

Winter 2021

# Spring Hill Property Update

# Sales Market

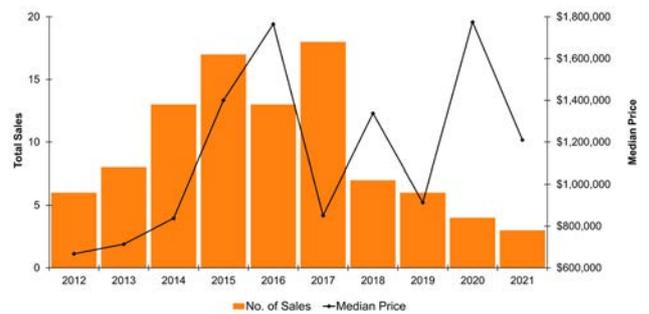
## Busier market for all apartment sizes

### Sales Overview

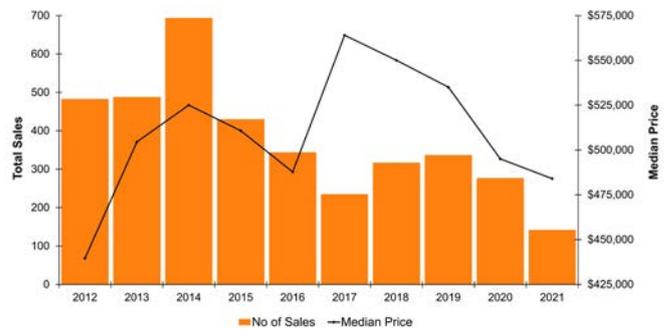
This suburb has seen an amazing run of solid 1 bedroom prices in recent weeks. Just under half of the recent sales have been 1 bedders, which is 'artificially' holding down the broader market median price. Certain buildings have been setting 24-month high sale prices, especially for 2 bedroom offerings.

Compared to the last quarter there is a lot more variety of properties coming to market. House prices continued to climb for two reasons: Some fully rebuilt cottages that have been transformed into amazing large homes have come to market. And secondly, flippers and family buyers can see the increasing value in our original cottages. Many townhomes are also selling quickly and for amazing prices. These can sometimes offer more living space and that's something everyone is looking for in such close proximity to the city.

Spring Hill House Sales



Spring Hill Apartment Sales



"In our opinion, Brady was an absolute magician when it came to his job. We had a few hiccups along the way but nothing seemed to deter him. He did an extremely good job and got the result that we wanted. I would highly recommend him. Well done!!!!" - Bill Arnold

### Brady Hope

Spring Hill Sales Specialist at Bees Nees City Realty

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“Picking a Property Manager when you live in a different city can be daunting, especially when you are in the same profession - Property Management! Our business trades on the promise of “as if we owned every property we manage” and to find a service provider like Bee Nees has simply been brilliant.

Professional, thorough, great communicators and all done with great detail and absolute care. Well done, excellent team lead by Ann-Marie.” - Gerard Obersky

**Ann-Marie Kerry**  
Client Services Manager

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# Rental Market

## Tenant enquiry rises again

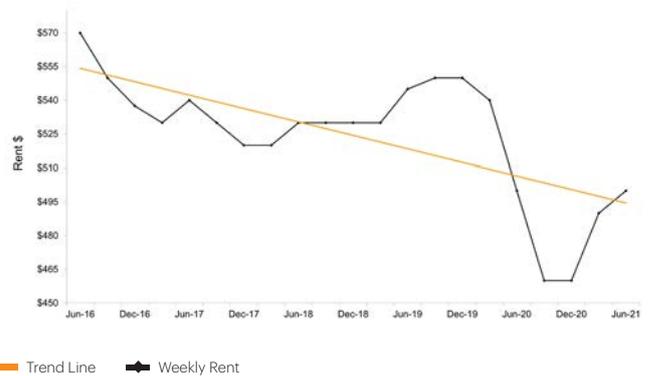
### Rental Overview

After a tough 12 months local landlords are finally seeing some light at the end of the rental market tunnel, with rents rebounding and higher demand getting vacancies back under control. Our Bees Nees Realty leasing team are reporting far healthier enquiry levels where asking rents are meeting the market. Despite the lack of international students (previously a huge CBD market) we're now getting good results for our landlords.

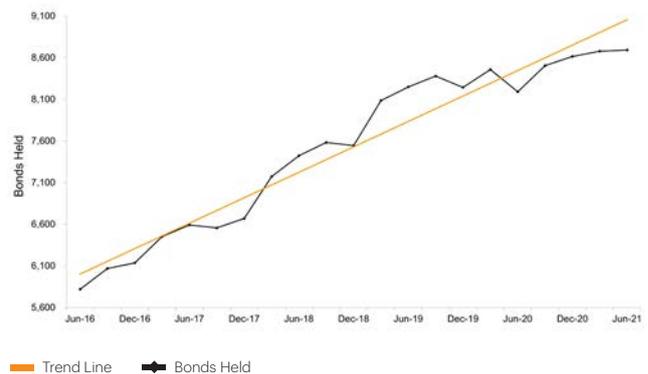
Furnished properties can still be tough to move and many of our clients are revisiting the benefits of removing furnishings, appealing to a broader market. New paint and carpets are similarly helping attract strong tenant interest, with many apartments aged 5 years plus now benefiting from this freshen up. In a competitive market it's proving well worthwhile.

Note: RTA stats quoted here cover all of postcode 4000 including Brisbane CBD.

Median Weekly Rent – Postcode 4000  
2 bedroom apartments



Total Bonds Held – Postcode 4000



# Spring Hill Buzz

## Recent Sales



### Birley Street

Quiet side street  
Great value

Sold April 2021 for \$300,000  
By Other Agent



### Parish Street

Renovated cottage  
Character home

Sold June 2021 for \$830,000  
By Other Agent

## Recent Rentals



### Wedd Street

Spacious 2 storey  
Townhouse

Rented for \$500 p/w  
By Bees Nees City Realty



### Leichhardt Street

Furnished apartment  
City views

Rented for \$420 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  
[SpringHillBuzz.com](http://SpringHillBuzz.com)



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