

## **Feb 2021 Newsletter**

Dear Owners,

Happy Chinese New year! And I wish the relationship between Australia and China will get improved in 2021.



### **What is happening in the market?**

I have sold all the listings I got in Harbour Town Villas. I just listed another property in Arundel similar size townhouse. We had over 1600 click for the first week and did two open home with 5 written offers. \$20k over what seller expected. 3 out of 5 are investors.

<https://www.realestate.com.au/property-townhouse-qld-arundel-135426374>

Obviously it will be sold straight away. Not much stock at moment and lots of inquiries from inner state buyers.

### **Crazy Rental Market Remain**

Almost each rental listing we upload, within 2 days, we have got 50-70 inquiries and register for viewing. So, I have to change the strategy to ask applicant submit the online application before coming for inspection.

We leased 5 properties in January with amazing results.

1. Unit 40, owner adds dishwasher (\$865), new ceramic cooktop (\$500) with range hood (\$165), total spending \$1530 inc GST, rent jumps from \$380 to \$410

<https://www.theonsitemanager.com.au/townhouse-for-rent/BiggeraWaters-QLD-3891772>

- Unit 46, with fantastic interior design and change couple roller blinds about \$60 each material cost, leased for \$450 a week

<https://www.theonsitemanager.com.au/townhouse-for-rent/BiggeraWaters-QLD-21070399>

- Unit 82, with \$80k full renovation, breaking rental record, \$480 a week

<https://www.theonsitemanager.com.au/townhouse-for-rent/BiggeraWaters-QLD-21070515>

- Unit 87, with \$35k full renovation, previously renting \$420 a week now leased \$450 a week

<https://www.theonsitemanager.com.au/townhouse-for-rent/BiggeraWaters-QLD-21070823>

- Unit 17, finish \$20k renovation within 2 and half weeks, replacing kitchen bench, main bathroom vanity, carpet, paint, ceiling fans in all bedrooms, roller blinds and dishwasher, rent jumps from \$370 to \$450 a week.





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**Renovation on going**



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If you have any questions, please give me a call to discuss further.

Thank you.

Jerry Zhang