

Autumn 2021

Toowong/Auchenflower Property Update

Sales Market

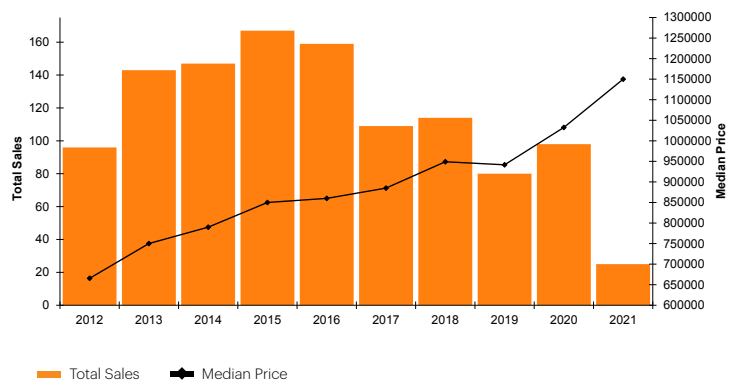
Turnover up as buyer demand rises

Sales overview

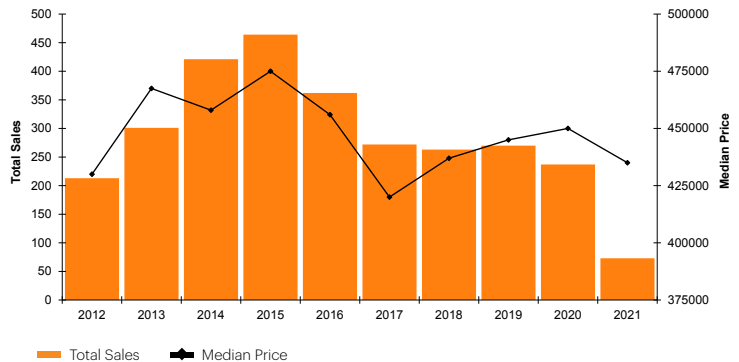
Toowong and Auchenflower continue to show promise as an ideal choice for investors and owner occupiers alike. Turnover of property (annualised) is up for both houses and apartments alike, with houses still showing median price increases. Apartments are only fractionally down on the median price after a good peak last year.

We are receiving high enquiry and demand for 2 and 3 bedroom apartments from both owner occupiers and investors, and we need more properties to offer them with available stock levels sitting very low. Across the whole inner city there are not enough houses available for sale for the large number of buyers looking for them, which is accounting for the continuing increase in price with high competition for all houses coming to the market.

Toowong & Auchenflower House Sales



Toowong & Auchenflower Apartment Sales



“Rebecca’s bright bubbly positive approach was a welcome relief to the usual response of others. I was treated with respect and enthusiasm after several years of on/off attempts to sell. Bees Nees were able to present many potential buyers and the feedback was immediate. I cannot speak more highly of my enjoyable time with Rebecca and her team.” - Liz White

Rebecca Herbst

Toowong/Auchenflower Sales Specialist at Bees Nees City Realty

M 0431 608 422

D 07 3214 6808

salesmanager@beesnees.com.au

“Bees Nees managed my rental house for many years. Their property managers were always accessible and approachable, and ensured that my needs as a landlord and the needs of the tenants were appropriately met. 5 stars.”

- Tony Gaffney

Ann-Marie Kerry
Client Services Manager

M 0404 391 324
D 07 3214 6805
ncm@beesnees.com.au



Rental Market

Rental pool shrinks as 1st home buyers swoop

Rental Overview

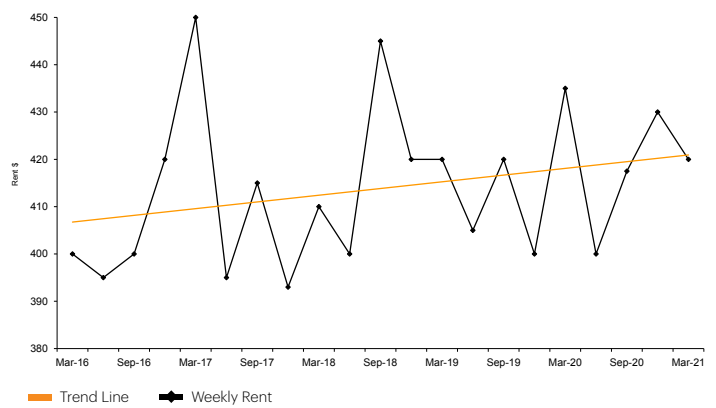
The RTA holds a bond for each local rental home and the graph below shows their shrinking number, as local investors sell to owner-occupiers. First home buyers are active and, without new apartment projects underway in any quantity, we'd expect a continued drop in supply.

Despite the limited supply local rents dipped again in the first quarter of 2021, with weak student demand still impacting. Across inner-Brisbane rents are gaining momentum however and 4066 will inevitably see this trend in coming weeks.

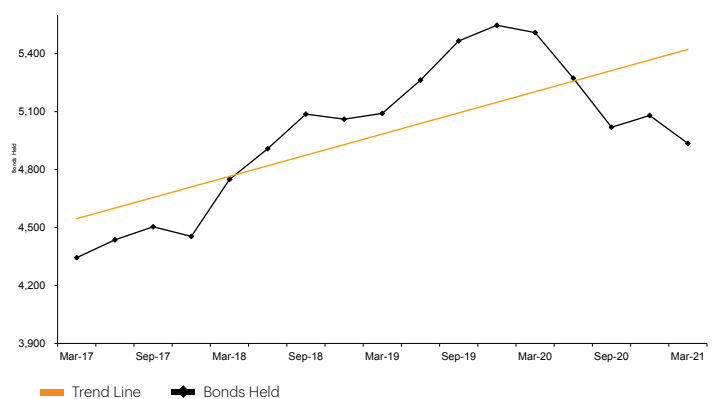
Note: RTA stats quoted here cover all of postcode 4066

Median Weekly Rent – Postcode 4066

Based on 2 bedroom apartments



Total Bonds Held – Postcode 4066



Toowong/Auchenflower Buzz

Recent Sales



 2 |  2 |  1

Glen Road

Great courtyard
Neat and tidy condition
Sold Mar 2021 for \$490,000
By Other Agent



 2 |  1 |  1

Milton Road

City views
Older, walk up style apartments
Sold Feb 2021 for \$375,000
By Other Agent

Recent Rentals



 3 |  2 |  1

Soudan Street

Townhouse
Quiet street
Rented for \$515 p/w
By Bees Nees City Realty



 2 |  2 |  1

Burt Street

Large living space
Light & airy
Rented for \$410 p/w
By Bees Nees City Realty

Who are Bees Nees?

We're a property firm that specialises in Brisbane's inner city... A real estate agency where service isn't a vague promise. A team of professional property management, sales and marketing personnel who stand out of the crowd for their local knowledge and fresh approach. Every agency makes huge claims for itself but we'd prefer you read about our track record from the people who really matter – our landlords and seller clients. It's easy to make promises... harder to get results!

We know Brisbane city property inside out!

For the latest local property updates jump online and visit BrisbaneCityBuzz.com



36 Cordelia Street
South Brisbane, Qld 4101
T 07 3214 6888
info@beesnees.com.au
beesnees.com.au