
A Nobel approach
to Real Estate™

Anstead

Jan—June 2016

THE Adam
Nobel TEAM



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Area Profile

The size of Anstead is approximately 14 square kilometres.

The population of Anstead in 2006 was 1,316 people. By 2011 the population was 1,525 showing a population growth of 15% in the area during that time.

The predominant age group in Anstead is 0-14 years.

Households in Anstead are primarily couples with children and are likely to be repaying between \$3000 - \$4000 per month on mortgage repayments.

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

In 2006, 92.6% of the homes in Anstead were owner-occupied compared with 90.1% in 2011.

Currently the median sales price of houses in the area is 752,500.

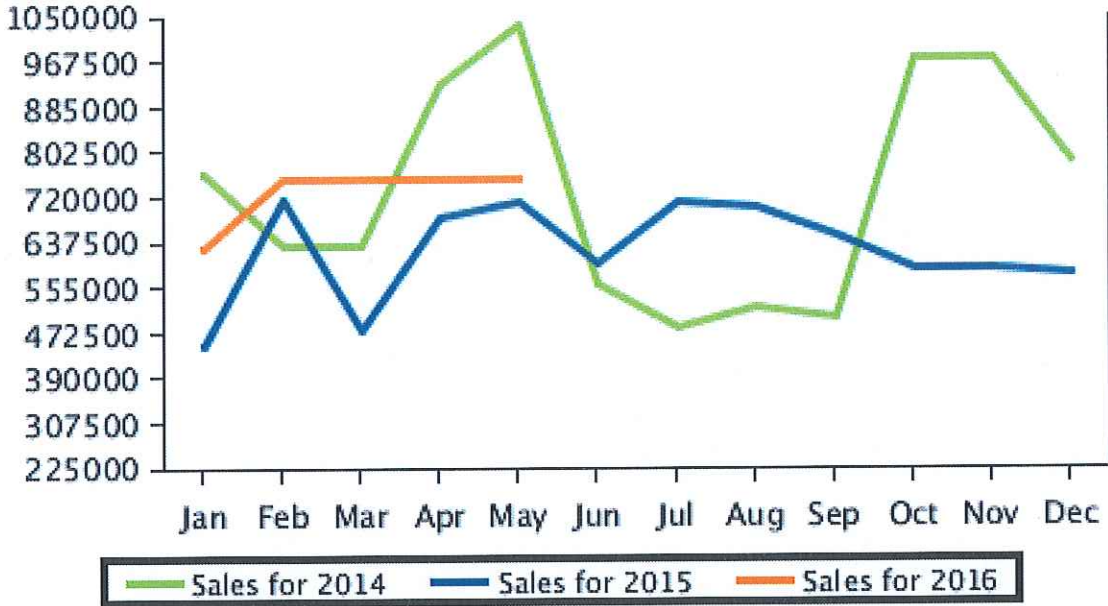
Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$760,000	\$448,000	\$625,000
February	\$630,000	\$715,000	\$752,500
March	\$630,000	\$475,000	\$752,500
April	\$927,500	\$682,000	\$752,500
May	\$1,035,000	\$710,000	\$752,500
June	\$560,000	\$600,000	\$0
July	\$482,500	\$710,000	\$0
August	\$517,500	\$702,500	\$0
September	\$500,000	\$650,000	\$0
October	\$975,000	\$590,000	\$0
November	\$975,000	\$590,000	\$0
December	\$787,500	\$577,500	\$0



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Median Sale Price





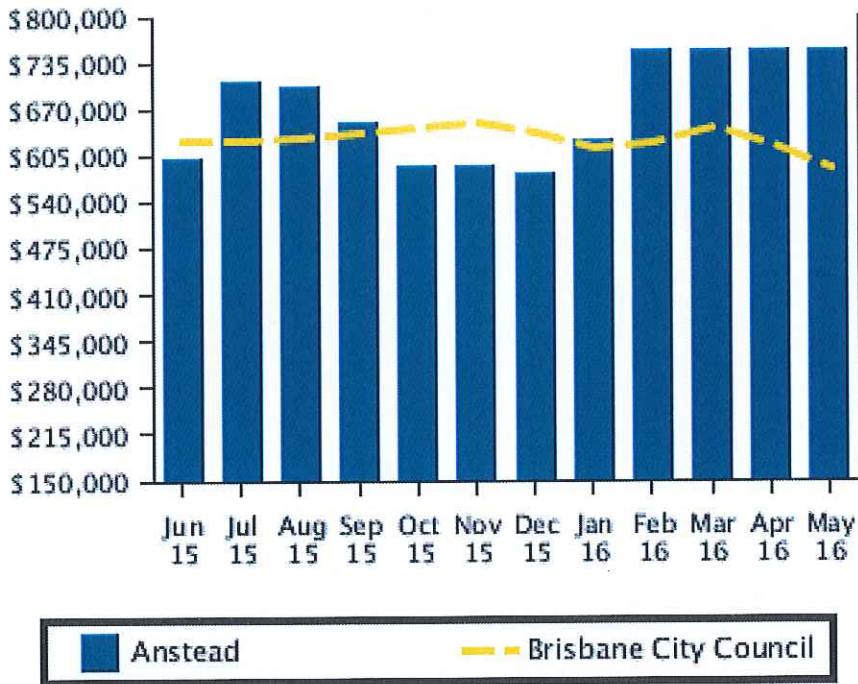
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Recent Median Sale Prices

Recent Median House Sale Prices

Period	Anstead Median Price	Brisbane City Council Median Price
May 2016	\$752,500	\$588,065
April 2016	\$752,500	\$620,000
March 2016	\$752,500	\$645,000
February 2016	\$752,500	\$622,500
January 2016	\$625,000	\$614,875
December 2015	\$577,500	\$635,000
November 2015	\$590,000	\$649,900
October 2015	\$590,000	\$645,000
September 2015	\$650,000	\$635,000
August 2015	\$702,500	\$630,000
July 2015	\$710,000	\$625,000
June 2015	\$600,000	\$625,500

Recent Median House Sale Prices



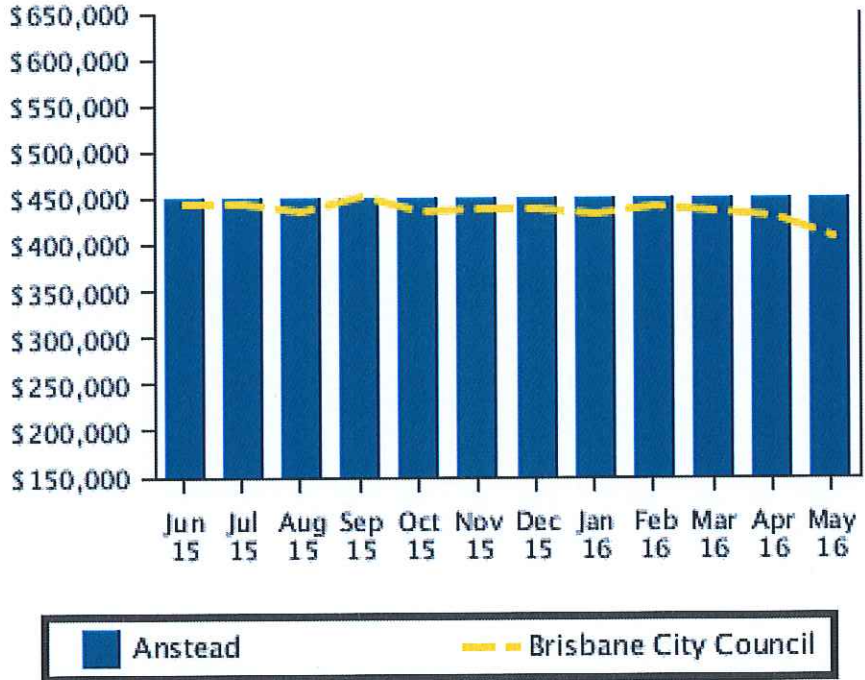


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Recent Median Unit Sale Prices

Period	Anstead Median Price	Brisbane City Council Median Price
May 2016	\$450,000	\$408,750
April 2016	\$450,000	\$429,500
March 2016	\$450,000	\$435,000
February 2016	\$450,000	\$441,050
January 2016	\$450,000	\$432,500
December 2015	\$450,000	\$440,000
November 2015	\$450,000	\$440,000
October 2015	\$450,000	\$435,000
September 2015	\$450,000	\$452,000
August 2015	\$450,000	\$435,500
July 2015	\$450,000	\$445,000
June 2015	\$450,000	\$443,000

Recent Median Unit Sale Prices



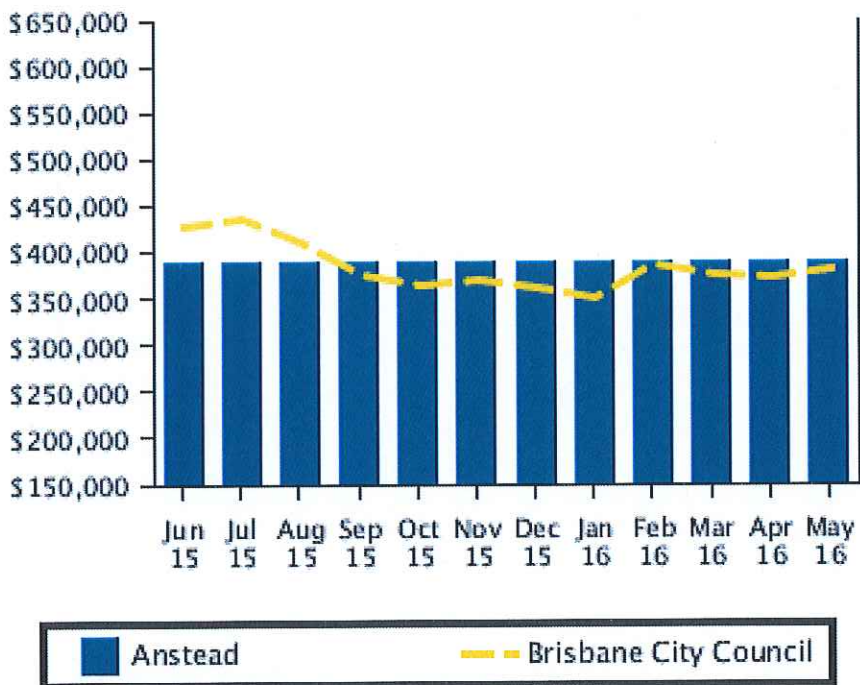


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Recent Median Land Sale Prices

Period	Anstead Median Price	Brisbane City Council Median Price
May 2016	\$390,000	\$380,000
April 2016	\$390,000	\$372,500
March 2016	\$390,000	\$376,000
February 2016	\$390,000	\$385,000
January 2016	\$390,000	\$349,000
December 2015	\$390,000	\$360,000
November 2015	\$390,000	\$370,000
October 2015	\$390,000	\$365,000
September 2015	\$390,000	\$376,050
August 2015	\$390,000	\$410,000
July 2015	\$390,000	\$435,000
June 2015	\$390,000	\$427,500

Recent Median Land Sale Prices





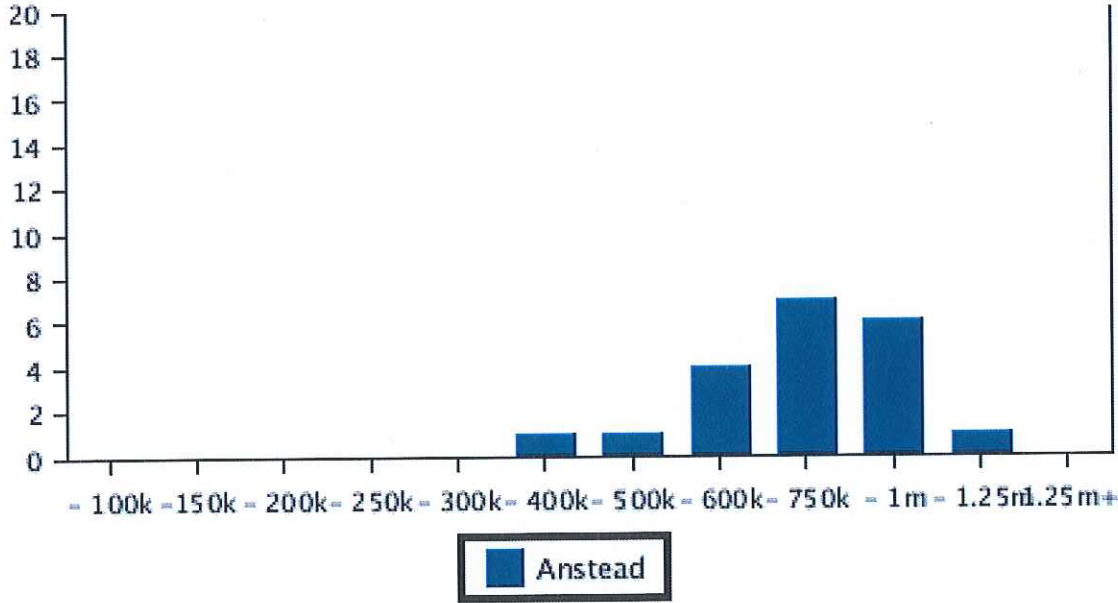
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Sales By Price

House Sale by Price (12 months)

Price	Anstead Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	1
401 - 500k	1
501 - 600k	4
601 - 750k	7
751 - 1m	6
> 1m - 1.25m	1
1.25m+	0

House Sales By Price (12 months)



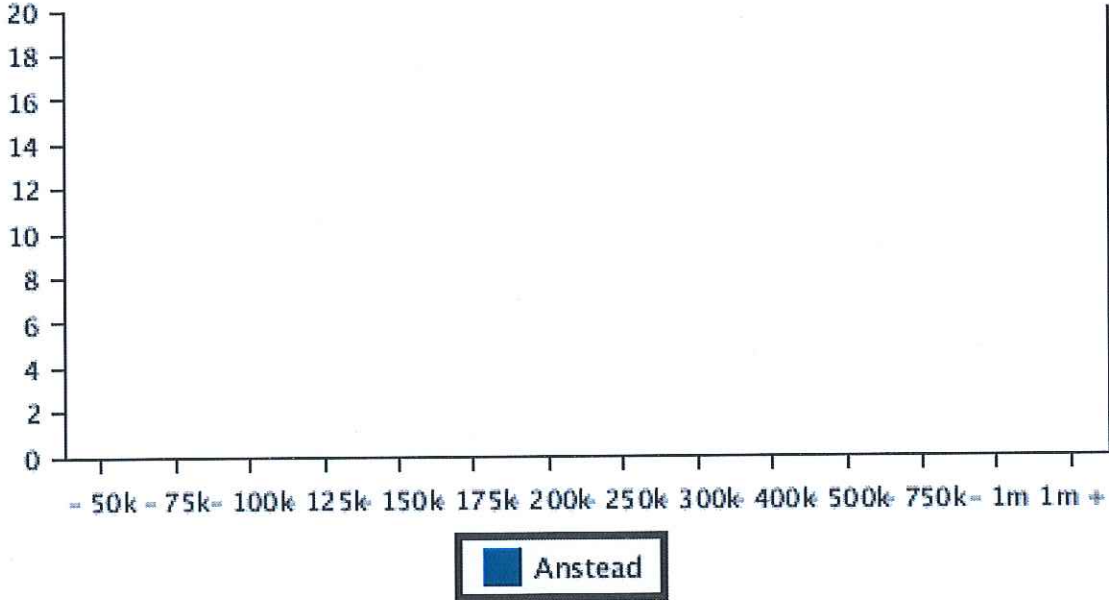


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Unit Sale by Price (12 months)

Price	Anstead 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	0
501 - 750k	0
751 - 1m	0
1m +	0

Unit Sales By Price (12 months)



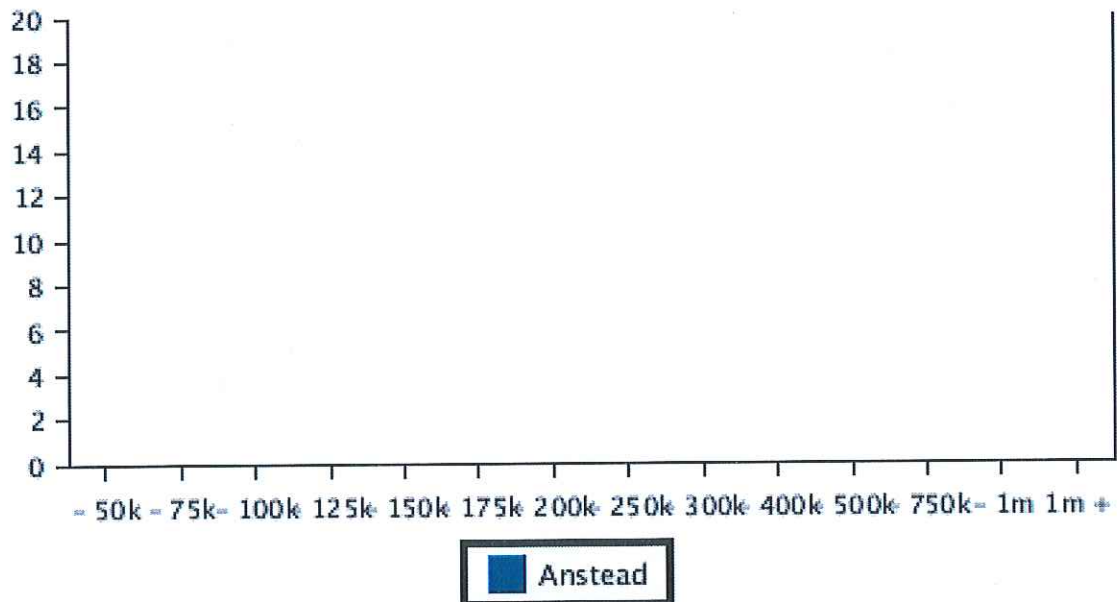


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Land Sale by Price (12 months)

Price	Anstead 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	0
501 - 750k	0
751 - 1m	0
1m +	0

Land Sales By Price (12 months)





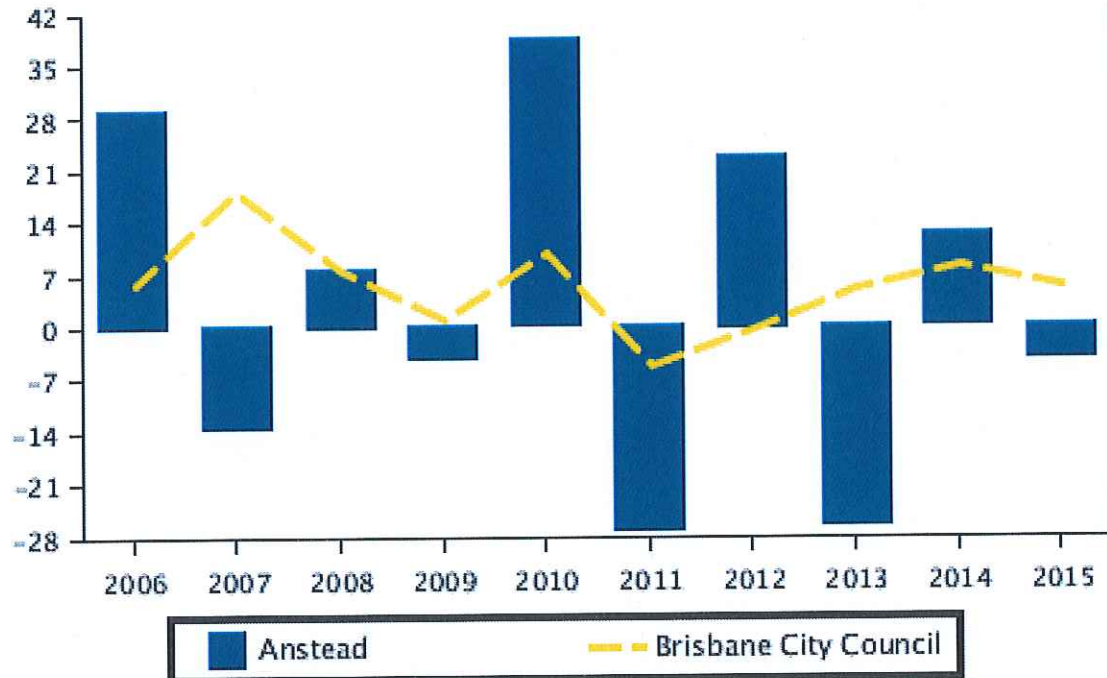
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Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Anstead % Change	Brisbane City Council % Change
2015	-4.8%	5.4%
2014	12.5%	8.3%
2013	-26.8%	5.2%
2012	23.1%	-0.4%
2011	-27.7%	-5.3%
2010	38.7%	9.8%
2009	-4.6%	1%
2008	7.9%	7.6%
2007	-13.9%	18.3%
2006	29.2%	5.7%

Capital Growth in Median Prices (Houses)



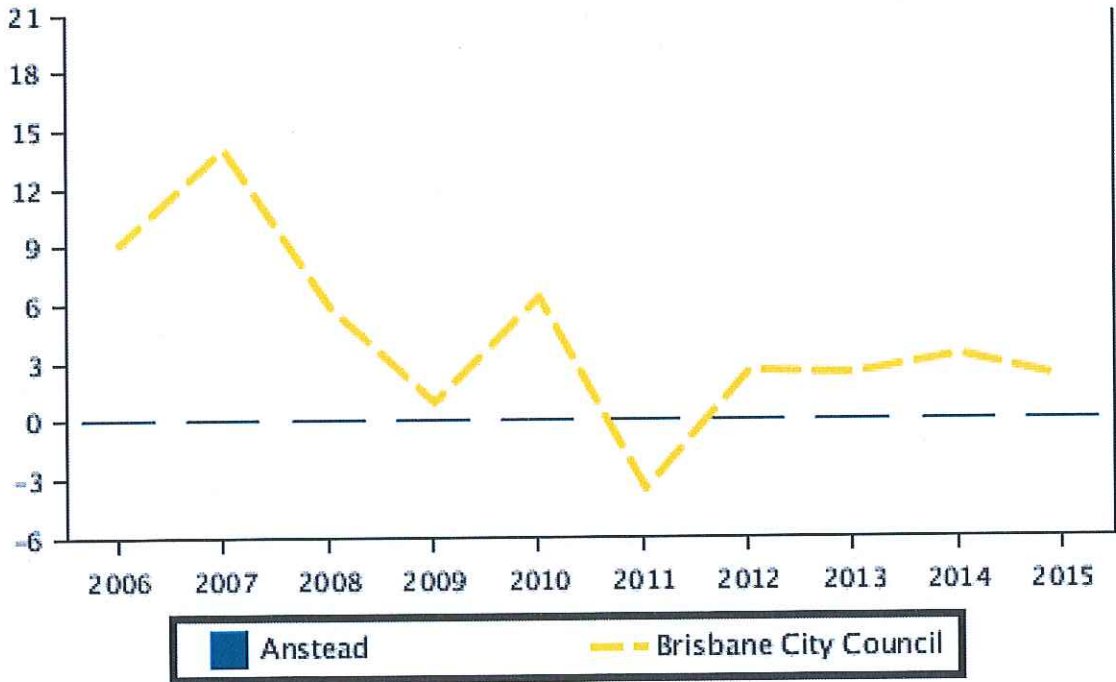


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Capital Growth in Median Prices (Unit)

Period	Anstead % Change	Brisbane City Council % Change
2015	0%	2.1%
2014	0%	3.3%
2013	0%	2.4%
2012	0%	2.5%
2011	0%	-3.6%
2010	0%	6.4%
2009	0%	1%
2008	0%	5.8%
2007	0%	14.1%
2006	0%	9.2%

Capital Growth in Median Prices (Unit)



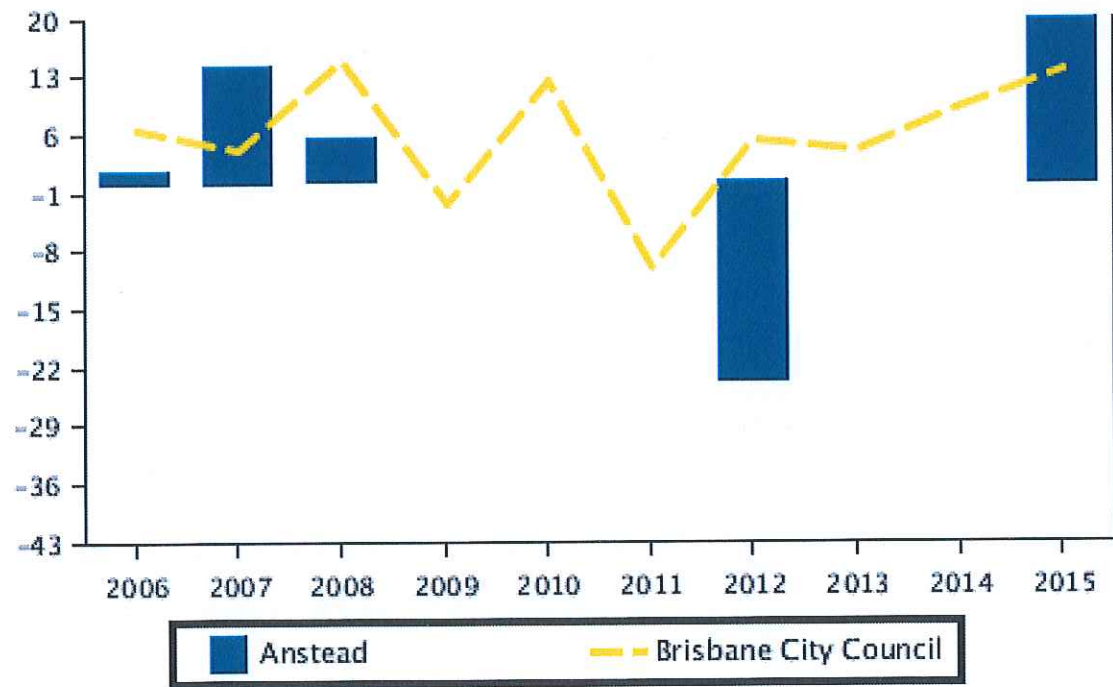


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Capital Growth in Median Prices (Land)

Period	Anstead % Change	Brisbane City Council % Change
2015	20%	13.6%
2014	0%	9.4%
2013	0%	4%
2012	-24.3%	5.3%
2011	0%	-10.2%
2010	-47.5%	12.5%
2009	0%	-2.4%
2008	5.5%	14.8%
2007	14.3%	4.2%
2006	1.7%	6.7%

Capital Growth in Median Prices (Land)





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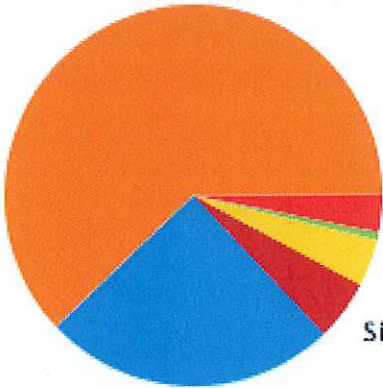
Household

Household Structure

Type	Percent
Couples with Children	61.9
Childless Couples	25.0
Single Parents	5.1
Lone Households	4.0
Other	3.2
Group Households	0.7

Household Structure

Couples with Children (62%)



Single Parents (5%)

Childless Couples (25%)



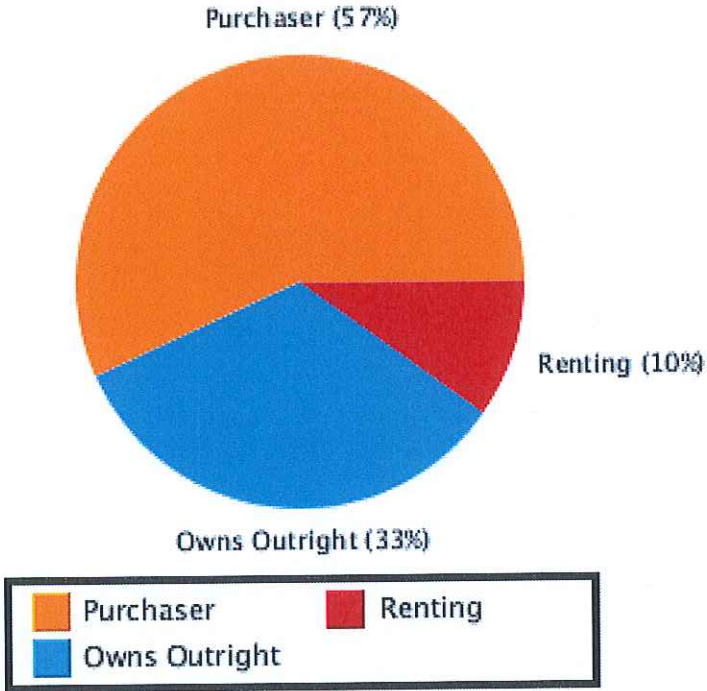


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Household Occupancy

Type	Percent
Purchaser	56.7
Owns Outright	33.4
Renting	9.9
Other	0.0

Household Occupancy

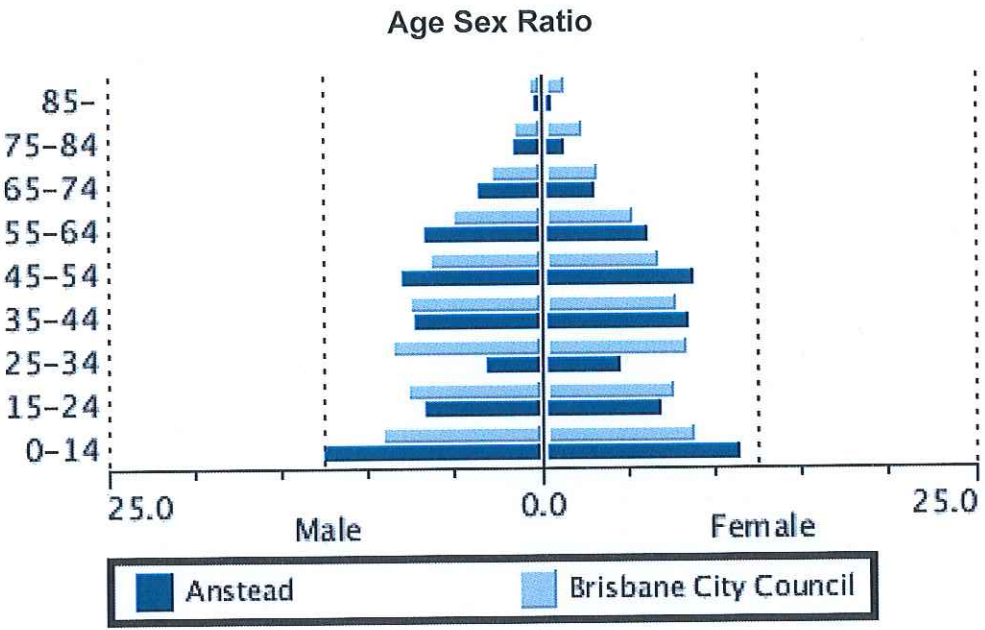




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Age Sex Ratio

Age Group	Anstead		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	12.5	11.4	9.2	8.7
15-24	6.6	6.8	7.7	7.6
25-34	3.1	4.5	8.5	8.3
35-44	7.2	8.4	7.5	7.7
45-54	7.9	8.7	6.4	6.6
55-64	6.7	6.0	5.0	5.2
65-74	3.6	3.0	2.9	3.1
75-84	1.6	1.2	1.6	2.2
85-	0.4	0.5	0.6	1.2



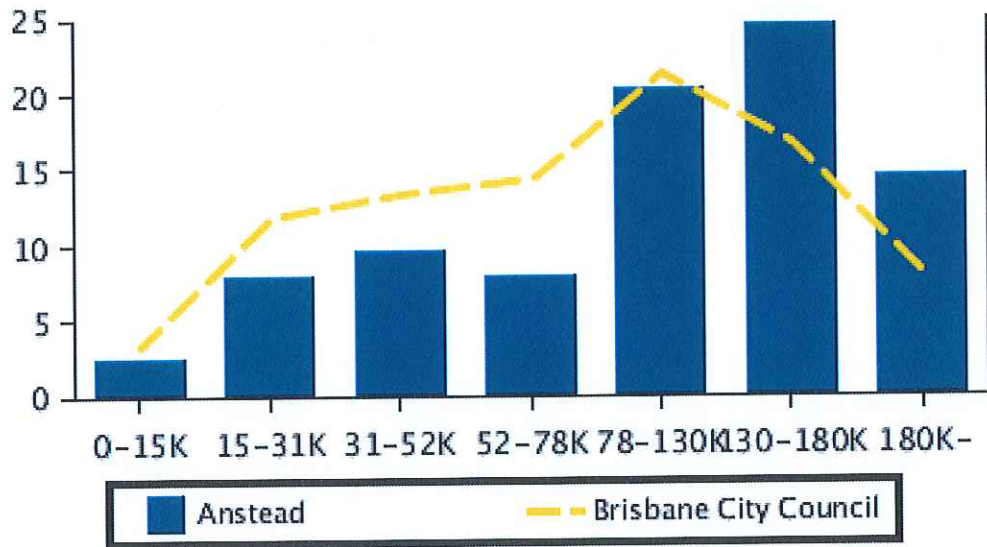


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Household Income

Income Range	Anstead %	Brisbane City Council %
0-15K	2.5	3.3
15-31K	7.9	11.8
31-52K	9.6	13.4
52-78K	7.9	14.4
78-130K	20.4	21.3
130-180K	24.6	16.7
180K-	14.6	7.9

Household Income





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
HOUSE	7	\$625,000	\$950,000	\$695,000	\$744,500	\$5,211,500
TOTAL	7					\$5,211,500

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
HOUSE	3 Bed	1	\$641,500	\$641,500	\$641,500	\$641,500
	4 Bed	3	\$650,000	\$840,000	\$810,000	\$766,666
	5+ Bed	3	\$625,000	\$950,000	\$695,000	\$756,666
TOTAL		7				\$744,500



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Sold Properties



37 Bakers Hill Place Anstead QLD 4070

Sale Price: \$810,000
Sale Date: 23 Feb 2016
Area: 10,000m²

Attributes: 4 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuities



18 Castlereagh Place Anstead QLD 4070

Sale Price: \$950,000
Sale Date: 14 Feb 2016
Area: 1.08Ha

Attributes: 5 Beds, 2 Baths, 6 Car Spaces, 6 Lock Up Garages, 1 Ensuities



557 Hawkesbury Road Anstead QLD 4070

Sale Price: \$641,500
Sale Date: 20 Feb 2016
Area: 4,047m²

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



75 Hornsey Road Anstead QLD 4070

Sale Price: \$840,000
Sale Date: 4 Feb 2016
Area: 1.04Ha

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuities



506 Kangaroo Gully Road Anstead QLD 4070

Sale Price: \$625,000
Sale Date: 18 Jan 2016
Area: 1.17Ha

Attributes: 5 Beds, 3 Baths, 3 Car Spaces, 3 Lock Up Garages, 1 Ensuities



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89 Layfield Road Anstead QLD 4070

Sale Price: \$650,000
Sale Date: 27 Feb 2016
Area: 1.02Ha

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



484 Mt Crosby Road Anstead QLD 4070

Sale Price: \$695,000
Sale Date: 3 Feb 2016
Area: 1.01Ha

Attributes: 5 Beds, 1 Baths, 2 Car Spaces, 5 Lock Up Garages



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