



# SAYRE

BY MOSAIC

One of Brisbane's best-selling projects of 2019\*, Sayre by Mosaic achieved complete sell-out six months before construction completion.

In a quiet pocket of Windsor, one of Brisbane's most coveted young professional hubs just 3km from the CBD, Sayre experienced strong demand from buyers who crave connection to the energy of the city but value space.

Sayre's innovative design is as timeless in appeal as it is beautiful. Bespoke, curved features are carried from the exterior through the lobby and into oversized, impeccably appointed apartments, many with priceless city views.

\* Source: Urbis

## Development Details

<b>ADDRESS</b>	28 Gallway Street, Windsor, Brisbane
<b>RELEASED</b>	December 2018
<b>COMPLETED</b>	October 2020
<b>PRODUCT MIX</b>	15 x 3-Bedroom, 41 x 2-Bedroom
<b>PRICING</b>	\$520,000 to \$795,000
<b>AMENITY</b>	Rooftop pool, sun deck, entertaining area, and private dining room

## Results at a Glance

100% VALUATIONS ON CONTRACT PRICE	100% SELL-OUT PRIOR TO COMPLETION	100% SETTLEMENT
100% LEASED	\$170 PREMIUM ON WEEKLY AVG FOR 3-BED RENTALS	\$115 PREMIUM ON WEEKLY AVG FOR 2-BED RENTALS

## 100% Valuations On Contract Value

Mosaic has a stringent set of business processes, protocols, and procedures to minimise settlement and valuation risk. A significant part of this is an intense focus on nurturing Valuer relationships, conducting one-on-one private inspections, and providing critical research and insights including buyer profile, rental performance and resale data. With this, Mosaic was able to ensure a smooth valuation process, despite the unprecedented challenges created by the COVID pandemic.

Not only was this approach applauded by Valuers, it ensured every single property valuation at Sayre successfully met its contract value.

## 100% Settlement Success

Despite the numerous challenges experienced due to the COVID pandemic, Sayre has experienced 100% settlement success.

A testament to Mosaic's forensic approach to customer relationship management and risk profiling, 46% of Sayre purchasers settled on the first day, and over 85% within two weeks.

## Positive Customer Feedback

Sayre has experienced overwhelmingly positive feedback from purchasers regarding the quality and detail of the building, their apartment, amenity, and overall experience far exceeding expectations.

With the view to add greater value to our buyers' property and lifestyle, Mosaic expanded Sayre's residential amenity to include a spectacular private dining room and bar area with sweeping city views. This was done well after construction had commenced, and when the project was sold out.

Originally reserved for building services, buyers were not aware of this addition until their pre-settlement inspection. 'The Manhattan Room' was met with great surprise, delight, and instant demand, booking out four times in the first week.

"I can confidently say that after our first month living in our new home, Mosaic's thorough building and quality assurance program has delivered an apartment building of exceptional standard that we are proud to call home. We want to say thank you to the entire Mosaic team for helping us achieve such a significant milestone in our lives."

- Harrison & Tanne, First Home Buyers and Owner-Occupiers



## Strong Rental Performance

Sayre has experienced extraordinary rental demand. Before construction completion, Mosaic Property Management successfully leased 100% of Sayre's available 3-bedroom apartments, while all available 2-bedroom rentals were leased shortly after. Over 100 enquires were received within two weeks of advertising commencement, and 75 groups inspected the project.

At an average weekly rent of \$650, Sayre is achieving a staggering \$170 per week premium above Windsor's 3-bedroom average of \$480 (source: RTA).

Two-bedroom apartments are also realising above-market returns, with the average rent achieved at \$510 per week, a \$115 premium above the suburb average of \$395 (source: RTA).



## Feature Image Gallery

