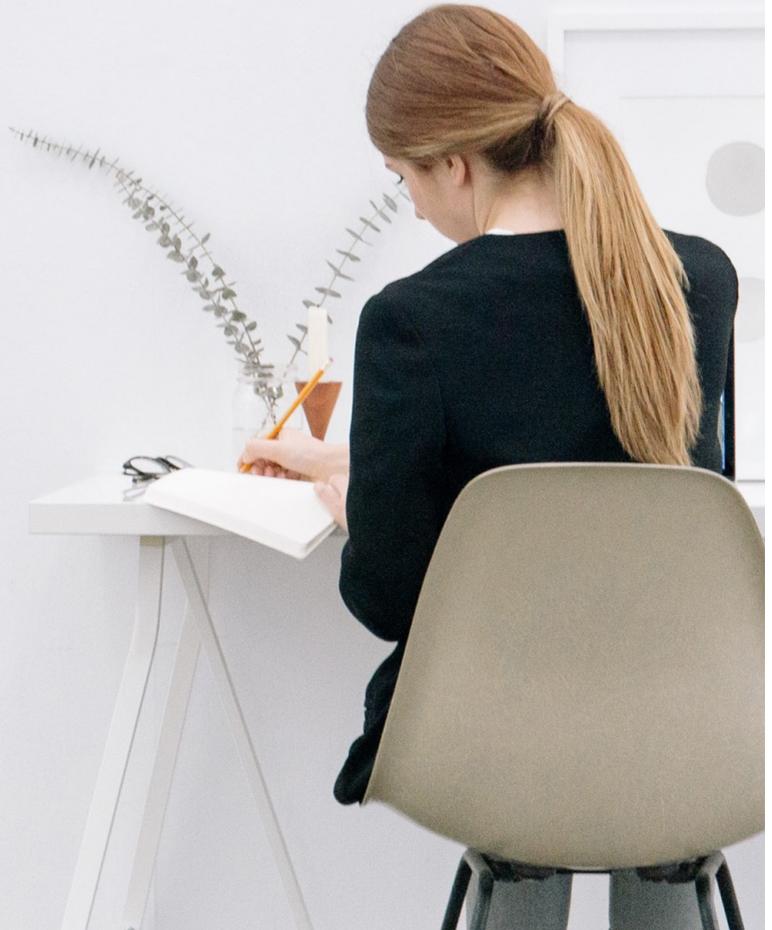# RESEARCH AND DEVELOPMENT

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Brisbane's Best Locations for Buying & Selling in Mid 2017

House prices were projected to grow across Brisbane in 2017 but several areas will outperform the rest.

Domain Group chief economist Andrew Wilson picked the following nine suburbs where buyers could expect strong returns on investment and vendors could expect strong interest in their properties.

The suburbs were picked because of strong growth over the past few years, high sales, and high demand. Prestige suburbs: Hawthorne, Highgate Hill, Kelvin Grove.

Dr Wilson said of the three, Hawthorne was his top pick for Brisbane's high end market.

"It's almost a no brainer," he said. "The name itself helps keep it in the prestige property market."

Buyers pick the blue-chip suburb for the proximity to the Brisbane River, CBD, schools, and entertainment precincts, Dr Wilson said.

Ray White Bulimba principal Roger Carr agreed Hawthorne was one of Brisbane's premier suburbs. "Hawthorne leads the way," he said. "It's like Ascot on the south side."

The barrier to entry to the suburb is high with a median house price of $1.2 million. Mr Carr said its exclusivity was another selling point. "It's got the highest median price south of the river and that reflects on people's taste and what they'd like to pay to live in an area like that," he said.

Premium suburbs: Sinnamon Park, Toowong, Burpengary East.

> **"It's almost a no brainer, buyers pick the blue-chip suburb for the proximity to River, CBD and schools"**

Toowong would be the best performing suburb in the premium price band this year, Dr Wilson predicted.

The area's biggest selling points were good infrastructure and proximity to popular schools and the University of Queensland, he said.

"It's a good opportunity in the middle price range although the price is pushing up past median," said Dr Wilson. "You have buyers aspiring to live in that area."

Mr Gilbert said Toowong was remarkably affordable for a suburb so close to the CBD, compared to other capital cities.

Source: Domain