



## BRE News

**Happy new year!**

**We finished off 2018 with our annual Secret Santa gift giving, some of the presents were serious, some were funny, but all were thoughtful as we stopped to wish each other a very merry Christmas after another busy year.**

**We received so many gifts from our wonderful suppliers – hampers, bottles of wine and the like, we were truly amazed and very thankful.**





We are proud to be able to show in black & white, the truly fantastic work our whole property management dept does - Our January results show that *Not a single one* of our tenant accounts was in arrears.

This means that no owner was waiting on any funds from their tenant. Congratulations crew - an amazing job!

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## Market Wrap

**The Highs and Lows of 2018:** Dwelling Values with the Largest Gains and Biggest Falls over the past year.

This CoreLogic report based on data from the ABS shows regional statistics of dwelling values over the last 12 months. From the highest growth rate of 16.3% in Tasmania, to the biggest decline of 15.6% in Queensland, it's an interesting read.

The top 50 regions for growth in value, are dominated by regional areas in Victoria and Tasmanian, showing the slowdown is being felt more in our Capital Cities.

[Read the full CoreLogic report](#)

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## The Canberra Market

The latest data from Domain reveals that Canberra's median house price remained steady over the December quarter. Canberra was one of only three capital cities to *not* experience a decline in house prices over the year. However unit prices have fallen 6.1% year-on-year. Domain's senior research analyst Dr Nicola Powell reports "Canberra is the third-strongest Australian capital city, behind Hobart and Adelaide"



Median property price  
December 2018 QoQ Change

[View the full report here](#)

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## Canberra Home wins MBA Award

The MBA Excellence awards held late last year have awarded a Yarralumla residence and two local Canberra businesses the honour of best National Luxury Project Home (\$1-2m). It is the second year in a row that a Canberra property has taken the gong in this category.



[Read the Allhomes article here](#)

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# Sales Feature Property



**34 Macgregor Street, Deakin**

**Location and Charm**

**Auction 19 Feb**



- Short stroll to popular Deakin shops with an IGA, popular cafes and restaurants
- Minutes to Manuka, City Centre and Woden
- Close to the Canberra Hospital, prestigious schools, and the Parliamentary Triangle

Come and discover all this charming 3 bedroom home has to offer. Set behind well-established gardens and unassuming from the street, you will be pleasantly surprised once you set foot onto the northerly facing block.

## EXTERIOR

664sqm flat block

Sunny paved front courtyard

Large useable backyard - potential for large extension

Large deck ideal for entertaining

Carport

Strong land value

## INTERIOR

1950's character

Loads of natural light

3 generous sized bedrooms

Cedar windows

Timber floors throughout

Fire place

Spacious living area  
Separate dining room  
Ducted gas heating  
Ducted evaporative cooling  
Instant gas hot water system

EER: 1.5

Don't miss the wonderful opportunity to purchase into this highly sought after suburb.

[VIEW ALL SALE PROPERTIES](#)

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## The record breaking homes of Canberra for 2018

Despite the ACT ending 2018 in the midst of a cooling property market, allhomes.com.au reports that a number of sales across several suburbs still broke records during the year. Read about it here:

[Record breaking Canberra Homes](#)

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## Canberra Rental Market

**Canberra rental prices exceed Sydney's for the first time in more than a decade**

With rents for houses rising in Canberra and falling in Sydney over the December quarter, the latest Domain data shows that our City is now the most expensive city to rent a house (but not a unit).

Read the full article by Allhomes here:

[Most expensive capital city](#)

### Median weekly house rents

Capital city	Median rents	QoQ	YoY
Sydney	\$540	-1.80%	-1.80%
Melbourne	\$440	2.30%	3.50%
Brisbane	\$410	2.50%	2.50%

Canberra	\$560	1.80%	3.70%
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QoQ: Quarter on quarter comparison

YoY: Year on year

## Median weekly unit rents

Capital city	Median rents	QoQ	YoY
Sydney	\$530	-2.80%	-2.80%
Melbourne	\$410	0.00%	2.50%
Brisbane	\$380	1.30%	2.70%
Canberra	\$465	3.30%	8.10%

Source: Domain Rental Report, December Quarter 2018.

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## Australia's most affordable and most expensive suburbs to rent - according to rent.com.au

### NSW-

Most affordable: Lavington \$267/week  
Most Expensive: North Bondi \$877/week

### VIC

Most affordable: Morwell \$220/week  
Most Expensive: Brighton East \$682/week

### ACT

Most affordable: Lyons \$377/week  
Most Expensive: Red Hill \$740/week

### QLD

Most affordable: North Ward & Dalby \$250/week  
Most Expensive: Broadbeach Waters \$757/week

You can view the full report from rent.com.au here:

[Read More](#)

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## Rental Feature Property



### 20A Edgeworth Parade, Coombs – Four bedrooms and beautiful water views

A lovely, brand new 4 bedroom two-storey terrace featuring floating timber floors and a light and airy open plan living area, modern kitchen with a dishwasher and lots of bench and storage space. An additional powder room is also provided on the lower level.

Upstairs the master bedroom includes a generous walk through robe and the luxury of a double vanity to the ensuite as well as its own balcony with beautiful views overlooking the pond. The further three bedrooms all have of built-in robes and the main bathroom has a separate shower, bath, and separate toilet. There is reverse cycle air conditioning to the living area and master bedroom to keep you comfortable all year round and car accommodation is taken care of with a double garage with internal access for your convenience. Outdoors there is a sunny paved area to enjoy the Canberra sun and the beautiful water views.

The home is situated in a fantastic location in the peaceful Molonglo Valley district of Canberra, situated close to schools and Coleman Court shopping centre and Woden and Belconnen Town Centres are also a short drive.

[VIEW ALL RENTAL PROPERTIES](#)

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**Tax news and information from PKF Chartered Accountants and Business Advisers.**

A recent update from PKF regarding tax deductions, ATO scams and more:

[PKF News](#)

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## Did you know?

Our very own Symon Badenoch has been nominated for **ACT Agent of the Year**, in this year's Rate My Agent awards. Congratulations and good luck!

Here's the titles of just a few reviews he's recently received:

- **"10/10 - excellent agent "**
- **"Symon is very honest and professional "**
- **"A Great Agent and Agency!"**
- **"Comprehensive and Professional Service"**

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