
A Nobel approach
to Real Estate™

Albion

April—June 2016

THE Adam
Nobel TEAM



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Area Profile

The size of Albion is approximately 2 square kilometres. It has 1 park covering nearly 19% of total area.

The population of Albion in 2006 was 1,935 people. By 2011 the population was 1,988 showing a population growth of 2% in the area during that time.

The predominant age group in Albion is 25-34 years.

Households in Albion are primarily childless couples and are likely to be repaying between \$1800 - \$2400 per month on mortgage repayments.

In general, people in Albion work in a Professional occupation.

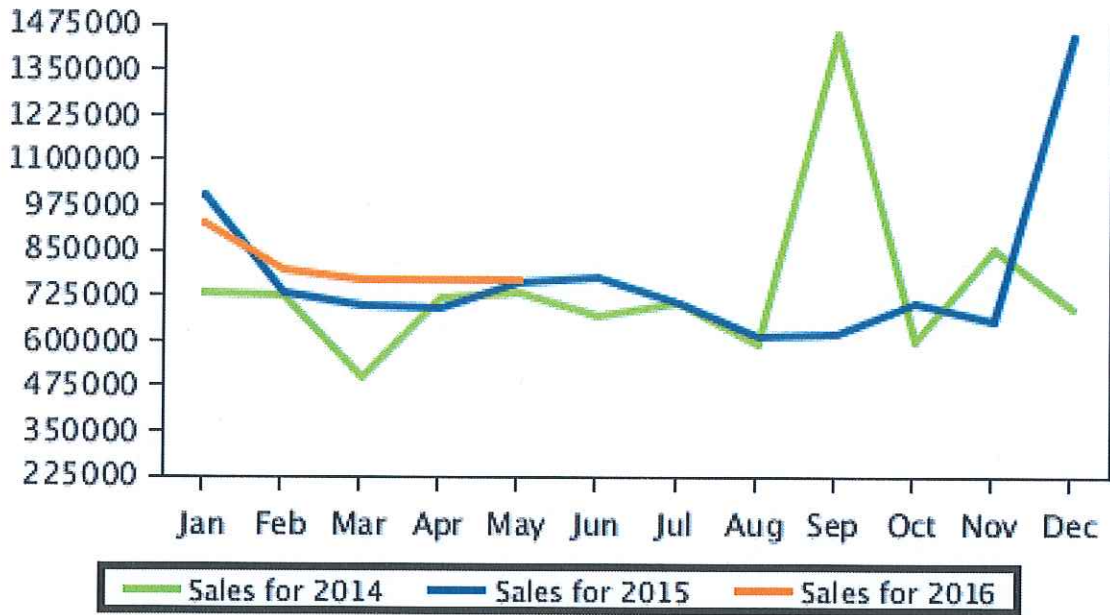
In 2006, 46.6% of the homes in Albion were owner-occupied compared with 46.9% in 2011.

Currently the median sales price of houses in the area is 765,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$735,000	\$1,002,500	\$927,500
February	\$725,000	\$736,000	\$795,000
March	\$500,000	\$700,000	\$765,000
April	\$720,000	\$688,000	\$765,000
May	\$735,000	\$764,000	\$765,000
June	\$670,000	\$772,416	\$0
July	\$702,500	\$705,250	\$0
August	\$593,750	\$615,500	\$0
September	\$1,450,000	\$620,000	\$0
October	\$600,000	\$707,500	\$0
November	\$856,000	\$654,250	\$0
December	\$687,000	\$1,440,000	\$0

Median Sale Price





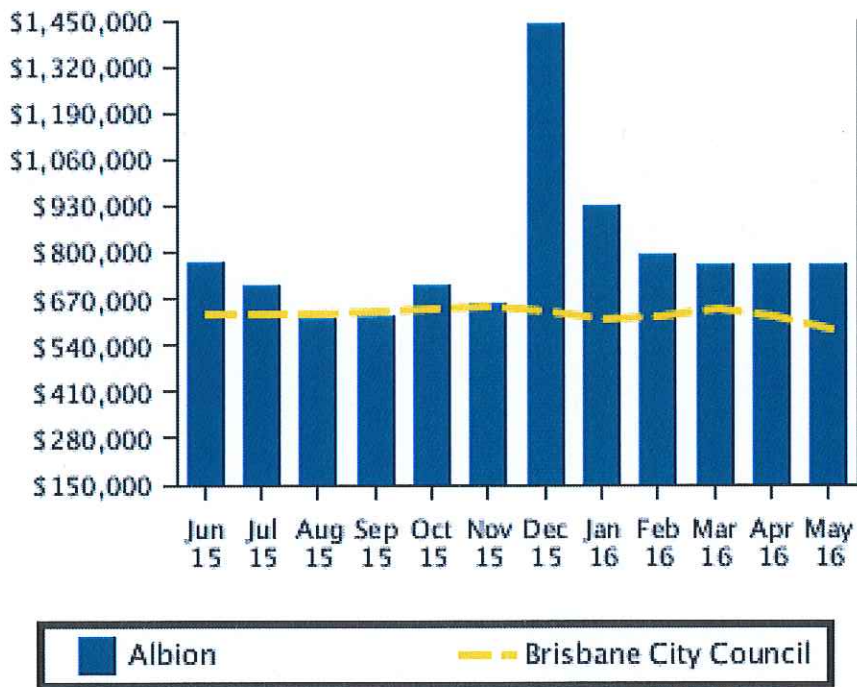
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Recent Median Sale Prices

Recent Median House Sale Prices

Period	Albion Median Price	Brisbane City Council Median Price
May 2016	\$765,000	\$588,065
April 2016	\$765,000	\$620,000
March 2016	\$765,000	\$645,000
February 2016	\$795,000	\$622,500
January 2016	\$927,500	\$614,875
December 2015	\$1,440,000	\$635,000
November 2015	\$654,250	\$649,900
October 2015	\$707,500	\$645,000
September 2015	\$620,000	\$635,000
August 2015	\$615,500	\$630,000
July 2015	\$705,250	\$625,000
June 2015	\$772,416	\$625,500

Recent Median House Sale Prices



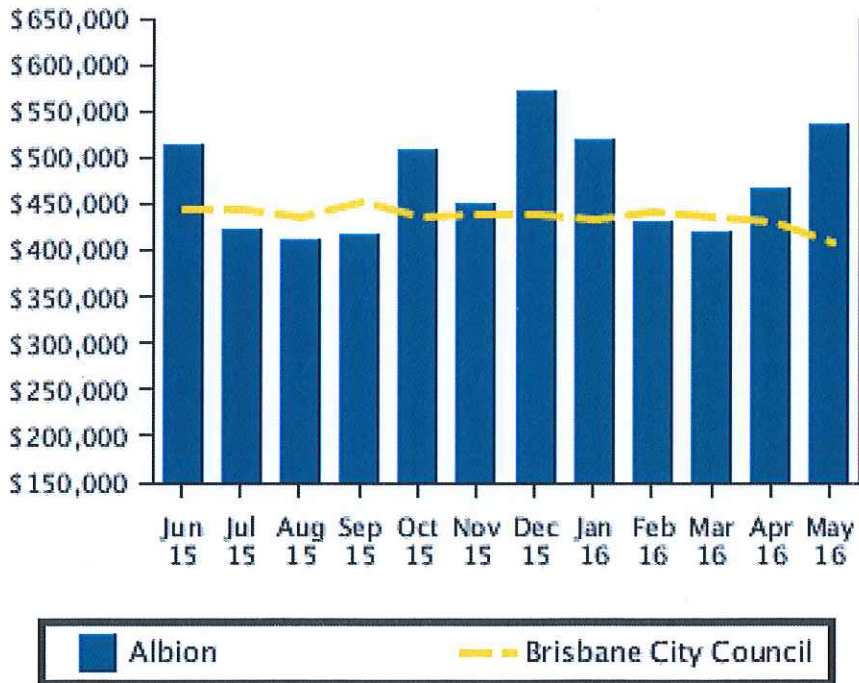


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Recent Median Unit Sale Prices

Period	Albion Median Price	Brisbane City Council Median Price
May 2016	\$534,000	\$408,750
April 2016	\$466,500	\$429,500
March 2016	\$419,000	\$435,000
February 2016	\$429,500	\$441,050
January 2016	\$519,000	\$432,500
December 2015	\$570,000	\$440,000
November 2015	\$448,500	\$440,000
October 2015	\$508,750	\$435,000
September 2015	\$417,500	\$452,000
August 2015	\$410,000	\$435,500
July 2015	\$422,500	\$445,000
June 2015	\$514,000	\$443,000

Recent Median Unit Sale Prices



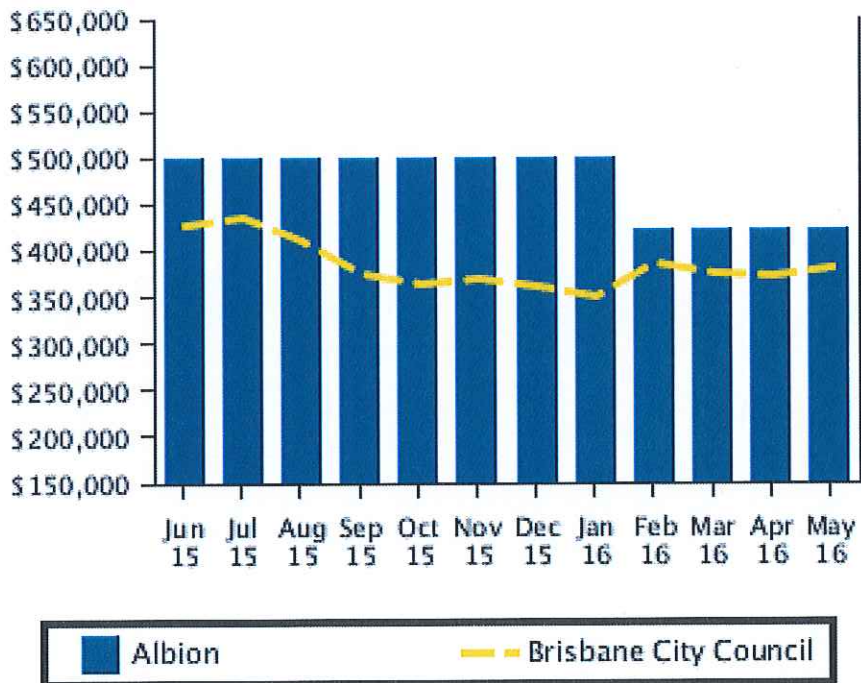


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Recent Median Land Sale Prices

Period	Albion	Brisbane City Council
	Median Price	Median Price
May 2016	\$421,000	\$380,000
April 2016	\$421,000	\$372,500
March 2016	\$421,000	\$376,000
February 2016	\$421,000	\$385,000
January 2016	\$500,000	\$349,000
December 2015	\$500,000	\$360,000
November 2015	\$500,000	\$370,000
October 2015	\$500,000	\$365,000
September 2015	\$500,000	\$376,050
August 2015	\$500,000	\$410,000
July 2015	\$500,000	\$435,000
June 2015	\$500,000	\$427,500

Recent Median Land Sale Prices





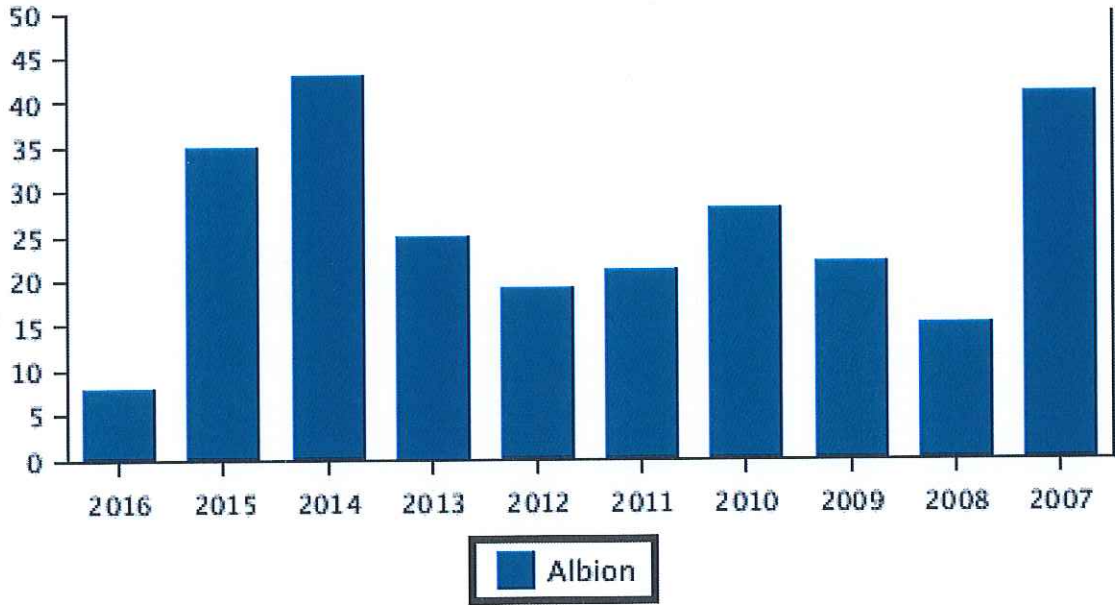
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Sales Per Annum

House Sales Per Annum

Period	Albion Number
2016	8
2015	35
2014	43
2013	25
2012	19
2011	21
2010	28
2009	22
2008	15
2007	41

House Sales Per Annum



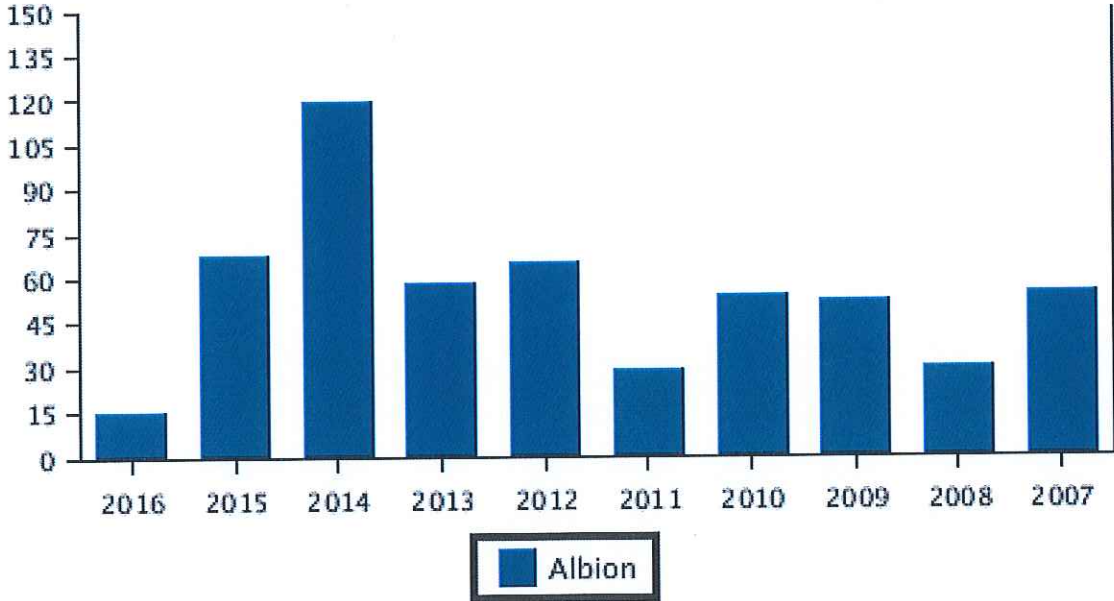


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Unit Sales Per Annum

Period	Albion Number
2016	15
2015	68
2014	119
2013	58
2012	65
2011	29
2010	54
2009	52
2008	30
2007	55

Unit Sales Per Annum



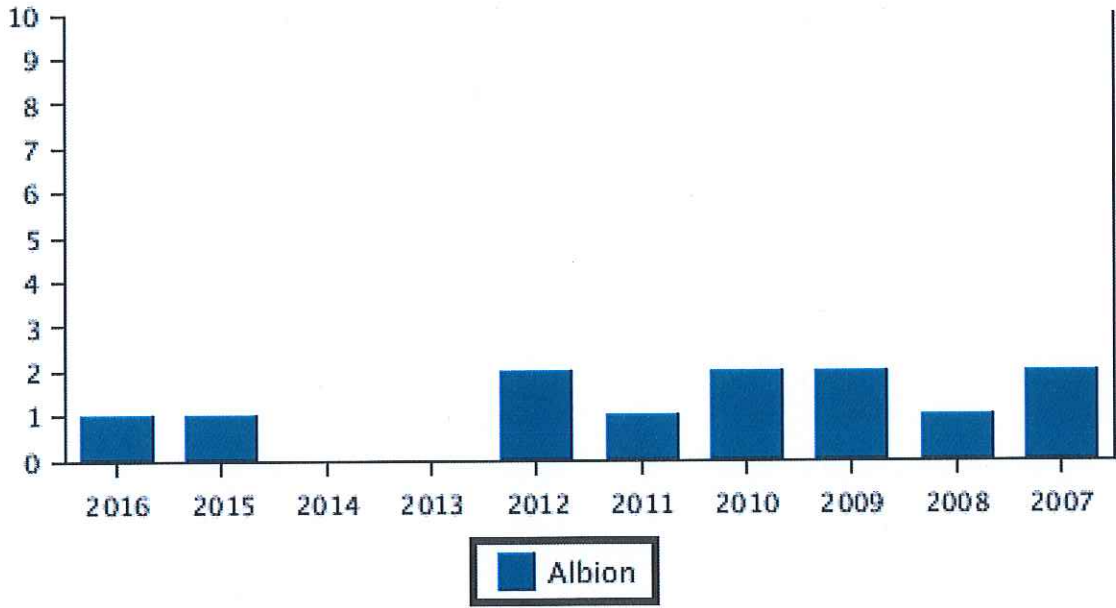


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Land Sales Per Annum

Period	Albion Number
2016	1
2015	1
2014	0
2013	0
2012	2
2011	1
2010	2
2009	2
2008	1
2007	2

Land Sales Per Annum





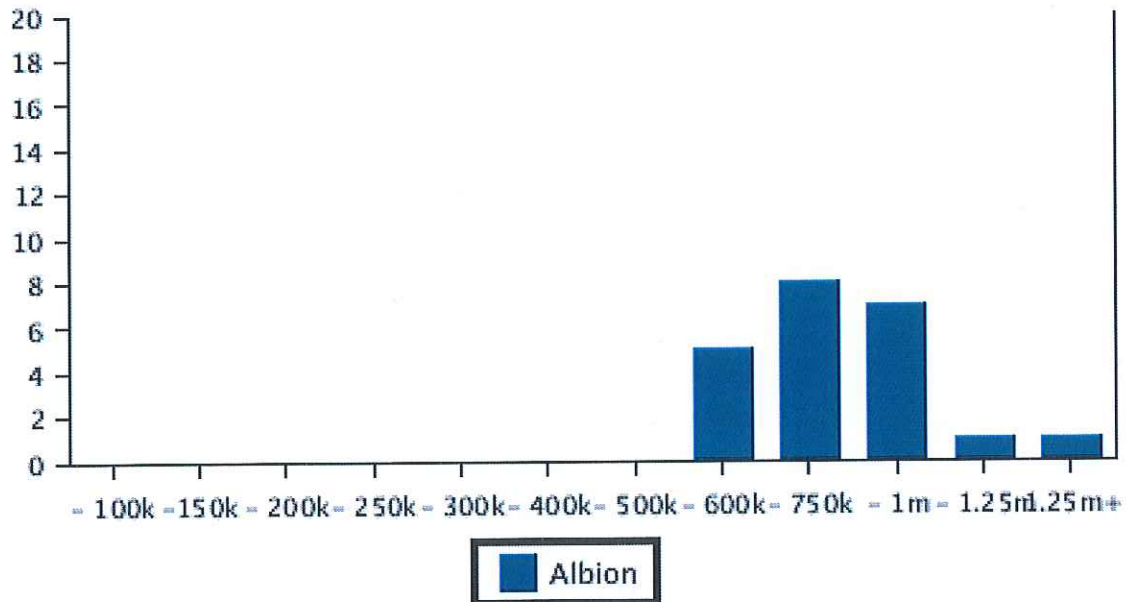
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Sales By Price

House Sale by Price (12 months)

Price	Albion	
	Number	
0 - 100k	0	
101 -150k	0	
151 - 200k	0	
201 - 250k	0	
251 - 300k	0	
301 - 400k	0	
401 - 500k	0	
501 - 600k	5	
601 - 750k	8	
751 - 1m	7	
> 1m - 1.25m	1	
1.25m+	1	

House Sales By Price (12 months)



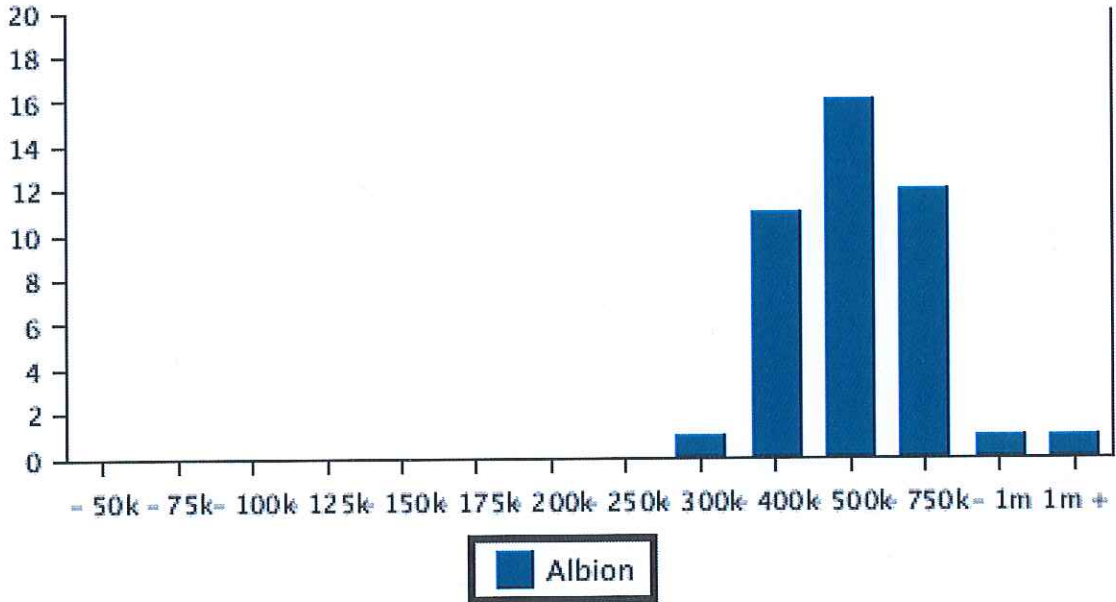


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Unit Sale by Price (12 months)

Price	Albion Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	0
201 - 250k	0
251 - 300k	1
301 - 400k	11
401 - 500k	16
501 - 750k	12
751 - 1m	1
1m +	1

Unit Sales By Price (12 months)



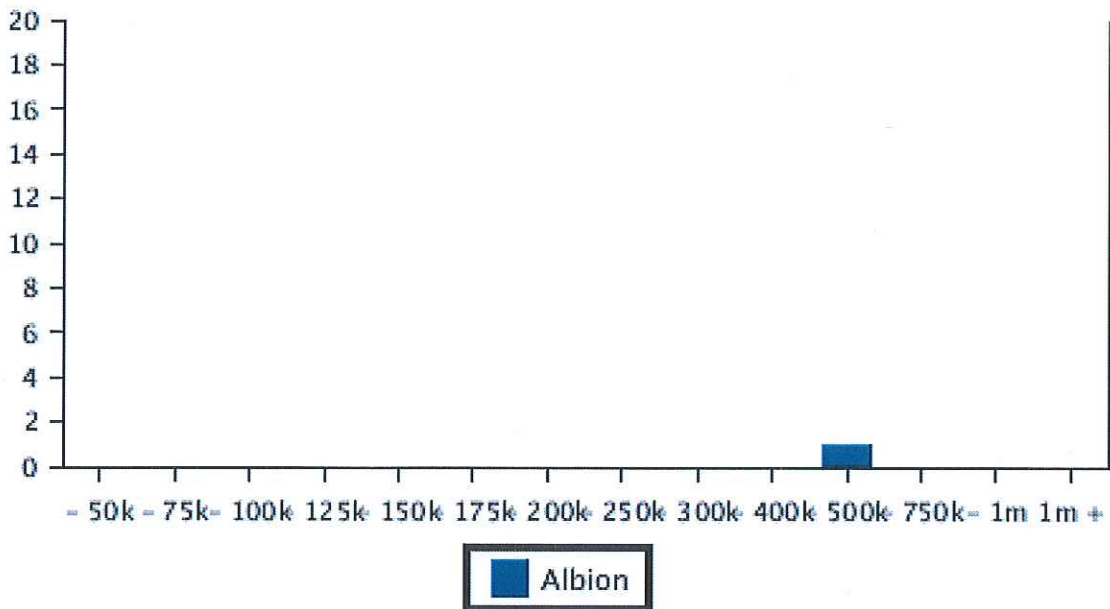


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Land Sale by Price (12 months)

Price	Albion Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	1
501 - 750k	0
751 - 1m	0
1m +	0

Land Sales By Price (12 months)





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Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Albion % Change	Brisbane City Council % Change
2015	2.1%	5.4%
2014	2.7%	8.3%
2013	35.1%	5.2%
2012	-13.4%	-0.4%
2011	-5%	-5.3%
2010	9.5%	9.8%
2009	-6.2%	1%
2008	9.9%	7.6%
2007	26.1%	18.3%
2006	7.3%	5.7%

Capital Growth in Median Prices (Houses)





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Capital Growth in Median Prices (Unit)

Period	Albion % Change	Brisbane City Council % Change
2015	5.8%	2.1%
2014	-28.7%	3.3%
2013	30.3%	2.4%
2012	5.3%	2.5%
2011	-5.3%	-3.6%
2010	7.7%	6.4%
2009	12.8%	1%
2008	12.9%	5.8%
2007	8.2%	14.1%
2006	1.3%	9.2%

Capital Growth in Median Prices (Unit)



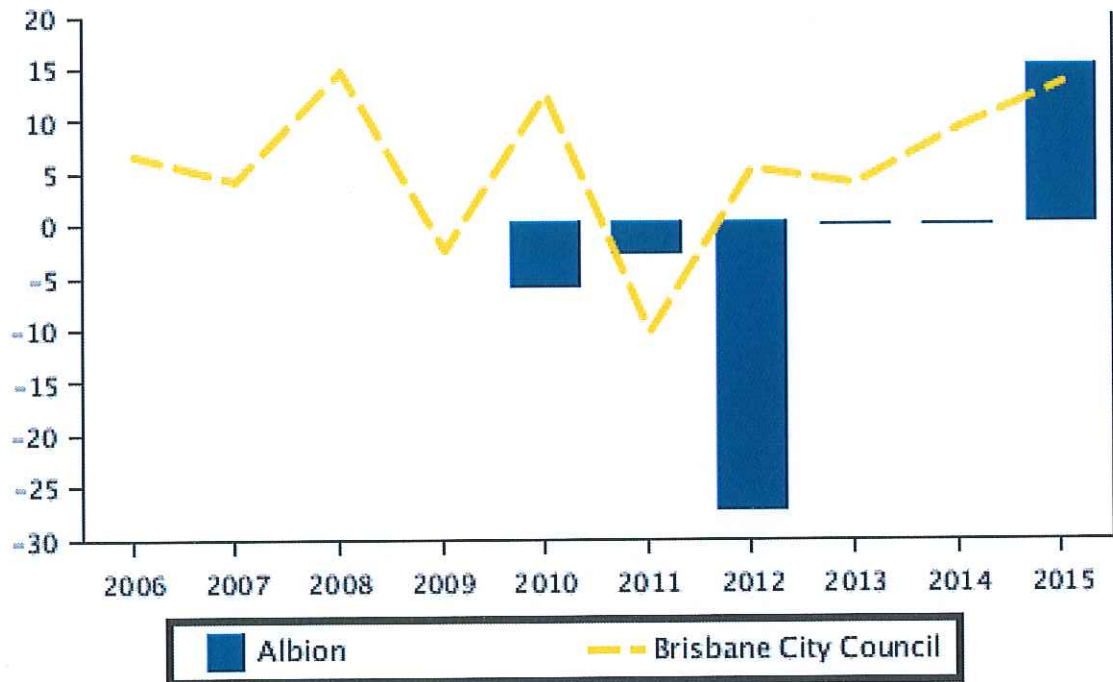


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Capital Growth in Median Prices (Land)

Period	Albion % Change	Brisbane City Council % Change
2015	15.1%	13.6%
2014	0%	9.4%
2013	0%	4%
2012	-27.6%	5.3%
2011	-3.1%	-10.2%
2010	-6.2%	12.5%
2009	0%	-2.4%
2008	0%	14.8%
2007	0%	4.2%
2006	0%	6.7%

Capital Growth in Median Prices (Land)





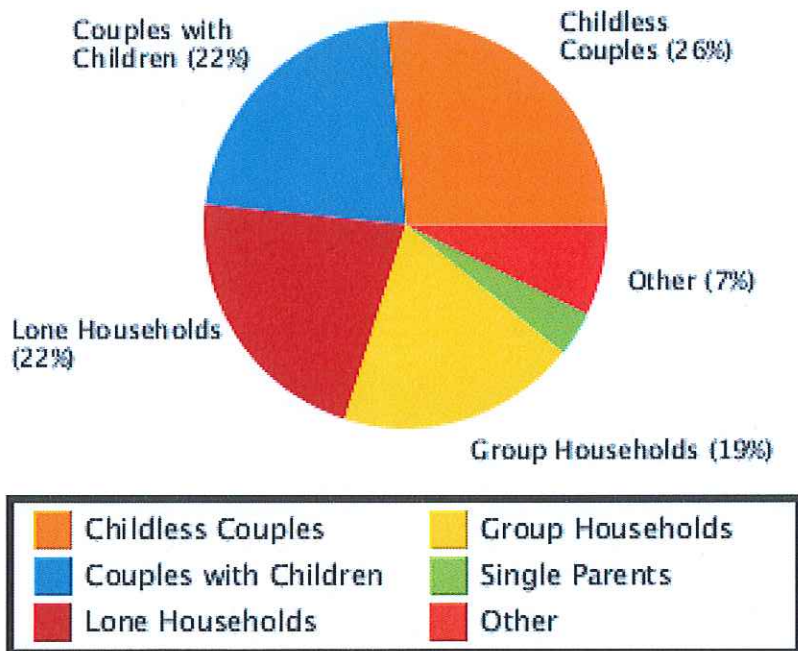
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Household

Household Structure

Type	Percent
Childless Couples	26.5
Couples with Children	21.9
Lone Households	21.7
Group Households	19.1
Other	7.2
Single Parents	3.6

Household Structure



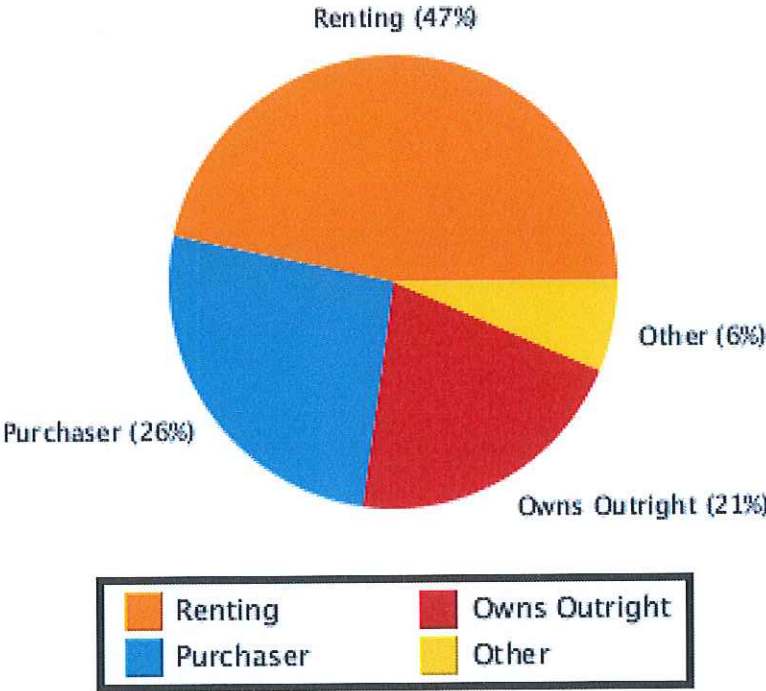


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Household Occupancy

Type	Percent
Renting	46.7
Purchaser	26.1
Owns Outright	20.8
Other	6.5

Household Occupancy

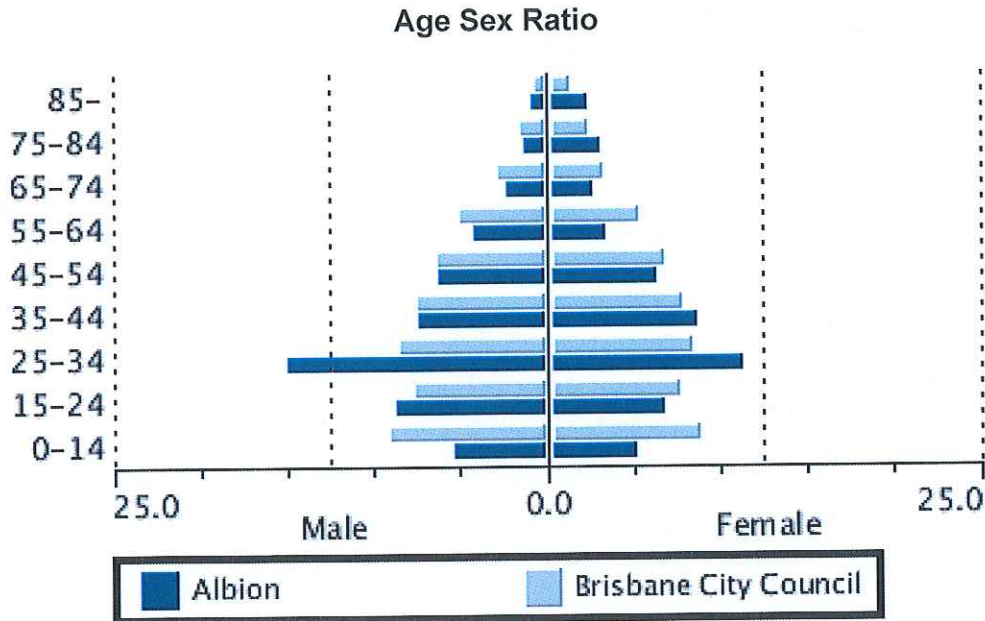




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Age Sex Ratio

Age Group	Albion		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	5.4	5.0	9.2	8.7
15-24	8.7	6.7	7.7	7.6
25-34	15.0	11.2	8.5	8.3
35-44	7.4	8.6	7.5	7.7
45-54	6.2	6.2	6.4	6.6
55-64	4.2	3.3	5.0	5.2
65-74	2.2	2.5	2.9	3.1
75-84	1.3	3.0	1.6	2.2
85-	0.8	2.2	0.6	1.2



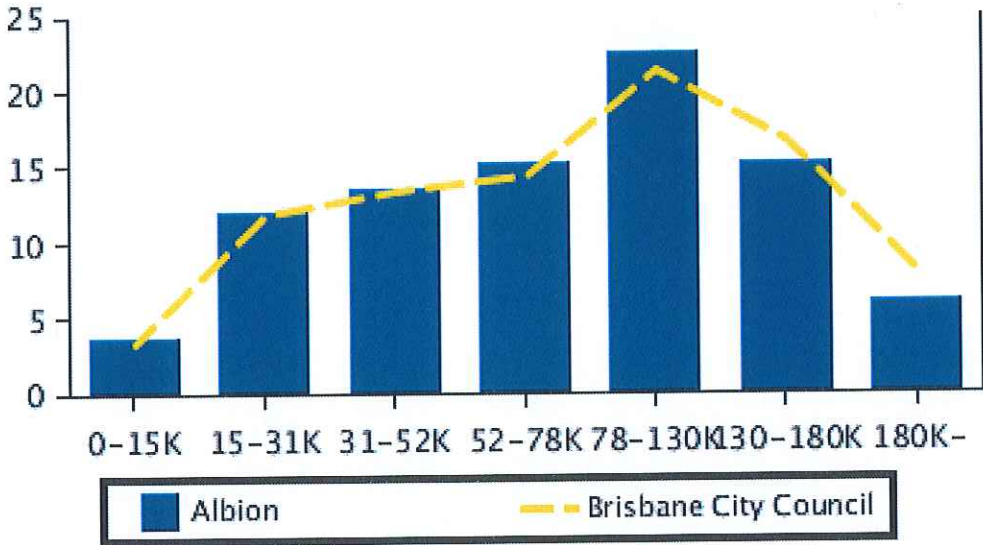


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Household Income

Income Range	Albion %	Brisbane City Council %
0-15K	3.6	3.3
15-31K	12.0	11.8
31-52K	13.6	13.4
52-78K	15.3	14.4
78-130K	22.6	21.3
130-180K	15.3	16.7
180K-	6.1	7.9

Household Income





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	1					
COMMERCIAL	1	\$11,000,000	\$11,000,000	\$11,000,000	\$11,000,000	\$11,000,000
HOUSE	2	\$520,000	\$570,000	\$545,000	\$545,000	\$1,090,000
UNIT	6	\$320,000	\$534,000	\$457,500	\$452,166	\$2,713,000
TOTAL	10					\$14,803,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		1				
COMMERCIAL	N/A	1	\$11,000,00	\$11,000,00	\$11,000,00	\$11,000,00
HOUSE	3 Bed	1	\$520,000	\$520,000	\$520,000	\$520,000
	5+ Bed	1	\$570,000	\$570,000	\$570,000	\$570,000
UNIT	1 Bed	1	\$414,000	\$414,000	\$414,000	\$414,000
	2 Bed	4	\$320,000	\$530,000	\$457,500	\$441,250
	N/A	1	\$534,000	\$534,000	\$534,000	\$534,000
TOTAL		10				\$1,480,300



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Sold Properties



109 Albion Road Albion QLD 4010

Sale Price: \$520,000

Sale Date: 8 Jun 2016

Area: 448m²

Attributes: 3 Beds, 1 Baths, 1 Lock Up Garages

3514/35 Burdett Street Albion QLD 4010

Sale Price: \$534,000

Sale Date: 13 May 2016

Area: 87m²

Attributes:

3610/35 Burdett Street Albion QLD 4010

Sale Price: \$414,000

Sale Date: 27 Apr 2016

Area: 64m²

Attributes: 1 Beds, 1 Baths, 1 Car Spaces



66 Crosby Road Albion QLD 4010

Sale Price: Not Disclosed

Sale Date: 27 May 2016

Area: 706m²

Attributes: 4 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages



17/31 Dover Street Albion QLD 4010

Sale Price: \$11,000,000

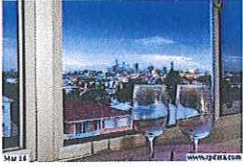
Sale Date: 29 Apr 2016

Area: 5,600m²

Attributes: 6 Car Spaces



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4/16 Little Street Albion QLD 4010

Sale Price: \$465,000
Sale Date: 21 May 2016
Area: -

Attributes: 2 Beds, 1 Baths, 2 Car Spaces, 2 Lock Up Garages



3/7 Renwick Street Albion QLD 4010

Sale Price: \$530,000
Sale Date: 20 Apr 2016
Area: 226m2

Attributes: 2 Beds, 2 Baths, 1 Car Spaces, 1 Lock Up Garages



3/394 Sandgate Road Albion QLD 4010

Sale Price: \$320,000
Sale Date: 28 Apr 2016
Area: -

Attributes: 2 Beds, 1 Baths, 2 Car Spaces, 2 Lock Up Garages



411 Sandgate Road Albion QLD 4010

Sale Price: \$570,000
Sale Date: 18 Apr 2016
Area: 405m2

Attributes: 6 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



7/27 Store Street Albion QLD 4010

Sale Price: \$450,000
Sale Date: 17 Jun 2016
Area: 153m2

Attributes: 2 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuities



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