

# QUARTERLY REPORT

**JANUARY - MARCH 2023**

**MERMAID BEACH**

**NOBBYS BEACH**

**MIAMI**

**MERMAID WATERS**



YOUR GUIDE TO THE LOCAL PROPERTY MARKET  
BROUGHT TO YOU BY PROPERTY EXPERTS  
**ANDREW HENDERSON AND LUKE HENDERSON**

 **Professionals**  
John Henderson Real Estate

EST 1973

# THE MARKET

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 50 years.

## PRINCIPAL'S REPORT

The first quarter of 2023 was an interesting time for real estate. The Reserve Bank continued its pattern to increase interest rates at each meeting, the stock levels of available property remain 30% below pre-Covid levels and those who need a roof over their heads continue to buy. Investors remain sitting on the fence, as rents increase to record levels across most property types.

The media (and those with crystal balls) have generally only spread negativity for the real estate industry. Yes, the market may have plateaued, but remember that this is following two years of historical price rises. With low levels of stock to purchase and continuing migration levels, we can only see positive signs for real estate in the local area.

The long-awaited update to the current Gold Coast City Council Town Plan does not appear any closer to realisation. The Council claim to consider locals opinions for issues such as reasonable heights and density increases, whereas the State Government seem to focus on bringing more and more people into the area in the future. Everyone will have a differing opinion and this adds to some lively debates. The current fluidity of the existing Town Plan gives little confidence to property owners who are buying for lifestyle. Now is the time for a Town Plan that gives some level of surety. It is important to know what can be built beside your property, so you would think this would seem to be fundamental issue to resolve.

Historically, Australians have always had an incredible appetite for all forms of real estate, whether commercial, investment or residential. According to economists, times may be challenging, but historically bricks-and-mortar real estate has proven decade after decade to be a solid long term investment.

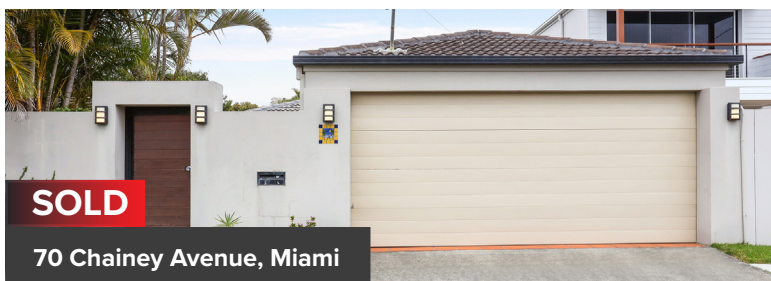
Infrastructure projects have often been a strong stimulus for price increases and rent returns. Driving down the sidewalks of Mermaid Beach, it's now not unusual to see plenty of high-vis workers and scaffolding lining the streets. The new "Mermaid Plaza" shopping centre is now complete with the long-awaited Woolworths Metro supermarket, and the light rail extension to Burleigh is now in construction. History shows these types of projects deliver benefit to the local community and increase real estate prices. There is always some short term pain during the construction phase, but long term gains in the end.

Continue to enjoy the rest of the warm weather and beautiful ocean temperature as we are either blessed, lucky or both, to live in this very special part of the world.

**ANDREW & LUKE HENDERSON**

## SALES SNAPSHOT

This quarter, we had sales ranging from \$400,000 for a one-bedroom unit in 'Mermaid Cove' at 45 Ventura Road to an entire amalgamation sale of a whole block of seven townhouses at 28 Peerless Avenue Mermaid Beach on 809m2 land area for \$6 million, sold by experienced sales agent Simon Francis.



## WE ALSO SOLD...

**70 Chainey Avenue, Miami**

SOLD for \$1,300,000

3 bedroom house

**1806 'The Lanes', 2 The Esplanade, Mermaid Waters**

SOLD for \$1,510,000

3 bedroom apartment

**1/33 Cronulla Avenue Mermaid Beach**

SOLD for \$900,000

2 bedroom apartment

**13405 'The Darling', 5 The Darling Ave, Broadbeach**

SOLD for \$740,000

1 bedroom apartment



## UPCOMING AUCTIONS

**409/9 Markeri Street, Mermaid Beach**  
**1/30 Dawn Parade, Miami**

**409/9 Markeri Street, Mermaid Beach** - large 3 bedroom plus study apartment which presents just like new, in 'The Park' building next to the Mermaid Beach Bowls Club.

**1/30 Dawn Parade, Miami** - 3 bedroom villa with courtyard and in the perfect condition to move straight in.

Both these sellers have bought elsewhere so don't miss these unique opportunities. For more information visit [www.prohenderson.com.au](http://www.prohenderson.com.au)



## PROPERTY MANAGEMENT

January - March 2023

**PROPERTIES  
LEASED**

**43**

**LOWEST  
\$530**

**per week**

**HIGHEST  
\$2,000**

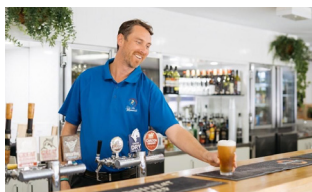
**per week**

We are the experts in property management! Want a current rental appraisal or thinking of changing property managers? It's easier than you think!

Call New Business Manager Sam Peattie on 0492 855 101 or email [sam@prohenderson.com.au](mailto:sam@prohenderson.com.au) for more!

## CLUB MERMAID TRIVIA

If you fancy yourself a bit of a trivia buff, why not head down to the Mermaid Beach Bowls Club Trivia Nights with quizmaster, Craig!



Enjoy some laughs, a schnitty and a beer, and you may even pick up a prize or two along the way! Every Thursday evening, trivia starts at 7pm.

## COMMERCIAL PROPERTY UPDATE



**FOR SALE**

**2545 Gold Coast Highway, Mermaid Beach**  
**FREEHOLD CORNER SITE, PERFECT TO LANDBANK**

We have just listed for sale is 2545 Gold Coast Hwy, Mermaid Beach. This freehold, 405m2 site zoned "Mixed Use" comes with an established tenant in place. Highly visible, beachside corner locations on the highway don't come along often.

Don't miss out on this opportunity.

In leasing news, the old 'Alfred's Diner' premises at 2389 Gold Coast Highway, Mermaid Beach has now been leased and we are looking forward to the new business opening soon. The new incoming leaseholder saw the desirability of the location and the benefits of Mermaid Beach. As they say, watch this space!

## MERMAID BEACH SURF CLUB

### John Henderson Beach Trailer Unveiling

On Sunday 19th March, the Mermaid Beach Surf Club unveiled a new trailer made possible by the sponsorship funds provided by John Henderson Real Estate.

John Henderson was passionate about giving back to the community, a legacy now proudly carried on through his sons.

Thank you to all our valued clients who support up and make it possible for the Henderson's to keep giving back to the community that gives so much to us.



**Support the agency supporting your community.**

**LOCAL SURF CLUBS  
MAJOR SPONSORSHIP OF  
MERMAID BEACH,  
NOBBYS BEACH, MIAMI SLSC  
OVER \$1,100,000 DONATED**



**mermaid**  
BEACH AEME SLSC



**MERMAID BEACH BOWLS CLUB  
MAJOR SPONSOR**

Supporting local community services.



**NOBBY BEACH  
NEIGHBOURHOOD WATCH  
MAJOR SPONSOR**

Agency Director Luke Henderson  
is Meeting Convenor



**National  
Breast Cancer  
Foundation**  
DIAMOND PARTNER

**PROFESSIONALS  
GROUP is a  
DIAMOND  
SPONSOR**

Over \$3.5m donated

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Denai Bateup

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Office Administration  
Office Administration  
Sales Administration



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