

Redlands Coast Properties

Want to know what
your property
is worth?



Scan QR code
to find out today



Where Experience
Meets Integrity for
Exceptional Results

Louise Denisenko

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Market Report July 2023

Shop 5, 7 Lakeside Boulevard,
Victoria Point QLD 4165

Fully Licenced Real Estate Agent · REIQ Member · JP Qualified

RCP

When is the best time to sell?

If you are considering selling, renovating, or holding off, please contact me to arrange a time to meet and have an informal discussion about your home and the current market conditions.

I will give you my honest and professional opinion along with facts and statistics which will assist with your own personal situation so you can make an informed decision.

Did you know...

I can also offer clients the choice of FREE marketing, as well as a paid marketing package where everything is tailored to suit your individual property and circumstances to give you maximum exposure. I can give you a specific breakdown of costs involved to sell your home, just give me a call on 0423 110 555.

Book an obligation-free appraisal:

- Quick 15-minute appraisal
- 60-minute appraisal and advice

What are the costs involved in selling?

- Commission
- Advertising and marketing
- Legal costs and conveyancing
- Removalist and storage



Suburb Winner
2023



“It’s so important to select an agent that will work hard, is ethical and has good negotiation skills because buying or selling property is one of the biggest financial decisions you will ever make.

It can also be a stressful time, so I am here to help guide you with the process all the way.”

Louise Denisenko

Receive a \$1000 Referral!

When you refer a friend, neighbour, or client that lists and sells their property with us, we will offer you or a charity of your choice \$1,000 as a thank you upon successful settlement.



My Recent Sales in the Redlands

17 McConechy Drive, Victoria Point	\$790,000	200 South Street, Thornlands	\$975,000
2 Paddington Place, Victoria Point	\$820,000	7 Viola Drive, Redland Bay	\$1,400,000
19 Strachan Road, Victoria Point	\$735,000	26 Orana Street, Victoria Point	\$940,000
9 Albert Street, Victoria Point	\$750,000	16 Spruce Avenue, Victoria Point	\$780,000
11 Finuge Court, Victoria Point	\$745,000	143 Russell Street, Cleveland	\$710,000
52 Seaholly Crescent, Victoria Point	\$840,000	20 Lochie Drive, Redland Bay	\$772,000
2/84 Link Road, Victoria Point	\$680,000	3 Viewfield Street, Redland Bay	\$810,000
2 Elkhorn Street, Mount Cotton	\$750,000	20 Gladebourne Crescent, Victoria Point	\$825,000
8 Anthony Street, Victoria Point	\$865,000	57 Gordon Street, Ormiston	\$866,000
38 Orana Street, Victoria Point	\$907,500	80-82 Ziegenfusz Road, Thornlands	\$1,600,000
12 Brimblecombe Street, Victoria Point	\$975,000	9 Minetta Street, Victoria Point	\$790,000
28/45 Shore Street, East, Cleveland	\$1,050,000	12 Sunshine Street, Victoria Point	\$750,000
9 Newlands Street, Redland Bay	\$870,000	10 Lizard Place, Redland Bay	\$750,000
26 Alice Street, Wellington Point	\$665,000	3 Pelican Street, Victoria Point	\$1,100,000
17 Malcomia Street, Redland Bay	\$1,380,000	1 Pelican Street, Victoria Point	\$1,125,000
6 Ironwood Avenue, Victoria Point	\$835,000	15 Hilliard Street, Ormiston	\$728,000
241-243 Birkdale Road, Birkdale	\$875,000	23A Magnetic Place, Redland Bay	\$725,000
57 Boundary Street, Redland Bay	\$700,000	3 Pellita Court, Victoria Point	\$750,000
4 Hilary Avenue, Redland Bay	\$920,000	19 Coen Street, Thornlands	\$940,000
9 Macadamia Street, Victoria Point	\$830,000	9 Rustic Court, Redland Bay	\$846,300
6 Canaipa Court, Victoria Point	\$850,000	12 Orana Street, Victoria Point	\$970,000
4 Albert Street, Victoria Point	\$835,000	9 Patrick Street, Cleveland	\$2,450,000
4 Gemma Court, Capalaba	\$860,000	19 Kestrel Court, Victoria Point	\$701,000
36 Peel Street, Redland Bay	\$600,000	17 Bridgewater Crescent, Redland Bay	\$915,000
25 Glenbrook Avenue, Victoria Point	\$750,000	11 Carolena Street, Cleveland	\$900,000
18 Glenbrook Avenue, Victoria Point	\$850,000	15 Caravel Court, Raby Bay	\$2,000,000
40 Kalmia Drive, Redland Bay	\$1,225,000	22 Nottingham Drive, Victoria Point	\$850,000
9 Anne Marie Court, Victoria Point	\$1,100,000	8 Grosgrain Court, Mount Cotton	\$880,000
22 Spruce Avenue, Victoria Point	\$730,000	7 Poynter Street, Redland Bay	\$865,000
84 Hilliards Park Drive, Wellington Point	\$915,000	5 Moores Road, Redland Bay	\$890,000
64 Murray Street, Birkdale	\$815,000	272 Bloomfield Street, Cleveland	\$725,000
15 Scampi Place, Redland Bay	\$825,000	3 Rosemary Street, Thornlands	\$880,000
3 Hope Street, Ormiston	\$1,225,000	4 Lookout Court, Victoria Point	\$835,000
6 Gum Nut Court, Victoria Point	\$751,000	28 Seabrae Drive, Redland Bay	\$785,000
25 Allen Street, Victoria Point	\$831,000	21 Yarran Street, Victoria Point	\$860,000
4 Cheshire Street, Victoria Point	\$830,000	4 Watsonia Street, Redland Bay	\$845,000
5 Braemer Court, Redland Bay	\$1,175,000	19 Cove Court, Victoria Point	\$725,000
8 Muscat Avenue, Victoria Point	\$925,000	36 Kalmia Drive, Redland Bay	\$870,000
15 Greenwich Court, Alexandra Hills	\$722,000	21-23 Emu Street, Sheldon	\$800,000
323 Colburn Avenue, Victoria Point	\$730,000	4 Honeymyrtle Court, Capalaba	\$1,020,000
1/21 Manuela Street, Victoria Point	\$760,000	14 Argyle Place, Victoria Point	\$730,000
29 Timkelnik Crescent, Victoria Point	\$835,000	10 Norfolk Court, Victoria Point	\$1,150,000

Statistics

Victoria Point



84

Properties listed in the past 3 months



6.48%

Suburb growth (12 months)



51

Sold in the past 3 months



\$780,000

Median sale price



22

Average days on the market



\$620 p/w

Median rent price

Redland Bay



100

Properties listed in the past 3 months



11.6%

Suburb growth (12 months)



62

Sold in the past 3 months



\$837,000

Median sale price



26

Average days on the market



\$620 p/w

Median rent price

What our clients say

Highly recommend Louise to sell your house.

"Louise sold my house recently; she made everything easy from start to finish. Always available on the phone to answer any questions, nothing is too much trouble. Louise is friendly, reliable, professional, and most of all she has the highest integrity. Louise has many years of experience, knows the market well and will work hard to get you the best possible price for your home."

- Seller, Victoria Point

Second time we have used Louise... very empathetic and extremely helpful.

"We bought this house a few years ago, and Louise was the agent. She was really helpful and went out of her way to help us with the settlement. So, it was a no-brainer to use her again when our circumstances changed. She knew the house, the area, and our situation. Again, she went out of her way to help us during the whole process. Even suggesting what we needed to do or not do to help sell the property. Louise's communication is always prompt, and she is just a professional and genuinely lovely lady."

- Seller, Redland Bay

Louise's professionalism ensured a stress-free sale of our home with excellent results!

"We highly recommend Louise for her dedication, friendliness, honesty, experience, market knowledge, and utmost professionalism. Nothing was too much trouble, and Louise was also very generous with her time and kept us well-informed throughout the whole experience, from the moment we first met to discuss selling to the sold sign going up. We completely felt at ease with the open homes knowing Louise was there to oversee them, and her attention to detail, market knowledge of the Redlands and many years of experience made for a quick sale that all went very smoothly. Selling our home was actually a positive and pleasant experience, as Louise has a lovely disposition and achieved a great result for us with absolutely no fuss or stress."

- Seller, Redland Bay

Top tips for selling

Front entry	Make it clean, clear, and welcoming
Declutter	Remove excess items, have a garage sale
Odours	Eliminate smoke, rubbish, or pet smells
Repairs	Fix lights, door handles, cupboards, and screens
Clean	Kitchen, bathrooms, fans, light switches
Garden	Mow, snip, prune and remove rubbish
Price	Be realistic, look at recent sale prices in the area
Address	Ensure your property address is listed
Marketing	Ensure the latest digital methods are used



Meet the Redlands Coast Properties Team



Louise Denisenko

Licensed Real Estate Agent

Louise has lived in the Redlands for 28 years and has two adult children. Her husband's family were farmers in Redland Bay and there are five generations of Denisenko's here in Redland City.

Building strong relationships within the community is very important to Louise. She has been the past President of Meals on Wheels Victoria Point and Redland Bay, the Deputy Coordinator of Neighbourhood Watch Point Halloran, and past member of Rotary Club of Redlands Bayside. Louise is proud to sponsor the Donald Simpson Centre and many local school and community events.



Casey Bridgland

Sales Associate

Casey Bridgland is a Sales Associate working closely with Louise, known for her keen attention to detail and friendly, approachable nature. With a legal background and a pending Bachelor of Laws (Honours) degree from Queensland University of Technology, Casey brings a unique skill set to the team. Her creativity shines through in effectively showcasing properties and promoting them to potential buyers.

Casey's dedication ensures exceptional care and attention for all of Louise's clients, exceeding their expectations and creating a seamless experience.



Samantha Barnsdale

Executive Assistant

Motivated, organised, and professional, Samantha has grown within the industry and has over 8 years' experience in Real Estate. Samantha's friendly and approachable nature, calm disposition and great customer service skills means she is extremely adaptable and dependable within her role and enjoys the everyday challenges that Real Estate brings.

Samantha has an effortless enthusiasm and believes that the key to strong relationships is a high level of communication with each and every client. Through her hard work, reliability and dedication, your experience with The Louise Denisenko Team will be a truly rewarding one.



Why choose to sell your home with Louise Denisenko?

Now more than ever, experience matters and I have over 10 years of selling real estate here in the Redlands so I am more than happy to give you an update on what your property is currently worth.

I'm available 24/7 via phone or email, and am always happy to arrange a time after hours or on the weekend if that suits you better.

- ✓ Fully licensed real estate agent
- ✓ Member of the REIQ
- ✓ Justice of the Peace (Qualified)
- ✓ Honest and ethical
- ✓ Transparent communication
- ✓ Proven sales results
- ✓ Long term local resident
- ✓ Community supporter
- ✓ Selling in every suburb of the Redlands
- ✓ Buyer matching available

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