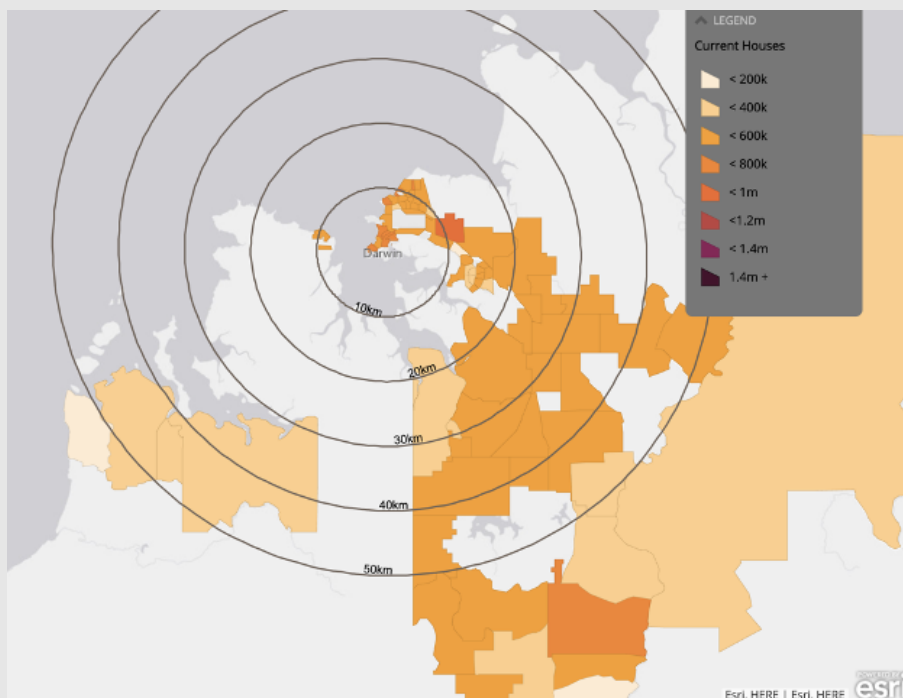


... finding the warm spots



1. **Research median price heat maps.** Google property heat maps + suburb, and look at the images it produces. What you're looking for is a cold patch of median prices surrounded by much hotter suburbs with higher median prices – this makes the cold patch lukewarm



2. **Domain shows days on market** – look at recent historical data for last 12 months and if it's fallen from above 100 to below 100 that's the time it's lukewarm and time to start looking

### Property Description

Designer Oasis, Ultimate Privacy & Convenience

Framed by established gardens and set privately behind electric front gates, this two-story home has undergone a tasteful renovation complementing an inner-city retreat. A peaceful setting with leafy outlooks from every room underlines a sense of harmony and

[Read more](#) [Add notes](#)

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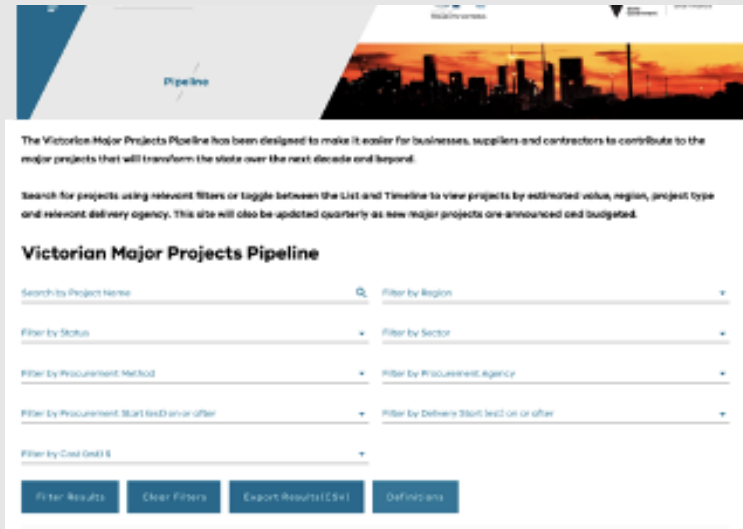
**DOMAIN SAYS**

First listed on 24 January, this house has been on Domain for 9 days. It was last sold in 2017 and 10 other 5 bedroom house in Alderley have recently been sold. There are currently 2 properties for sale in Alderley.





### 3. Research federal & state infrastructure projects in that area <https://www.infrastructure.gov.au/cities/city-deals/south-east-queensland/>



### 4. Don't get sucked into the 'house and land' package marketing for brand new estates



### 5. Buy in an already established area/densified area. If buying a property that's never had a house on it previously, it's not going to be a hot spot in the near future

