

FEATURE PROPERTY

On a Personal Note.....

To use a modern turn of phrase OMG where is the year going?

Autumn already and according to Mr Google I should be starting seedlings and planting vegetables. The question for me of course is—should I risk it? My capsicum bush, while producing prolifically drops the fruit when it is only small and seems to have some sort of bug in every one of them—puts me in mind of stem-borers that used to attack the rice crops in north Qld. Could it be? Pesky possums and pestilence does it never end?

Keeps my mind active at least! Just as well too as listings seem to be drying up even though properties are still selling - now I just need some more of them to sell.

Bob is having a birthday next week so we are off to Caloundra for a couple of days—before the sun disappears, of course with the heat we are still experiencing I don't know if that's a risk or not.

We are consistently hearing a mixture of reports on the state of the market and you often need to drill down into the heart of an article to find anything meaningful for the local market. It seems that the boom (and when it's almost 6 years of growth I don't think that's overstating) in the Sydney and Melbourne market flavour most reports and I have added a snippet from the latest CoreLogic Home Value Index on this page to highlight this once



10/19 Riverton St, Clayfield-Offers Around \$500,000

Looking for no stairs or a lift? Look no further! Only a couple of years old and in excellent condition this 2 bedroom, ensuited unit is on the top floor with a great aspect. Situated at the rear of the complex it captures the breezes from the north and east. Currently returning \$470 per week buy now and move in later—perfect investment!



6/10 Stuckey Rd, Clayfield 319K
2bed, 1bath, 2car, Rental \$260



1/45 Bonney Ave, Clayfield 535K
2 bed, 2 bath, 2 car, Rental \$420



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



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



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



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



3/61 Junction Rd, C'field-\$268K
2 bed, 1 bath, 1 car, Rental \$290



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



2/50 Balmain St, Wooloowin \$359K
2 bed, 1 bath, 1 car Rental\$325

With the current property price growth cycle in its 58th month, the pace of growth is not slowing, but instead hit a new high in February as prices climbed another 1.4% in the month to be up 11.7 per cent for the year.

The monthly CoreLogic Hedonic Home Value Index showed Canberra led the way in February with prices rising 3.2%, Melbourne prices up by 1.5% and Sydney prices were up 2.6% for the month.

*Darwin prices fell 4.3 per cent for the month, Perth prices were down 2.4% and **Brisbane down 0.4 per cent.***

**RAY WHITE CLAYFIELD
UNIT AND TOWNHOUSE
DIVISION**



Judith Crawford

723 Sandgate Rd

Clayfield Qld 4011

Phone: 07 3262 2911

0412 878 146

judith.crawford@raywhite.com

www.northsideunits.com.au

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2/40 Miles St, Clayfield-\$369,000
2 bed, 1 bath, 1 car, Rental \$340



2/12 Stopford St, Woolloowin-\$389,000
2 bed, 1 bath, 1 car Rental \$365



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



3/75 Dobson St, Ascot-\$520,000
3 bed, 1 bath, 2 car, Rental \$460

Investor Snapshot—Who Are You? (According to CoreLogic)

* There are 2.6 million investor owned properties across Australia * 2.03 million individuals, or 15.7% of all taxpayers invest in residential housing * Investor owned dwellings comprise 26.9% of all housing stock by number * Current taxation statistics show there are 2.03 million individual investors and they own on average 1.28 investment properties

* Investors owners comprise almost half (48%) of all attached housing * The largest investor concentration is within inner city unit markets * Outside the capital cities, investment concentrations are substantial within mining and resource related areas and in tourism-centric areas like the Gold Coast and Far North Queensland



3/139 Stoneleigh St, Lutwyche-\$329,000
Owner occupier moving in



4/45 Allen St, Hamilton-\$545,000
Owner occupier moving in



30 Olive St Nundah only one \$525K
2 bed 2 bath 2 car remaining! Rental \$500



5/42 Alma Rd, Clayfield
Owner occupier moving in



3/2 Barlow St, Clayfield
Owner occupier moving in



6/33 Wongara St, Clayfield
Owner occupier moving in