

Spring 2021

East Brisbane/Kangaroo Pt Property Update

Sales Market

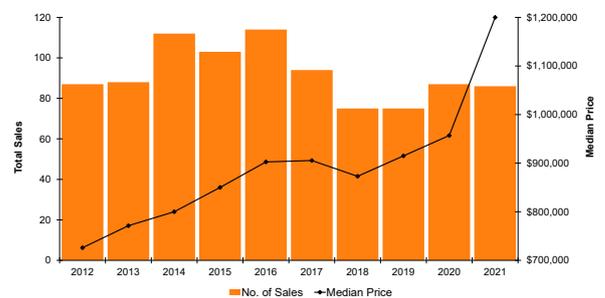
Olympics fever adds to growing prices and turnover

Sales Overview

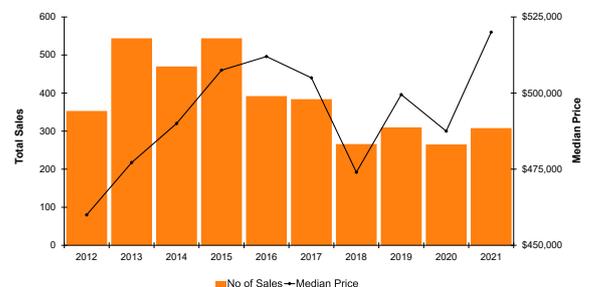
The flurry of buyer activity in our apartment market looks set to deliver a bumper year of sales turnover – one of the busiest in Brisbane’s inner-city. With a quarter to go there’s already been 308 apartment sales and prices have so far spiked 7% on their 2020 levels. We have a growing database of buyers for all sizes of local apartments – 1, 2 and 3 bed.

House prices also have increased sharply, rising 25% with their turnover also up by 32% on last year’s market. The numerous buyer enquiries we’re receiving confirm high demand and the 2032 Olympics announcement has definitely captured attention for this neighbourhood.

East Brisbane/Kangaroo Pt House Sales



East Brisbane/Kangaroo Point Apartment Sales



“Nikki was incredible to deal with. She made every step simple and was always able to support in any way when needed. I would recommend her to anyone who is looking at getting into the market or those who are but want a pain free experience.”
Christopher Cox

Nikki Lambert

East Brisbane/Kangaroo Point Sales Specialist at
Bees Nees City Realty

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“Bees Nees have been managing our investment property for a few years and I couldn’t be happier with everything they do. They’re very quick to respond to not only us but also our tenants and extremely efficient at getting trades out when needed. It’s very reassuring to have them keep such a close eye on our property as we are in Melbourne. We have other investment properties in other states and wish the management of those was as good as Bees Nees.” - Kim Dugina

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Rental Market

Median rents back to \$500/week

Rental Overview

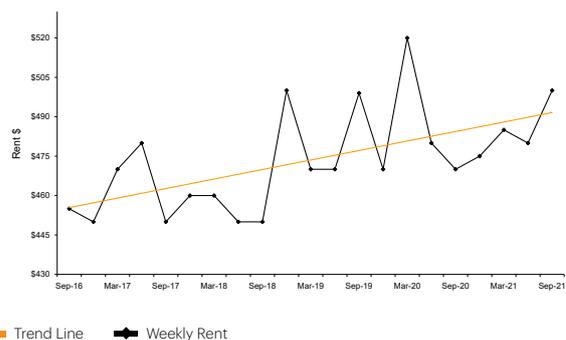
Despite a growing rental pool, local rents managed an impressive rise to a median \$500/week during the September quarter. New apartment projects have been adding to supply while investors are coming into this local market in bigger numbers.

Even with this, and the impact of border closures and absent interstate and overseas tenants, rental demand is high. Our leasing team report strong enquiry for 4169 rental homes and we’re achieving some strong rents for our landlord clients.

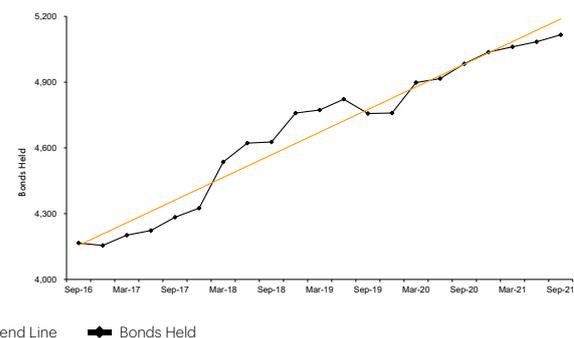
Once Queensland opens back up we’d expect this to be one area that benefits from even higher tenant demand.

Note: RTA stats quoted here cover all of postcode 4169

Median Weekly Rent – Postcode 4169
 2 bedroom apartments



Total Bonds Held – Postcode 4169



East Brisbane/Kangaroo Pt Buzz

Recent Sales



Princess Street

33m2 balcony
City views
Sold Nov 2021 for \$374,400
By Bees Nees City Realty



Goodwin Street

Fully furnished studio
New flooring and paint
Sold Aug 2021 for \$317,000
By Other Agent

Recent Rentals



Clarendon Street

Modern & stylish
Private balcony
Rented for \$360 p/w
By Bees Nees City Realty



Fisher Street

Renovated Queenslander
Minutes from city
Rented for \$665 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



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