



## Property Predictions & Trends

The past year has been an interesting one for Australia's property market. Continued strength, even over the winter months, gave way to a slight softening as temperatures began to rise around the country. It may not have been enough to put off many buyers, but it certainly gave investors and those who work in the industry pause for thought.

With the most recent figures showing auction volumes decreased to a 64.2 per cent preliminary clearance rate across the combined capital cities, 2018 promises to be a year of possibility for buyers equipped with the knowledge, expertise, and insight necessary to make the right purchase.

A glance at the Melbourne property market may set alarm bells ringing. Price increases have been slowing since spring, with decreasing auction clearance rates indicating a drop in demand. This, combined with a 158% growth in apartments pinned for approval, gives the impression of an area softening significantly.

However, with the drop in overseas investment impacting Melbourne less than it will Sydney, an undersupply of houses and older apartments, and a new rail link promised, prices are set to remain stable among some of the most desirable areas of the city.

Sydney's hot property markets shows little sign of cooling off further. The lull in the second half of 2017 is likely only to shift the identity of buyers, rather than reduce the number. First home buyers will start to re-enter the market as investors consider their purchases more carefully, but with limited stock and consistent demand prices, clearance rates are set to remain strong.

Sydney's infrastructure boom contributes to a strong market. The NSW government recently upped its infrastructure spending from \$72 billion to \$80bn over the next four years, and the impact on Sydney property is clear to see, particularly in areas where the investment has the most impact.

# K&C REAL ESTATE

## Vendor News

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## What will happen in 2018?

While Melbourne and Sydney continue to be largely predictable markets, Brisbane is set to see significant events and changes in the new year. As the population continues to grow, and approval of units almost completely ceases, the city is likely to see rising prices. Buying units now – contrary to what many media outlets are reporting – will prove a sound investment.

With the Commonwealth Games arriving on the Gold Coast next year, the infrastructure, tourism, and attention are all likely to boost the local economy and make the area even more attractive to buyers. While potential investors should be wary of being caught up in short-term trends, the Gold Coast looks set to remain an excellent prospect into 2018.

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## Where are more Aussies parking their cash?

Almost two-thirds of Australians are paying down debt or parking savings in low interest-rate bank deposits rather than buying property or investing in the sharemarket, a recent consumer sentiment survey shows.

The latest Westpac-Melbourne Institute report, which surveyed 1200 people nationally in December, showed only 12.8 per cent nominated real estate as the wisest place for savings, while 8 per cent nominated shares. Sentiment towards property remains at its lowest level since the Melbourne Institute began asking about the wisest place to store savings in 1974.

While consumers expect interest rates to stay on hold for the time being, constraints around incomes, savings, and debt are still likely to keep consumer spending growth below trend. It seems like people in Sydney and Melbourne feel less optimistic about price gains in property.

Westpac forecasts the Reserve Bank is unlikely to raise interest rates from the current record-low rate of 1.5 per cent until 2019. But the tide may be turning, with Westpac's time to buy a dwelling index rising 2.3 per cent to 100 points nationally since January, although "materially weaker" in NSW (90) and Victoria (88) as affordability remained a constraint.

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### INGREDIENTS

#### RASPBERRY PEACH PUREE:

4 fresh peaches, pitted, then diced into large chunks

1 cup fresh raspberries

1 1/4 cups water

#### SIMPLE SYRUP:

1/2 cup granulated sugar

1/2 cup water

#### LEMONADE:

7 cups cold water

1 1/4 cups fresh lemon juice (from approximately 4 lemons)

ice cubes

additional raspberries, for garnish - optional

additional peach slices, for garnish - optional

mint sprigs, for garnish - optional

## Raspberry Peach Lemonade



### INSTRUCTIONS

Add diced peaches, raspberries and water to a food processor or blender and process until pureed.

Place a sieve over a large mixing bowl and pour peach raspberry puree into the sieve. Use the back of a large spoon to push the puree around so the liquid falls through the sieve and seeds/skin stay inside the sieve.

Discard seeds/skin from the sieve and set mixing bowl with liquid in it aside.

Add granulated sugar and 1/2 cup water to a small saucepan and heat over MED heat until sugar dissolves into the water, stirring occasionally. Boil about 3 minutes until liquid has become syrupy. Set aside to cool slightly.

Add 7 cups water, lemon juice and ice cubes to a large pitcher. Stir to combine. Pour in cooled simple syrup and peach raspberry liquid. Stir to combine again.

Store covered in refrigerator until ready to serve. Serve chilled with garnishes, if desired. Enjoy!