

**RAY WHITE CLAYFIELD
UNIT AND TOWNHOUSE
DIVISION**

On a Personal Note.....

Sleigh bells ring, are you listening....

Before I send you another Newsletter Christmas will have come and gone and the New Year will have started.

I looked back on the Nov 2007 newsletter to see how things had changed in the last 12 months, interestingly I had already started making Christmas sweets and we had organized our charitable donations in place of gifts.

Well, I certainly haven't started cooking yet, and the donations are being organized this evening, so I guess I am a bit behind this year.

It was interesting to note that I featured a 2 bedroom unit for \$349,000 in 2007 and this week I have a 2 bedroom unit not 200 metres away on the market for \$359,000. Not much difference there and I think this really reflects the state of the market for units and townhouses in this area. While prices rose during the early part of 2008 and have come back a bit, you can see from these figures that there really isn't that much difference.

What is blindingly obvious is that overpriced properties are NOT SELLING!

Buyers are more educated now than they have ever been and with the volume of stock on the market they are certainly picking and choosing what they will look at.

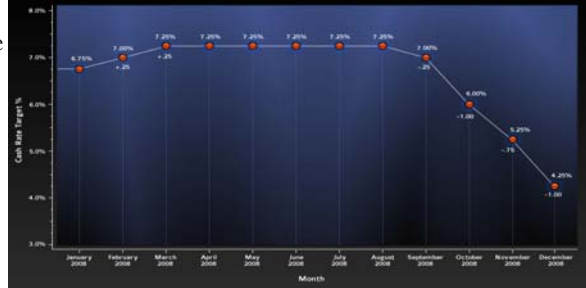
Anyway, Bob and I are taking a break between Christmas and New Year, heading to Sydney to see the Monet exhibition at some stage.

So until next month, Merry Christmas.

Judith

Property Snippet 1

The Reserve Bank of Australia has dropped the cash rate by another 1% today, at this stage 2 of the banks have dropped a full one percent and the others are at 0.8% and 0.83% on the variable mortgage rates. I have provided a graph of what has happened with interest rates in the last 12 months.....



Property Snippet 2

Australia's residential market is scraping itself off the bottom with house and apartment prices growing—if only by 0.3per cent for the October quarter—after falling for the past six months.

"It may not seem much, but it is the first two consecutive months of growth since the housing downturn began," according to research from RP Data and Rismark International.

"The doom and gloom merchants have misunderstood the fundamentals and the diversity of the Australian residential property market by predicting that Australia was headed for a market-wide implosion in 2008."

"The Australian property market has moved through the bottom of its cycle." RP Data's head of research, Tim Lawless, said last week.

Source: Weekend Australian Nov 29-30.

First Home Buyer News

It is great to see so many First Home Buyers out and about in the past few weeks. There are still good levels of stock however, there will probably be a falling off between now and Christmas. This usually means that the properties that are still on the market are serious sellers, so keep that in mind when you are out and about.

The first weekend of the New Year usually sees an influx of buyers as they have made the decision over the Christmas break that it is time to act, so competition between buyers will be more intense and this may drive prices up.



6/72 Markwell St, Hamilton—\$359,000

Tranquil river glimpses across the wide green lawn of this lovely 2 bedroom unit just 100 metres or so from Racecourse Road, City Cat Ferry terminal and the newly revamped Hamilton Hotel. Currently rented for \$250 per week on a periodic tenancy.

3/40 Armagh St, Clayfield—\$369,000

Top floor position with no common walls, this spacious 2 bedroom unit is within easy walking distance of Eagle Junction station and Clayfield markets, restaurants and shops.

Currently rents for \$280 per week.



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**WHEN EXPERIENCE
COUNTS, YOU CAN
COUNT ON JUDITH
CRAWFORD**

**2401/141 Campbell Tce, Bowen Hills
\$395,000**

2 bedroom 2 bathroom unit in The Mews complex, pool, sauna & gym, 2kms from the CBD, walk to the RBH, The Valley and City. Rents for \$410 per week.



**Last One Left
2/25 Wellington St, Clayfield
\$339,000**

Completely refurbished, 2 bedroom unit, as new inside, balcony, remote controlled garage in a block of 4 units, all owner-occupiers. Would rent for \$280 per week.



**9/106 Bonney Ave, Clayfield
\$535,000**

Fantastic City views from this 2 bed, 2 bath unit. With 2 car accommodation, side by side, 2 balconies for entertaining, ducted air, pool, north-south aspect to catch the breezes and on-site management, this unit truly has it all.



**5/15 Donkin St, Nundah
\$475,000**

Only six months young, this 2 bedroom, 2 bathroom unit will attract the majority of the depreciation claimable which makes it a very attractive rental proposition. Situated within easy walking distance of Nundah Village and restaurants. Would return \$400 per week.



36 Evans St, Nundah-\$425,000
No Body Corporate fees in this freehold townhouse. 2 levels and 2 courtyards within walking distance of Nundah Village and train.



3/81 Eton St, Nundah-\$359,000

Quiet oasis in the heart of vibrant Nundah. Walk to the new village with its shops and restaurants. Stroll to Nundah train station, access to Sunshine Coast and Brisbane airport. 2 bedroom unit with ensuite and courtyard, secure access. Returning \$270 per week.

INVESTOR ALERT!
Choice of 2 currently tenanted on six month leases.
Unit 4-\$379,000-3 bedroom, 2 bathroom, returning \$390 per week
Unit 23-\$325,000-2 bedroom, 1 bathroom, returning \$330 per week
Fully furnished and on-site manager.



**11/106 Bonney Ave, Clayfield
\$579,000**

Sensational views from this immaculately presented 2 bedroom ensuite unit. Lift access, 2 car spaces. Pool, on-site manager. Would return \$500 per week.