



Mel Vaisey
0419 799 345

Lynda Roberts
0412 125 283

Licensed Agents

sales@mvrealestate.com.au

www.mvrealestate.com.au

**Connecting you with your
New Home or Investment**

**Property News
#307**

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

Hello again!

We are both members of the REIQ and as such are required to keep up with the latest changes to regulations as well as abiding by the ethics of the industry. The Property Occupations Act is the legislation we are bound by and this is overseen by the Office of Fair Trading. By abiding by the rules and ethics we believe we offer a genuine and pleasant real estate experience to our clients. If you have any questions relating to the legislation we are more than happy to answer them.

The unit in Hendra is now listed and should be online over the weekend with the first Open Home on 5/8/2017. It does need some TLC and being so close to the city is a great investment.

We are constantly asked whether it is a good time sell - our response - if you are ready to move on to the next chapter of your life then it is the right time. It isn't always about the market it's about where you are in your life.

Mel & Lynda - Your Real Estate Team

3/15 Donkin St, Nundah **Open Home Sat 11:15am- 11:45am**



Central, Convenience and CITY VIEWS

- Open plan air-con living, kitchen, dining
- Spacious undercover balcony, views to CBD
- Compact internal laundry, plus utility room
- Security at front door, carpark with lift direct to your door

Top floor unit at Hendra **Bargain at under \$350,000!**

Basic 2 bedroom, 1 bathroom top floor unit in Hendra. Open plan lounge dining, good size kitchen and balcony with room for entertaining and great views. Has a lockup garage and laundry. Other units in the complex have been modernised and look great. This one needs some TLC so a chance to upgrade. Currently tenanted and in a great location at 104 Zillman Road. Call for more information.

Real Estate Statistics

Real estate statistics can be very confusing to most to say the least! When looking at them it is important to remember that they are general and not specific to a suburb and relate to the capitals.

According to CoreLogic data home values fell markedly this week across the country, with only Adelaide recording a positive change, as Sydney and Melbourne flat-lined and values in Brisbane and Perth fell, according to the latest.

Combined, the daily home value index fell 0.1

39 Gray St, Carina **Open Home Sat 12:15pm-12:45am**



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. Great location – close to schools, shops, transport. Not much in 4152 postcode at this price.

Want to Invest?

There's one left in "The Crest"
Owner wants to move so slashed by \$20k

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 at \$330,000 negotiable.

per cent in the week ending 23 July with Brisbane falling 0.6%. On a \$500,000 property this is a \$3,000 drop.

Listings remained divided across most of Australia's capital cities last week. Canberra remained the highest mover at 35.1 per cent while Brisbane recorded a decrease of -0.5 per cent.

Houses remained more popular than units.

Vendor discounting was between 4.4 per cent and 5.9 per cent for houses across most capital cities, and between 6.0 per cent and 6.3 per cent for units.

If you want to Sell Call Lynda & Mel 0412 125 283 / 0419 799 345

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