

# QUARTERLY REPORT

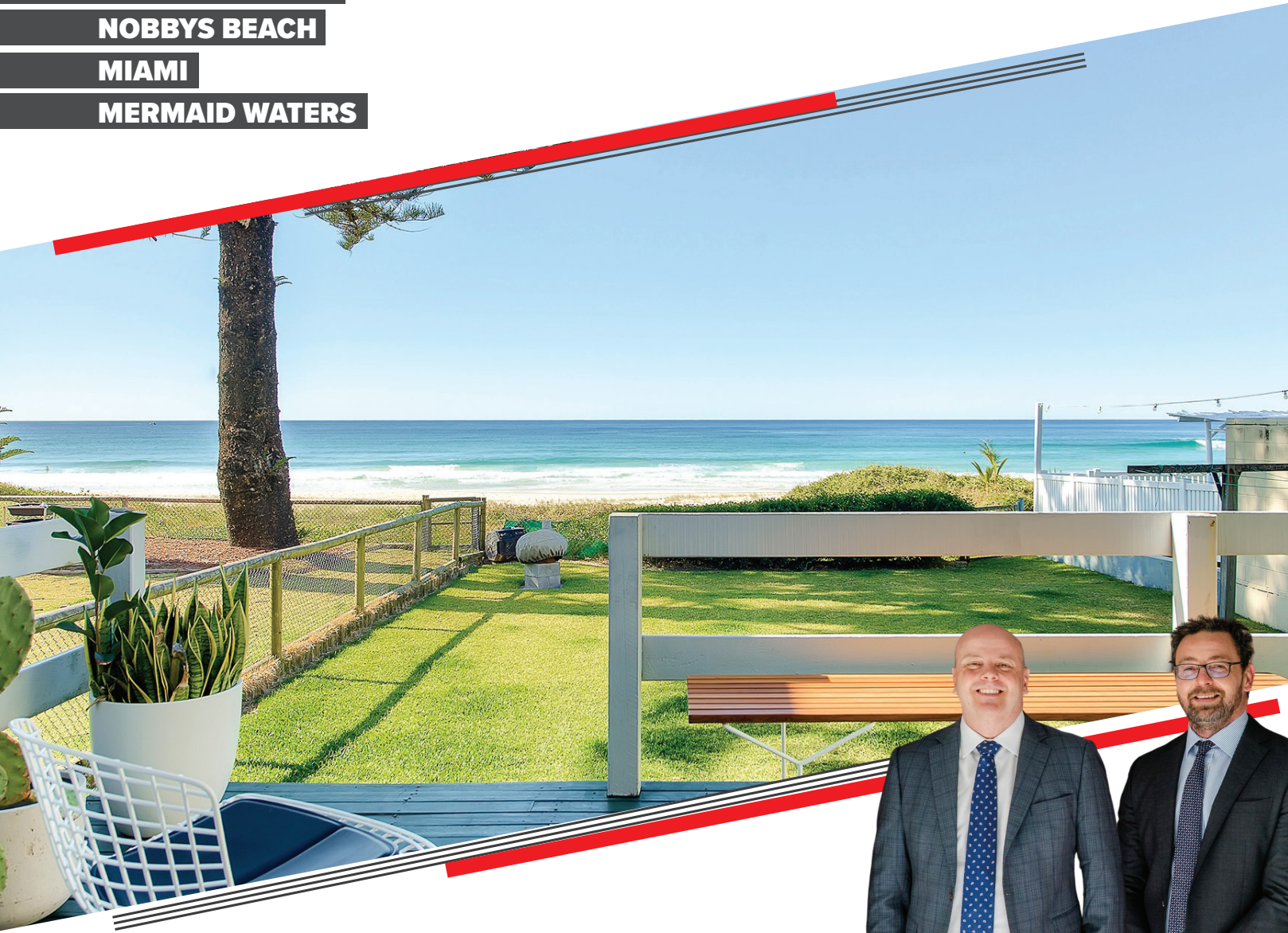
**JULY - SEPTEMBER 2023**

**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

Spring has sprung! So far, 2023 has been a year which has shown the true resilience of local real estate, with interest rate rises and economists predicting property prices to fall. But real estate market prices have fared very well, and the market has begun to balance from the ultra-low levels of stock and rentals at the beginning of the year. Many Aussies caught the travel bug over the last 12 months, taking extended European holidays after the stifling Covid lockdowns. Now that these travellers are returning, we are expecting a renewed focus from buyers in local property market.

The light rail works are in full swing, with completion not due until late 2025. It has become part of our everyday lives, so please continue to support the local businesses in the area so they can trade through the loss of car parking, road disruption and reduced patronage. It's never been more important to shop, eat and drink local. Remember, if we all support local, we will continue to have these great people operating great small businesses close to our homes.

After 50 years of ownership the single level brown brick home at 2408 Gold Coast Highway sold under the hammer at auction to a Mermaid Beach local for \$2,050,000. Situated next to Annette Kellerman Park and in a highly visible highway location, this represents prime property. Houses within walking distance to the beach remain sought after, like the sale of 17 Avanti Street at auction for \$1,750,000.

Strong demand continues in the market for units in boutique complexes as these are still the most affordable price entry options with low body corporate fees, often in close proximity to the beach.

Should you be interested in an updated market price on your property please contact our experienced sales or rentals team.

If you would like to be kept up with information on properties recently sold, new properties to the market and open homes please subscribe to our weekly property email sent out each Thursday afternoon by emailing your details to [sales@prohenderson.com.au](mailto:sales@prohenderson.com.au) or follow us on our social media.

We may be biased but we do live in one of the world's most desirable locations. Time to embrace the upcoming summer months with time in the water or on the sand to enjoy what we have on offer.



**ANDREW & LUKE HENDERSON**

## SALES SNAPSHOT

**8/85 Petrel Avenue, Mermaid Beach**  
**SOLD for \$795,000**  
2 bedroom apartment

**23 Gretel Drive, Mermaid Waters**  
**SOLD for \$1,205,000**  
3 bedroom older style family home

**8/108 Petrel Avenue, Mermaid Beach**  
**SOLD for \$735,000**  
2 bedroom apartment

**5/34 Seagull Avenue, Mermaid Beach**  
**SOLD for \$730,000**  
2 bedroom apartment

**9/28 Chairlift Avenue, Miami**  
**SOLD for \$525,000**  
1 bedroom beachside apartment

**4/46 Oceanic Drive, Mermaid Waters**  
**SOLD**  
Older style 2 bedroom apartment

**2408 Gold Coast Highway, Mermaid Beach**  
**SOLD for \$2,050,000**  
506m2 original home

**17 Avanti Street, Mermaid Waters**  
**SOLD for \$1,750,000**  
3 bedroom family home with pool

**5/33-37 Cronulla Avenue, Mermaid Beach**  
**SOLD for \$850,000**  
3 bedroom, 1 bathroom apartment

**28/12 Landau Court, Miami**  
**SOLD for \$615,000**  
2 bedroom older style unit



## PROPERTY MANAGEMENT SNAPSHOT

Some major legislative changes have been introduced by the State Government for residential real estate, adding more red-tape for investment property owners. If you are just looking for answers to the changes to Minimum Housing Standard Legislation plus other changes which came into effect on the 1st of September 2023, please contact us for a free Fact Sheet.

The rental market is generally starting to return to some balance between level of supply and level of demand over the past quarter. Historically, as the weather warms up, tenant demand for properties near to the beach heats up which will likely see a return of increased activity from now until mid-December.

Property Management is something we take very seriously and our team have an average of 18 years experience in the real estate industry. They own their own houses and offer real world experience, so have the knowledge that makes a difference when it comes to looking after such an important asset. Along with our Property Managers, we have a full team based in a local office who are all experts in their field with considerable experience. Stability is something we try our best to consistently achieve and after over 50 years in business in Mermaid Beach we always strive to be the best and continually improve.

We focus predominantly on managing properties in the local area which is important when it comes to looking after a client's valuable property asset.

We would like to grow this part of our company further, so we would like your business. If you would like to discuss changing property managers, it's easier than you may think. We can handle the process for you. If your property management company has recently sold or gone into liquidation and you are wanting a financially strong long-term local business, please contact Sam Peattie or Ashleigh Mills on 07 5572 8011, or phone Andrew Henderson direct on 0438 691 972. You can also send us an email to [rentals@prohenderson.com.au](mailto:rentals@prohenderson.com.au).



**Beachfront unit at NALU in Miami**  
was leased for \$850 per week

## SUPPORTING THE COMMUNITY

The Surf Lifesaving volunteers are back on the beach! The Mermaid Beach Surf Club have refurbished the John Henderson First Aid room for the commencement of 23/24 season to make assisting and saving lives on the beach even more efficient for our dedicated beach volunteers.

Our sponsorship of the three local Surf Clubs and the Mermaid Beach Bowls Club aims to give back to the community in which our family has serviced for over five decades and lived in for over six decades.

Also this quarter, we provided support for Albert Waterways Kindergarten in Mermaid Waters with the assistance to purchase cots to assist with the babies safe sleeping, plus supporting the very successful NCBF 'Breakfast in Pink' morning held at the Mermaid Beach Bowls Club.



## RENTALS - QUARTER STATS

**PROPERTIES LEASED**  
**59**

**LOWEST**  
**\$475**  
**per week**

**HIGHEST**  
**\$1,400**  
**per week**

John Henderson Real Estate

# HOT Summer AUCTION EVENT

TUESDAY 23RD JANUARY  
MERMAID BEACH BOWLS CLUB  
6PM START

Join us in January 2024 for our biggest auction event of the year.  
Register your interest now to sell your property and learn more about our discounted marketing packages.

## 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 RECREATION SLSC



**MERMAID BEACH BOWLS CLUB**  
**MAJOR SPONSOR**  
Supporting local community services.



**NOBBY BEACH**  
**NEIGHBOURHOOD WATCH**  
**MAJOR SPONSOR**  
Agency Director Luke Henderson  
is Meeting Convenor



**PROFESSIONALS**  
**GROUP is a**  
**DIAMOND**  
**SPONSOR**  
Over \$4m donated

## COMPANY DIRECTORS



**ANDREW HENDERSON**  
Principal & Managing Director  
REIQ Zone Chairman - Gold Coast  
Director - The Professionals Real Estate Group  
0438 691 972  
andrew@prohenderson.com.au



**LUKE HENDERSON**  
Director & Senior Sales Representative  
Director, Gold Coast Turf Club  
Chair, St Hilda's Foundation  
Convenor, Nobby Beach Neighbourhood Watch  
0409 599 507  
luke@prohenderson.com.au

## SALES TEAM



**SIMON FRANCIS**  
Senior Sales Executive  
0413 198 357  
simon@prohenderson.com.au



**MATT MAGUIRE**  
Senior Sales Executive  
0437 002 952  
matt@prohenderson.com.au



**LARISSA MARTOS**  
Sales Executive  
0424 996 661  
larissa@prohenderson.com.au



**TANIA PEARS**  
Senior Sales Executive  
0411 135 931  
tania@prohenderson.com.au



**CINDY KATENE**  
Executive Assistant to Luke Henderson  
cindy@prohenderson.com.au



**JEFF BURCHELL**  
Consultant  
0418 141 624  
jeff@prohenderson.com.au



**DAVID HENDERSON**  
Company Consultant

## PROPERTY MANAGEMENT TEAM



**SAM PEATTIE**  
New Business Manager  
Property Manager  
0492 855 101  
sam@prohenderson.com.au



**ASHLEIGH MILLS**  
New Business Manager  
Property Manager  
07 5572 8011  
ash@prohenderson.com.au



**RUTH CHESSELL**  
Property Manager  
07 5572 8011  
ruth@prohenderson.com.au



**JOSIE PECK-ALEXANDER**  
Property Manager  
07 5572 8011  
josie@prohenderson.com.au



**AMY TAYLOR**  
Property Management Assistant  
07 5572 8011  
amy@prohenderson.com.au

## ADMINISTRATIVE

Jan Henderson  
Sharon Howarth  
Lauren McMahon  
Denai Bateup

Office Administration  
Office Administration  
Office Administration  
Sales Administration



### Privacy Act

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