

Spring 2018

Milton Property Update

the milton



BEEESNEES
CITY REALTY

Sales Market

A lot of 1 bedroom apartments sold this quarter!

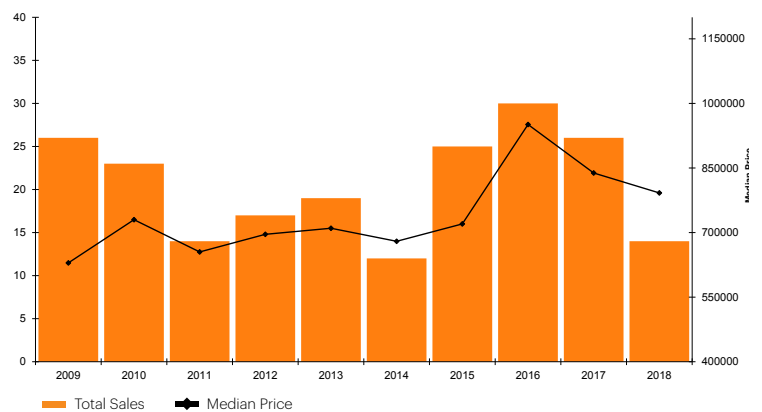
Sales Overview

Milton has seen a busier quarter with the number of house sales increasing to 14 sales settled by June, and a little dip in the median to \$792,000, down from \$822,000 last quarter. When you think about how close Milton is to the Brisbane CBD and all the amenities and transport options, you realise homes at this level are great buying!

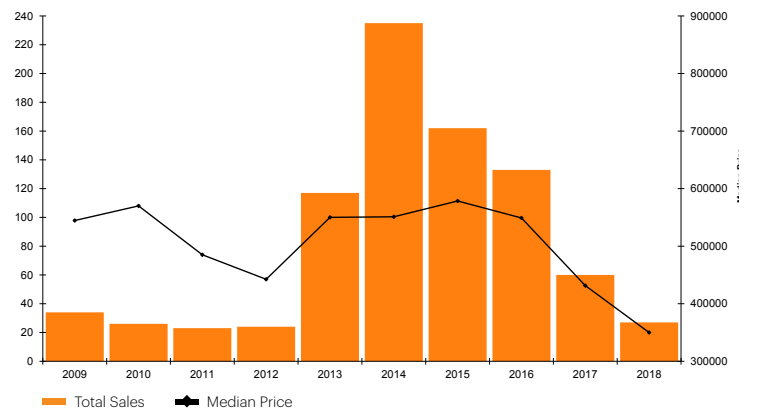
The volume of apartments selling is still at a reduced level, and construction has slowed in the area. There were a lot of 1 bed apartments sold this past quarter, and that lower price point has been reflected by the decrease of the median price to \$350,000.

Note: our graphs track the sales stats 3 months in arrears only as it takes this long for fully accurate records to finalise.

Milton House Sales



Milton Apartment Sales



"I knew from the moment I met Rebecca that if I was going to work with a real estate agent I wanted it to be her. Her genuine, kind and caring approach made it a no-brainer. I was fortunate to also have Mark on my team who continually went above and beyond to ensure we got the sale over the line. Rebecca and Mark worked tirelessly to sell my property (even when I was ready to give up!)" Kelly Newbery

Rebecca Herbst

Milton Sales Specialist at Bees Nees City Realty

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"I have been using Bees Nees for over 2 years. I have never met anyone in person because I live abroad, nevertheless everyone I have been dealing with over these years was very helpful, kind and efficient. Reliable and pleasant team." . Agata Osneko



Clint Dowdell-Smith
General Manager

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Rental Market

Supply easing in local rental market.

Rental Overview

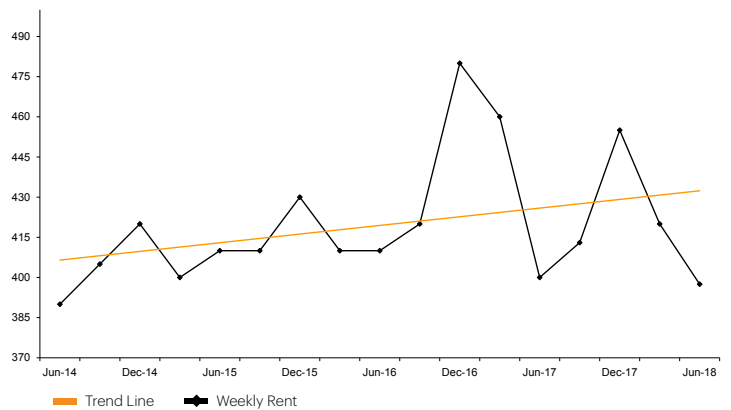
The graph still has a fairly strong upward trend line in the size of our local rental pool, but with just 49 extra dwellings added so far in 2018 landlords have reason to feel at least a little optimistic. The cranes are coming down in big numbers across inner-Brisbane and tenant demand is very strong.

The drops in median rents don't yet show this rebalancing of the market, but Bees Nees Realty's property managers are witnessing some small increases in their lease renewals. It is hard to see rents remaining so low for long.

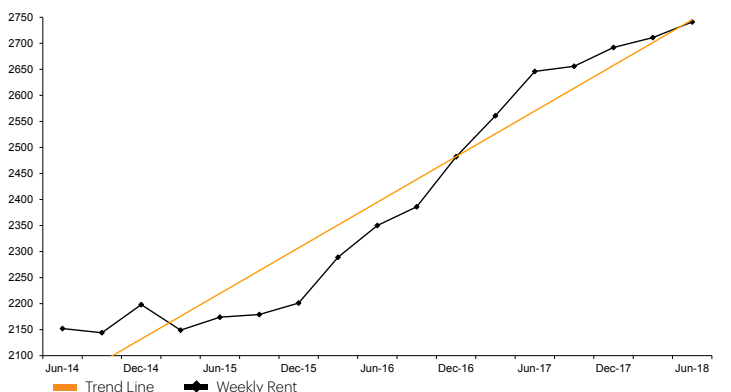
Note: RTA stats quoted here cover all of postcode 4064 including Paddington

Median Weekly Rent – Postcode 4064

Based on 2 bedroom apartments



Total Bonds Held – Postcode 4064



Milton Buzz

Recent Sales



 4 |  3 |  3

Blaxland Street

Dual Living Potential
Perfect Entertainment Areas
Sold July 2018 for \$1,187,500
By Other Agent



 1 |  1 |  1

Railway Terrace

2km from CBD
Rooftop Terrace
Sold June 2018 for \$311,000
By Other Agent

Recent Rentals



 2 |  2 |  1

Gordon Street

Renovated
Airconditioned
Rented for \$425 p/w
By Other Agent



 1 |  1 |  1

Railway Terrace

Modern resort style
Observation deck
Rented for \$450 p/w
By Other Agent

Who are Bees Nees?

We're a property firm that specialises in Brisbane's inner city... A real estate agency where service isn't a vague promise. A team of professional property management, sales and marketing personnel who stand out of the crowd for their local knowledge and fresh approach. Every agency makes huge claims for itself but we'd prefer you read about our track record from the people who really matter – our landlords and seller clients. It's easy to make promises... harder to get results!

We know Brisbane city property inside out!

For the latest local
property updates
jump online and visit
MiltonBuzz.com



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