

## Reasons to be optimistic

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14Jun08

THE Gold Coast property market is ripe for the picking, according to leading real estate agent Andrew Bell.

Mr Bell, chief executive officer of the Ray White Surfers Paradise Group, said a combination of factors make it a compelling time to be entering the Gold Coast real estate market.

“We are seeing market forces at work that make right now a very attractive time to be buying,” he said.

“We appear to be nearing the end of the current rising interest rate cycle which is good news for homebuyers with variable loans as rates begin to drop.

“That will also result in an improving market and higher prices as lower rates and improved confidence fuel increasing demand.

“There are some genuine bargains to be had but they will not last.”

Mr Bell said the State Government decision to lower the stamp duty threshold would also feed into property market confidence.

The Budget also contained an economic growth forecast of 4.25 per cent for Queensland in 2008-09 which, Mr Bell predicted, would further boost real estate sales and values.

“All the fundamentals are there for a resounding rebound in sales volumes and prices,” said Mr Bell.

Weekend Bulletin columnist Eyans Brodie, editor of Australian Property Investor magazine, expressed similar sentiments.

“There is a legion of shrewd investors standing in the shadows with their cheque books at the ready,” she said.