

manunda propertyView

August 2017

Hello again, the general property market is in a steady state.

In a recent presentation to the Cairns Chamber of Commerce, Rick Carr from Heron Todd White valuers said that it is taking much longer than normal for economic growth to feed through into job growth, to then feed through into property market recovery.

The normal expectation for that sort of process to occur is about a two years. Despite the tourism growth now for the last five years, it is yet to translate through into the property market. The good news is that with three new hotels and developments on the go, things are definitely starting to pick up.

Overall; Sales volumes are steady, generally prices are static, new house construction remains low, rental market remains tight (forcing rents slowly upwards) & the market should begin to re-invigorate as job security and economic confidence recovers.

In my opinion we have to be thankful as our southern neighbours have not fared so well - the Cairns median house price has risen 15 per cent over the past five years, compared to decreases in Townsville and Mackay. Also according to REIQ, Cairns is home to some of the highest gross rental yields in the state.

Selling YOUR property soon? Let's talk.

Daniel Sheehan 0409 265 326

I sell it properly for you



Current properties FOR SALE in Manunda - August

Houses

3 Moody Street, Manunda

🏠 3 🚗 1 🚗 2

\$390,000 - \$420,000

62 McCormack Street, Manunda

🏠 3 🚗 1 🚗 2

Auction

173 McCormack Street, Manunda

🏠 6 🚗 3 🚗 6

Offers Over \$765,000

89 Hoare Street, Manunda

🏠 3 🚗 2 🚗 3

\$365,000

84 English Street, Manunda

🏠 3 🚗 1 🚗 2

\$379,000

100 Hoare Street, Manunda

🏠 3 🚗 1 🚗 3

Offers Over \$299,000

39 James Street, Manunda

🏠 4 🚗 1 🚗 2

Low-Mid \$300,000's

106 McCormack Street, Manunda,

🏠 3 🚗 1 🚗 2

Auction

Units

5/108 Mayers Street, Manunda

🏠 1 🚗 1 🚗 1

Offers Over \$119,000

11/15 Behan Street, Manunda,

🏠 2 🚗 1 🚗 1

Over \$169,000

9/163 Martyn Street, Manunda

🏠 2 🚗 1 🚗 1

Over \$219,000

9/6-8 CANNON STREET, Manunda

🏠 2 🚗 2 🚗 1

\$185,000

11/2 Cannon Street, Manunda,

🏠 3 🚗 2 🚗 1

By Negotiation

4/21 Douglas Street, Manunda

🏠 2 🚗 1 🚗 1

High \$100,000's

19/71 Alfred Street, Manunda

🏠 1 🚗 1

\$99,000

Land

66b Birch Street, Manunda

Offers Over \$179,000

SOLD

MANUNDA - Recently **SOLD** Properties

Street	Area	Sale Price	Sale Date
1 -3 ANDERSON ST	1,481 m ²	\$555,000	17/07/2017
65 CLARKE ST	804 m ²	\$365,000	10/07/2017
1/51 MCCORMACK ST	101 m ²	**\$160,000	05/07/2017
6 CHAPLAIN AVE	1,052 m ²	\$600,000	07/07/2017
32/6 CHESTER CRT	26 m ²	\$55,000	30/06/2017
20/35 GREENSLOPES ST		\$239,000	26/06/2017
3/2 CANNON ST	130 m ²	\$270,000	23/06/2017
80 MAYERS ST	674 m ²	\$340,000	23/06/2017
6/117 -121 ANDERSON ST		\$151,000	12/06/2017
1/35 GREENSLOPES ST	137 m ²	\$343,000	07/06/2017
1/31 MILES ST		\$34,000	01/06/2017
183/185 MARTYN ST		\$256,000	30/05/2017
8/47-49 MCCORMACK ST	123 m ²	\$205,000	29/05/2017
23/55 -57 MCCORMACK ST	42 m ²	\$82,000	26/05/2017
15/12 MAYERS ST	75 m ²	\$115,000	23/05/2017
11/2 MAYERS ST	56 m ²	\$115,000	19/05/2017
10/183-185 MARTYN ST	101 m ²	\$256,000	09/05/2017
14 GOUGH ST	653 m ²	\$386,000	09/05/2017
5/64 CHARLES ST	116 m ²	\$245,000	08/05/2017
1/184 GATTON ST		\$199,000	02/05/2017
170 TO 182 MAYERS ST	133 m ²	\$185,000	29/04/2017
3/184-190 GATTON ST	92 m ²	\$192,000	29/04/2017

Information supplied courtesy of Property Data Solutions Pty Ltd.



Neighbourhood Watch Queensland

The next Manunda Neighbourhood Watch meeting will be held at Brothers Leagues Club at 6.30pm on Wednesday 6th Sept.

Oz-Spy Security Solutions will be our Guest speaker. Stefan will be giving us useful information on how to protect our families and property with the latest, most simple to use and reliable electronic security systems and surveillance equipment available today.

Queensland Police will also be attending to answer any questions you may have and to give us some tips on how to stay safe.

Come along, get involved and make a difference to your community!

Follow us on Facebook, and add your email address to stay informed by emailing us at:

nhwmanunda@gmail.com
(This is a confidential email list that remains the property of NHW.)

Our Mission is to help individuals, families and businesses to work together to create a safer & more beautiful Inner City Cairns.

Be active in NHW, engage with your neighbours, & together we can improve our community.

Manunda - August 2017

MEDIAN HOUSE VALUE

\$340,500

↑ 1% since last quarter

PROPERTIES SOLD

30

↑ 20% since last quarter

* based on government verified sale for the period of May - June 2017

Yearly Sales Volume to Date

2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
132	162	112	74	76	99	180	133	101	45

28

Number of properties currently listed for sale

138

Estimated days on the market

0.7

Current percentage of properties on the market

25

Estimated number of sales in the last 3 months

information supplied courtesy of onthefhouse.com.au

Cafe Matteo is your new local cafe
We love serving you the best coffee
and fresh, quality, cafe-style food.
We are newly opened on the convenient
side of Anderson Street, Manunda for
your morning coffee on the way to work.

CAFE MATTEO

Our service is fast, friendly & always
smiling because we love what we do.
And that's fresh, local, handmade
food & beverages that you can
afford everyday. See you
tomorrow for a coffee!

Breakfast & Lunch
Mon - Fri. 6am - 3pm
Saturday 6am - 2pm

Date claimers July

1-31st Cairns Multicultural
Month

5-12th Cairns cup Carnival

18-25th Cairns Council's
Seniors Week

19th The Great Pyramid
Race & Country Fair

25-3Sep The Cairns Festival