



April 2025 Newsletter

Dear Owners,

What is happening in the market?

Here are the list of sells which happened in the last 3 months:

Unit 42 (3 bed 2 bath) is on the market for 3 months with another agent. Trying to get \$670k

<https://www.realestate.com.au/property-townhouse-qld-biggera+waters-147109628>

Unit 65 (3 bed 2 bath with our team to do full electrical upgrade, paint and new carpet)

AJ Boys Pty Ltd sold off market for \$710k during the middle of renovation.

Second record high was about 6 months at unit 14, our team achieved \$686k which was on the market for 2 weeks.

We broke our own record just within 6 months.

Demand for rental properties remains strong

Rental market is steady between \$650-700.

Doing the renovation at unit 62, with new kitchen, ensuite, paint, full electrical upgrade and carpet replacement, we achieved \$750 a week straight away.

Cyclone Alfred

We had over 6 units affected with roof leak issues during cyclone.

We don't have much flood or power outage issue at all which is very lucky.

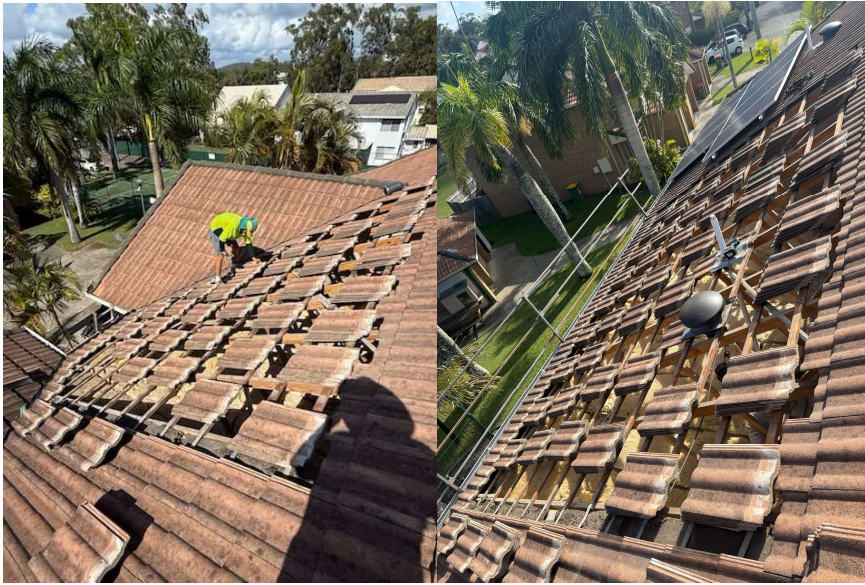
Those 6 units were affected which have got same issue: roof tiles require full reclip due to dirt along the water chanel of roof tiles.

Couple owners went ahead with full reclip option. The company does that provide 5 years warranty and cost is \$2200 inc GST each unit.

HARBOUR TOWN

Villas

AJ BOYS PTY LTD



Jerry Zhang

The onsite manager