



THINGS ARE LOOKING BRIGHT ON THE SUNSHINE COAST

Stand aside Brisbane and Gold Coast, the experts are now looking towards the Sunshine Coast as the new Boom Market in town.

This is the region located to the north of Brisbane with an urban area spanning approx 60 km of coastline and hinterland from Caloundra to Noosa.

Considered for many years as a Retiree or Tourist destination, the area is transitioning to becoming a well-rounded regional economy, happening largely through infrastructure spending, some of which is creating new industries.

Some of this infrastructure includes the Sunshine Coast University, the \$2 billion University Hospital, the Maroochydore Airport Expansion Project (to be international by 2020), upgraded rail projects, and the International Broadband Network Project.

This new industry is attracting people to the Sunshine Coast, chasing job opportunities and lifestyle.



A rising population is supporting the local construction industry with new developments set to also boost the region's economy.

In response to client feedback, Solutions Property Management is pleased to announce that we are now servicing the Sunshine Coast region.

If you have an investment property in this area, we would love to assist. Please contact us on (07) 3888 0098 or admin@solutionsproperty.com.au.

NOOSA - THE NEW LEADER FOR HOUSE PRICE GROWTH *REIQ Media Release - 10/09/2018*

NOOSA, on the Sunshine Coast, has delivered the strongest growth in the state, with the median house price growing 6.9 per cent over the 12 months to June, and units growing 10.2 per cent, according to the REIQ Queensland Market Monitor, released today (September 10).

Noosa steals the title from Gold Coast, which has led the state for house growth for the past two quarters. Noosa's annual median house price, from 862 sales in the year to June, is \$695,000. The annual median unit price is \$540,000. Noosa is now Queensland's most prestigious market, eclipsing the Brisbane LGA median house price of \$673,000 and the Gold Coast LGA of \$622,031.

REIQ CEO Antonia Mercorella said Noosa had all the ingredients for price growth. "This is a highly desirable part of the world, with stunning natural features, world-class beaches, beautiful climate year-round, outstanding shopping and dining precincts, and, crucially, exclusivity. There is limited housing supply being added to Noosa and competition is obviously driving price growth."

"Looking forward, once the Bruce Highway upgrades are completed and commuting to Brisbane becomes more feasible, it's likely we'll see added demand for Sunshine Coast living," Ms Mercorella said. "This area would benefit from greater supply levels, undoubtedly."

The rest of the Sunshine Coast region delivered similarly strong results for the year to June 2018. The Sunshine Coast LGA grew 6.5 per cent to a median house price of \$575,000, from 4381 sales.

SEPTEMBER LEASING REPORT

The past few weeks saw a decline in enquiries and applications, giving our Leasing Team a chance to catch their breath.

Interestingly, although the total number of applications has decreased, we have found that the number of **quality** applications has increased.

This is good news for our owner clients, who continue to enjoy low vacancy periods.

NORTHSIDE: 25 PROPERTIES LEASED
VACANCY RATE 0.53%

SOUTHSIDE: 16 PROPERTIES LEASED
VACANCY RATE 0.70%



SALES MARKET UPDATE

By Phillip Murray, Sales Manager



The latest round of statistics released for the Australian Housing Market has confirmed what many were predicting: that the price increase bubble has burst for Sydney and Melbourne, with prices coming off by about 5% on average over the same quarter last year for both cities. The reasons are no doubt lack of affordability especially amongst first home buyers, and recent tightening up of major banks on lending criteria, probably pre-empting the recommendations to come from the Banking Royal Commission.

This may have an upside for the Brisbane market with a new batch of interstate buyers looking for a more affordable option. Because the Brisbane Housing Market hasn't seen the dramatic price increases of the Southern capitals, it appears we will continue to see the gradual price increases we have been seeing over the past few years (about 5% across the board). However with such a diverse market as Brisbane, talking about 'average' prices can be very misleading. As an example the Brisbane middle ring detached market has shown good growth of up to 10%, while the unit market has decreased by up to 15% due to massive over-supply. The outer Northern and Southern housing markets, which include much of our trade area, have only shown mild increases over the past few years but is underpinned by good rental returns compared to the rest of SE Queensland.

This could be the perfect time to increase your Real Estate portfolio. Now that our Sales Division has taken root we have a number of good quality listings currently Managed by our office, most with good stable tenancies in place. Thank you again for your support and I look forward to talking to many more of you in the coming months.

You can view our sales listings at:

<https://www.solutionsproperty.com.au/home/property-for-sale/>

OCTOBER DISBURSEMENTS

WED 3RD
WED 10TH
WED 17TH
WED 24TH
WED 31ST

MONTHLY STATEMENT

ISSUED:

WED 31ST



OFFICE
HOLIDAYS:

QUEEN'S
BIRTHDAY
1/10/18

