

David Millar REAL ESTATE

SALES AND RENTALS NEWSLETTER

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Selling in Caloundra since 1988



DAVE MILLAR

I am DAVE Millar, a second generation real estate agent offering you the knowledge and experience of my family's decades of involvement in the Caloundra real estate market and giving you full disclosure during the marketing process plus competitive commission rates. Our company also offers property management on a very personal basis **THIS IS A GREAT MARKET - JUST STUDY THE INDIVIDUAL SUBURB SALES ON THE REAR PAGE.**

Get The **Right** Advice

A Successful boutique company offering extremely competitive Commission rates and a trouble-free on-market process.

"PROPERTY" - WHERE TO IN 2022

Every property cycle is different. If there was an equation with specific information to be analysed, the property market could be predicted with an app. Currently, we have record prices, dramatic undersupply, the question of affordability, interest rates and inflation which all have bearing on the property market. Answer these questions and a certain path forward would be easy. The most significant factor to take on board is that property is a long-term game, and for sure today's prices will in the future seem to have been excellent buying, this has been the story for decades.

Certainly, now in the late 2021 we all look back and wonder why did 2021 witness such huge capital appreciation that very few people predicted or even imagined and again where is the market heading? David Millar Real Estate consider ourselves to be the property experts, with decades of experience and knowledge and giving the right advice is our Company Motto, well there is only one sure piece of advice we dare give in these times, 2022 will not in any shape or form witness price increases like we have seen in 2021.

Regarding the statement above the answer is why???? Quite simply, the lending process is being ever so subtly manoeuvred into a tougher process by the banks and the reserve bank and secondly the question of affordability particularly in our Queensland market is coming into play, simply our wage structure is not as strong as our Southern counterparts. A significant point should be made, the coastal market divides into distinct different categories and not necessarily in the order set out. INVESTORS -- PERMANENT RESIDENTS: THE WORKFORCES THAT ARE THE UNDERPIN OF OUR COMMUNITY -- RETIREES WHO FALL INTO THREE CATEGORIES -- THE SUPER WEALTHY -- THE AVERAGE MR & MRS CITIZEN, PLUS THOSE PEOPLE NEAR TO RETIREMENT WISHING TO ATTAIN THEIR RETIREMENT PROPERTY FOR THE VERY NEAR FUTURE.

Possibly the last piece of advice we at David Millar Real Estate can offer is, if you are considering selling GIVE IT A TRY NOW OR EARLY IN THE NEW YEAR - your potential market is great, currently the major agencies are all extremely short of stock and prices as seen on the next page verify what a great market we are witnessing. We all hope 2022 will witness a return to normality in the case of the Real Estate Industry. More buoyant stock levels giving the buying public some choice and more importantly those owners wishing to sell a property to relocate to. We at David Millar Real Estate wish everyone all the best in your property search.

CONTACT OUR TEAM:

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WHO MANAGES YOUR RENTAL PROPERTY - YOUR TRUSTED ASSET?

GIVE DAVID MILLAR REAL ESTATE A CALL

Lee Morrow is my name. I am the Senior Property Manager at David Millar Real Estate. I have 21 years' experience in the industry, and I endeavour to know and contact all my owners. Obviously, I text and email, however, I still manage our rentals properties on a personal basis. Our office policy is - our clients are not just a number,

WHY CHOOSE US

The David Millar Real Estate team are highly experienced and understand every facet of property management. Property Management over the past few years has become more complex with compliance issues and changing legalisation. I keep a database of tenants ready to occupy properties, my aim being to lease the property before it is advertised.

Please feel free to call me and discuss your rental property requirements with me at anytime on 07 5491 3344.

Average Sold Prices for the past Three Months in Caloundra and Suburbs

SUBURB	NUMBER SOLD	AVERAGE PRICE
Dicky Beach (excluding \$4.8 mil sale)	8	\$1,497,000
Moffat Beach	6	\$1,218,000
Shelly Beach	4	\$1,495,000
Golden Beach	17	\$ 978,000
Pelican Waters	15	\$1,407,000
Aroona	9	\$ 925,000
Battery Hill	10	\$ 884,000
Caloundra West	22	\$ 722,000
Currimundi	11	\$ 936,000
Kings Beach (units only)	24	\$ 636,000

Disclaimer: David Millar Real Estate have obtained this market information from industry websites that are common knowledge and are available to the public and subsequently we are not liable for any errors or omissions in the information stated above.

David Millar Real Estate Recent Sales

Residence	Aroona	\$ 880,000
Unit Monterey Lodge	Kings Beach	\$1,050,000
Unit The Observatory	Kings Beach	\$1,050,000
Unit Aurora Pacific	Kings Beach	\$ 739,000
Unit Pumicestone Apartments	Caloundra	\$ 811,000 (2 bed, 2 bath, 2 car, ground level)
Residence	Kawana Forest	\$ 738,000

Call us at David Millar Real Estate, we will attain a top sale price.

We charge very competitive commission rates with marketing costs (if any) paid on settlement.

Get The **Right** Advice