



# REAL ESTATE

## NEWS & VIEWS



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APRIL 2022

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**LOCAL LISTINGS**

**LISTINGS**

The best way to see what local property is on the market in your community.

**Auction**  
78 Preston Road, Manly West 4179

**New Listing**  
151 Fleming Road, Hemmant 4174

**Best Offer Before 11th April at 2pm**  
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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, Capalaba, Birkdale 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.

## LOCAL PICK UP POINTS

<b>BELMONT</b>	<b>MANLY</b>	Stacy Lee Realty	Majestic Cinemas
Belmont IGA	Belle Manly	Tide on the Jetty	Wynnum
Belmont Newsagent	Celtic Corner		Perry's Fruit Market
<b>TINGALPA</b>	Manly Hotel	<b>MANLY WEST</b>	Sash & Gable
Tingalpa Newsagent	Manly Village	Wynnum Leagues	Waterloo Bay Leisure
Fielders	Shopping Centre	Club	Centre
<b>GUMDALE</b>	Sorrentino Property	Club Manly	Wynnum Plaza
McGrath	Raine and Horne	<b>WYNNUM</b>	
	Office	Lamonds Estate Agents	



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## MAY BOOKINGS

- Advertising cut off 27th of April
- Distribution begins 3rd to 11th of May to shopping centres and into homes.

## ADVERTISEMENT SIZES

Full Page	318mm deep x 265mm wide
Half Page	135mm deep x 265mm wide
Quarter Page	68mm deep x 265mm wide (not available to real estate agents)
Strip Ad	40mm deep x 265mm wide (not available to real estate agents)

Contact 0421 786 302 for more information.



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11 EARL PARADE, **MANLY**



16 ASHTON STREET, **WYNNUM**



19 ARMYTAGE STREET, **LOTA**



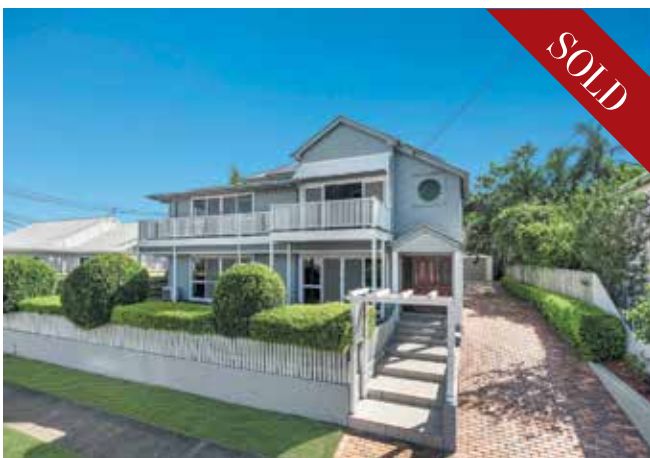
28 BARRAMUNDI STREET, **MANLY WEST**



58 OCEANA TERRACE, **MANLY**



95 BOSWELL TERRACE, **MANLY**



113 OCEANA TERRACE, **MANLY**



130 BOSWELL TERRACE, **MANLY**



26 OUTRAM STREET, **LOTA**

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SORRENTINO  
PROPERTY





# Time to plan ahead

CONTRIBUTED BY THE PUBLIC TRUSTEE

**Planning ahead for the unexpected is vital to ensuring, no matter what happens in life, Queenslanders' wishes, values and care preferences are known by our loved ones.**

Advance care plans communicate your preferences and wishes for future care needs that can be activated and enacted in the event an individual is unable to make decisions for themselves or communicate their wishes.

CEO and Public Trustee of Queensland Samay Zhouand said advance care planning assists in securing your wishes and preferences are enacted in the event your decision-making capacity is impacted.

"Your advance life plan could include your Statement of Choices, listing your values, beliefs and care preferences as well as legal documents including an Enduring Power of Attorney and Advance Health Directive," Mr Zhouand said.

These documents protect Queenslanders and support their loved ones to make decisions on their behalf, through what can be very difficult circumstances.

Advance life planning documents and conversations with loved ones also protect what is most important in life, giving the opportunity for Queenslanders to outline care arrangements for individuals, children, or pets, in the event that it is needed.

Mr Zhouand said all Queenslanders should have advance life plans in place, no matter our age, as we just don't know what could be around the corner.

"Queenslanders often believe that they only need to have arrangements in place when they get older.

"It is devastating, but we see young people impacted by an accident or illness that leaves them unable to make decisions for themselves.

"Without the appropriate documents in place, their loved ones are often left to guess if the decisions being made on their behalf truly reflect what they would have wanted, adding



additional stress to the family in already very difficult situations," he said.

Queenslanders want the best for their families, and the best way to do that is to be prepared for the unexpected.

"This begins by having a conversation with loved ones about what is most important, including the treatment and care options that best align with individual wishes and preferences."

Mr Zhouand said no matter what age, it is time to plan ahead by ensuring wishes are known.

"Making your intentions known can help provide you and your family peace of mind in uncertain and emotional times.

"For advice based on individual circumstances, contact your local solicitor, legal firm or a practitioner that specialises in Elder Law, or you can contact the Public Trustee for more information," he said.

Visit the Public Trustee website for more information – [www.pt.qld.gov.au](http://www.pt.qld.gov.au).



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For Sale



5 2 2

### 14 Daphne Place, Wakerley

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View By appointment  
Price Expression of Interest

- 5 bedrooms (Master ensuite and walk-in)
- 1 media room
- 2 car garage
- Ducted air conditioning throughout
- 20x solar panels
- Water tank
- AEG Oven
- iLVE Microwave
- Electric hot water

**Byron Freeborn**  
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byron.freeborn@wynnum.rh.com.au

For Sale



4 3 2

### 7 Berringar Street, Wynnum

Large Modern Home with an Expansive Vista!

View By appointment  
Price Expression of Interest

- 4 bedrooms (All with built-in wardrobes and ceiling fans, air-con in Master)
- 2 bathrooms (3 toilets)
- Double garage
- Gas cooking and Gas hot water system
- Plentiful amount of storage
- Rain water tank (Plumbed into toilets and laundry)

**Byron Freeborn**  
0416 967 802

byron.freeborn@wynnum.rh.com.au

For Sale



4 2 2

### 9 Sunburst Court, Capalaba

Trendy meets comfort at Sunburst Court!

View By appointment  
Price Make an Offer

- 4 bedrooms (All with built-in wardrobes, and ceiling fans. Master has a walk-in wardrobe and ensuite)
- 2 bathrooms
- 2 living areas
- 2 dining areas
- Double garage
- Large shed in backyard
- In-ground pool
- 10 solar panels

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0416 967 802

byron.freeborn@wynnum.rh.com.au

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183 Bay Terrace, Wynnum  
rh.com.au/wynnum

Sold & Congratulations



4 2 2

### 11 Cola Crescent, Wynnum West

Spacious One Level - 651m<sup>2</sup> Land - Quiet Location & Convenient

Price offers over \$990,000

- Master has ensuite & walk thru robe
- Main bathroom & separate toilet
- Walk-in linen in hallway
- Very spacious open plan living and dining
- Living areas open to under roof patio and garden
- Air conditioning to media, master and 3rd bedroom
- Separate media room adjoins main living area
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## SOLD PROPERTIES



36 Parkview Avenue, Wynnum **\$1,470,000**



5/35 Benalla Street, Manly **Undisclosed**



79 Gordon Parade, Wynnum **\$900,000**



4 Besham Parade, Wynnum **\$1,175,000**



25 Pamela Street, Wynnum West **\$820,000**



9 McCurley Street, Wynnum West **\$1,055,000**



10 Holloway Street, Birkdale **\$886,000**



18 Viewland Crescent, Thornlands **\$805,000**



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abe.g@belleproperty.com



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matt.ratcliffe@belleproperty.com



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PROPERTY





# Should I provide a price guide for my property?

BY THE REAL ESTATE INSTITUTE OF QUEENSLAND (REIQ) CEO ANTONIA MERCORELLA

If you've been looking at real estate listings in Queensland recently, you may have noticed that it's increasingly uncommon for properties to be marketed with a price guide. For sellers and their sales agents, there are a number of things to consider regarding whether they decide to display a price on the property listing and there's many options within the legislative rules depending on the method of sale.

In Queensland, real estate agents and the way they market and sell a property is governed by the Property Occupations Act ("the Act").

## **AUCTIONS**

Given Queensland properties are currently selling for prices well above expectations, it's not surprising that more people are opting for the auction method of sale, where it's completely up to the market to decide the price. However, you'll notice that you never see a price guide for properties going to sale in Queensland via auction. That's because the Act outlines that, in the case of a property being sold by auction, that agents are not allowed to provide a price representation or price guide (both in marketing material or verbally). However, if they have consent from the property owner, real estate agents can provide prospective buyers with a Comparative Market Analysis ("CMA") which includes comparable sales, recently sold in that suburb, with similar attributes.

## **PRIVATE TREATY SALES**

If a property is being sold by private treaty (a method of sale whereby offers can be made at any time and a sale price is negotiated between the seller and buyer), sellers may opt to nominate an asking price or provide a price range. In some cases, however, sellers may opt for a private treaty sale and choose not to provide any price or price guide and simply invite offers from interested buyers. If a seller has opted to sell without a price, real estate agents are required to follow the vendor's instructions and by law, they cannot provide a price guide or make any representation regarding price. As with auctions, the rules are then the same, and with consent from the property owner, they can still provide a CMA to prospective buyers.

There is an important exception to the 'no price rules' when it comes to property portal websites. Even when a property is not being sold without a price guide, agents are allowed to upload a property using a price range at the 'back-end' of the website. This is to enable people to search for property using broad price criteria. Whilst this may be helpful to distinguish a \$500,000 property from a \$1.5m property in a suburb, this should not be relied on as a price indicator. You'll notice a disclaimer on property listings being sold by auction confirming that while a price guide cannot be provided, the website may have filtered the property into a price bracket for website functionality purposes.



## **WHEN TO PUT A PRICE**

In some cases, a marketing campaign for property may commence without a price guide but this may be disclosed at a later date. This may be because there is limited comparable sales data in the suburb or because the property is highly unique.

In this case, real estate agents may recommend to sellers that they start the marketing campaign without a price for a short period of time to test the market. By holding a few open homes first without a price, the agent can gather some feedback from the marketplace on where they think the property's value sits. Then, based on this feedback, they may later add a price guide to their marketing campaign.

If you are relying on past sales in the neighbourhood to try and determine your price guide or offer, be hyper aware that because we're in such a fast-moving market, by the time the data is released, the market has probably moved on. Data even from 3-6 months ago could be stale. If you're a seller, your real estate agent will have their finger on the pulse of the market and may be aware of recent settled sales prices before they've even appeared on property portals. If you're a buyer, talk to a buyer's agent who can act on your behalf – they can provide information on what's a reasonable price in this quickly moving market and negotiate on your behalf.



## Buying or selling?

**Chris McKenna**

0434 526 382

[chris.mckenna@raywhite.com](mailto:chris.mckenna@raywhite.com)

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# A change in Place for Brisbane's bayside

FROM PLACE ESTATE AGENTS, MANLY

**Chief Executive Officer of Place Estate Agents, Damian Hackett, is excited to announce a change in ownership of the established Place office in Manly.**

"Place have had a footprint in the bayside suburbs of Brisbane for many years, and we are excited to see how this can be enhanced under the leadership of experienced agent and Director of Place Gumdale, Glenn Bool," said Mr Hackett.

"In 2021, we saw Glenn transition from Agent to Director as he opened our newest office, Place Gumdale. He has shone as a leader and the growth has been exceptional, evident in the way he has attracted some of the area's top talent, growing from a team of three to 15 in just six months."

Joint managing Director of the company, Paul Curtain, said that Manly and surrounding suburbs are some of the city's most sought-after, particularly for those seeking the water lifestyle without being too far from the CBD. Given the growth in Glenn's business, expanding the service and expertise his team already brings to the bayside area was a natural progression.

"Manly and its surrounds will be serviced by experienced agents from our Gumdale and Bulimba teams who have been listing and selling in Manly for years already," said Mr Curtain. "They have a presence in the area and are cherished members of the tight-knit community. Since opening our Gumdale office with Glenn, it has become increasingly clear that agents, new and experienced, are seeking a respected brand and greater backend support which was previously not available to them in the area."

Mr Bool said that the opportunity to take over Manly just felt right for him and his team, many of whom have deep connections in the area.

"There is no denying that people love the lifestyle on offer in the Bayside, it is a place people want to be and is experiencing rapid growth," said Mr Bool.



"We are also proudly sponsoring the Wynnum Manly Seagulls, a personal favourite of mine! We are really looking forward to further embedding ourselves in the community, as well as providing the outstanding service we are known for when it comes to buying, selling, and leasing property in Brisbane.

"While we look to secure the ideal location for our new office, we will continue to operate out of our brand new Gumdale office in the East Side Village."

The Manly office will now operate under Place's Professional Services Business Model, designed to deliver all back-end services to new and established offices, including HR, finance, legal compliance, contracts, marketing, and public relations, allowing agents to do that they do best – help people find their happy Place.

Get in touch with the team at Place Manly for all your Bayside property needs.  
3107 6966 | manly@eplace.com.au



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# A new wave of real estate excellence *has rolled into the bay.*



**SOLD** \$1,085,000

403/44 Bay Terrace, Wynnum  
by Richard Myers & Hayden Russell



**SOLD** \$3,200,000

23 Caravel Court, Raby Bay  
by Caiti Shaw & Jane Hayes



**SOLD** \$1,380,000

20 Tamaree Avenue, Wynnum  
by Jacqui Brown



**SOLD** \$1,080,000

6 Aberdeen Place, Manly West  
by Richard Myers & Hayden Russell



**SOLD** \$2,750,000

42 Boston Road, Belmont  
by Caiti Shaw & Jane Hayes



**SOLD** \$1,300,000

20/72 Bride Street, Wynnum  
by Jacqui Brown

**HELPING PEOPLE FIND THEIR  
HAPPY PLACE IN MANLY AND  
SURROUNDING SUBURBS.**

Now under new ownership, Place Manly services another key market across Brisbane's Eastern Suburbs. Manly and surrounding Bayside suburbs will be serviced by experienced agents from our Gumdale and Bulimba teams who are active members of the community and have been delivering outstanding levels of service to buyers, sellers, landlords and tenants for years already. At the helm is Glenn Bool, who brings a wealth of experience in the residential real estate industry as a Lead Agent and professional auctioneer. The team will be operating out of our fast-paced Gumdale office while we look to secure the ideal location for our new office in Manly.



Get in touch with the Place Manly team today.  
**3107 6966 | [manly@eplace.com.au](mailto:manly@eplace.com.au)**





FOR SALE  
FOR RENT  
SOLD

# JUST LISTED

27 Hemmant Tingalpa Road, Hemmant



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PROPERTY

belle PROPERTY

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4 2 1 • House

belle PROPERTY

Lota

**\$940 per weekly**  
13 Belgamba Street, Lota 4179

5 3 2 • House

belle PROPERTY

Wakerley

**\$720 per weekly**  
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4 2 3 • House

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Licensed Real Estate Agent • Wellington Point

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Sash & Gable  
PROPERTY

Sash & Gable PROPERTY

Manly West

**On-Site**  
5 Rickston Street, Manly West 4179

3 2 2 • House

Sash & Gable PROPERTY

Wynnum

**Rooms 2/113b Edith St, Wynnum**  
51 Wilde Street, Wynnum 4178

4 3 3 • House

Sash & Gable PROPERTY

Manly West

**\$1,015,000**  
16 Lyrian Street, Manly West 4179

4 2 2 • House

Sash & Gable PROPERTY

Principal • Wynnum/Manly

**Gail Gobey**  
Sash & Gable Property  
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Raine & Horne

Raine & Horne

Wynnum West

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84 Malabar Street, Wynnum West 4178

3 2 2 • House

Raine & Horne

Wynnum West

**offers over \$990,000**  
11 Cola Crescent, Wynnum West 4178

4 2 2 • House

OCEAN REALTY

East Brisbane

**OFFERS OVER \$599,000.00**  
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2 1 1 • Apartment

OCEAN REALTY

Sales Agent • Wynnum / Manly

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- finalising your property settlement properly will prevent your ex from making further claims on your property.



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## FIELD OF DREAMS

### HEMMANT – PORT PRECINCT

TENDER CLOSING 29/4/22

The magnificent 7418m<sup>2</sup> is suitable for the executive who likes to entertain or will make a successful Development Project. At the back on an elevation is a master built split level of 5 beds and 3 bathrooms as well as sheds out the front for vehicles or a tradie. Apart from the house is a sizeable donger which could be HQ for the men's den with a full-size pool table, kitchen, bar and bathroom. At the front is a rich citrus grove. Privacy trees surround this flood free block.

**Developers** may rejoice with nearby Park, Doboy creek which is mudcrab mecca, Queensland Film Studios, Morgan's Moorings and Queensport Tavern. The booming Port of Brisbane, Gateway bridge and nearby Manly Harbour, site of the Olympic yachting, are all just 15 minutes away. Convenience is the key from this ecology allotment. Room for ponies, putt putt and pool. Desiderata

**Contact:** Barry Myatt 3893 0360 or 0403 377 211

Or come see us at 395 Tingal Rd Wynnum North  
The Top of Tingal Hill



Ph: 38930360 | Email: [sales@barrymyattrealty.com.au](mailto:sales@barrymyattrealty.com.au)

**Barry Myatt Realty**

### Publication Update

We have introduced a new section in the centre spread of The Community Leader and Real Estate News & Views.

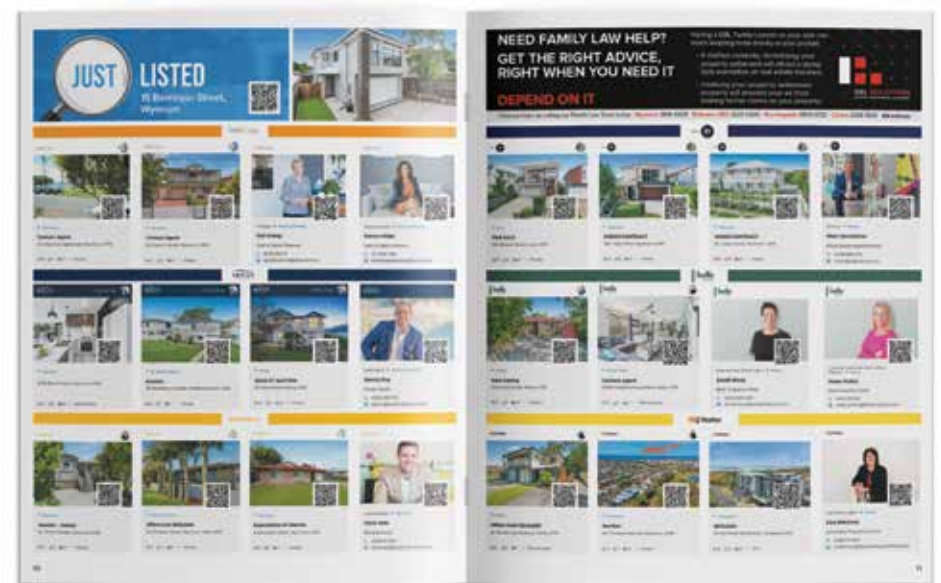
### New Just Listed

The objective of the new section is to give you an opportunity to market your home to locals in an affordable way.

To help plan your campaign with your local agent, The Community Leader is distributed at the start of each month, and Real Estate News & Views is distributed in the middle of each month.

Just Listed is supported by a digital offering on The Community Leader website called Local Listings, where you can view videos, photos and find the contact details of each agent. Simply scan the QR codes and they will take you to each property.

Ask your agent for more information.







# Eliminate potential plumbing problems

CONTRIBUTED BY THE QUEENSLAND BUILDING AND CONSTRUCTION COMMISSION (QBCC)

**Did you know that March 11 was World Plumbing Day? Since 2010 this annual worldwide event has recognised the importance of the plumbing industry in the health and safety of communities.**

Plumbers and drainers are recognised as specialised tradespeople who ensure clean drinking water is on tap in your home, and that liquid waste is disposed of with minimal risk of spreading disease.

### Use a licensed contractor

To help protect the health of Queenslanders, all plumbers and drainers in the state doing work of any value must hold an appropriate service trades licence with the Queensland Building and Construction Commission (QBCC).

Not only do plumbers and drainers need to be licensed when doing work in your home, the fittings they use must also meet Australian standards. For example, due to health concerns lead pipes are no longer installed for drinking water when building new homes.

### Use WaterMark products

In Australia, plumbing and drainage products are labelled with WaterMark certification if they meet Australian building standards. Products without this certification may not meet Australian standards and in Queensland are also classified as a non-conforming building product.

To ensure any plumbing and drainage products used in your home meet Australian standards look for the WaterMark certification. This is especially important if you are sourcing products online. Using WaterMark certified products means they are fit for purpose, authorised for installation and safe for you and your family.



### Use QBCC's online licence search

Go to the licence register at [qbcc.qld.gov.au](http://qbcc.qld.gov.au) to check that the tradesperson you have engaged is appropriately licensed. For other information and tools for home owners check our website or call us on 139 333.



## Sell your Bayside property with confidence.

Contact Liza Martinez to book an appraisal today!



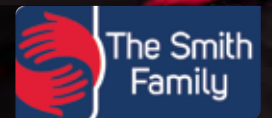
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Subscribe to keep up to date with what's on in your neighbourhood.

[www.thecommunityleader.com.au](http://www.thecommunityleader.com.au)







# REIQ's analysis of doubling the Home Guarantee Scheme

CONTRIBUTED BY THE REIQ

The 2022 Federal Budget delivered some good news for the Queensland real estate market, with the main initiative to tackle housing affordability being the continuation of the Home Guarantee Scheme and the doubling of the places offered.

The Real Estate Institute of Queensland (REIQ) CEO Antonia Mercorella welcomed the expansion of the Home Guarantee Scheme from 20,000 to 50,000 places a year – but expressed concerns over whether the measures went far enough to have a meaningful impact.

“This Federal Budget gets a tick of approval from us for its support for single parent families and first home buyers and its objective to encourage people to move the regions,” Ms Mercorella said.

“However, while expanding the Home Guarantee Scheme is a good start and definitely a step in the right direction, it must be acknowledged that 50,000 places is not nearly enough to meet national demand.”

## FIRST HOME GUARANTEE

“The REIQ welcomes support for first home buyers with 35,000 places announced as part of the extended First Home Guarantee allowing them to purchase a home with a 5% deposit without having to pay mortgage insurance because the government guarantees the loan,” Ms Mercorella said.

“Any budgetary measures that support first home buyers to manage the challenge of saving a significant deposit and realising their dream of home ownership sooner is to be applauded.

“However, considering there were nearly 17,000 first home buyer loans in Queensland alone in the year to January 2022 (ABS), and 36,000 first home buyer loans in Queensland alone last financial year (boosted by the HomeBuilder Grant), you can see how 35,000 places nationally is not going to make much of a dent on demand.”

## FAMILY HOME GUARANTEE

“The REIQ is pleased to see there are another 5,000 places for single parents who earn up to \$125,000 a year to have assisted access to established housing under the Family Home Guarantee - allowing them to purchase their first properties or re-enter the housing market with just a 2% deposit,” Ms Mercorella said.

“Extending the support to assist single parent families is commendable. Particularly considering when this initiative was first introduced, it was restricted to 10,000 places over four years (2,500 yearly caps).

“We recognise it’s increasingly challenging to come up with the 10% deposit needed to achieve the dream of home ownership, and we’d like to see the Government getting more innovative and creative with solutions to address this.”

## REGIONAL HOME GUARANTEE

“While the REIQ welcomes the new Regional Home Guarantee, with 10,000 places per year for migrants and anyone who has not owned a property for five years – it’s disappointing to see that this initiative is restricted to either building or buying a newly built home,” Ms Mercorella said.

“By doing so, it fails to recognise the entry barriers for many first home buyers, particularly for young families for whom new construction isn’t an affordable or practical option over established housing options.

“To have the desired impact, this initiative needs to be extended to established housing.

“Further, when it comes accessing the Regional Home Guarantee, Queensland is at a disadvantage due to our larger decentralised population.

“With a significant portion of our population living outside of our capital city, and high interstate migration to Queensland’s regions, 10,000 places is simply too low for Queensland.”

## HOUSING AFFORDABILITY

“It’s clear that all three programs under the Home Guarantee Scheme – the extended First Home Guarantee (previously called the First Home Loan Deposit Scheme), the extended Family Home Guarantee, and the new Regional Home Guarantee have been introduced to address

housing affordability nationally,” Ms Mercorella said.

“It’s no secret that affordability is a hot topic sure to be on voter’s minds as it increasingly becomes a prevalent issue all around Australia.

“We acknowledge that we can’t just rely on the Federal Government to tackle housing affordability, and that’s why the REIQ would support all levels of Government working together to develop a bi-partisan plan to address housing affordability and better planning for our future housing needs.”

## DOWNSIZING

“This Budget misses an opportunity to encourage older Australians to sell the family home that is now too large and move into a better-suited sized home,” she said.

“There are thousands of under-utilised properties in Queensland and throughout Australia due to people living in their homes years longer than is suitable for their stage in life.

“High transactional costs are a key deterrent for this prolonged property hold – such as stamp duty alongside other costs associated with buying and selling, and more can be done to make downsizing a much easier financial decision for older Queenslanders, to significantly free up much-needed housing stock.”



### Can I install solar panels on asbestos?

ESP Projects' team is experienced in solar installation on asbestos roofs – in fact, Work Place Health and Safety have approved our method of drilling and we follow their PPE requirements with properly rated asbestos coveralls and face masks.

Starting with a free site inspection, we'll inspect your roof and advise if it's suitable for solar installation.

Provided your asbestos roof is in good condition, our team can install your solar system using professional protective PPE, drilling through silicone (which catches any fibres) to install the rail that holds the solar panels.

We believe that everyone has the right to solar, as long as it's safe to do so. We're surprised at the cost some homeowners are quoted for working on an asbestos roof – there is an extra cost, but it's not prohibitive, and we know what we are doing!

### How about decramastic roofs?

ESP Projects also work on decramastic roofs, which require care and 'light' walking during installation.

Following a free site inspection, we'll advise if your roof is suitable for a solar install. The cost is not prohibitive, and you can have solar power in no time with little extra cost.

ESP Projects' team are all employees, not contractors; they understand that your home is precious, and they know the value of looking after your home as if it was their own.

## SERVICES

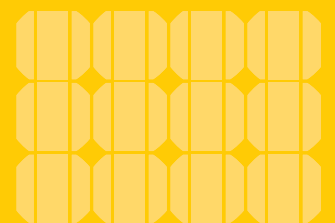
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118 Wynnum North Road, Wynnum **\$1,105,000** 4 2 2 810sqm

## NEW LISTINGS

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4 2 2 751sqm

7 Berringar Street, Wynnum **POA**  
4 3 2 405sqm

14 Daphne Place, Wakerley **EOI**  
5 2 2 522sqm

31 Wassell Street, Wynnum **POA**  
LAND 410sqm

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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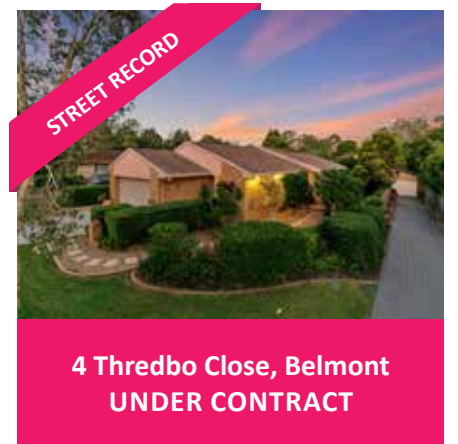


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