



# REAL ESTATE

## NEWS & VIEWS

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SEPTEMBER 2021



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PROPERTY  
ON PAGE 11



**RECORDS TUMBLE**  
**\$3,900,000**

PAGE 03

**LOCAL AGENTS**

PAGE 07

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**WITH LJ HOOKER**



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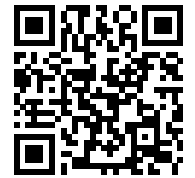
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# REAL ESTATE

NEWS & VIEWS



Real Estate News & Views is a monthly publication, home delivered to Wynnum, Wynnum West, Manly, Lota, Gumdale, Wakerley, Hemmant, Tingalpa, Murarrie and Belmont. Please note that if your home has a 'no junk mail' or 'Australia Post Only' label, then we are unable to deliver the newsletter to you. However, copies will be available around the local area for you to read. If your home does not get a copy, you can collect one from a local pick up point.

Any submissions can be emailed to [sales@market2market.com.au](mailto:sales@market2market.com.au) for consideration.

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### MANLY

Manly Village Shopping Centre  
Place Manly  
Raine and Horne Office  
Belle Manly  
Manly Hotel  
Tide Bar

### MANLY WEST

Wynnum Leagues Club

Manly Bowls

### WYNNUM

Perry's Fruit  
Wynnum Plaza  
Waterloo Bay Leisure Centre  
Majestic Cinemas Wynnum  
Re/Max Advantage  
Sash & Gable



## OCTOBER BOOKINGS

- Advertising cut off 27th of September
- Distribution of October 6th to shopping centres and into homes 13th October.

## ADVERTISEMENT SIZES

Full Page	318mm deep x 265mm wide
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## OUR RESULTS – WHY WOULD YOU GO ANYWHERE ELSE?



### OUR RESULTS IN THE PAST 12 MONTHS

- ✓ Most viewed agent – Tammy Vitale
- ✓ Reached 1940 - Prospective Tenants
- ✓ Leased 63 Properties



### Top 10 Rental Agents



- Tammy Vitale
- Kinless Coy
- Nicholas Hayes
- Eleri McKenna
- Rokyna Ouser
- Benn Woods
- Gay Beale
- REALTY Rentals
- Spies Kala
- Spent Unknown
- Rest of Market



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# Your Place is worth more with Marc Sorrentino

Manly's Agent of The Year 2021, 2020 & 2018

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RECORD HIGHEST PRICE  
IN MANLY

**\$3,900,000**

RECORD HIGHEST PRICE  
IN WYNNUM

**\$3,300,000**

RECORD HIGHEST PRICE  
IN LOTA

**\$1,600,000**

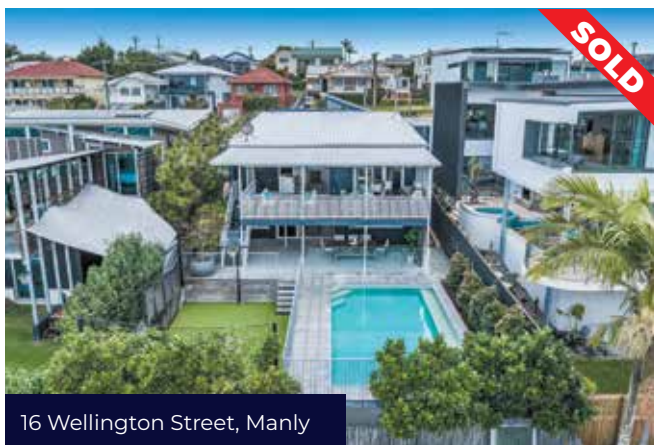
JUST A FEW OF MANY SOLD IN JULY AND AUGUST. HIGH PRICES AND FAST RESULTS; NOW YOU CAN GET BOTH.



96 Cedar Street, Wynnum



9 Cusack Parade, Wynnum



16 Wellington Street, Manly



173 Ernest Street, Manly



161 West Avenue, Wynnum



23 Carbethon Street, Manly



60A Oceana Terrace, Manly

## 19 Years Local Experience

- Record highest price in Manly
- Record highest price in Wynnum
- Record highest price in Lota



**Marc Sorrentino**

0488 886 272

marc@eplace.com.au





# Three easy tips for spring selling

FROM RAINE & HORNE WYNNUM

Spring is upon us! Beautiful sunny days, the mercury is rising, the flowers in the gardens are starting to bloom! No wonder it's one of – if not the most favoured seasons – to take your property to market. But how do you make it stand out from the crowd...?

## 1) First impressions

Buyers eat with their eyes, so why not present them with the property at its absolute best!

Never underestimate the power of street appeal, and going that extra mile to make a great first impression on prospective buyers. A bit of elbow grease doesn't cost a lot, but it can definitely put money in your own pocket come contract time. Drag out the high-pressure hose on the driveway, a lick of paint to freshen up interiors, and trim bushes or hedges in your front garden. The better the first impression, the more buyers you will entice, and everyone knows the best way to get top price is to have competition.

## 2) Spring clean

With the change of season, why not bring a change of energy inside your home? It's amazing how you can bring an added brightness into your home just by polishing your tapware, removing cobwebs, washing your windows inside and out and dusting your blinds. Take the time to polish or mop your floors and clean mirrors and glass as reflective surfaces will make the space in your rooms feel larger.

## 3) Declutter

It isn't called a spring clean for nothing! Take this opportunity to sort through your home, room by room, discarding clutter as you go. Not only will your home look better during the sale period, but you'll also have less to pack away when you're moving out!

If there are some things you just can't live without, consider hiring some temporary storage to get them out of the house during the inspection period. It can pay to store a couple of larger, non-essential furniture items to make your home feel more spacious.



## Raine & Horne®



### 52 Cedar Street, Wynnum, QLD

5 3 2

#### All About Stunning Bay Views with Coastal Luxury at its Finest

The epitome of bayside luxury situated in the re-emerging and very fashionable suburb of Wynnum... By the Bay! Secure, wide and spectacular views across Waterloo Bay from Port of Brisbane to St Helena, Green & Moreton islands and sweeping around to catch Wellington Point & glimpses of Manly... this stunning and modern Hampton style living will make you feel you're waking up on holidays each day with views from upstairs deck and living, kitchen and dining, master suite & deck and while relaxing by the pool ... not forgetting the beautiful iconic lights of the Port of Brisbane at night... Don't dally, book your viewing early with Margaret or Byron... as this one is 'Spectacular' for many reasons ... and you don't want to miss out!



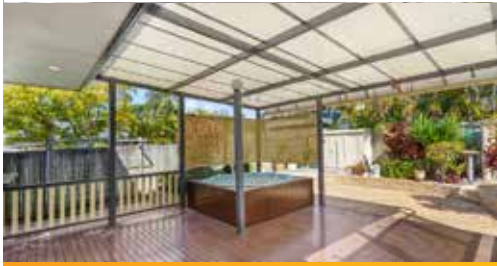
**Margaret Vote**  
0411 521 747  
margaret.vote@wynnum.rh.com.au



**Byron Freeborn**  
0416 967 802  
byron.freeborn@wynnum.rh.com.au

**Wynnum | Manly**  
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4 2 2

### 109 Kingsley Terrace, Manly

**View Price** By appointment on Application

**Absolutely Perfect Property for Living, for Investing and for Prime Capital Growth**

- Two story brick home
- 4 bedrooms – 2 bathrooms upstairs
- Ensuite, w.i.robe & balcony to master
- 2 living areas downstairs
- Open plan family and kitchen
- expansive entertaining deck with spa powder room & laundry

**Chris Vote**

**0433 411 540**

chris.vote@wynnum.rh.com.au

**Margaret Vote**

**0411 521 747**

margaret.vote@wynnum.rh.com.au



2 1 2

### 8/89A Bay Terrace, Wynnum

**View Price** By appointment offers over \$395,000

**Boutique tri-level Apartment with Private 7m x 5m Rooftop Entertaining Area**

- Modern open plan kitchen with
- Two bedrooms downstairs
- Balcony off the main bedroom
- Laundry with washer, dryer and basin all nicely hidden behind double doors
- Single car garage plus ample visitor parking

**Chris Vote**

**0433 411 540**

chris.vote@wynnum.rh.com.au



3 2 4

### 297 Ernest Street, Lota

**View Price** By appointment offers over \$950,000

**Big 663m2 Block - Privacy Walk to Manly Marinas & City Rail**

- One level home with garaging underneath
- 2 street access for vehicles – electric gate & double gates
- Ducted Air Conditioning
- 6.6kw PV solar and Solar HWS
- Security cameras (outside)
- Walk way to community dining and lounge/sitting/reading

**Margaret Vote**

**0411 521 747**

margaret.vote@wynnum.rh.com.au



3 2 2

### 34/4 Lewis Place, Manly West

**View Price** By appointment \$525,000

**Tri-Level Townhouse - Convenient, Modern & Spacious**

- 3 level townhouse in a beautifully presented complex
- Walk to shops and bus stop out the front door
- Air conditioning and fans
- Master bedroom with ensuite off living on second level
- Two bedrooms on top level with a study niche

**Chris Vote**

**0433 411 540**

chris.vote@wynnum.rh.com.au

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Property Manager

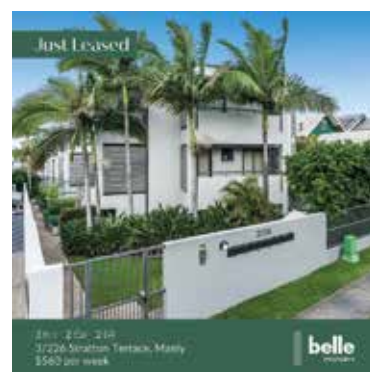


**Kirralee Cox**  
0428 321 544  
Property Manager



**Miles Baker**  
Property Management Assistant

## 34 PROPERTIES LEASED THIS MONTH!



**Nº 1**  
BDM  
OF THE YEAR - #  
Belle Property  
QLD  
**2020**

**Nº 1**  
BDM  
OF THE YEAR - \$  
Belle Property  
QLD  
**2020**

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[www.belleproperty.com/manly-qld/](http://www.belleproperty.com/manly-qld/)  
3396 5066

**belle**  
PROPERTY



# Local Agent Profiles

**Name:** Sandi Sharp.

**Suburb:** Lota, Manly West.

**What's your business?** Dream maker, problem solver!

**Do you have any fun/interesting stories about your job?** There's too many to list, every day is so different.

**What's your favorite local dine-in and take-away?** Tida Thai at Manly West, and Cambridge Lane at Manly.

**Best local activity?** Manly farmers' market and Sunday creative markets, and Wynnum/Manly Community Gardens.



## SALES RESULTS

**Your shortest sale time?** 24 hours.

**Longest sale time?** HmMMMM.

**Properties you sold in 2021?** 26 happy new home owners.

**Is there anything you'd like to see happen in the local area?** More outside activities, like yoga, tai chi in the park...

**Is there a local business/community group/club you'd like to give a shout-out to?** Small Crop café. Toby and Kate are beautiful, positive people who care deeply about the local community and contribute beautiful food to Signal Flare – Helping the Homeless.

Also, the Wynnum Manly Community Garden creates a beautiful positive environment that brings people together who appreciate the important things in life, with good wholesome food, grown locally, and a community worth looking after and staying connected with. I love being a part of this group.

**Name:** Helen Politis.

**Suburb:** Wynnum.

**What's your business?** Real Estate Agent – Belle Property.

**Do you have any fun/interesting stories about your job?** There's too many! I love being on the journey with my clients and exceeding their expectations. I recently helped a family with five kids prepare their property for sale by sending them on a holiday to the Gold Coast. When they returned a week later, my team had painted, landscaped, carpeted, styled, cleaned and sold the property for \$1.37m! A record price!

**What's your favorite local dine-in and take-away?** Manly Boathouse is my new favourite for both dine-in and takeaway. I love being able to walk to over 25 restaurants in my neighbourhood. We are so spoiled for choice.

**Best local activity?** Majestic Movies – my husband and I walk to the new cinema every Wednesday night for date night and love the indulgent luxury of the Crown Class seats.



## SALES RESULTS

**Your shortest sale time?** One day.

**Your longest sale time?** 126 days.

**Properties you sold in 2021?** 25.

**Is there anything you'd like to see happen in the local area?** I loved the Wynnum Fringe festival last year and can't wait for it again in November! I would love to see more events like this. Brisbane City Council are running the concerts in the parks and there are two concerts coming up in Wakerley which I'm looking forward to.

**Is there a local business/community group/club you'd like to give a shout-out to?** Cedar & Pine has proved that community is what it's all about. Mali has given us all a lesson in customer service and compassion and this resonates with me and the entire Belle Property family.

If there's a way, we'll find it.

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# More support for first home buyers and single parents with children

FROM ROSS VASTA MP

**Owning your own home is the great Australian dream and the Morrison Government is making this a reality for first home buyers and single parents with children in Bonner.**

Applications are now being accepted for 30,000 additional places under the First Home Loan Deposit Scheme, the New Home Guarantee program, and the Family Home Guarantee.

The Family Home Guarantee was announced as part of the 2021-22 Budget to support single parents with dependants. This means 10,000 guarantees are now available to eligible single parent families to build a new home or purchase an existing home with a deposit of as little as 2 per cent.

Federal Member for Bonner Ross Vasta MP said, "We're giving first home buyers and single parents with children in Bonner the opportunity to enter the housing market and buy their very own home.

"By supporting single parents and their children, the Coalition Government is helping more people in Bonner achieve the security and dignity that home ownership provides.

"With the 30,000 new places available from 1 July, now is the time for potential applicants to contact a participating bank or mortgage provider and get their applications underway."

Assistant Treasurer and Minister for Housing Michael Sukkar said that the new places will assist Australians in achieving the aspiration of home ownership.



"The First Home Loan Deposit Scheme has been a landmark success of the Morrison Government since its commencement in 2020. 30,000 first home buyers have been supported into home ownership through First Home Loan Deposit Scheme and New Home Guarantee already," Minister Sukkar said.

"We know how difficult it can be to buy a new home or re-enter the housing market, and that saving a deposit is the hardest part of getting into home ownership. That's why the Morrison Government has established the new

Family Home Guarantee, which recognises the challenge of saving for a deposit is that much more difficult when you are a single parent with children.

The New Home Guarantee commenced on 6 October 2020 as a temporary expansion of the First Home Loan Deposit Scheme. It will provide an additional 10,000 places for first home buyers seeking to build a new home or purchase a newly built dwelling with a deposit of 5 per cent and a construction commencement timeframe of 12 months.

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Brad Townsend Plumbing has been in the plumbing industry for **over 40 years** specialising in general households in the Wynnnum, Manly, Tingalpa, Ransome, Wakerley, Lota, Thornside, Cannon Hill, Capalaba, Camp Hill areas **Brad is the one man that does the quotes and DOES the work.**

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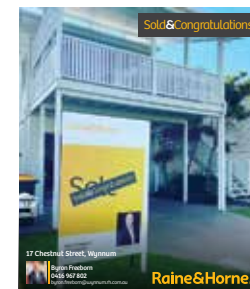


## Byron Freeborn

RAINE & HORNE

Would you like an appraisal on your property or a market update?

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# Lifestyle and liveability key to driving rental demand

FROM VITALE & CO PROPERTY MANAGEMENT SERVICES

**Current record-equalling low vacancy rates are a testament to the desirability of working and living in the thriving bayside suburbs and adjoining municipalities.**

Over the last twelve months or so, we at Vitale & Co. Property Management Services, have witnessed first-hand a constant flood of inquiries and associated leasing activity that has seen vacancy rates drop to as low as 0.4% in the suburbs of Manly, Manly West and Lota, and 0.5% in Wynnum, Wynnum West in the June 2021 quarter.

Coinciding with this we are also experiencing unprecedented levels of enquiries coming from both interstate and international sources. It seems like everyone wants a slice of our perfect pocket of paradise!

Another recent phenomenon has been the increase in the numbers of prospective tenants attending open for inspections (OFIs). It has not been uncommon to have well in excess of 10 groups in attendance at these events (when Covid19 restrictions are not in force), often resulting in multiple applications being forwarded for sought after properties.

Local investors are also reaping the rewards of a hot local property market with some owners opting to sell their property assets at a particularly buoyant time in the property value cycle. This has also served to put additional pressure on an already strained residential leasing market with the resultant reduction in available stock levels driving up average rental rates in localised areas. Interestingly, some tenants have responded to these prevailing market conditions by requesting longer periods between lease renewals in order to give them extra security and longer-term stability.

Whilst there will always be a waiting list for well-maintained properties located close to the water, we are now also seeing high demand for rentals with an extra bedroom or utility room capable of being converted to a study or home office to cater for the working from home employment option. Families moving into the area are often quite selective in regard to their

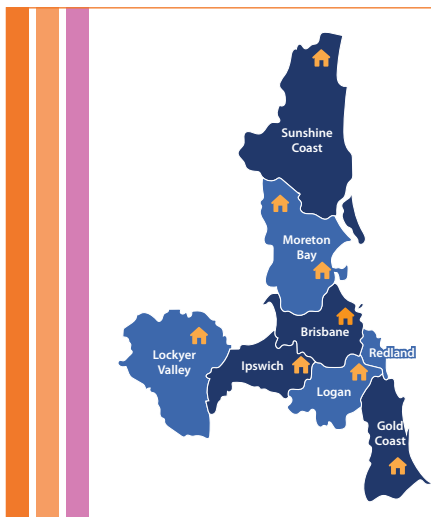


residential location relative to school catchment boundaries and are also keen on having easy access to road/rail transport and local amenities and facilities.

Ultimately, whilst residential rentals are currently in strong demand, there will always be opportunities to move into our magnificent bayside community. We at Vitale & Co. Property Management Services can help you secure a rental property that will hopefully tick most of your wish-list boxes. Our strong recommendation is to do your research and continue to keep your finger on the pulse. But most importantly in this current climate, if you see a property you are interested in renting...act immediately.

If you require a rental appraisal or any advice relating to current market conditions and predictions for future trends within our localised area, then simply give us a call. Contact:

Tammy Vitale (principal/owner) on 0407 000 153.



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Our highly specialised team of property professionals are committed to delivering a fully mobile service covering the Greater Brisbane, Gold Coast and Sunshine Coast regions.

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**SOLD**

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**SOLD**

104 Preston Road, Manly West

**SOLD**

20/11 Federation St, Wynnum West

**SOLD**

9 Greens Rd, Coorparoo

**SOLD**

20 Belford St, Wellington Point

**SOLD**

118 School Rd, Wynnum West

**SOLD**

117 Talwong St, Manly West

**SOLD**

47 Schooner Cct, Manly West

**SOLD**

55 Whites Rd, Manly West



319 UPPER ESPLANADE, MANLY

**SOLD**  
BY  
**THE GILL TEAM**  
YOUR LUXURY PROPERTY SPECIALISTS



**- HIGHEST EVER RESIDENTIAL SALE PRICE IN THE LOCAL AREA FOR A SMALL LOT -**  
**- RECORD RESIDENTIAL SALE PRICE FOR MANLY SINCE 2017 -**

Another successful sale generated from The Gill Team Database!!  
We have 8 more buyers looking for homes ranging from  
\$1,500,000 through to \$3,500,0000. If you are considering selling,  
contact Travis & Zoe as we may already be talking with your buyer!

**Travis Gill - 0407 124 733**  
travis.gill@remaxwm.com.au  
**Zoe O'Connor - 0422 804 419**  
zoe@remaxwm.com.au



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Each office independently owned and operated





# Your property sale or rental listing could take you places with LJ Hooker Property Centre

FROM LJ HOOKER PROPERTY CENTRE

**Property owners could have something shiny and new to park in their garage this spring, with the LJ Hooker Property Centre giving away a brand-new car.**

Every sales or rental listing undertaken by the office, located in Brisbane's Bayside, will go into the draw for the Mitsubishi Mirage, valued at almost \$20,000.

LJ Hooker Principal, Iain Carmichael, said the promotion was so successful last spring they have decided to run it again from September 1 to November 30, 2021.

"It's been a tough few years for some and we wanted to do something that gives back to the clients that use our services. We were eager to give away a meaningful and exciting prize that hasn't been seen in our local Real Estate market," he said.

"We came up with the idea last year in response to the challenges posed by COVID-19. A prize such as a car can really change the life of one of our clients and we're so excited to run the giveaway again this year."

Stephen Mutton, Head of Network Performance for LJ Hooker, said it is a great initiative and one that gives back to the community.

"LJ Hooker has always been very community focused, and it is great to see an office getting back to the roots of our business and supporting others," he said.

Demand for property in the Brisbane Bayside area remains high with upgraders and first-time buyers keen to purchase in the area. More recently, there has also been an increase in the number of interstate purchasers looking to move to the region.

Mr Carmichael said the market has picked up since Brisbane's week-long lockdown at the start of August, with agents now preparing for a busy spring market.

"Numerous market conditions continue to positively impact the Greater Brisbane market. Interstate buyers particularly from Sydney are looking to move here and work remotely which has pushed prices up," he said.

The owner of every sales or rental listing will be entered in the car draw to be held on December 10 – just in time for Christmas.

There will be 10 finalists drawn and each will be given a random number. They will then attend a final draw which will be hosted the LJ Hooker Property Centre's brand new office at Raby Bay Harbour and assigned a lucky box – one of which will contain set of keys.

Real Estate icon and coach Tom Panos joined the sales team via Zoom to launch the campaign and provide invaluable content on how to maximise the opportunity





**List your home for sale or rent**  
between the 1st September 2021 and  
30th November 2021 to go into the draw to  
**win a brand new Mitsubishi Mirage!**

Call **07 3286 2500**, Text **0408 455 771** or  
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# Right at home: quality care meets bayside living

FROM MANLY HARBOUR VILLAGE

## Why choose between quality of life and access to quality care?

The sense of relaxation that we feel when near water is caused by higher production levels of the 'feel good' hormone, dopamine. Plants and trees that are near water give off chemicals called phytoncides which elevate white blood cell counts, helping us fight illness and infection. Science backs up what many of us instinctively know – we just feel better by the water!

It is no wonder, then, that so many choose to make the most of retirement in picturesque Manly and the surrounding bayside area. With a strong sense of community and some of the friendliest healthcare providers around, older residents can enjoy access to the highest quality care, right here on the bayside.

Manly Village Compounding Pharmacy co-owner, Jess, has been caring for the locals of Manly for over 12 years. The pharmacy takes pride in providing attentive healthcare to its clients through a variety of initiatives, including a home delivery service.

"The delivery service is used by mostly elderly people around Wynnum-Manly who can't drive, or are unwell and

can't get out. It's a really lovely service that we provide - we really get to know our customers well, and it's nice for them to have that visitor," said Jess.

The pharmacy also facilitates a popular Guardian Angel Knitting Program each winter, and encourages the community to get involved.

"This initiative brings the community together to knit warm garments for those experiencing homelessness and disadvantage," explained Jess. "You can collect a knitting guide in store and donate what you make. This year for the fourth year in a row, we have teamed up with the St Vincent de Paul Society."

Manly Harbour Village is home to many other fantastic healthcare providers, including Manly Village Medical, Dental Surgery, and Move Podiatry. Right at Home Brisbane Bayside provide tailored in-home care services for older Australians, and Pathways Support Services provide supported independent living and support coordination.

You can be confident that Manly Harbour Village has everything you need to enjoy a high quality of life, while reaping the many health benefits of bayside living.

For more, visit [manlyharbourvillage.com](http://manlyharbourvillage.com).



*Manly*

**Liza Martinez**

LJ Hooker Property Centre welcomes Liza Martinez to the team.

Liza lives, breathes, and sells all things Real Estate in Brisbane's Bayside area.

With the nickname "Pocket Rocket", Liza Martinez consistently exceeds her clients' expectations when it comes to buying and selling property in the local area. She is a committed sales agent at LJ Hooker Property Centre and a valued member of this highly successful local team.

Liza's career spans more than a decade and she has gained an outstanding reputation of achieving record sales backed by her can-do attitude and excellent customer service. Her strong communication skills and keeping clients informed throughout their real estate transactions are key attributes to her success and she enjoys seeing their smiles come settlement day.

A resident of Brisbane's Bayside since 2001 and with children who attended local schools, Liza is extremely knowledgeable and attuned to family lifestyles. She specialises in Manly West, Manly, Wynnum, Wynnum West, Lota and surrounding suburbs, and enjoys the diversity of this location that encompasses the city, bay, and airport.

Liza is an enthusiastic and trusted individual to contact for expert real estate advice.

**Customer satisfaction, each time ... every time !!**



**Liza Martinez**



**0408 111 840**



**[lmartinez@ljhpropertycentre.com.au](mailto:lmartinez@ljhpropertycentre.com.au)**





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Registration essential

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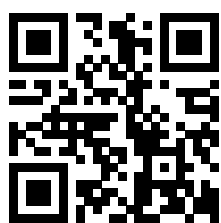
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# Will property prices score gold during the 2032 Olympics?

BY REIQ CEO ANTONIA MERCORELLA

Brisbane made history last month when the city and wider region were announced as host of the 2032 Olympic and Paralympic Games. The announcement has set tongues wagging about what hosting the world's premier sporting spectacular might mean for Queensland.

The Journal of Economic Perspectives claims there's three major benefits of hosting the Olympic Games: "Olympic legacy", which might include improvements in infrastructure and increased trade, foreign investment and tourism post-Games; and intangible benefits like civic pride.

Property prices are a different matter. In the past, lesser-developed Olympic host cities like Barcelona saw a major rise in property prices – with the city recording a mammoth increase of 130 per cent prior to the 1992 Olympics. This is likely due to the fact the city underwent major rejuvenation, such as the implementation of a high-speed train which connected to the capital city of Madrid, and a regeneration of the city's waterfront.

For highly developed cities, it's harder to attribute property price growth to one singular event, according to Propertyology's Head of Research Simon Pressley.

London, which hosted the 2012 Olympics, experienced only a 38 per cent increase in median house prices over the five years ending 2013 which, according to Pressley, is "hardly a boom" considering the \$16 billion outlay to prepare the city for hosting the Games.

"Sydney hosted the 2000 Olympic Games and its median house price increased by 88 percent over the five years ending 2001," says Pressley.

"But the reality is that the start of this century is etched in history as one of Australia's most prosperous eras. Property

markets right across Australia benefitted from long-term political stability, major tax reform (GST implementation), the biggest ever government grants and incentives for property buyers, free-flowing credit, large scale privatisation, a global technology boom and unprecedented economic development."

When looking at other major sporting events held in Australia, such as the Melbourne and Gold Coast Commonwealth Games, it's interesting to note other cities across the nation produced stronger property markets than the host cities themselves.

The lead-up to the Brisbane event will be vastly different to previous Games. For starters, the Olympics won't be entirely hosted in the state's capital city. Sporting venues on the Gold Coast and Sunshine Coast will be utilised – plus venues in Redland, Moreton Bay, Scenic Rim, Ipswich, Toowoomba and North Queensland.

The Games are set to cost less to run (\$4.5 billion) and much infrastructure has already been built. But new infrastructure is on the way, including a re-built Gabba, new Brisbane Live Arena plus new indoor sporting venues and a whitewater centre to be built across the region.

Additionally, the athletes' village won't just be in Brisbane, with other villages set to be based on the Gold and Sunshine Coasts. This spells good news for Queenslanders, as tourism, increased infrastructure and other benefits will be shared outside Brisbane.

Whether property prices in Brisbane or Queensland will increase after the Olympics is yet to be determined. What's more likely to happen is infrastructure upgrades to transport, services and amenities may have a positive flow-



on effect to house prices. This will depend somewhat on what the broader economic conditions are like at that time.

"Generally speaking, the direct benefit to property markets from hosting such a big international event comes from the bringing forward of investment in big-ticket infrastructure," says Pressley. "The global exposure and local enthusiasm created can linger for up to a year after the event. So, the property market benefits tend to span a total of five years."

However, Pressley advises homeowners and investors alike to not count on the Olympics for driving enormous house price growth, and to focus on the Olympics for what they are: a fantastic display of talent, sportsmanship and national pride.



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## RECENT SALES

<b>CENTURY 21</b> <small>Adams &amp; Costello</small>	6/43 Berrima Str, Wynnum	\$450,000	2	1	1	124m <sup>2</sup>	7/25 Glenora Str, Wynnum	\$443,000	2	1	1	152m <sup>2</sup>
	9/133 Stannard Rd, Manly West	\$810,000	4	2	2	394m <sup>2</sup>	7/23 Tallis Str, Wakerley	\$460,000	3	2	1	139m <sup>2</sup>
	11/15 Besham Pde, Wynnum	\$455,000	2	2	1	92m <sup>2</sup>	42/20 Kianawah Rd South, Manly West	\$550,000	3	2	2	154m <sup>2</sup>
 Wynnum/Manly	76 Waterview Ave Wynnum	\$615,000	3	2	1	405m <sup>2</sup>	74 Malabar St Wynnum West	\$617,500	6	3	2	610m <sup>2</sup>
	211 Sibley Rd Wynnum West	\$495,000	4	1	1	486m <sup>2</sup>						
Place. 	173 Ernest Street, Manly	\$1.5M	3	1	3	810m <sup>2</sup>	9 Cusack Parade, Wynnum	\$1.75M	4	2	2	601m <sup>2</sup>
	10 Wellington Street, Many	\$2.150M	4	2	2	486m <sup>2</sup>						
<b>Raine&amp;Horne.</b>	26 Chestnut Street, Wynnum	\$1,170,000	3	2	2	405m <sup>2</sup>	17 Chestnut Street, Wynnum	\$980,000	3	2	2	405m <sup>2</sup>
	1/65 Ronald Street, Wynnum	\$415,000	2	2	1	N/A	47/22 Dasyure Place, Wynnum West	\$431,000	3	2	2	N/A
	175 Wondall Road, Wynnum West	\$800,000	3	2	4	660m <sup>2</sup>	129 Glenora Street, Wynnum	\$930,000	4	2	2	810m <sup>2</sup>
	47 Thomas Street, Wynnum	\$995,000	4	2	2	577m <sup>2</sup>	62 Hannah Circuit, Manly West	\$1,325,000	5	2	2	800m <sup>2</sup>

## NEW LISTINGS

<b>CENTURY 21</b> <small>Adams &amp; Costello</small>	29/20 Kianawah Rd South, Manly West	N/A	3	4	2	151m <sup>2</sup>	Place. 	146 Stratton Terrace, Manly	For Sale	4	2	0	405m <sup>2</sup>
	709 Esplanade, Lota	N/A	4	2	2	460m <sup>2</sup>		33/8 Zahner Place, Manly West	For Sale	3	2	1	N/A
	38/19 O'Reilly Str, Wakerley	N/A	3	2	1	137m <sup>2</sup>		34/21 Byron Street, Bulimba	For Sale	2	2	2	N/A
 Wynnum/Manly	8 Greggor St Wynnum West	\$900,000 +	3	2	2	840m <sup>2</sup>		21 Figtree Place, Wakerley	For Sale	4	2	2	500m <sup>2</sup>
	6/167 Wynnum Esplanade Wynnum	\$699,000	3	2	1	119m <sup>2</sup>		8c Tralee Street, Manly West	For Sale	4	3	2	1107m <sup>2</sup>
<b>Raine&amp;Horne.</b>	52 Cedar Street, Wynnum	For Sale	5	3	2	404m <sup>2</sup>		11 Aqua Court, Wakerley	For Sale	4	3	2	405m <sup>2</sup>
	42 Bulgin Street, Wynnum West	\$660,000+	3	2	3	622m <sup>2</sup>							

This information has been supplied by local real estate agents. The list is not intended to be exhaustive. DBL takes no responsibility for the data which has been supplied by third parties. DBL Solicitors assists Buyers, Sellers and Real Estate Agents with all the legals of Residential Conveyancing.

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If you're looking for a job, a club to join, a school or a real estate agent, log on to The Community Leader online, and look locally. Each month we'll be adding more links and content.

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