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**Property News
#304**

5 July 2017

**Not just Mel Vaisey, but
More Value & you get
Lynda too!**

Hello again!

Busy times! We have just listed a unit at Nundah - the views are amazing! Will be online early next week. Would've been so good to do aerials for this one but the drone isn't allowed to fly so close to the airport!

There is an Open Home at 39 Gray Street, Carina on Saturday but we can arrange select appointments if required. Owner runs a business from the premises so only limited times available.

July seems to be a month to celebrate - Independence Day in the USA, Canada Day and Bastille Day in France, just to mention a few. The French Festival is on at South Bank over the weekend - it's a great outing and the food is delicious!

We have a few properties getting ready for the market in North Lakes, Mansfield and Carindale. Keep your eye out for them.

Mel & Lynda - Your Real Estate Team

Open Home Saturday 10-10:30am 39 Gray St, Carina



This highset 3 bedroom home needs a little TLC. Lots to offer, with room for improvement so just move on in and make a start. Low \$500,000s.

Want to Invest? There's one left in "The Crest"

3 bedroom, 2.5 bathroom townhouse in North Lakes. Resort style living within a gated community. Pet friendly, with a sparkling pool and BBQ. Walk to shops, public & private schools, doctors, dentists, restaurants. Bus at the door and train station a short drive or bus ride. A few minutes to Westfield, IKEA, Costco, Bunnings. Currently tenanted. Priced in the \$300,000s.

Sold Or Under Contract in 2017

Boondall - 19/63 Sean St. SOLD \$385,000
Boondall - 23/63 Sean St. SOLD \$383,500
Boondall - 32/63 Sean St. SOLD \$375,000
Boondall - 26/63 Sean St. SOLD \$372,500
Caboolture - 29 Cardinal Circ. SOLD \$440,000
Carindale - 28 Fooks St. SOLD \$660,000
Clontarf - 12 Armstrong St. SOLD \$464,500
Kippa-Ring - 25 Kroll St. Under Contract
Margate - 16 Anning St. SOLD \$375,000
North Lakes - 12/15 College St. SOLD \$315,000
North Lakes - 5 Paluma Crt. U/C \$588,000
Oxley - 2443 Ipswich Road. SOLD \$560,000
Oxley - 2447 Ipswich Road. SOLD \$580,000
Stafford Heights - 33 Tasman St. SOLD \$525,000
Tingalpa - 35 Solomon Cres. SOLD \$625,000

Statistical Snippets

According to CoreLogic data the combined daily home value index grew 0.8 per cent in the week ending 2 July 2017 with Brisbane amongst the capital cities where values climbed and only Adelaide falling into a negative amount.

Combined, the daily home value index grew 0.8 per cent in the week ending 2 July.

Brisbane's gain was 0.5 per cent with Melbourne the highest at 1.4% and Adelaide the lowest with a fall of 0.2 per cent.

Listings remained divided across most of Australia's capital cities last week varying from a fall of 7.3 percent in Perth to an increase of 19.4 per cent in Hobart.

Houses remained more popular than units and the average time for houses on market was relatively steady in most capital cities. This is always a hard one to analyse as it depends so much on the style of the property, the price and the actual location.

Vendor discounting was between 4.1 per cent and 5.9 per cent for houses across most capital cities, and between 4.7 per cent and 6.0 per cent for units.

On the radar

Unit 3/15 Donkin Street, Nundah is about to hit the market and will be open for inspection on 15/9/2017. Currently tenanted this well located unit has amazing views looking towards Brisbane City.

With 2 bedrooms and a possible third it has open plan living areas leading to a large balcony. Undercover secure parking.

Currently tenanted, it would suit an investor but don't pass it by if you want to live there. Low Body Corporate fees. Will be on "the web" next week.

**For more properties go to
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