

Judith Crawford's Investors News

RAY WHITE CLAYFIELD  
UNIT AND TOWNHOUSE DIVISION

FEATURE PROPERTY



**1/45 Bonney Ave, Clayfield-\$535,000  
Oh So Chic!**

Discerning buyers need look no further than this exceptionally well maintained block of 4 units. With 2 ensuited bedrooms, and a large entertainer's patio you'll enjoy hosting gatherings for family and friends here. Space for two cars completes the picture. Call for an immediate inspection.

Hot Properties! Yours for less than \$330K!



6/10 Stuckey Rd, Clayfield  
2bed, 1bath, 2car, Rental \$310



5/42 Alma Rd, Clayfield  
2bed, 1bath, 2car Rental \$315



3/139 Stoneleigh St, Lutwyche  
2 bed, 1 bath, 1 car, Rental \$300



1/28 Riverview Tce, H'ton 495K  
3 bed, 1 bath, 1 car, Rental \$420



10/17 Alma Rd, Clayfield \$395K  
2 bed, 2 bath, 1 car Rental \$420



3/142 Bonney Ave, Clayfield 449K  
3 bed, 1 bath, 2 car, Rental \$365



4/45 Allen St, Hamilton \$545K  
3 bed, 2 bath, 1car, Rental \$520



3/2 Barlow St, Clayfield \$495K  
2 bed, 2 bath, 1 car, Rental \$430



10/19 Riverton St, Clayfield \$525K  
2 bed, 2 bath, 1 car, Rental \$470

**Unit Update** -So much is written every month about the upturn/downturn/oversupply/undersupply in the unit market—here are a couple of snippets:

December quarter unit prices down by 5.7% in Brisbane—median price \$358,000—Domain

Across Brisbane, the proportion of loss-making resales over the September 2016 quarter were recorded at: Brisbane 8.5% compared to 7.3% Sept 2015

Queensland saw the highest number of deferrals at 64 projects, and the value of combined deferrals was 26 per cent higher than in Q4 2015, at \$663 million. This included a \$100 million mixed use development in Gold Coast City, which is currently for sale with development approval.

**On a Personal Note.....**

Well here we are—the end of the first month of 2017 – hands up if you can remember Christmas? Yes, I thought so, you had to really think about it!

And January has been so hot I really WANT to forget about that. We often have a hot Saturday which makes for uncomfortable open homes but the sustained heat really has been draining. What is really remarkable—well to me anyway—is that we have had great numbers of people coming through our open homes and less surprising is that properties are selling.

Traditionally we see an upturn in the number of sales in the New Year and I'm happy to report that in amongst all the conversation about property this has remained a constant.

Bob and I enjoyed a relaxing time over the Christmas break—just lazing around, going to movies and probably eating way too much but we're back to being virtuous now!

I hesitate to say it but the combination of moth balls, cloudy ammonia, and thorns from a citrus tree seem to have had an impact and the dreaded possums seemed to have found somewhere else to eat. Of course you know that the minute I write this I'll be attacked—just courting disaster here!

I've put a couple of snippets here from the media about unit prices. As always it is only part of the picture. There is a "new unit" and "second hand unit" market and they are quite distinct. A lot more owner occupiers choose the older units for size and solidity—like me!

Until next month....**Judith**

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

ALAN WHITE  
**ELITE**  
PERFORMER 2016



5/92 Eton St, Nundah-\$349,000  
2 bed, 2 bath, 1 car, Rental \$340



31512/2 Harbour Rd, Hamilton \$699,000  
2 bed, 2 bath, 2 car Rental \$550



3/61 Junction Rd, Clayfield-\$268,000  
2 bed, 1 bath, 1 car, Rental \$290



3/32 Miles St, Clayfield-\$432,000  
3 bed, 2 bath, 2 car, Rental \$380



2/50 Balmain St, Woollowin \$359,000  
2 bed, 1 bath, 1 car Rentals\$325



13/483 Sandgate Rd, Albion \$295,000  
2 bed, 1 bath, 1 car Rental \$340



6/33 Wongara St, Clayfield  
Owner occupier moving in



7/51 Junction Rd, Clayfield  
Owner occupier moving in



30 Olive St Nundah only one 1 2 bed 2 bath 2 car remaining!



1/16 Norman Pde, Clayfield  
Owner occupier moving in



3/54 Westacott St, Nundah  
Owner occupier moving in



1/84 Bayview Tce, Clayfield  
Owner occupier moving in