

TEAM HARVEY

Runaway Bay news

Team Harvey Northern Gold Coast



Harcourts Coastal

YOUR LOCAL EXPERTS

Whether you're downsizing, or moving to a new area, most home owners will find themselves selling at some point in their lives. Selling your home can be a stressful period, particularly if you're not sure what to expect. If you're ready to start a new chapter in your life and would like some information on how to navigate the selling process, please give one of us a call. We're here to guide you throughout the entire process. Andrew & Michael.

January to March 2019

Andrew Harvey | 0449 269 000
Michael Harvey | 0423 531 550

WHAT'S HAPPENING – Gold Coast Events

1. Surfers Paradise Live, Daily, Thursday, 2 May – Monday, 6 May, Beach Road, Surfers Paradise
2. Sanctuary Cove International Boat Show, 9.00AM TO 5.00PM, Thursday, 23 May – Sunday 27 May, The Marine Village, Sanctuary Cove
1. Gold Coast Food & Wine Festival, 10AM TO 10.00PM, Thursday 30 May – Sunday 2 June, Town Centre Drive, Helensvale
2. Gold Coast 100 Kilometre Supermarathon, From 6.30AM, Sunday 9 June, Sports Super Centre, Sports Drive, Runaway Bay

WHAT'S NEW – Runaway Bay



Long Term Recycled Water Release Plan

With the Gold Coast population increasing by about 15,000 people per year, the amount of excess recycled water the city generates also increases and will result in our existing infrastructure capacity nearing its limit. A plan is in place for a long term solution. The Broadwater pipeline crossing works at Quota Park, Biggera Waters are well underway. Modern tunnelling techniques will be utilised between Quota Park and South Stradbroke Island to ensure minimal disruption to the Broadwater and environment.

NEWS – Open Homes

Open homes are one of the most effective ways of marketing a property and to attract interest from a wide variety of buyers. When you prepare for an open home, your sales consultant will ensure all necessary marketing is in place to attract as many potential buyers as possible to your open home. When you have them there, you want to ensure your home is presented in the best possible light.

Some of the many advantages are:

- You can control the viewing times
- You have plenty of time to ensure your property is tidy and ready for inspections
- Open homes can create plenty of activity, even in a slow market
- Interest and activity can trigger urgency with buyers
- The sales consultant's time is put to best and most effective use; They will have the opportunity to talk to numerous people about your property
- Comments from open home visitors can provide feedback on price, presentation, sales appeal, etc



PRIALA LEGAL

A boutique property law firm providing clients with the high level expertise gained by our principal, Despina Priala. EXPERTISE AT THE HIGHEST LEVEL, 322 METRES! – Despina was Legal Counsel for Sunland, managing legal affairs for the 322m tall Q1, Palazzo Versace, Circle on Cavill, Avalon, Sunkids Childcare Centres, as well as other property developments that dot the Gold Coast skyline. A RUNAWAY BAY LOCAL with a 25+ year legal career in all aspects of property sales, off the plan contracts, residential and commercial land transactions, whether acting for developers, buyers or vendors. Call 5529 1294. www.prialalegal.com.au



Recent Sales



62 Midnight Court \$1,535,000



2 Wau Avenue \$1,800,000



47 Pebble Beach Drive \$1,325,000



9 Coombabah Road \$500,000



45 Daru Avenue \$1,380,000



86 Lae Drive \$954,000

Market Activity

Properties Sold:

19
HOUSES

18
UNITS/DUPLEXES

0
LAND

Total
Sales Value

\$13,881,500

\$10,110,000

\$0

Highest
Sales Value

\$1,899,000

\$1,130,000

\$0

Lowest
Sales Value

\$545,000

\$277,000

\$0

Average
Sales Value

\$925,433

\$561,666

\$0

All information is sourced from RPData. All care is taken to provide accurate and current sales data at time of printing.

Top 4 Buyers

Ken & Sue

Budget up to \$1,300,000

Requirements – Minimum 3 bedrooms. Single level home with multiple living spaces. Does not mind a renovation.

Charlene & Rob

Budget up to \$1,250,000

Requirements – Four bedrooms. Require two living spaces, large entertaining and must be on the water.

Steve & Jill

Budget up to \$1,200,000

Requirements – Five bedrooms, bedroom downstairs, close to bus stop. Water view is of preference.

James

Budget up to \$700,000

Requirements - Minimum three bedrooms. Runaway Bay/ Biggera Waters, block bigger than 550sqm, happy to renovate if need be.

What clients say....

After an unsatisfactory initial visit from an agent in selling my home, I invited Andrew & Michael to discuss selling in a few months time. They were so informative, knowledgeable in the area and well prepared with documented facts and figures that I decided to sell with them. At all times, Andrew & Michael were completely professional, a welcome source of knowledge and experience, all carried out in a reassuring and competent manner which underlines their integrity. The property sold quickly at a price I wanted. Andrew & Michael are true professionals in their field, honest people who can be trusted in all negotiations and who will go the extra mile to satisfy their client. I would recommend Andrew & Michael without reservation.

By Ken

Andrew & Michael were by far the best agents for the job and the only ones I would deal with again. Their market and area knowledge is second to none. Their friendly, professional and not pushy like other agents. They listened to what we wanted and gave their advice as we needed. I completely trusted them with the sale of our biggest asset and would again every time. There is no one like Andrew & Michael and if you haven't even considered them you're not doing your house justice.

By Michelle

John and I would like to thank Andrew and Michael for all their help and professionalism in the sale of our house. We have lived in the Runaway Bay area for 30 years where we have brought and sold various properties using different agents but we highly recommend the 2 Harvey gentlemen as the most helpful of any because of their total commitment to our sale while using their local knowledge and negotiating skills to complete the sale. THANK YOU FOR MAKING IT EASY.

By Sharyn & John

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