

Stewart

ESTATE AGENTS



JOIN OUR "MATCHMAKERS PROGRAMME"

NO MARKETING COSTS, NO OPEN HOMES, FLEXIBLE SETTLEMENT TERMS

With an incredibly high buyer demand and an exceptionally low supply of homes, we have a substantial list of buyers in our matchmaker's programme waiting to be matched to the right home.

DID YOU KNOW?

"Reconfiguration" of your block can be simple and is not to be confused with "sub-dividing." A number of people have already started to reconfigure their block as a way to maximise the value of their home.

Let's say you purchased your home between 15 – 20 years ago and you paid \$250,000. You most likely now own the property outright and it is time to renovate. Instead of renovating or selling as is, why not consider cutting the block into two and building a villa on each block. Live in one and sell/rent the other.

Another option is to gain approval from the GCCC to reconfigure and then offer it for sale, or you could sell your home with the potential for the next owner to take advantage of the scenario. Any of the above would increase the value considerably.

Demand for new spacious yet low maintenance homes is increasing; Take a drive around your area and you will notice quite a few of these villas popping up.

For more information contact us at Stewart Estate Agents



**Join us for FREE coffee at Kelly Park in Benowa Waters on Saturday 5 June & Sun Valley Park in Ashmore on Saturday 15 May & 19 June
From 8—9am**



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THIS MONTH'S ISSUE INCLUDES

Are we currently in a
Property boom?

Reconfiguration v
sub-division

Recent sales in your
Area

ARE WE CURRENTLY IN A PROPERTY BOOM?

Or is the media reporting sensationalising the issue? Well, perhaps it's a matter of interpretation...

On the Gold Coast, street and suburb house price records are being smashed, with properties being snapped-up in their volumes off market, before auction and for well above asking price.

For example, last week 5 McMillan Court in the TSS precinct of Southport, sold for \$27million, cementing it as the biggest sale in the state for 2021. It was multi-millions above the suburb average and came close to challenging the \$27m highest price ever paid for a property on the Gold Coast.

Meanwhile, a vacant block of land in Paradise Waters was sold for \$8 million in an off-market deal. At \$5000 per square metre. This sale at 85 Admiralty Dr, was the highest price paid for a block in the exclusive enclave. The land previously sold in February 2016 for \$4.55m.

Up and down the Coast, sellers at every price point, are pocketing tidy profits – in many cases without having to add to or improve their homes in any way.

CoreLogic pinpointed in its weekly Property Pulse Report that the pace of capital gains across Australian housing markets had been close to record breaking, with the national growth rate in March the fastest since 1988.

Meanwhile, the Gold Coast's median house price continues to tick over. According to data from realestate.com.au, it is sitting at \$729,000, up \$14,000 on where it sat a mere two weeks earlier, and \$65,000 higher than it was at the same time last year.

Are we currently in a property boom? Given that a "boom" is broadly defined as a period of great prosperity or rapid economic growth, we are inclined to say YES.

RECENT SALES IN YOUR AREA

BENOWA

12/215 Benowa Rd	\$ 610,00
7017 Vista Drive	\$1,370,000
9 Village High Rd	\$1,080,000
32/30 St Kevins Ave	\$465,000

BENOWA WATERS

12 Cheval Court	\$2,050,000
5 Barbara Way	\$1,285,000
43 Edinburgh Rd	\$1,255,000
19 Edinburgh Rd	\$1,030,000

SORRENTO

4 Elgin Crescent	\$1,410,000
6 Caithness Crt	\$1,350,000
9 Coogeen St	\$1,075,000
24 Platypus Avenue	\$ 1,550,000
14 Freyburg Street	\$2,050,000

ASHMORE

34 Freda Street	\$795,000
17 Glass Street	\$ 615,000
35 Riverwood Dr	\$1,245,000
19 Winani Dr	\$925,000

WOULD YOU LIKE TO
KNOW WHAT YOUR HOME
COULD BE WORTH IN THIS
UNPRECEDENTED MARKET?

**YOU WILL ALWAYS
BE A BIG FISH IN A
SMALL POND WHEN
WORKING WITH US**

