



'REVEALED: THESE ARE THE HOTTEST SUBURBS IN BRISBANE FOR 2019'

*Article by Elizabeth Tilley
The Courier Mail
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The hottest growth suburbs in Brisbane have been revealed amid signs of “uplift” for the city’s housing market, according to a leading national property analyst.

Terry Ryder of ‘Hotspotting’ has released his latest Price Predictor Index, which tracks rising sales in suburbs across the country and identifies the places likely to deliver strong price growth in the near future.

The index found 33 suburbs in Brisbane were “rising steadily”, with the strongest market being the affordable Moreton Bay Region.

“The Brisbane market is showing signs of uplift, with more growth suburbs emerging in the latest survey,” Mr Ryder said.

In fact, Moreton Bay is the second strongest growth market in the country — eclipsed only by Port Adelaide — with 10 suburbs classified as “rising steadily”. These include Clontarf and Woody Point, which have seen increases in sales activity.

Mr Ryder said the suburbs’ drawcards included affordable prices, new rail links, a soon to be completed new university campus and a bayside lifestyle.

The second highest ranked market after Moreton Bay is Brisbane south, which has eight rising markets — many surprise contenders as they have beaten bluechips to take out the top spots where prices are expected to outperform.

Those suburbs are Mt Gravatt East, Corinda, Forest Lake, Mansfield, Oxley, Parkinson and Sunnybank Hills.

Most of these fit into Brisbane’s “middle market”, with median house prices in the range from \$650,000 to \$800,000.



The Moreton Bay Region has a large number of growth suburbs, according to Terry Ryder.

The number of growth suburbs in Brisbane’s north have risen from four to seven in the latest survey, with rising demand occurring in Alderley, Bald Hills, Brighton, Geebung, Gordon Park, Newmarket and Stafford Heights.

Across the state, Clinton in the Gladstone region is the top growth suburb in Queensland, while Emerald in central Queensland, Kearneys Spring in Toowoomba, Little Mountain on the Sunshine Coast and Torquay in Hervey Bay also make the list.

Brisbane’s south, Mackay and Moreton Bay are among the national top 10 regions with the highest number of growth suburbs.

But when it comes to consistent sales growth, one Queensland suburb has taken out the top spot in the country — Mountain Creek on the Sunshine Coast.

The suburb, with a median home price of \$635,000, has sold between 90 and 110 homes in each quarter over the past four years. Its median house price has increased 10.5 per cent in just the past 12 months.

“Most property buyers are seeking growth and in the search for rising prices there’s a tendency to undervalue the consistent markets,” Mr Ryder said.

“These places represent safety for buyers because markets like this are likely to maintain steady price levels — but these markets also deliver good growth.”

FEBRUARY LEASING REPORT

Enquiries and viewings seemed to remain steady this month, with applications coming in at a slower rate than last month.

Our in-house tenancy application form **ezyAPP** has reduced paper applications to almost zero, significantly streamlining the whole process. Coupled with a dedicated Apps Processing Team, our applications are processed within one day.

The only hold-up we encounter is when other agents don't send through rental referenes to us in a timely manner. This can be very frustrating for both us and the prospective tenants - but we can't forego this process as rental references are a vital part of the picture when selecting a tenant for your property.

NORTHSIDE: 18 PROPERTIES LEASED
VACANCY RATE 0.4%

SOUTHSIDE: 17 PROPERTIES LEASED
VACANCY RATE 1.3%



Sales Team Update

By Phillip Murray
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I am very pleased to report that the establishment of an in-house Sales Division last year to service the needs of our owner clients has been a great success, thanks to the support you have given us.

The service we offer you is more than just the ability to market and sell your property if required, but to also provide you with current market appraisals, general advice, and local market trends.

In fact, we are expecting many of you to again be seeking updated appraisals for your investment properties when we get closer to the end of the financial year.

And of course, a big thanks to those of you who have entrusted us with the sale of your properties.

We want to remind you that we are not a General Brokerage office; in other words, we do not offer our service to anyone other than our owner clients. This enables us to focus on providing a sales service specifically catered to investment property owners.

Please feel free to call me for assistance or just a chat about the market.

MARCH DISBURSEMENTS

Wed 6th Mar

Wed 13th Mar

Wed 20th Mar

Wed 27th Mar

MONTHLY STATEMENT ISSUED

Wed 27th Mar

SPECIAL DATES

Friday 15th March REIQ Summit

Most of our Team will be attending Day 2 which focuses on property management training.

We will have a handful of staff at the office handling urgent matters, but your Property Manager will be unavailable on that day.

IGNITE

2019 REIQ AWARDS FOR EXCELLENCE

Saturday 16th March REIQ Awards Night

As finalists in two categories (Property Manager of the Year and Medium Agency of the Year), the team is eagerly anticipating this special evening.