

Winter 2019

Milton Property Update

Sales Market

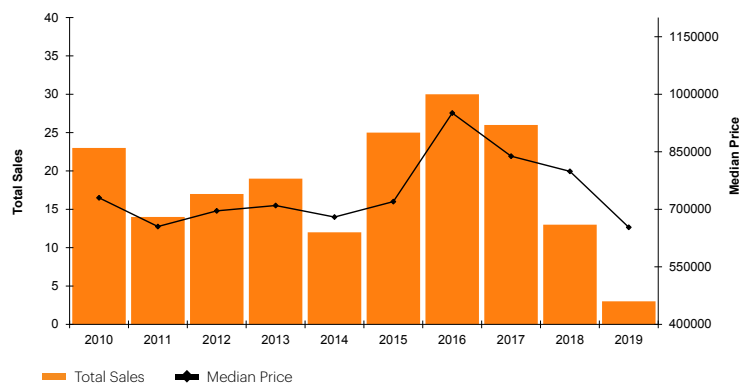
Milton data doesn't tell the full story: buyer enquiry strong

Sales Overview

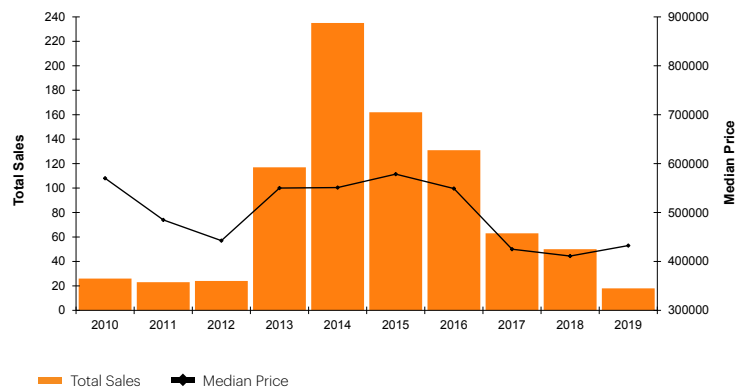
A quick glance at the data suggests Milton's turnover is low and prices flat. And it's true that half way through 2019 we're expecting somewhere around 50 apartments to change hands this year – substantially down on the peak of almost 250 in 2014! But we'd argue buyer interest right now is actually strong, this neighbourhood's appeal has risen quickly. It's accessibility to the CBD and growing local café and bars amenity is a big part of that.

This year started slowly with the Federal election and cautious banking regulations denting buyer confidence. But with those issues resolved, interest rates down twice, and a relative shortage of listings available, buyer enquiry for Milton real estate is the best it's been for some time.

Milton House Sales



Milton Apartment Sales



We are very happy to recommend your services as an agent, we found you to be attentive, and liked your follow up communications.

We felt that you were looking after our best interests as sellers at all times, we always knew where the sales process was up to.

Steve & Wendy Indooroopilly

Ali Fazal

Milton Sales Specialist at Bees Nees City Realty

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“Bees Nees has been both efficient and effective in securing a tenant for our new rental property. Their approach has been very professional with sound advice when it is needed.”

Jorgen Jensen

Clint Dowdell-Smith

General Manager

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Rental Market

Tenant enquiry strong for steady market improvement

Rental Overview

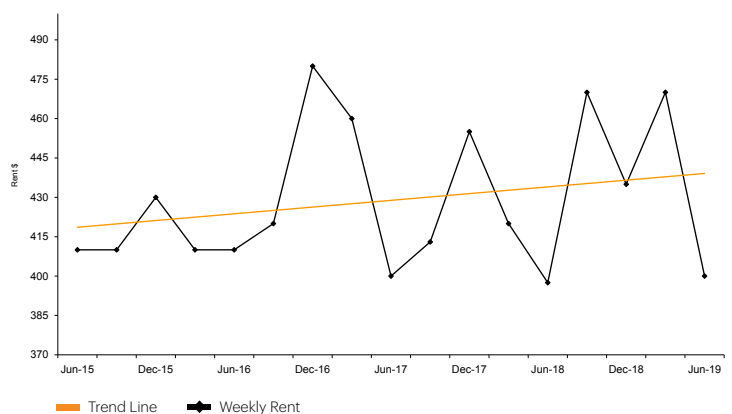
The continued flattening of local supply is bringing some positivity to local landlords, with the boom in apartment construction now well and truly over in Milton. Just 28 new dwellings were added to the rental pool during the June quarter.

The median rents shown in the graph are recorded from only new tenancies (new bonds lodged), and with this last quarter one of the quietest for some time the sample is too low to call any concern on the dip. We've seen it bounce between \$400 to \$480 since that peak in 2016. Our on the ground experience right now is that tenant interest is strong, and our property managers had 1,015 new enquiries into our office in the month of July alone. We also secured rent increases on more than half of the leases offered to our renewing tenants, further confirming a slow but positive trend for landlords.

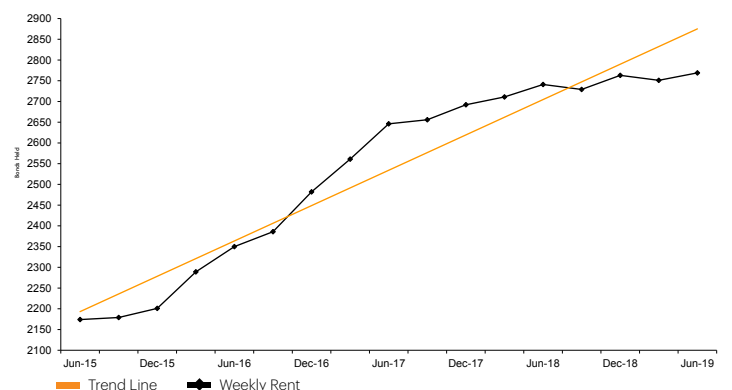
Note: RTA stats quoted here cover all of postcode 4064 including Paddington

Median Weekly Rent – Postcode 4064

Based on 2 bedroom apartments



Total Bonds Held – Postcode 4064



Milton Buzz

Recent Sales



 |  | 
1 | 1 | 1

Railway Terrace

66m2 Apartment
Good amenities quiet location
Sold May 2019 for \$395,000
By Other Agent



 |  | 
2 | 2 | 2

Railway Terrace

96m2 Apartment
Excellent views
Sold May 2019 for \$650,000
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
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MiltonBuzz.com



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