



SOLD

**15 Bank St,
West End**

3-bed, 1-bath
Date: July 11,
at auction
Price: \$1,480,000
Agent: Andrew Degn
Place Estate Agents



**30 Kenneth St,
Tarragindi**

2-bed, 1-bath,
2-car
Date: July 11, at auction
Price: \$560,000
Agent: Gary Eaton Place
Graceville



**35 Cavan St,
Annerley**

3-bed, 1-bath, 1-car
Date: July 14, at auction
Price: \$520,000
Agent: Meagan Brown
Ray White Annerley/
Moorooka



**19 Lagonda St,
Annerley**

3-bed, 1-bath,
1-car
Date: July 18, at auction
Price: \$400,000
Agent: Matt Quinn Metro
First National West End



14 Goodwin Tce, Moorooka

3-bed, 2-bath, 2-car
Date: July 14
Price: \$366,000, at auction
Agent: Tony Lewis Ray White
Annerley/Moorooka

20 Violet St, Yeronga

3-bed, 1-bath, 2-car
Date: July 2
Price: \$724,460
Agent: Sharon Wilson Team RE/MAX
Colonial Annerley

55 Ormonde Rd, Yeronga

3-bed, 2-bath, 1-car
Date: June 22
Price: \$620,000
Agent: Sharon Wilson Team RE/MAX
Colonial Annerley

33 Eversley Tce, Yeronga

3-bed, 1-bath, 1-car
Date: July 10
Price: \$615,000
Agent: Sharon Wilson Team RE/MAX
Colonial Annerley

16 Luya St, Fairfield

3-bed, 2-bath, 1-car
Date: July 3 Price: \$600,000
Agent: Peter Carswell RE/MAX
Colonial Annerley

100 Ekibin Rd, Annerley

3-bed, 1-bath, 2-car
Date: May 13 Price: \$570,000
Agent: Lori Collins Harcourts
Homezone

CITY SOUTH PROPERTY PRICE GUIDE

	\$200,000-299,000	\$300,000-399,000	\$400,000-499,000	\$500,000-599,000	Over \$600,000
House/Unit	House/Unit	House/Unit	House/Unit	House/Unit	House/Unit
Annerley	4	1	9	16	7
Dutton Park	1	-	3	-	1
Fairfield	-	-	1	3	4
Highgate Hill	6	-	1	4	-
Kangaroo Point	3	-	7	12	3
Moorooka	-	5	8	25	4
South Brisbane	1	4	3	11	-
Stones Corner	-	-	-	-	-
Tarragindi	-	-	1	11	4
Tennyson	-	1	-	2	3
West End	2	9	9	7	4
Woolloongabba	1	1	5	7	9
Yeerongilly	-	-	6	3	-
Yeronga	1	-	12	7	5

Rent options abound

THE completion of the SL8 and Arriva apartment projects, with a combined 170 apartments, has produced a temporary over-supply of rentals in West End.

Bees Nees City Realty property management general manager Jodie Stainton said tenants were able to pick and choose from new rental supply in West End for the first time in 18 months.

"It means that tenants are picking up great rental homes at bargain prices," Ms Stainton said.

Two-bedroom, two-bathroom apartments in the SL8 complex on Musgrave St had been expected to rent for between \$500 and \$550 a week, but are being

advertised for \$450 with some agencies offering incentives such as \$100 Harvey Norman gift vouchers or a free week's rent.

"We haven't seen discounts in rents like these in this area for quite some time," Ms Stainton said.

"Gabba Central, in Woolloongabba, was another example where a large-scale development temporarily flooded the rental market, producing cheap rents for that area. It was short-lived and by the second lease renewal, rental prices had returned to correct market rent."

Ms Stainton's tip for tenants – get in quick and take as long a lease as possible.