

Spring 2021

Milton Property Update

Sales Market

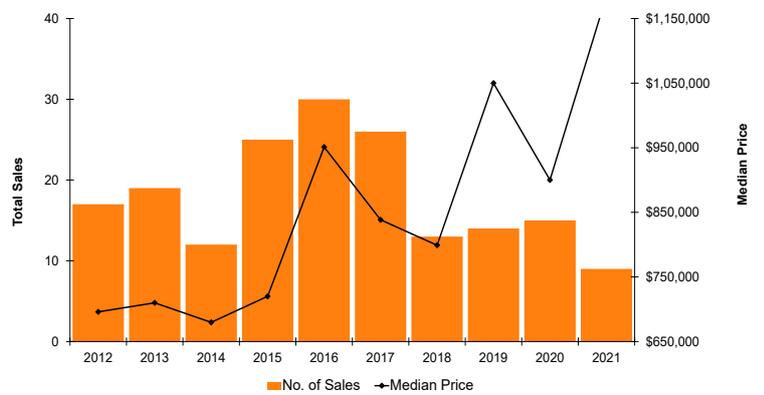
Apartment turnover doubles as buyer demand rises

Sales Overview

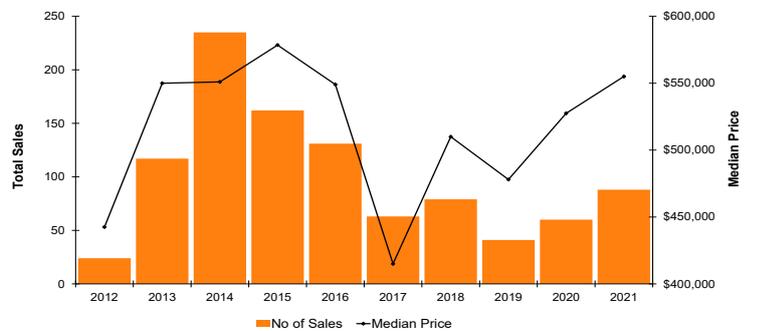
The local turnover of apartments is up almost double on 2020's market, with any new listing meeting incredibly strong demand from both owner-occupiers and investors. Milton is quite simply on the rise, with increasing buyer interest in its lifestyle and location.

Median house sale prices have increased by 32% since last year and this shows no sign of slowing. Our sales team say limited listings is behind the slower turnover (down by 20% from last year) and buyer demand is rising.

Milton House Sales



Milton 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

Milton 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 state and wish the management of those was as good as Bees Nees. ” - Kim Dugina

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Rental Market

Rents rebound as Milton lifestyle grows in appeal

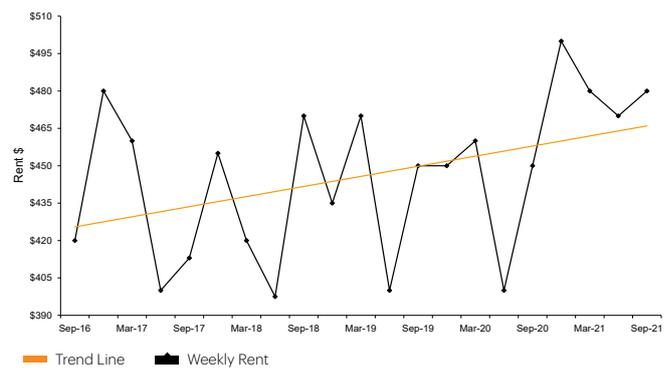
Rental Overview

Rents rebounded to \$480/week in the September quarter as local tenant demand grows. Milton is gaining strong interest for its village lifestyle with popular cafes, bars and eateries and easy CBD access. Our leasing team is recording high enquiry for each new vacancy and almost always achieving higher rents.

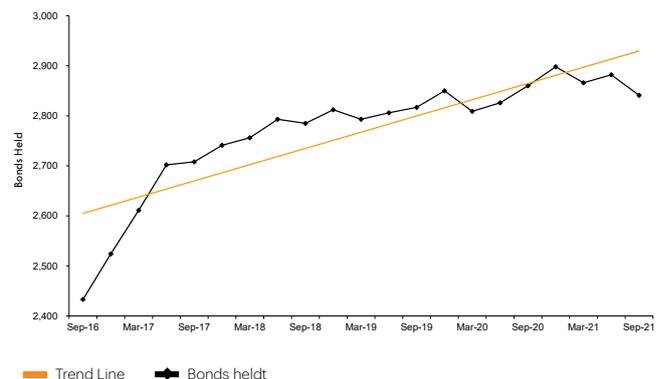
While the trendline is up, the supply graph shows this area’s reduced rental pool this past quarter, and we see limited new dwelling construction that’s due to complete shortly. Investors are becoming more active in the market but for the most part our sales team are making investor to investor sales – and that doesn’t add to supply. Rents are expected to rise further.

Note: RTA stats quoted here cover all of postcode 4064 including Paddington and Rosalie

Median Weekly Rent – Postcode 4064
 2 bedroom apartments



Total Bonds Held – Postcode 4064



Milton Buzz

Recent Sales



 |  | 
3 | 2 | 2

Manning Street

Top floor penthouse apartment
City & river views
Sold Aug 2021 for \$1,065,000
By Other Agent



 |  | 
2 | 2 | 1

McDougall Street

N/E aspect
City views
Sold Sept 2021 for \$551,000
By Other Agent

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!

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MiltonBuzz.com



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