

Spring 2018

Toowong/Auchenflower Property Update

Sales Market

Local prices and demand stable with a slight increase!

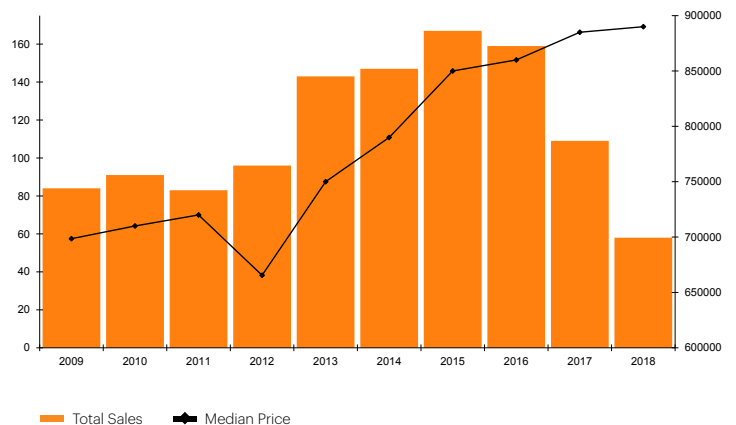
Sales Overview

The 4066 postcode could be seen as a bit of a quiet achiever, with some great renovation gems to be found, and solid 6 & 8 pack apartment blocks with roomy apartments ripe for adding value. There has been a trickle of modern developments in pockets around Toowong, and if you have stepped foot into the area in the last year you will have seen the HI VIS banners of Tradies hard at work. There seems to be something for everyone in these suburbs, and with the location so close to the CBD and good transport options, it is no wonder that prices of property and the demand is stable though with a slight increase.

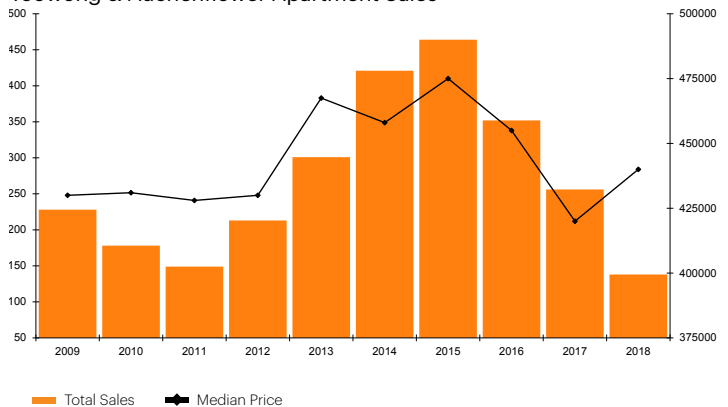
The CBD and surrounding inner city suburbs have seen a boom of development that has done amazing things for the city as whole. The effects gradually radiate outwards, which is great news for the surrounding suburbs. This is creating confidence for both buyers and sellers in this locale.

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

Toowong & Auchenflower House Sales



Toowong & Auchenflower 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 Newbert

Rebecca Herbst

Toowong/Auchenflower 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
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Rental Market

Rents still soft as last of supply wave absorbed.

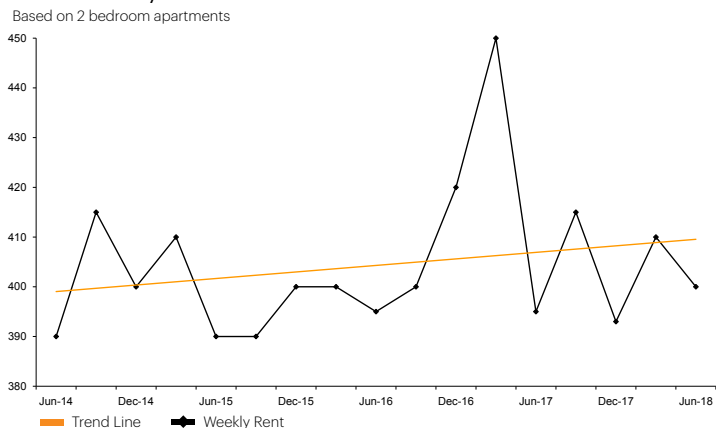
Rental Overview

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 82 dwellings added to the 4066 rental pool in the June quarter.

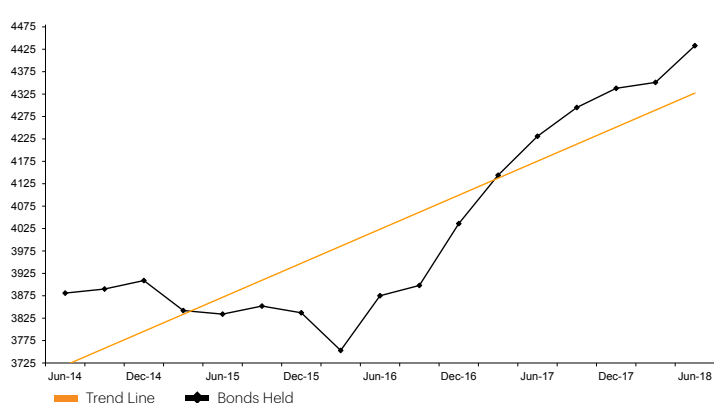
A 2 bed apartment now rents for \$400/week, a figure first seen in 2012. But Bees Nees Realty's property managers are witnessing some small increases in their lease renewals, and with the vacancy rate slowly improving it is hard to see rents remaining so low for long. Demand for rental homes in this neighbourhood is very strong.

Note: RTA stats quoted here cover all of postcode 4066

Median Weekly Rent – Postcode 4066



Total Bonds Held – Postcode 4066



Toowong/Auchenflower Buzz

Recent Sales



Patrick Lane, Toowong

Spacious Bedroom
Secure Access

Sold July 2018 for \$375,000
By Other Agent



Grimes Street, Auchenflower

Overlooking the City
All Rooms with Built Ins

Sold July 2018 for \$710,000
By Other Agent

Recent Rentals



Bennett Street

Modern top floor
Close to amenities

Rented for \$470 p/w
By Bees Nees City Realty



High Street

Modern with pool
Views

Rented for \$390 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
BrisbaneCityBuzz.com



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