

Market Report

January, February, March 2022

for property between the beach and the highway,
Mermaid Beach to Miami



www.prohenderson.com.au



@mermaidbeachrealestate



@johnhendersonrealestate



youtube.com/ilovemermaidbeach



Welcome to our newsletter which has been published continuously each and every quarter for over 30 years.

Real estate has continued to perform positively in the first quarter of 2022 with a strong market appetite for properties for both lease & sale. As real estate agents we are often asked, what will happen next? We've had an unprecedented couple of years, with the effects of Covid seeing a huge volume of interstate migrants chasing the beach lifestyle dream. This, combined with very strong local buyer demand to upgrade means supply is very low with owner occupiers continuing to be the predominant purchasers in the local market.

Our Hot Summer Auctions in January at the Mermaid Beach Bowls Club recorded a 100% success rate with all properties selling prior to Auction, under the hammer or the following day which was a great result for our sellers. The event has been a standout success for the 8th year running.

Coming across some of John's archive records, I found history of the area predating the suburb name Mermaid Beach called 'Los Angeles Beach Estate', with land in Albatross Street, Seagull Street, Petrel Street (not Avenues back then!) ranging from £45 to £70 each. To quote the original marketing material from agents R.G. Oats Estates of Brisbane, "Los Angeles Estate is not a speculation, but an assured investment". How well these words still ring true today. One other interesting fact from the material was Venice Street originally being known as 'Venice Walk'.

If you would like to be kept up to date with new listings, sales and open homes in the area, please subscribe to our weekly email update sent at the end of every week. To be added to the subscriber list please phone the office on 5572 8011 or email your details to sales@prohenderson.com.au.

Our aim is to make your property journey easier with expert local market knowledge as the largest selling agency in the local beachside area not just over the past 12 months, but all the way back 49 years, since January 1973.

Until next quarter.



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REIQ Zone Chairman - Gold Coast

Director - The Professionals Real Estate Group



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Director & Senior Sales Representative

Director - Gold Coast Turf Club

Chair - St Hilda's Foundation

Convenor - Nobby Beach Neighbourhood Watch



Market Breakdown

All sales detailed in this quarterly newsletter have been sold and negotiated by John Henderson Real Estate Professionals Mermaid Beach, the largest selling beachside agency in the area for the past 49 years.

Keep updated with new listings, sales and open homes in the area! Join 12,000 other subscribers and receive our VIP weekly email report sent every Thursday.

To make sure you receive the latest information, send your email address to sales@prohenderson.com.au.

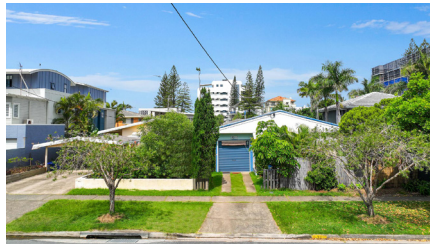


8/107 Hedges Avenue
For Sale: Offers over \$1,250,000

Beachfront

Beachfront property remains a tightly held commodity in Miami and Mermaid Beach. Like we always say, they are not making any more beachfront land.

If you are looking to secure a piece of absolute beachfront we have for sale a 2-bedroom unit in 'Pandanas' at 107 Hedges Avenue Mermaid Beach for offers over \$1,250,000 or a 3-bedroom unit in 'Key West' at 70 Marine Parade, Miami with the owners seeking expressions of interest. Both properties are a great foothold into beachfront property in boutique blocks of only 8 apartments. Contact any of our experienced sales agents who can send you a comprehensive market report.



17 & 19 Seagull Avenue
Sold for \$6,500,000 (combined)

House & Land

Beach houses remain in high demand with record prices continue to tumble with each sale. Nobby's Beach remained very popular with buyers with sales including a double block of original dwellings on 809m2 at 17 & 19 Seagull Avenue selling for \$6,500,000 and a home at 11 Lavarack Road on a 405m2 corner position for \$3,300,000.

New building development and renovations continue throughout the area at pace throughout Mermaid Beach and Miami, with most streets witnessing gentrification with the domination of owner occupiers entering the area to live.

Looking for a beachside home in a prime location with ocean views? 7 Kelly Avenue, Miami is now listed for sale at \$5 million.

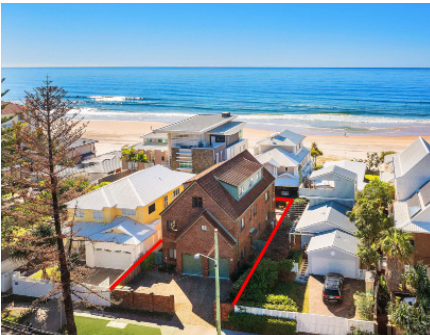


4/21 Albatross Avenue
Sold for \$1,000,000

Apartments and units (non-beachfront)

Strong demand continues for units in the area. Apartments in existing boutique blocks remain extremely popular with buyers, with the office securing a number of record sales in buildings during the past quarter.

1-bedroom unit sales started at \$325,000 in 'Mermaid Cove' at 45 Ventura Road, to \$650,000 in 'Blue Seas' at 84 Albatross Avenue. 2-bedroom units are selling from \$690,000 in 'Miami Beach Apartments' 15 Santa Monica Road, up to the sale of 4/21 Albatross Avenue for \$1,000,000. We also sold a 3-bedroom apartment at auction for \$1,235,000 in 'Larimar 4' at 33 Montana Road.



9 Albatross Avenue
leased in March for \$1,700 per week

Property Management

Vacancy rates remain low with the Gold Coast recording a vacancy level of just 0.6%* for the December quarter. Historically, as the weather cools we find that rental vacancy levels do tend to ease and this has just started to occur towards the end of March.

The next phase of changes to the State Government residential rental reforms comes into effect on the 1st of October. If you would like to know more about how these changes may affect your Queensland investment property, please contact our office for an information sheet. Property Management is an important part of our business. If you're self-managing your investment property and finding the ever-changing Government legislation a difficult minefield to navigate, then we welcome your call to discuss offering our services. Or, if you're considering changing managing agents then you'll be pleased to know that transferring is easier than you think. For a confidential discussion please contact Larissa Martos or Sam Peattie on 0492 855 101 or 5572 8011.

*REIQ figures

Our latest **beachside** sales, from Mermaid Beach to Miami.

SOLD	9/72 Seagull Avenue, Mermaid Beach	\$695,000
SOLD	4/21 Albatross Avenue, Mermaid Beach	\$1,000,000
SOLD	9/2 Fraser Avenue, Miami	\$750,000
SOLD	8/22 Tamborine Street, Mermaid Beach	\$680,000
SOLD	7/24 Ventura Road, Mermaid Beach	\$730,000
SOLD	11 Lavarack Road, Mermaid Beach	\$3,300,000
SOLD	8/26 Montana Road, Mermaid Beach	\$850,000
SOLD	17 Seagull Avenue, Mermaid Beach	\$3,150,000
SOLD	19 Seagull Avenue, Mermaid Beach	\$3,350,000
SOLD	1/84 Albatross Avenue, Mermaid Beach	\$650,000

SOLD	3/45 Ventura Road, Mermaid Beach	\$325,000
SOLD	15/32 William Street, Mermaid Beach	\$905,000
SOLD	5/2 Seagull Avenue, Mermaid Beach	\$960,000
SOLD	54/15 Santa Monica Road, Miami	\$690,000
SOLD	4/33 Montana Road, Mermaid Beach	\$1,235,000

Passionate about local real estate?

Subscribe to our weekly email newsletter with sales, new listing & upcoming auctions!
Subscribe by emailing us at sales@prohenderson.com.au

Thousands donated in tribute to our own John Henderson



When agency founder and much-loved father John Henderson passed away late last year, well-wishers were invited to give a donation to the Henderson Foundation, which would be passed on John's favourite local surf clubs.

After the call was put out, we were overwhelmed with donations to the Henderson Foundation, with those who loved Johnny remembering him with donations to the value of an incredible \$21,988.

Andrew & Luke Henderson handed over to the funds of the three local Surf Clubs of Mermaid Beach, Miami and Nobby's Beach which was televised on Channel 9 Gold Coast News.

The funds will be split equally between the three clubs.

Andrew & Luke would like to take this opportunity to thank everyone for their generous donations and kind words, which honoured John's legacy as a much loved local philanthropist.



Modern developments bring Mermaid into new era

As the sale of entire unit blocks become more common, developers are taking advantage of the opportunity to build luxury new complexes to suit the modern buyer looking for the perfect lifestyle by the beach, with both high rise and low rise buildings with large floor plans currently in construction.

These new apartments are perfect for the owner occupier looking for high quality and low maintenance living.

Some of the new developments under construction 'Perspective Albatross' at 72-74 Albatross Avenue is a new development of expansive floor plan apartments, while exclusive luxury residences at 'Ventura Residences' at 48 Ventura Road are also now for sale, which include modern luxuries like a library nook and zen garden and yoga lawn.

Contact any of our sales agents for more information & current price lists.

Over 1 million reasons to smile

The Nippers season may be over, but the surf lifesavers continue to patrol our beaches.

We here at John Henderson Real Estate loves giving back to the local community are very proud to be a long time sponsor for the Mermaid Beach, Nobby Beach & Miami Surf Clubs. In fact, over 25 years we have given over \$1,100,000 to assist with essential lifesaving equipment that our clubs need on a daily basis to continue their valuable work on our beaches.

While we are proud to donate a portion of our profits to the local surf clubs, the true heroes are the members of our community donning the red and yellow on weekends to help keep our beaches safe. Thanks to these volunteers, we can enjoy the most beautiful location of the world all year round.



We've got that winning feeling!

Professionals Group Queensland Awards - October 2021 - December 2021

It's been another award-winning quarter for our team at the latest Professionals awards, where we took out the highest honours for both Top Office & Top Sales Team!



Top Office - Professionals Mermaid Beach

Top Sales Team - Luke Henderson & Matt Maguire

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REIQ Zone Chairman - Gold Coast
Director - The Professionals Real Estate Group



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Sam Peattie
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Property Manager
Property Manager

Casey Hopping
Amy Taylor

Property Management
Property Management

Administration

Jan Henderson
Sharon Howarth

Office Administration
Office Administration

Abby Grimsey
Lauren McMahon

Sales Administration
Office Administration

Support the agency supporting your community.



John Henderson Real Estate is the major sponsor for the Mermaid Beach, Nobby Beach and Miami Surf Lifesaving Clubs, having donated in excess of \$1,100,000.



mermaid
BEACH RLSC



John Henderson Real Estate is proud to sponsor the Mermaid Beach Bowls Club who provide an invaluable service for our community.



Our agency sponsors time & funds to the Nobbys Beach Neighbourhood Watch, of which our Director Luke Henderson is Convenor.

Privacy Act

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