



# Price drop omen

By MARK FLACK

A LEADING real estate valuer has predicted Logan South property prices could fall as cash-strapped owners offload investments.

Iain Herriot of Herriots Certified Practising Valuers said economic pressures might trigger a turn in the market.

"As the money belt keeps tightening, homeowners in Brisbane's south and down to the Gold Coast who have overextended themselves will be desperate to offload their properties," he said.

"The credit squeeze is on, banks have tightened lending policies and the higher cost of living has turned many would-be purchasers away from real estate.

"The net effect is no market demand and a subsequent drop in prices."

Mr Herriot said the price drops could lead to opportunities for investors looking to pick up bargain-priced properties in suburbs such as Eagleby and Edens Landing.

But PRD Nationwide Beenleigh principal Geoff Kerkow said that while

there might be some local properties offloaded, it would not lead to an explosion of listings.

"There will be an opportunity for buyers with some investors getting out, but I don't think there will be a glut on the market," he said.

"These kind of things are happening in newer areas where properties were sold directly to investors who may have paid more than what they were worth."

Mr Kerkow said property values had stabilised in Logan South over the past nine months following a market high in October last year.

"Owners selling their properties now are probably getting 15 per cent less than they would have this time last year," he said.

## closeup market turn

- Expert predicts drop in house values.
- Cash-strapped investors flee market.
- Local agent disagrees with claims.