



This newsletter has been designed to keep you updated on what is happening within the industry and our real estate office



EOFY

Your complimentary
End of Financial Year
Statement
will be sent
with this month's
Statement.



INSPIRATIONAL QUOTE

Automating some of your finances can be incredibly convenient and is a great way to save time, but automating everything makes it too easy to go on autopilot and forget to pay attention to your personal finances.
~ Alexa Von Tobel

IMPORTANT: This is not advice. Clients should not act solely on the basis of the material contained in this newsletter. Items herein are general comments only and do not constitute or convey advice per se. Every effort is made to ensure the contents are accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter. Published by REAL ESTATE WORKS - www.realestateworks.com.au

GC suburbs where house prices soar!

HOMEBUYERS are discovering southern Gold Coast suburbs in droves — pushing house prices in areas such as Tallebudgera and Coolangatta to record levels.

The strength of the southern market has seen the number of its suburbs in the top 25 for price growth rise from four in 2014-15 to seven.

Tallebudgera was one of the biggest improvers over the past year, moving 49 places up the list with a massive 19.1 per cent jump in the median sale price for houses in the area.

Ten years ago the median sale price was \$530,000, compared to \$810,000 today.

Tallebudgera real estate specialist Kylie Wardrop, of McGrath Palm Beach, said interstate buyers, young families and people looking for dual-living properties were fuelling the increase in demand.

"A lot of my sales have been to Sydney buyers," Ms Wardrop said.

"They sell for a premium back home and are able to buy a beautiful property here.

"There are also young families who have outgrown their suburban homes and want to raise their kids on a bit of land.

"Dual living properties are also popular with extended families."

Ms Wardrop said the lure of Tallebudgera for buyers was the acreage properties close to quality schools and the beach.

"People buy there because they are looking for space and it is only 10 minutes to the beach," she said.

"There is easy access to the M1 motorway as well."

She said despite strong growth, the peak of the market had not been reached and she predicted further growth.



"But I don't think we'll see growth of another 19 per cent," she said.

The other southern suburbs to make the top 25 were Coolangatta (up 16.3 per cent), Palm Beach (up 13.9 per cent), Burleigh Waters (up 13.6 per cent), Burleigh Heads (up 11.4 per cent), Currumbin Waters (up 10.6 per cent) and Miami (up 10 per cent).

REIQ Gold Coast zone chairman John Newlands said some southern suburbs were shaking off a poor reputation and experiencing gentrification as wealthier residents moved in and displaced people from lower-income groups.

"I think suburbs such as Miami have become popular with people who previously would not have gone there," he said.

"They have come into their own with new restaurants and markets opening, which has also made them more attractive."

Developers have cottoned on to the trend as well, with Sunland launching a \$62 million development, Magnoli Residences, in Palm Beach.

Mr Newlands said another reason for the popularity of southern suburbs was their affordability relative to other beachside areas such as Mermaid Beach, where the median has hit \$1.21 million.

To see how GC suburb rate P.T.O

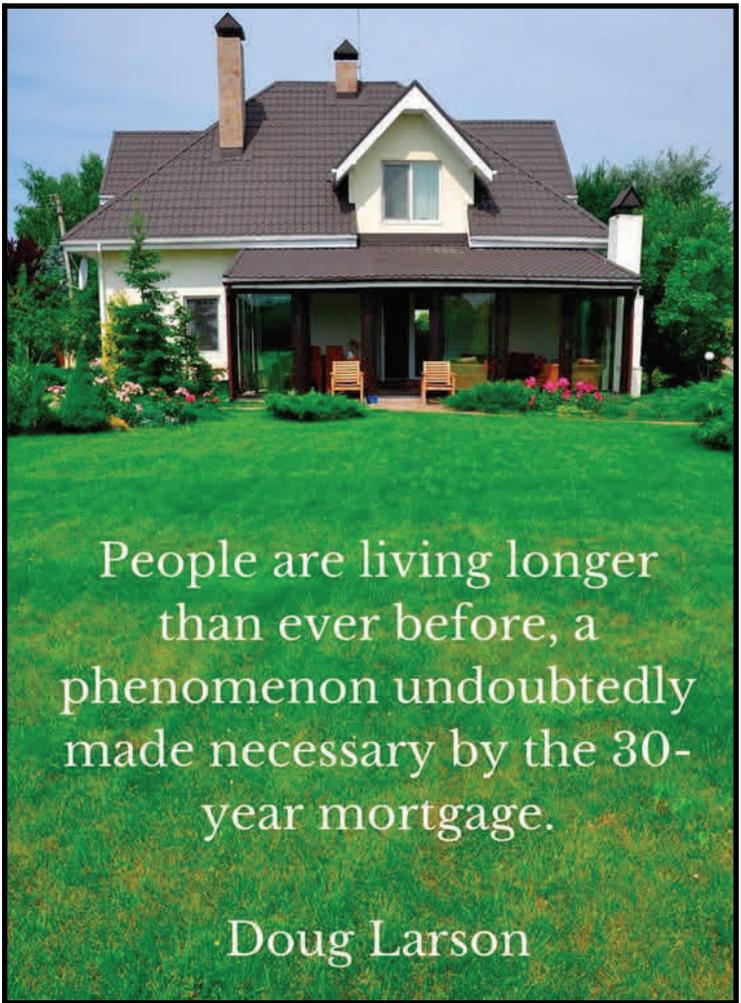
Suburb/median sale price/percentage increase :

- 1) Mermaid Beach \$1.21 million 25.5%
- 2) Willow Vale \$777,500 21.5%
- 3) Tallebudgera \$810,000 19.1%
- 4) Clear Island Waters \$1 million 19%
- 5) Guanaba \$810,000 18.1%
- 6) Hope Island \$620,000 17.5%
- 7) Coolangatta \$756,000 16.3%
- 8) Tallai \$769,000 16.3%
- 9) Coomera \$446,000 15.8%
- 10) Bundall \$920,000 15.7%
- 11) Gilston \$559,500 14.4%
- 12) Southport \$536,000 14%
- 13) Palm Beach \$675,000 13.9%
- 14) Burleigh Waters \$687,500 13.6%
- 15) Helensvale \$565,000 11.9%
- 16) Burleigh Heads \$685,000 11.4%
- 17) Clagiraba \$700,000 11.1%
- 18) Currumbin Waters \$575,000 10.6%
- 19) Reedy Creek \$707,500 10.5%
- 20) Biggera Waters \$660,000 10%
- 21) Miami \$645,000 10%
- 22) Runaway Bay \$930,000 9.9%
- 23) Mermaid Waters \$760,000 9.2%
- 24) Highland Park \$475,000 9.2%
- 25) Ormeau Hills \$487,000 8.3%

.... (See full list on website link below)

[GC suburbs where house prices soar!](#)

~ GCCC : Alister Thomson & Kristy Muir - May 2016



COMMON INVESTMENT MISTAKE

Don't leave it until it is too late.

A common mistake of wealth creation is putting it off. You keep thinking you have 'no time' or 'you are waiting for the market to bottom out'. Life can be very busy and hectic, but isn't taking control of your financial future important? Property prices increase, building costs increase... How much is procrastination really costing you?

My current financial status...



LANDLORD PROTECTION INSURANCE REMINDER

Landlord Protection Insurance is designed to protect property investors from the unexpected. Tenants failing to pay rent, accidental and malicious damage as well as many other benefits.



Each insurance company has different terms and conditions so be sure that you choose a policy that provides the greatest cover.

Often Landlord Protection Insurance cover offered by banks can have limited inclusions.

DON'T FORGET to keep us up-to-date if you change your contact details !

Real Estate Works

**MAKING
REAL ESTATE WORK
FOR YOU**

