

**Top 10 suburbs by lowest median house price**

Suburb	Median Price	Count
TOWNSVILLE CITY	\$232,500	2
GARBUTT	\$245,000	1
STUART	\$280,000	3
OONOOBBA	\$288,000	2
VINCENT	\$290,000	7
HEATLEY	\$305,000	19
CUNGULLA	\$307,000	1
BURDELL	\$307,500	12
GULLIVER	\$307,500	12
DEERAGUN	\$310,000	17

**Top 10 suburbs by number of house sales**

Suburb	Median	Count
KIRWAN	\$359,500	88
KELSO	\$330,000	44
MOUNT LOUISA	\$385,000	43
DOUGLAS	\$440,000	33
ANNANDALE	\$395,000	32
BUSHLAND BEACH	\$430,000	25
AITKENVALE	\$324,000	21
RASMUSSEN	\$315,000	21
CRANBROOK	\$317,000	20
HEATLEY	\$305,000	19

# Affordable suburbs dominate market

**R**ECENTLY compiled sales figures for the first quarter of 2009 - January through March inclusive - show Kirwan experienced the most sales activity by far for this period with 88 sales, while the top 10 lowest median prices according to suburbs were all under \$310,000.

These figures were prepared by PRDnationwide Townsville's research manager Dean Dederer and related to preliminary data for house sales for the Townsville City Local Government Area (LGA).

Mr Dederer said 549 house sales were recorded during the first quarter of 2009. Of these sales 56.1 per cent (308 sales) were under \$400,000.

"This is in line with the continuing dominance of the affordable end of the market by first home buyers seeking the cheapest properties available," Mr Dederer said.

Only four sales (less than 1 per cent of all sales) were recorded over \$750,000, indicating the weakness at the top end of the market.

The top 10 suburbs according to sales activity during this three month period were Kirwan, Kelso, Mount Louisa, Douglas, Annandale, Bushland Beach, Aitkenvale, Rasmussen, Cranbrook and Heatley.

"Kirwan and Kelso are the largest suburbs by population, so therefore are expected to have higher sales volumes than other suburbs," Mr Dederer said.

"Douglas and Annandale are centrally located close to major employment zones, making them desirable addresses. Heatley, Cranbrook and Rasmussen are all priced at the lower end of the market, showing the demand for affordable homes."

Mr Dederer's preliminary research also looked at the top 10 suburbs according to lowest median house price. The top 10 suburbs for 2009's first quarter were Townsville City, Garbutt, Stuart, Oonoonba, Vincent, Heatley, Cungulla, Burdell, Gulliver and Deeragun.

"As the table shows, most of these figures are based on very few transactions and therefore the results are quite volatile and need to be treated with caution," he said.

"Many of these suburbs still experienced substantial sales volumes for the three-month period, with the median price sitting around the \$300,000 price point which is quite impressive.

"If we look at all the suburbs, regardless of how many transactions were recorded, half of the median prices are under \$300,000, showing affordable properties are still available in our local market."



## TOWNSVILLE PROPERTY WATCH

**SOLD**

Source: RP Data

<b>ANNANDALE</b> PILEA CT - \$325,000 Three bedroom, one bathroom house sold in May.	Four bedroom, two bathroom house sold in April.	Three bedroom, one bathroom house sold in April.	Four bedroom, two bathroom house sold in May.	Three bedroom, two bathroom unit sold in May.
<b>BELGIAN GARDENS</b> POTTS ST - \$535,000 Three bedroom, one bathroom sold in May.	<b>HERMIT PARK</b> CLAYTON ST, - \$230,000 Two bedroom, one bathroom unit sold in May.	<b>KIRWAN</b> SQUIRES CR, - \$455,000 Four bedroom, two bathroom house sold in April	<b>MOUNT LOUISA</b> THORN ST, - \$435,000 Four bedroom, two bathroom sold in May.	<b>SOUTH TOWNSVILLE</b> PERKINS ST, - \$265,000 Two bedroom, one bathroom house sold in May.
<b>BLUEWATER PARK</b> FORESTRY RD, - \$535,000	<b>HEATLEY</b> CHARLES ST, - \$300,000 Three bedroom, one bathroom house sold in April.	<b>KIRWAN</b> BEL AIR AV, - \$335,000 Three bedroom, one bathroom house sold in April.	<b>PIMLICO</b> LATCHFORD ST, - \$390,000 Three bedroom, one bathroom house sold in April.	<b>WEST END</b> HUGH ST, - \$218,500 Two bedroom, one bathroom unit sold in May.
<b>BUSHLAND BEACH</b> ANCHORAGE CCT, - \$380,000 Four bedroom, two bathroom house sold in April.	<b>HORSESHOE BAY</b> APJOHN ST, - \$465,000 Three bedroom, two bathroom house sold in April.	<b>MOUNT LOUISA</b> SAXBY CR, - \$310,000 Three bedroom, one bathroom house sold in May.	<b>RAILWAY ESTATE</b> NINTH AV, - \$375,000 Three bedroom, one bathroom house sold in May.	<b>WULGURU</b> HOLROYD ST - \$382,000 A house on 1012sqm block sold in April
<b>BUSHLAND BEACH</b> DAINTREE DR, \$410,000	<b>KELSO</b> MILES AV, - \$347,500	<b>MOUNT LOUISA</b> 15 ALPINE CT, - \$445,000	<b>ROSSLEA</b> LINDSAY ST, - \$289,000	

## Ray White's June Auction Event

**Tuesday 23 June, 6:00pm – Southbank Convention Centre, Palmer St**

Lot 1	12 Flagstone Av, RANGEWOOD	Warren Lingard	0418 759 174
Lot 2	30 Hasson St, KIRWAN	Warren Lingard	0418 759 174
Lot 3	18 Shutehaven Cct, BUSHLAND BEACH	Simon Clayton	0415 196 270
Lot 4	7 Thorley St, HEATLEY	Stephen Gasparini	0410 402 149
Lot 5	42 Sheperd Cct, KIRWAN	Malcolm Thomson	0400 545 664
Lot 6	134 Mill Dr, KIRWAN	Kimberley Orr	0415 038 321
Lot 7	13 Pepperwood St, DEERAGUN	Melinda Metcalfe	0415 183 581
Lot 8	2/1-7 Gregory St, NORTH WARD	Danny Cody	0404 077 102
Lot 9	35 First Avenue, RAILWAY ESTATE	Shay Bell	0410 436 924
Lot 10	3/59-60 The Strand, NORTH WARD	Arthur Baldwin	0408 777 771
Lot 11	61 Flagstone Cr, CONDON	Kelly Woodroffe	0406 996 727



Call the team who make Auctions Work:  
**Townsville City 4781 0500**  
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**Ray White**

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