

# Redlands Coast Properties

Spring Market Report Booklet

Want to know what  
your property  
is worth?



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to find out today

Where Experience  
Meets Integrity for  
Exceptional Results

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Fully Licenced Real Estate Agent · REIQ Member · JP Qualified

RCP

# Message from Louise Denisenko

Hello Spring!

We are so excited to be settled in our new office, Redlands Coast Properties, located opposite Elysium at Lakeside Victoria Point.

Please pop in if you are nearby and say hello so we can show you around, make you a coffee, and chat about the property market.

It is our absolute pleasure again to feature local artist Scott Christensen in our Spring issue. Please contact Scott for more information on his painting classes or to book a time to visit his Redland Bay studio.

What is the local property market doing?

After all the rate rises and cost of living increasing, surprisingly the market is doing well. This is partly due to the low levels of stock for sale, which are seeing prices remain relatively stable. It is predicted that later this year, more properties will come onto the market and this may impact prices. If you are considering selling, renovating, or just want an idea as to what the current value of your home is, please give me a call anytime; I am happy to chat.



# Considering downsizing?

This can be a very big decision for many and can seem quite overwhelming. However, it does not have to be. The first step is to decide that moving will be a positive change, then look at what options suit you and your best lifestyle. It might be just a smaller single-storey home, a unit, a villa or perhaps even a retirement village of which we have many quality ones here in the Redlands.

## There are many benefits of downsizing, here's just a few:

- ✓ Less maintenance
- ✓ More cash flow
- ✓ Less gardening
- ✓ More security
- ✓ Less expenses
- ✓ More convenience
- ✓ Less clutter
- ✓ More freedom

If you would like to have a confidential chat about your options, I will share with you some of my experiences about clients that I've assisted to happily downsize; just give me a call anytime.





## 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

13 Albert Street, Victoria Point	<b>\$877,500</b>	25 Glenbrook Avenue, Victoria Point	<b>\$750,000</b>
67/20 Salisbury Street, Redland Bay	<b>\$677,500</b>	18 Glenbrook Avenue, Victoria Point	<b>\$850,000</b>
17 McConechy Drive, Victoria Point	<b>\$790,000</b>	40 Kalmia Drive, Redland Bay	<b>\$1,225,000</b>
2 Paddington Place, Victoria Point	<b>\$820,000</b>	9 Anne Marie Court, Victoria Point	<b>\$1,100,000</b>
19 Strachan Road, Victoria Point	<b>\$735,000</b>	22 Spruce Avenue, Victoria Point	<b>\$730,000</b>
9 Albert Street, Victoria Point	<b>\$750,000</b>	84 Hilliards Park Drive, Wellington Point	<b>\$915,000</b>
11 Finuge Court, Victoria Point	<b>\$745,000</b>	64 Murray Street, Birkdale	<b>\$815,000</b>
52 Seaholly Crescent, Victoria Point	<b>\$840,000</b>	15 Scampi Place, Redland Bay	<b>\$825,000</b>
2/84 Link Road, Victoria Point	<b>\$680,000</b>	3 Hope Street, Ormiston	<b>\$1,225,000</b>
2 Elkhorn Street, Mount Cotton	<b>\$750,000</b>	6 Gum Nut Court, Victoria Point	<b>\$751,000</b>
8 Anthony Street, Victoria Point	<b>\$865,000</b>	25 Allen Street, Victoria Point	<b>\$831,000</b>
38 Orana Street, Victoria Point	<b>\$907,500</b>	4 Cheshire Street, Victoria Point	<b>\$830,000</b>
12 Brimblecombe Street, Victoria Point	<b>\$975,000</b>	5 Braemer Court, Redland Bay	<b>\$1,175,000</b>
28/45 Shore Street, East, Cleveland	<b>\$1,050,000</b>	8 Muscat Avenue, Victoria Point	<b>\$925,000</b>
9 Newlands Street, Redland Bay	<b>\$870,000</b>	15 Greenwich Court, Alexandra Hills	<b>\$722,000</b>
26 Alice Street, Wellington Point	<b>\$665,000</b>	323 Colburn Avenue, Victoria Point	<b>\$730,000</b>
17 Malcomia Street, Redland Bay	<b>\$1,380,000</b>	1/21 Manuela Street, Victoria Point	<b>\$760,000</b>
6 Ironwood Avenue, Victoria Point	<b>\$835,000</b>	29 Timkelnik Crescent, Victoria Point	<b>\$835,000</b>
241-243 Birkdale Road, Birkdale	<b>\$875,000</b>	200 South Street, Thornlands	<b>\$975,000</b>
57 Boundary Street, Redland Bay	<b>\$700,000</b>	7 Viola Drive, Redland Bay	<b>\$1,400,000</b>
4 Hilary Avenue, Redland Bay	<b>\$920,000</b>	26 Orana Street, Victoria Point	<b>\$940,000</b>
9 Macadamia Street, Victoria Point	<b>\$830,000</b>	16 Spruce Avenue, Victoria Point	<b>\$780,000</b>
6 Canaipa Court, Victoria Point	<b>\$850,000</b>	143 Russell Street, Cleveland	<b>\$710,000</b>
4 Albert Street, Victoria Point	<b>\$835,000</b>	20 Lochie Drive, Redland Bay	<b>\$772,000</b>
4 Gemma Court, Capalaba	<b>\$860,000</b>	3 Viewfield Street, Redland Bay	<b>\$810,000</b>
36 Peel Street, Redland Bay	<b>\$600,000</b>		

## Statistics

	Victoria Point	Redland Bay	Thornlands
 Properties listed in the past 3 months	<b>79</b>	<b>106</b>	<b>70</b>
 Sold in the past 3 months	<b>44</b>	<b>78</b>	<b>71</b>
 Average days on the market	<b>27</b>	<b>27</b>	<b>20</b>
 Median rent price	<b>\$630p/w</b>	<b>\$630p/w</b>	<b>\$640p/w</b>

# What our clients say

## Supportive and always available when needed.

"Louise has done a marvellous job selling our townhouse. She was always ready to answer our questions and offer advice when needed. Thank you for the support provided by you, Louise, and your team."

- Fiona and Ian, Seller

## Professional, competent, friendly agent.

"Louise and her team were very professional in all aspects of the sale of my property. She was always contactable, and communicated effectively and honestly throughout the selling process. I have no hesitation in recommending Louise as an agent."

- Lex, Seller

## Highly recommend Louise to sell your house.

"Louise sold my house recently. She made everything so easy, from start to finish. Always available on the phone to answer any questions. Nothing is too much trouble. She's friendly, reliable, professional, and most of all, she has the highest level of integrity. She has many years of experience, knows the market well, and will work hard to get you the best price possible for your house. I highly recommend her as an agent to sell your house."

- Christine, Seller

## Always such a delight.

I have known Louise for years both personally and professionally as we have worked across many different projects over the years. Reliable, honest and passionate about helping people, it was really a no-brainer when it came to making a choice of a real estate agent for the sale of my mother's house. I needed someone who knew the market that was going to represent the true value of my mother's assets. The process was very smooth, great communication and very helpful at every stage of the process. I would highly recommend Louise to anyone considering hiring a local real estate agent. I was very grateful to Louise and her team for supporting my mum to sell her home.

- Lisa, Seller

## Excellent knowledge of the local market.

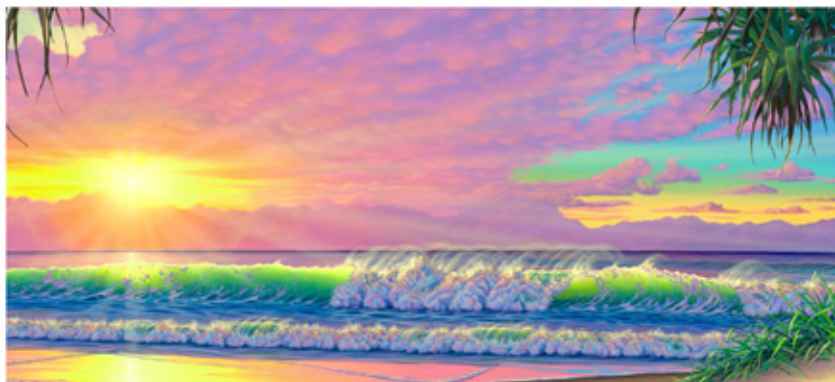
"Louise showed immense professionalism throughout. Her communication was impressive, keeping me updated at all times throughout the entire process. Thank you for making my experience less stressful with your kind, sympathetic and caring approach to everything. Very much appreciated."

- Wendy, Seller

## Fantastic experience.

Louise has been a wonderful agent. She has gone beyond what was expected, visiting us personally and contacting us via phone and online to keep us updated on the progress and sale of my father's property. Under our difficult personal circumstances, Louise showed compassion and professionalism, and was able to secure a sale in a short period of time. We would thoroughly recommend Louise for your property needs.

- Shiannon and Michael, Seller



"Epic Sunrise"



"Island Breeze"

Award winning artwork  
for your coast home.

Call Scott on 0422 402 327 to book  
and visit the showroom at Redland Bay.

Browse and Purchase Online:  
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"Pathways #3"

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Original Paintings | Canvas Editions  
Custom Artwork | Online Lessons



"Pathways #4, #5 and #6"



"Breathe"



"Little Cove Morning"



# 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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