



## Suburb Reports

# Contents

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Suburb Reports.....	3
Autumn Newsletter .....	5
Autumn Newsletter 2 .....	7

## Suburb Reports

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### Links

#### Ferny Hills

[https://reawebbooks.com.au/professionalspriority/module\\_resources/pdf\\_module/750/11\\_FernyHillsSales.pdf](https://reawebbooks.com.au/professionalspriority/module_resources/pdf_module/750/11_FernyHillsSales.pdf)

#### Ferny Grove

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#### Arana Hills

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#### Keperra

[https://reawebbooks.com.au/professionalspriority/module\\_resources/pdf\\_module/753/35\\_KeperraSales.pdf](https://reawebbooks.com.au/professionalspriority/module_resources/pdf_module/753/35_KeperraSales.pdf)

#### Everton Hills

[https://reawebbooks.com.au/professionalspriority/module\\_resources/pdf\\_module/754/35\\_EvertonHillsSales.pdf](https://reawebbooks.com.au/professionalspriority/module_resources/pdf_module/754/35_EvertonHillsSales.pdf)

#### Upper Kedron

[https://reawebbooks.com.au/professionalspriority/module\\_resources/pdf\\_module/755/Upper\\_Kedron\\_Sales.pdf](https://reawebbooks.com.au/professionalspriority/module_resources/pdf_module/755/Upper_Kedron_Sales.pdf)

#### Albany Creek

[https://reawebbooks.com.au/professionalspriority/module\\_resources/pdf\\_module/756/50\\_AlbanyCreekSales.pdf](https://reawebbooks.com.au/professionalspriority/module_resources/pdf_module/756/50_AlbanyCreekSales.pdf)

#### Everton Park

[https://reawebbooks.com.au/professionalspriority/module\\_resources/pdf\\_module/757/53\\_EvertonHillsSales.pdf](https://reawebbooks.com.au/professionalspriority/module_resources/pdf_module/757/53_EvertonHillsSales.pdf)

#### Eatons Hill

[https://reawebbooks.com.au/professionalspriority/module\\_resources/pdf\\_module/758/84\\_EatonsHillsSales.pdf](https://reawebbooks.com.au/professionalspriority/module_resources/pdf_module/758/84_EatonsHillsSales.pdf)

#### Bridgeman Downs

[https://reawebbooks.com.au/professionalspriority/module\\_resources/pdf\\_module/759/2\\_BridgemanDownsSales.pdf](https://reawebbooks.com.au/professionalspriority/module_resources/pdf_module/759/2_BridgemanDownsSales.pdf)

#### Aspley

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#### Chermside

[https://reawebbooks.com.au/professionalspriority/module\\_resources/pdf\\_module/761/48\\_ChерmsideSales.pdf](https://reawebbooks.com.au/professionalspriority/module_resources/pdf_module/761/48_ChерmsideSales.pdf)

#### Mitchelton

[https://reawebbooks.com.au/professionalspriority/module\\_resources/pdf\\_module/762/31\\_Mitcheltonsales.pdf](https://reawebbooks.com.au/professionalspriority/module_resources/pdf_module/762/31_Mitcheltonsales.pdf)

#### Chermside West

[https://reawebbooks.com.au/professionalspriority/module\\_resources/pdf\\_module/763/80\\_ChерmsideWestSales.pdf](https://reawebbooks.com.au/professionalspriority/module_resources/pdf_module/763/80_ChерmsideWestSales.pdf)

#### The Gap

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#### Stafford

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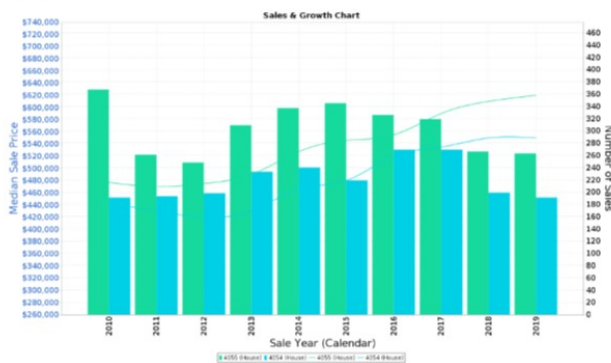
# Autumn Newsletter



## The Priority Report #31

### Hills District Growth & Sales Chart

The below is a sales and growth chart for postcodes 4055 & 4054 over the last 15 years. For a list of recent sales for your suburb text 'Suburb report' to 0488 883 805.



### Need to relocate? Should you sell or rent your current home?

Moving away from a home you have become attached to can be an emotional minefield and in many cases people decide that rather than selling they would like to keep their property as a rental. Is this the best financial move? Here are a few questions to ask yourself.

#### What are the capital growth prospect?

Feelings aside, the best reason to hold onto a property is for the hope of long-term capital growth, which will vary greatly depending on the desirability of the area and the individual characteristics of the property.

#### What will your cash flow be like?

A detailed budget may help you in your decision making process. Ask yourself how much money you will be left with after subtracting mortgage payments plus any payments to make on a new home or rental. Don't forget to account for other costs that can come up with an investment property, such as insurance, maintenance and operating costs.

#### Is the property suitable for rent?

Just as you would likely do up your home ready to sell, you will need to get your home into shape to turn it into a rental. Turning a property into a rental can require a bit of work sometimes because you'll need to ensure that it is safe and all maintenance work has been done.

It's not always an easy answer in these scenarios, if you would like to discuss your options and what is happening with property in your area phone the office on 3164 7000.

### 2022 Smoke Alarm Countdown

**Deadline for QLD Smoke Alarm Compliance. It's closer than you think!!**



Every rental property in Queensland must meet the new smoke alarm rules by 31st December 2021. For more information about what will make your investment property compliant contact our office on 07 3164 7000.

### What happens after you apply for a rental?

Depending on which real estate agent is managing the property you've applied for, processing times can take between 24-72hrs for approval. If this happens the agent will contact you and start the lease agreement process.

### Why does application approval take so long?

It might seem like a long time, but there are multiple checks taking place. These include but not limited to: Checking tenancy default databases, double checking that you've fully completed your application, assessing whether you can afford the property (based on your annual income and the asking rent), verifying current and previous living arrangements, verifying your employment status, checking references.

Once these checks have taken place, an agent will submit all details to the owner, the final decision of who is successful and not successful is always the landlords decision.

Once approved the process will move fairly quickly. If you have any questions about rentals give us a call.

 Professionals Priority Ferny Hills

 @professionals\_priority

 Find us on  
**ratemyagent**



## Autumn Newsletter 2

### Hills Festival

This May - experience the best of the Hills District, four weeks of incredible picnics, movies, shows and plenty more. The final week of the Hills Festival will go off with a bang with The Annual Hills Carnivale with a massive array of activities for little and biggest of kids. This years Hills Carnivale will be held on the 30th of May at George Willmore Park from 12pm-7pm. For more information on any of the Hills Festival events head to [hillsfestival.com.au](http://hillsfestival.com.au).



### Save money + Free \$4,000 rebate!!!

A fresh refinance rebate offer has landed on my desk this morning, offering rates as low as **2.99%** variable for owner occupied loans, with no ongoing fees, and offering a \$4,000 rebate to you the client after settlement. There are similar opportunities for investment loans.

This is a genuine rebate and I take care of all of the running around for you, and make the process as simple as possible.

Give me a call, text, or email, and I can tell you more about this short time offer.

Craig Mole: Smartline Personal Mortgage Adviser  
 m: **0439 895 885**  
 E: [cmole@smartline.com.au](mailto:cmole@smartline.com.au)

### Beyond the Bricks Campaign

Australia's real estate industry is united in support of our bushfire effected communities. Beyond the Bricks is not a "set and forget" campaign. It comprises a three-phase plan: relief, rebuild, restore - which will provide not only assistance during crisis but to the communities most affected in the aftermath beyond this point.

The initial funds will predominantly be directed to the following four preferred national charities - St Vincent de Paul, The Salvation Army, the Australian Red Cross and World Wide Fund for Nature Australia.

Since launching the campaign has raised a total of \$1,072,616. Over the coming months the campaign will enter its next phase, where we look at rebuilding these communities.

Visit [beyondthebricks.com.au/Professionals](http://beyondthebricks.com.au/Professionals) to donate and find out more.



### Wahminda Cycle Link Ready

The Wahminda Cycle Link is almost complete. Stage 1 included pathway widening along Samford Rd from Iron Bark Gully to Wahminda Park. Stage two was redesigned to go around the water catchment and includes a new bridge, and Stage 3 includes a bridge crossing across Kedron Brook.

### Beef Ragu (serves 4)

This quick beef ragu that goes best with Pappardelle pasta for an easy meal.

- 720g Guzzi's Pappardelle Pasta
- 400g Three Aussie Farmers pulled BBQ beef
- 1x jar Jamie Oliver Tomato & Italian Red Wine Pasta Sauce
- 200g grated carrot
- 1 x chopped onion
- Shaved parmesan for serving

1. Bring to boil one large saucepan with salted water. Add pasta to boiling water, stir gently until pasta separates. Cook for 6-8 minutes approx. Drain from water, ready to add to meat and sauce mixture.



2. Add onion to pan, cook until brown. Add carrot, beef and pan to heat. Add cooked pasta and sauce to meat mixture. Stir until mixed allow to simmer until hot. Serve with parmesan cheese.

