

**Ray White**

# Tamara Lee

PROPERTY MARKET REPORT - JUNE 2020

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ASHGROVE

RED HILL

BARDON

KELVIN GROVE

# In Our Community

With Tamara Lee



Well hasn't our world been turned upside down since our last Market Report in early December. We certainly hope that this message finds you well and happy, and even in these uncertain times, you are enjoying life with your families.

We have been very busy and have not stopped!! Here is an update of some of what we have been up to.

February 14th Valentine's Day – Whether you celebrate this day of "love" or not, it is hard not to notice the flourish of cards, flowers and chocolates which seem to be at every turn before the day.

We, at the Tamara Lee office, were able to make our February 14th a day of giving.

First stop was Bula Vinaka Café at the Red Hill Sports Club, 22 Fulcher Rd, Red Hill, where we drew our Valentine's Competition. Lucky winners Chris and Jackie took away a \$100 voucher, a bottle of champagne and a beautiful candle.



Next stop was King's Table at New Hope Church, Kelvin Grove. You may recall in our last Market Report we spoke of the homeless situation in Brisbane, and how this organisation is doing their best to help some of those less fortunate than ourselves. In the current times King's Table is still managing to assist the homeless. They have been busy delivering many meals in and across the city.

For Valentine's Day we decided to take along a little treat for everyone and had Mr T's Bakery, 23 Carberry St, Grange, make us some cute heart shaped biscuits. Suffice to say, these were an absolute hit with the luncheon guests. :)

It was very heartwarming for us to meet Pastor Matt and all the volunteers, who work tirelessly with set up, preparing food, and parcelling up bread, fruit and veges for the attendees to take home if they wish. There are also a selection of clothes for them to take or purchase for a small cost – it is said that the payment helps them to feel empowered. The volunteers all do an amazing job!

Pastor Mark gave a short testimonial of his own life, the struggles he had and how he has overcome them as a way to give hope to those gathered. He had an amazing story and we did see some tears, evidence of hearts being touched. There followed a hearty lunch and dessert! Pastor Matt also performed a very special "RAP" for us.

Truth be told, we didn't do any hard work at King's Table. We mingled, help bring lots of smiles to faces, and probably got in the way of the REAL volunteers that day. But, our visit opened our eyes to what a wonderful service New Hope Care provides every Friday.

If you would like to know more about New Hope Care/ King's Table and how you may be able to help or contribute, please head to [www.newhopecare.org.au](http://www.newhopecare.org.au) or phone 07 3839 2312.

We also held our annual Easter Competition "Guess the number of eggs", in conjunction with Little Red Providore, 63 Windsor Road, Red Hill. We had so many entries and of course it proved a highlight with the children and those waiting for a coffee with the restrictions in place at the time. The winner of the whole jar of eggs was Olivia Foley. Congratulations Olivia.

We very much look forward to touching in with you next time, when we will all hopefully be back to our new form of normal.

Yours in Real Estate,

The Tamara Lee Team.

# Ashgrove 4060

\$2.825M	\$1.077M	\$550K	49
HIGHEST SALE PRICE	MEDIAN SALE PRICE	LOWEST SALE PRICE	DAYS ON MARKET

## Highest and lowest 5 sales

Address	Bed	Bath	Car	Land m2	Date	Price
66 ELIMATTA DR	5	6	3	1,507	27/04/2020	\$2,825,000
60 BROWN PDE	6	2	2	607	31/03/2020	\$2,250,000
26 YOKU RD	6	4	3	812	09/04/2020	\$2,245,000
15 BOTT ST	3	1	2	1,720	23/03/2020	\$1,917,500
77 SAINT JOHNS AVE	5	4	2	637	03/02/2020	\$1,800,000
280 WATERWORKS RD	3	1	2	810	31/01/2020	\$715,500
368 WATERWORKS RD	2	1	2	599	19/03/2020	\$704,000
15 SUNRISE ST	2	1	1	407	23/03/2020	\$675,000
31 BROWN PDE	4	1	1	405	19/02/2020	\$655,000
542 WATERWORKS RD	4	2	2	647	27/02/2020	\$550,000



Sold By Tamara Lee

ASHGROVE  
32 Lindsay Street  
3 1 2

Sold for:  
\$1,290,000  
Land size: 1012 m2

Red Hill

4059

\$1.8M

HIGHEST  
SALE PRICE

\$865K

MEDIAN  
SALE PRICE

\$550K

LOWEST  
SALE PRICE

38

DAYS ON  
MARKET

Highest and lowest 5 sales

Address	Bed	Bath	Car	Land m2	Date	Price
87 GLENROSARD	5	2	2	3,770	06/03/2020	\$1,800,000
28 THORN ST	4	3	2	429	17/01/2020	\$1,575,000
18 MCCOOK ST	4	2	1	430	03/03/2020	\$1,530,000
2 ELLA ST	5	3	2	405	06/03/2020	\$1,380,000
23 PRAED ST	4	3	1	774	09/04/2020	\$1,100,000
22 KENT ST	3	1	2	303	01/04/2020	\$770,000
23 DYNE ST	3	1	2	405	29/01/2020	\$720,000
90 WATERWORKS RD	3	1	1	809	17/02/2020	\$711,500
3 CROSS ST	2	2	-	354	07/04/2020	\$703,000
8 SAINT BARNABAS PL	2	2	-	354	29/01/2020	\$550,000



Sold By Tamara Lee

RED HILL  
3 Arthur Terrace

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Sold for:  
\$840,000  
Land size: 405 m2

Kelvin Grove

4059

\$1.46M

HIGHEST  
SALE PRICE

\$873K

MEDIAN  
SALE PRICE

\$750K

LOWEST  
SALE PRICE

55

DAYS ON  
MARKET

Highest and lowest 5 sales

Address	Bed	Bath	Car	Land m2	Date	Price
16 HORSBURGH TCE	3	3	3	584	20/12/2019	\$1,460,000
16 LITTLE STREET	4	3	2	402	Not yet settled	\$1,300,000
43 MONRO ST	4	2	-	291	17/04/2020	\$1,230,000
9 LOCK ST	4	3	2	163	24/02/2020	\$1,175,000
151 KELVIN GROVE RD	4	6	4	658	17/01/2020	\$1,120,000
50 EUREKAST	3	1	2	405	30/04/2020	\$822,000
42 GLEN ST	3	2	1	212	12/02/2020	\$800,000
10 WHITE ST	3	1	1	202	24/01/2020	\$785,000
31 PROSPECT TCE	3	1	-	296	07/05/2020	\$772,500
18 BROADHURST ST	3	3	2	519	16/03/2020	\$750,000



Sold By Tamara Lee

KELVIN GROVE  
165 Winsdor Road

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Sold for:  
\$907,656  
Land size: 550 m2



# Bardon 4065

\$2.3M

HIGHEST  
SALE PRICE

\$1.105M

MEDIAN  
SALE PRICE

\$490K

LOWEST  
SALE PRICE

59

DAYS ON  
MARKET

## Highest and lowest 5 sales

Address	Bed	Bath	Car	Land m2	Date	Price
1 FAIRSEAT ST	5	3	4	635	24/01/2020	\$2,300,000
36 ACCESSION ST	5	3	2	518	31/03/2020	\$2,025,000
140 OUTLOOK CRES	6	3	4	845	12/05/2020	\$1,992,500
19 BARDON ESP	4	2	2	513	12/03/2020	\$1,830,000
44 BARNETT RD	4	3	4	405	11/03/2020	\$1,575,000
20 LESLIE ST	3	1	1	405	06/04/2020	\$685,000
114 JUBILEE TCE	3	1	0	658	24/02/2020	\$650,000
118 JUBILEE TCE	2	1	1	607	20/01/2020	\$610,000
4 WARBURTON ST	3	1	1	566	20/01/2020	\$585,000
173 JUBILEE TCE	2	1	1	405	23/12/2019	\$490,000



**Sold** By Tamara Lee

**BARDON**  
30 David Avenue

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Sold for:

**\$1,204,000**

Land size: 405 m2

# Lasting Impressions

*Tamara is warm, professional and very good at what she does! From my initial meeting with her months before our house went on the market, I was impressed by her market knowledge and communication. Once we decided to go ahead and sell, it was a no-brainer to list with her. We mapped out a plan, and the house was under contract faster than I ever expected with multiple offers. She was also very supportive and willing to offer advice as I navigated the purchase of a new home. Thank you, Tamara and team!*

**ANGIE - SELLER**  
165 WINDSOR ROAD, KELVIN GROVE

*Having had the benefit of using Tamara as our selling agent for a previous leased property, there was no question about using her expertise to sell a second property. Tamara organised very competent tradesmen to attend to certain repairs. As we lived interstate, this saved a lot of time prior to the on-sale date. Tamara's professionalism is continually displayed by her attention to detail & follow up of all aspects of the sale from possible buyers, to staff and clients. Her knowledge of the market is huge as are her negotiating skills. We highly recommend Tamara to anyone wishing to sell their property in Brisbane.*

**JIM & KERRIE - SELLER**  
82 WINDSOR ROAD, RED HILL

**Tamara Lee**

P 0421 767 034

E tamara.lee@raywhite.com

PO BOX 443, Red Hill QLD 4059

tamaralee.raywhite.com

Tamara recently sold my house for well above reserve and was amazing to work with. She has incredible insights and knowledge of the areas (suburbs) she services. Professional, efficient, driven, great humour and a fantastic communicator. Tamara is about relationships and it is for the long haul, developing trust and a strong connection. I have no hesitation in recommending Tamara and will certainly use her services again.

**JESS - SELLER - 30 DAVID AVENUE BARDON**

Tamara is a highly professional agent with extensive market knowledge and many years of experience. On top of that, she has a huge customer focus, is an excellent communicator and a delight to work with. I would highly recommend working together with Tamara to buy or sell your home.

**BUYER - ASHGROVE**

We could not fault Tamara and her wonderful team in assisting us with the purchase of 32 Lindsay Street. Her ability to negotiate terms between both parties is unrivalled. Her ongoing communication from the first inspection right through until post-settlement made us feel comfortable and relaxed throughout the entire process. No questions were left unanswered. Thank you Tamara, we look forward to working with you again in the future!

**DARREN & KARIN - BUYER**  
32 LINDSAY STREET, ASHGROVE



**AMAZING**  
incredible  
**HUMOUROUS**  
trustworthy  
**EXPERIENCED**  
CUSTOMER FOCUSED  
delightful  
**WARM**  
supportive  
**WILLING**



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▶ REAL ESTATE -TAMARA LEE

Information about this report: We (the agent/cy) have endeavoured to show all sales reported by all agents & individuals as listed on publicly available sources for the mentioned period. We believe this information to be accurate, whilst all care has been taken, no representation has been made and no responsibility is accepted for the accuracy of the whole or any part of this document. Individuals are directed to rely on their own enquiries. Please disregard this publication if your property is exclusively listed with another agent. Properties displayed are only those which have been publicly listed and sold by multiple agents/cies in the area. We advise you seek independent advice on your area statistics if you are thinking of buying or selling.



# What is your property worth?

Even if you're not selling now, keep up to date on the market value of your home with a comprehensive property appraisal from Tamara Lee.

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Simply call or message: **"What is my property worth?"**  
to **0421 767 034** and we will take it from there.