

Spring 2018

South Brisbane Property Update

Sales Market

Everyone wants 'in' on this great location!

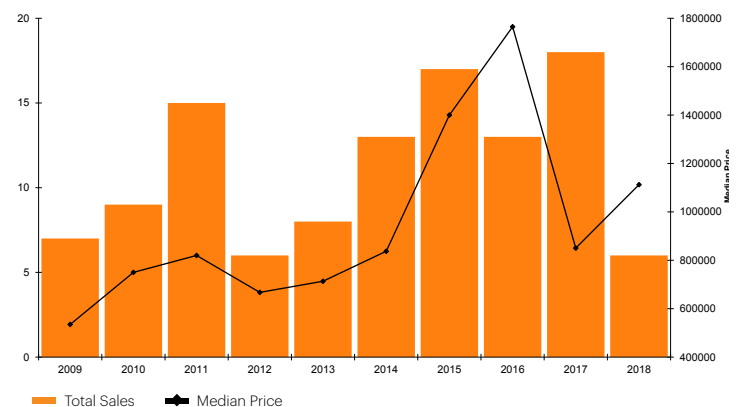
Sales Overview

On paper it seems that Houses have been selling slower than they have done in the past. That's only because 2018 is in the shadow of the record-breaking year South Brisbane had last year and what has changed between then and now? It could have to do with the potential for school catchment zones up for debate leaving the young families really thinking about their futures and keeping the roots deep in the ground, so they can secure their children's futures. Not only that the area offers a wide variety of amenities to choose from and they are also forever evolving which is great for people of all ages.

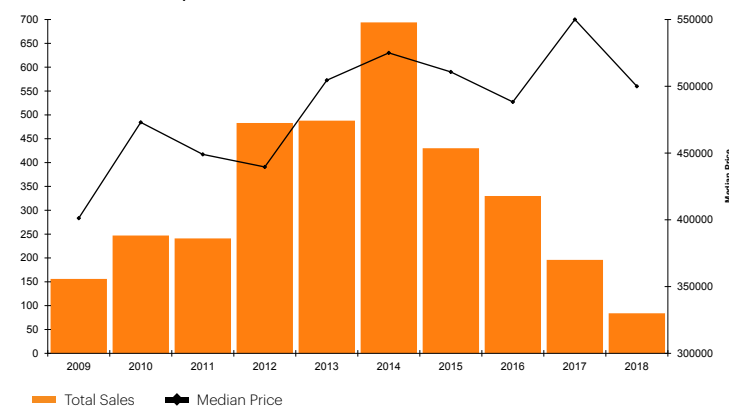
Everyone seems to be wanting in on this great location which has seen a medium value increase of 31% to date this year. There is a promising future on the cards for South Brisbane and I would be watching this space

Note: our graphs track the sales stats 3 months in arrears only as it takes this long for fully accurate records to finalise. South Banks' leasehold tenure means it is not recorded in the official data.

South Brisbane House Sales



South Brisbane Apartment Sales



"Olivia was very professional in the whole process of the purchase of our property. Everything from coming to us on a Friday afternoon to sign the contract, to making herself available at the property on short notice to help with tradie quotes. We found Olivia very easy to work with and easy to chat with which made the whole process easier. We would be happy to recommend them to anyone looking to sell their property in South Brisbane."
Greg and Alice Tait

Olivia Cameron

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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



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Rental Market

Rents still soft as last of supply wave absorbed.

Rental Overview

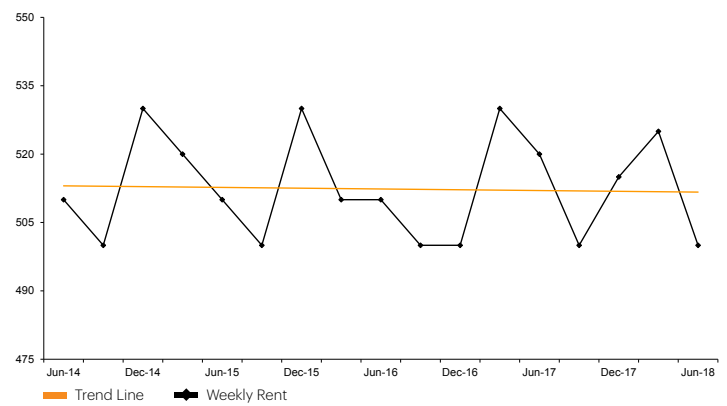
The zig-zagging median rents graph below shows local landlords still need to be patient. While the cranes are coming down in big numbers, the huge supply of new apartments has taken some absorbing, with yet another 335 dwellings added to the 4101 rental pool in the June quarter.

A 2 bed apartment now rents for \$500/week, a figure first seen in 2011. But Bees Nees Realty's property managers are witnessing some small increases in their lease renewals, and with the vacancy rate slowly improving it is hard to see rents remaining so low for long. Demand for rental homes in this neighbourhood is very strong.

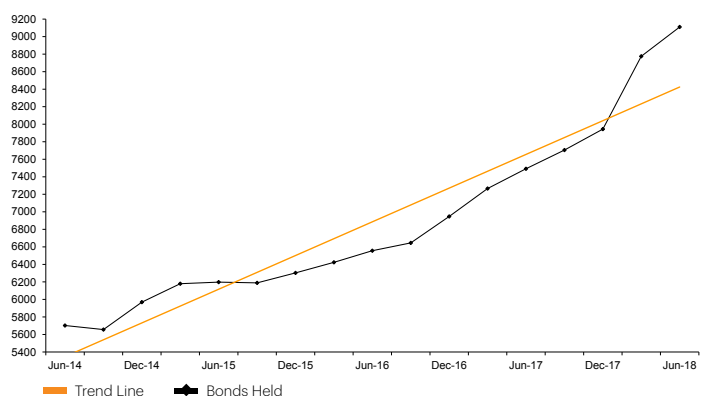
Note: RTA stats quoted here cover all of postcode 4101 including Highgate Hill and West End.

Median Weekly Rent – Postcode 4101

Based on 2 bedroom apartments



Total Bonds Held – Postcode 4101



South Brisbane Buzz

Recent Sales



 |  | 
2 | 2 | 1

Vulture Street

City and River Views
Great Amenities
Sold July 2018 for \$495,000
By Bees Nees City Realty

Recent Rentals



 |  | 
2 | 2 | 0

Russell Street

Near new
Rooftop entertainment area
Rented for \$520 p/w
By Bees Nees City Realty



 |  | 
1 | 1 | 1

Cordelia Street

Spacious Apartment
Walk to everything
Sold July 2018 for \$337,500
By Bees Nees City Realty



 |  | 
2 | 2 | 1

Merivale Street

Modern fully furnished
Close to South Bank
Rented for \$500 p/w
By Bees Nees City Realty

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
SouthBrisbaneBuzz.com



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