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Commercial real estate in Australia and for that matter around the world in 2011 has seen a considerable drop. Analysts do not see substantial growth as there are no indicators to show a big difference. However, the scenario does not indicate gloom, rather it points to more positive times in the next year.

The Property Market Scenario in Melbourne

Property in Melbourne is valued more than the surrounding areas. Although this year revealed some insecurity about the potential of real estate market, Australians could breathe easy as they were better placed than others around the world. Additionally, Melbourne has come forth as a leading commercial real estate market and even rated as the foremost player in the Asia Pacific region.

Commercial Real Estate Agents in Melbourne

In Australia, Melbourne is said to be a sought after region. Agents for commercial real estate Melbourne are well aware of the property market including the legal issues and other formalities of a real estate transaction. Hence if you have a warehouse for lease or need to discuss any other property matters it is wise to hire a competent agent well-versed in his area of work.

Agents for commercial real estate Melbourne represent you and negotiate with the person you are going to make the deal. Hence it is good to check out their experience in the field before you select one. Websites give details about real estate companies and you can verify the deals that they have transacted. They should have good contacts and be able to tell you about the number of active buyers for the purchase or sale of your property.

It is important to check on the track record of your Melbourne real estate agent before you select one. A lot depends on what you want to sell or buy. Even if you want to rent your property you have to rely on the services of a real estate agent. If itâ€™s a commercial property such as offices for lease, itâ€™s all the more important to have an aggressive sales agent.

Leasing Commercial Property

In Melbourne, the demand for leasing property especially offices for lease are on the rise. With limited supply and increased demand for office space, rent for commercial property is growing substantially. But you should definitely be cautious before you enter into a rent contract deal. Commercial properties are of greater risk. If you have a warehouse for lease, check out the tenantâ€™s business before you rent it out. If the business is shaky, it is likely that you will not get the rent regularly which will lead to complications. Hence, wherever you are located renting your premises should be dealt with utmost caution.

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