

WHAT OUR CLIENTS SAY.



WE CHOSE JOANNA BECAUSE OF HER IN DEPTH KNOWLEDGE AND TRACK RECORD IN THE AREA.

Joanna was fantastic from beginning to end! Incredibly professional but also caring, Joanna has amazing skills in selling real estate and trustworthy. She took the time to explain everything leading up to auction and worked extremely hard to get the best price for the sale. Can't express how happy we were with Joanna and her team- the whole process was such a pleasure! – *Seller*

Joanna and her team once again shone through for us with her professionalism and A-list communication style to advise us throughout the successful sales campaign for our property. We felt secure in her hands. – *Seller*

Having worked successfully with Joanna through both a previous sale and a previous property purchase, our expectations were quite high and she did not disappoint us. We knew we were in capable hands with her positive input and clear communication through to the sale. The outcome has been a very positive experience for us. We cannot thank her enough. – *Seller*

Joanna responded very quickly to enquiries and concerns. They found us our dream home on first meeting and we were suddenly unconditional just over a week later. – *Buyer*

Joanna is very direct, straight to the point and doesn't beat around the bush. The team is lovely to deal with and very personable, and they make a well balanced team. Thank you for finding us our forever home! – *Buyer*



WHAT'S YOUR PROPERTY WORTH?

Scan the QR code to request a free market appraisal of your home.

Joanna Gianniotis
Partner & Lead Agent

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Place.  + **Gianniotis**
TEAM

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PROPERTY MARKET REPORT 2022-2023.

THE GIANNIOTIS DIFFERENCE

UNDERSTANDING AN EVOLVING MARKET.



It has truly been an exciting time in the real estate market lately, with early 2023 providing both unique challenges and incredible opportunities. Driven by this and our strength in supporting sellers, myself and my team have continued to define our processes and pivot to find methods that best look after our clients. We believe in a 'learn it all' culture at Place, which is something that the Joanna Gianniotis team have embraced with a passion.

Having been with Place Bulimba for the past 21 years, I've certainly seen the market change over time and have appreciated the opportunity of developing long-term relationships. For example, I recently sold a property for the son of a repeat client and I was told that I was the only agent that he would consider working with. It's wonderful moments like these that really inspire myself and my team.

Taking pride in my role as a trusted advisor and sharing my knowledge gained from past experience, I understand the advantages of changing strategy while in an evolving market.

Together with my team, we have achieved excellent results by being resilient, consistent, plan-focused and process-driven.

Looking forward to the future, the Gianniotis team will be moving to the new Place Camp Hill office, formally known as Place Coorparoo. Considering Place Bulimba has such a strong market share in the growing Camp Hill and Coorparoo suburbs, it made sense that we take over this office. As a local, it will be fantastic to work so close to home and to support the community that I cherish. My team and I look forward to seeing you again and please let me know how we can help you.

Joanna.

Joanna Gianniotis
Partner and Lead Agent
Place Bulimba and Camp Hill

SOLD BY THE GIANNIOTIS TEAM.

JULY 2022 – JUNE 2023

AVERAGE DAYS ON MARKET

23

AVERAGE SALE PRICE

\$1,983,205

SALE METHOD | PRIOR TO AUCTION 4 | AT AUCTION 16 | POST AUCTION 8 | TOP OFFER SALES 3

60 NURSTEAD AVENUE CAMP HILL	\$2,610,000	92 MARTHA STREET CAMP HILL	\$2,150,000
24 PROUT STREET CAMP HILL	\$1,250,000	75A ARROL STREET CAMP HILL	\$2,120,000
22 GOTHA STREET CAMP HILL	\$1,950,000	39 CLARA STREET CAMP HILL	\$1,200,000
18 LADE STREET COORPAROO	\$2,375,000	12 RENTON STREET CAMP HILL	\$985,000
43B ASHTON STREET CAMP HILL	\$791,300	42 NEWMAN AVENUE CAMP HILL	\$2,310,000
64 BURN STREET CAMP HILL	\$1,140,000	24 BISLEY PLACE WAKERLEY	\$1,950,000
65 SIRIUS STREET COORPAROO	\$4,000,000	21 LONG STREET CAMP HILL	\$1,200,000
38 HARTLEY STREET CAMP HILL	\$1,925,000	34 BLACKWOOD AVENUE MORNIGSIDE	\$950,000
41 SYDNEY AVENUE CAMP HILL	\$2,350,000	228 RICHMOND ROAD MORNIGSIDE	\$1,170,000
11 GOTHA STREET CAMP HILL	\$2,900,000	48 NEWMAN AVENUE CAMP HILL	\$1,350,000
114 BUENA VISTA AVENUE CAMP HILL	\$1,980,000	25/46 ADDISON AVENUE BULIMBA	\$1,500,000
14 DOYLE STREET COORPAROO	\$3,100,000	3/52 CADDELL STREET AUCHENFLOWER	\$542,500
4/90 FRENCH STREET COORPAROO	\$476,000	22 JORDAN STREET GREENSLOPES	\$880,000
77 RAVEN STREET CAMP HILL	\$1,280,000	63 CROWN STREET HOLLAND PARK WEST	\$800,000
32 WILLARD STREET CARINA HEIGHTS	\$1,205,000	73 HAIG ROAD AUCHENFLOWER	\$2,750,000
58 BRISBANE AVENUE CAMP HILL	\$3,550,000		

SUBURB TRENDS.

COORPAROO

PLACE CURRENTLY SELLS 00% OF PROPERTIES BEING LISTED IN COORPAROO

TOTAL SALES

36

HIGHEST SALE

\$3,840,000

LOWEST SALE

\$500,000

MEDIAN PRICE HOUSE

\$1,165,500

MEDIAN PRICE UNIT

\$1,165,500

CAMP HILL

PLACE CURRENTLY SELLS 00% OF PROPERTIES BEING LISTED IN CAMP HILL

TOTAL SALES

36

HIGHEST SALE

\$3,840,000

LOWEST SALE

\$500,000

MEDIAN PRICE HOUSE

\$1,165,500

MEDIAN PRICE UNIT

\$1,165,500