
A Nobel approach
to Real Estate™

Bowen Hills
April—June 2016

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Nobel TEAM



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Area Profile

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

The population of Bowen Hills in 2006 was 1,585 people. By 2011 the population was 1,744 showing a population growth of 10% in the area during that time.

The predominant age group in Bowen Hills is 25-34 years.

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

In general, people in Bowen Hills work in a Professional occupation.

In 2006, 24.2% of the homes in Bowen Hills were owner-occupied compared with 24.9% in 2011.

Currently the median sales price of houses in the area is 1,890,000.

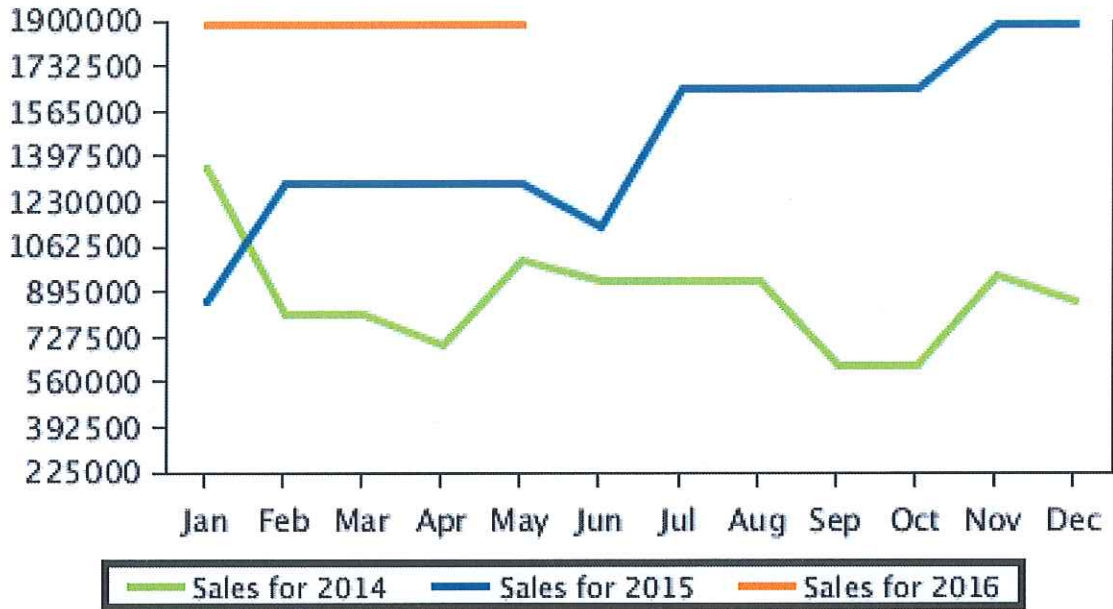
Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$1,350,000	\$860,000	\$1,890,000
February	\$815,000	\$1,300,000	\$1,890,000
March	\$815,000	\$1,300,000	\$1,890,000
April	\$700,000	\$1,300,000	\$1,890,000
May	\$1,010,000	\$1,300,000	\$1,890,000
June	\$930,000	\$1,131,500	\$0
July	\$930,000	\$1,650,000	\$0
August	\$930,000	\$1,650,000	\$0
September	\$620,000	\$1,650,000	\$0
October	\$620,000	\$1,650,000	\$0
November	\$950,000	\$1,890,000	\$0
December	\$860,000	\$1,890,000	\$0



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Median Sale Price





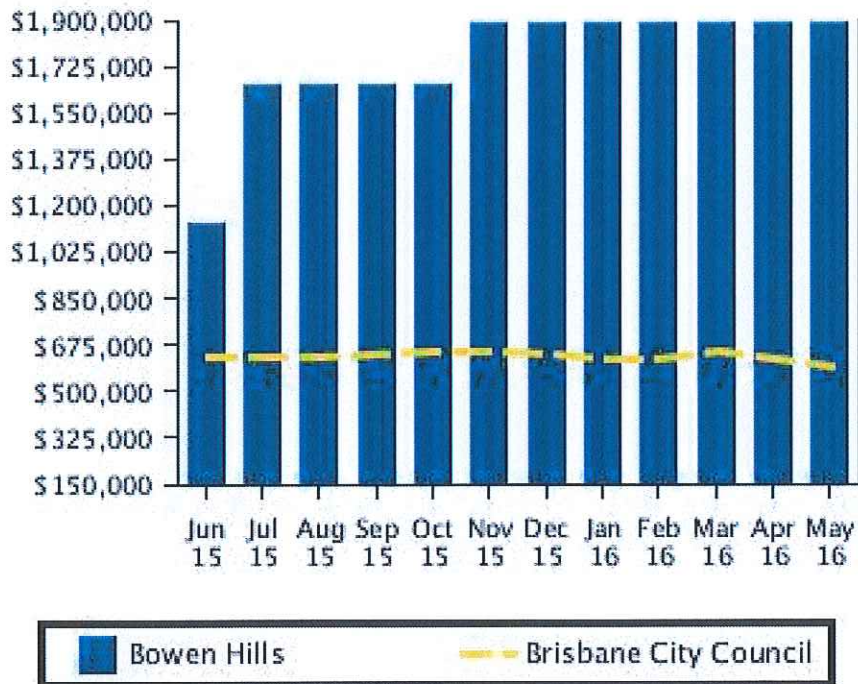
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Recent Median Sale Prices

Recent Median House Sale Prices

Period	Bowen Hills Median Price	Brisbane City Council Median Price
May 2016	\$1,890,000	\$588,065
April 2016	\$1,890,000	\$620,000
March 2016	\$1,890,000	\$645,000
February 2016	\$1,890,000	\$622,500
January 2016	\$1,890,000	\$614,875
December 2015	\$1,890,000	\$635,000
November 2015	\$1,890,000	\$649,900
October 2015	\$1,650,000	\$645,000
September 2015	\$1,650,000	\$635,000
August 2015	\$1,650,000	\$630,000
July 2015	\$1,650,000	\$625,000
June 2015	\$1,131,500	\$625,500

Recent Median House Sale Prices





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Recent Median Unit Sale Prices

Period	Bowen Hills Median Price	Brisbane City Council Median Price
May 2016	\$428,000	\$408,750
April 2016	\$428,000	\$429,500
March 2016	\$455,000	\$435,000
February 2016	\$575,000	\$441,050
January 2016	\$455,000	\$432,500
December 2015	\$430,222	\$440,000
November 2015	\$390,000	\$440,000
October 2015	\$420,000	\$435,000
September 2015	\$415,000	\$452,000
August 2015	\$439,500	\$435,500
July 2015	\$420,000	\$445,000
June 2015	\$405,000	\$443,000

Recent Median Unit Sale Prices



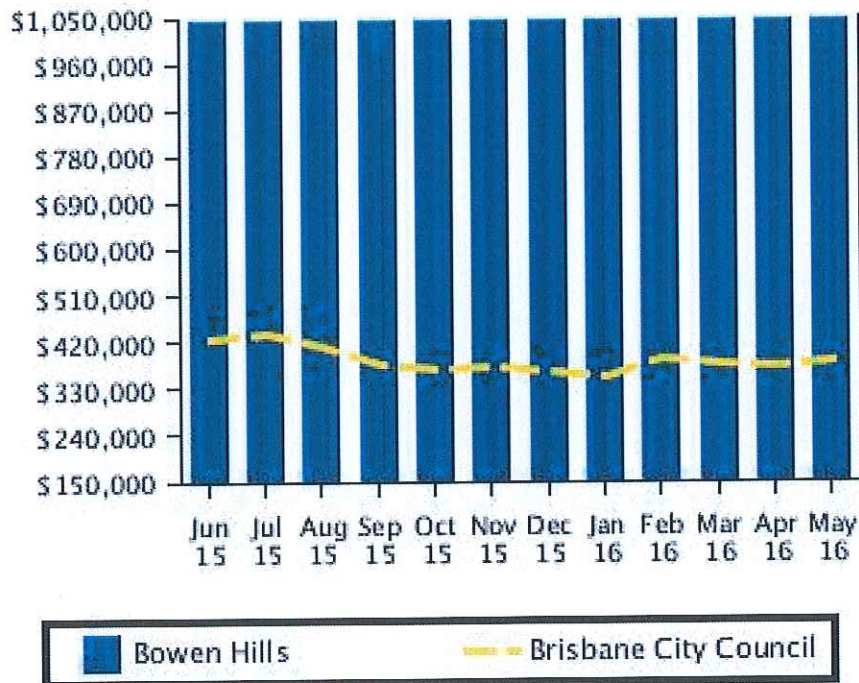


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Recent Median Land Sale Prices

Period	Bowen Hills	Brisbane City Council
	Median Price	Median Price
May 2016	\$1,045,000	\$380,000
April 2016	\$1,045,000	\$372,500
March 2016	\$1,045,000	\$376,000
February 2016	\$1,045,000	\$385,000
January 2016	\$1,045,000	\$349,000
December 2015	\$1,045,000	\$360,000
November 2015	\$1,045,000	\$370,000
October 2015	\$1,045,000	\$365,000
September 2015	\$1,045,000	\$376,050
August 2015	\$1,045,000	\$410,000
July 2015	\$1,045,000	\$435,000
June 2015	\$1,045,000	\$427,500

Recent Median Land Sale Prices





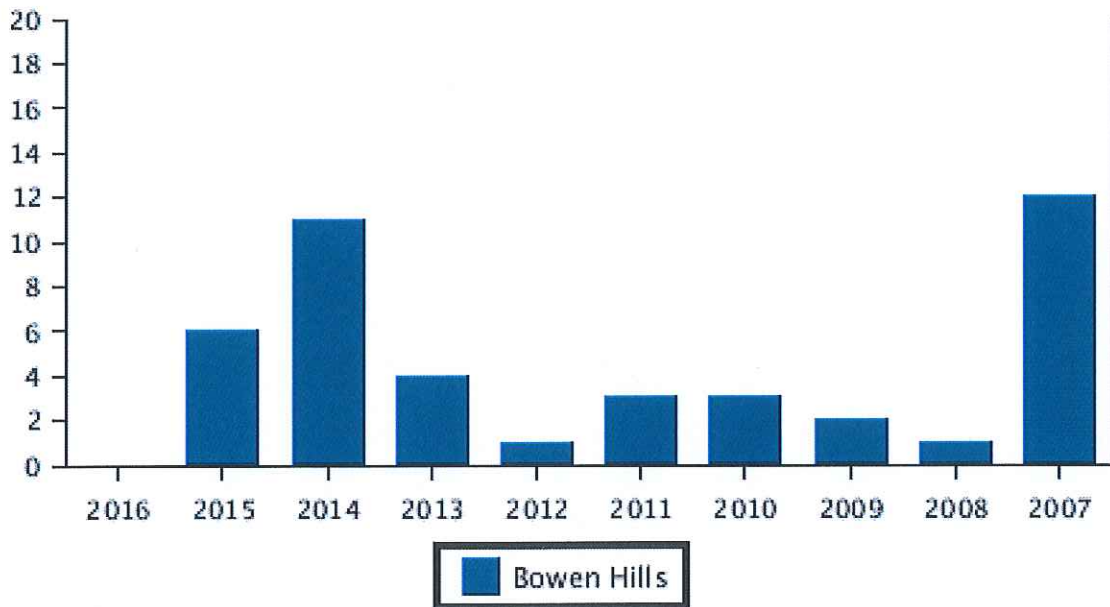
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Sales Per Annum

House Sales Per Annum

Period	Bowen Hills	
	Number	
2016	0	
2015	6	
2014	11	
2013	4	
2012	1	
2011	3	
2010	3	
2009	2	
2008	1	
2007	12	

House Sales Per Annum



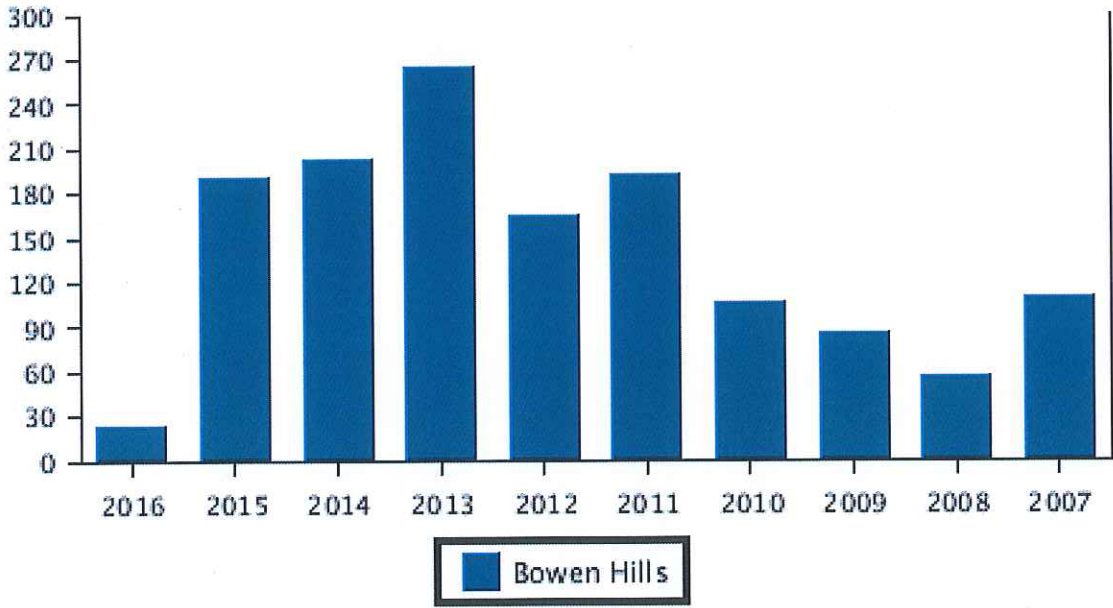


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Unit Sales Per Annum

Period	Bowen Hills Number
2016	24
2015	190
2014	202
2013	264
2012	165
2011	193
2010	106
2009	85
2008	56
2007	110

Unit Sales Per Annum



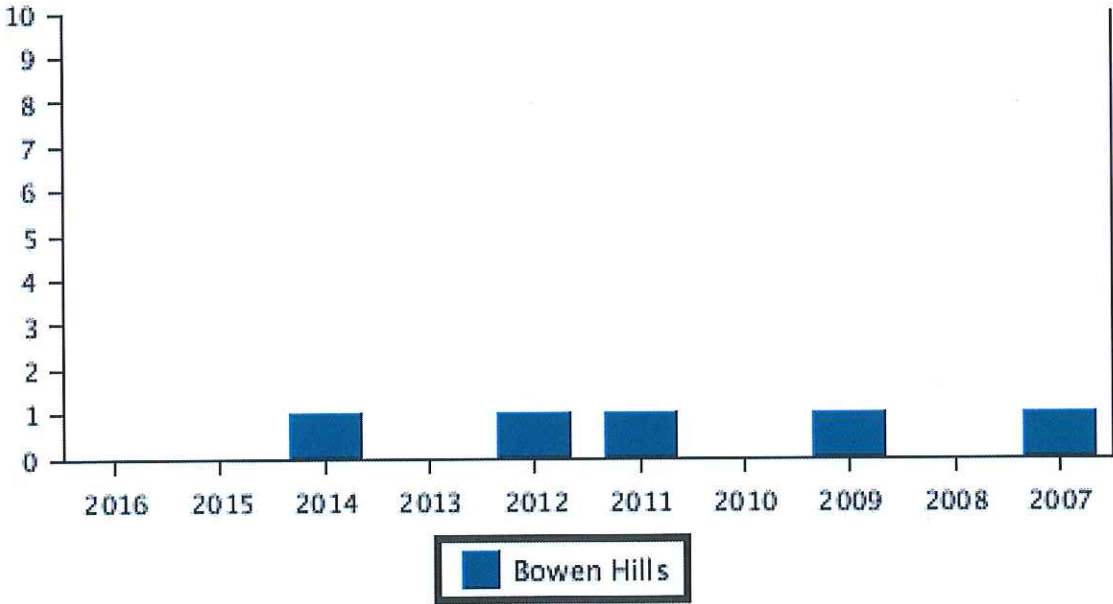


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Land Sales Per Annum

Period	Bowen Hills	
	Number	
2016	0	
2015	0	
2014	1	
2013	0	
2012	1	
2011	1	
2010	0	
2009	1	
2008	0	
2007	1	

Land Sales Per Annum

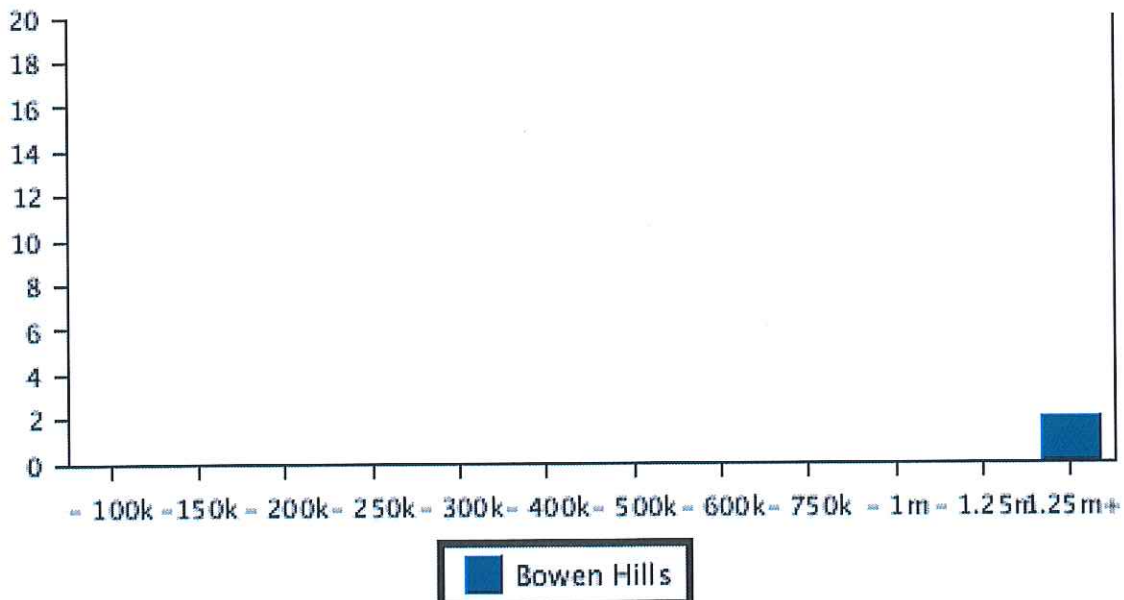


Sales By Price

House Sale by Price (12 months)

Price	Bowen Hills	
	Number	
0 - 100k	0	
101 - 150k	0	
151 - 200k	0	
201 - 250k	0	
251 - 300k	0	
301 - 400k	0	
401 - 500k	0	
501 - 600k	0	
601 - 750k	0	
751 - 1m	0	
> 1m - 1.25m	0	
1.25m+	2	

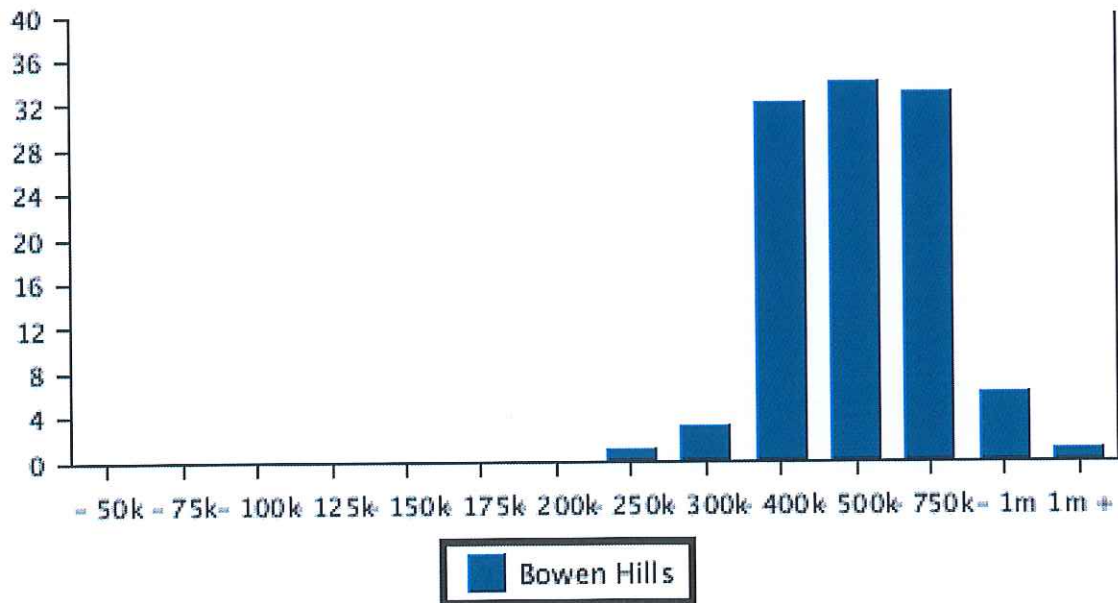
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Bowen Hills	
	Number	
0 - 50k	0	
51 - 75k	0	
76 - 100k	0	
101 - 125k	0	
126 - 150k	0	
151 - 175k	0	
176 - 200k	0	
201 - 250k	1	
251 - 300k	3	
301 - 400k	32	
401 - 500k	34	
501 - 750k	33	
751 - 1m	6	
1m +	1	

Unit Sales By Price (12 months)



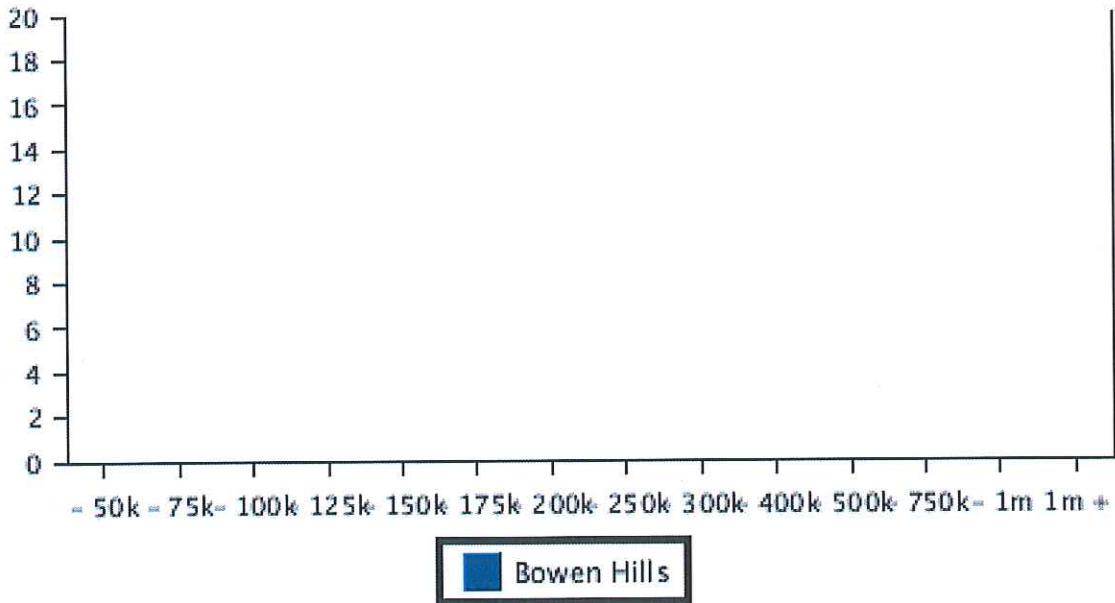


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Land Sale by Price (12 months)

Price	Bowen Hills	
	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)

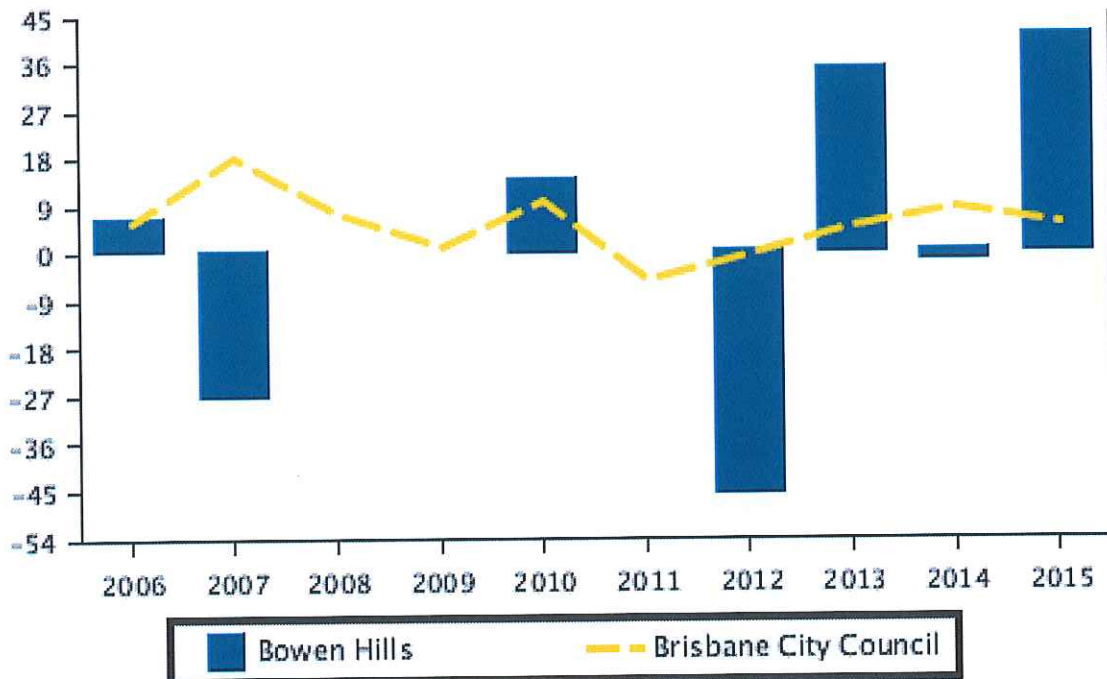


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Bowen Hills	Brisbane City Council
	% Change	% Change
2015	41.4%	5.4%
2014	-2%	8.3%
2013	35%	5.2%
2012	-46.3%	-0.4%
2011	0%	-5.3%
2010	14.2%	9.8%
2009	0%	1%
2008	0%	7.6%
2007	-28.1%	18.3%
2006	6.7%	5.7%

Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Bowen Hills % Change	Brisbane City Council % Change
2015	-9.5%	2.1%
2014	10.6%	3.3%
2013	2.7%	2.4%
2012	-0.2%	2.5%
2011	-1.2%	-3.6%
2010	1.1%	6.4%
2009	-1.4%	1%
2008	9.7%	5.8%
2007	8.4%	14.1%
2006	6%	9.2%

Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

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

Capital Growth in Median Prices (Land)

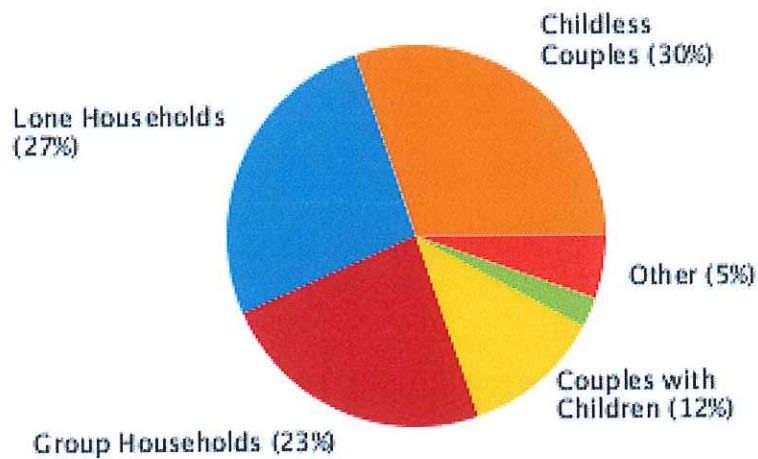


Household

Household Structure

Type	Percent
Childless Couples	30.1
Lone Households	26.5
Group Households	23.7
Couples with Children	11.9
Other	5.4
Single Parents	2.5

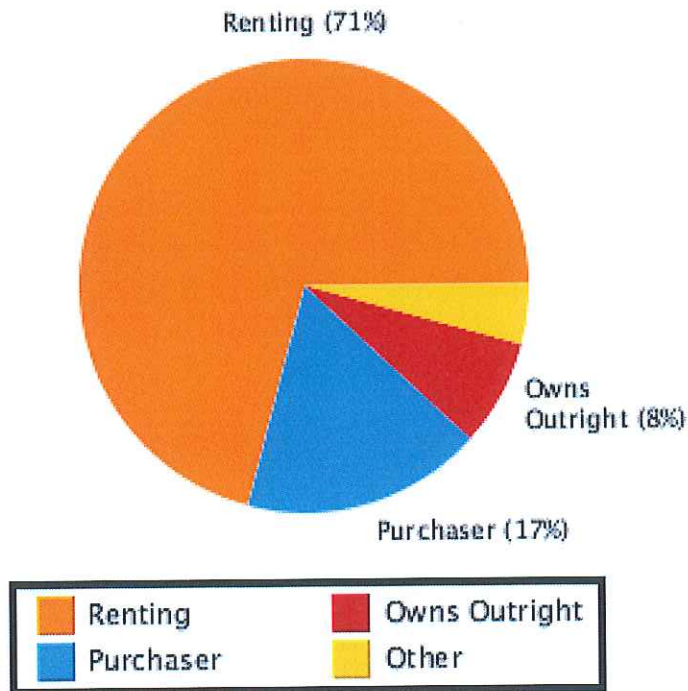
Household Structure



Household Occupancy

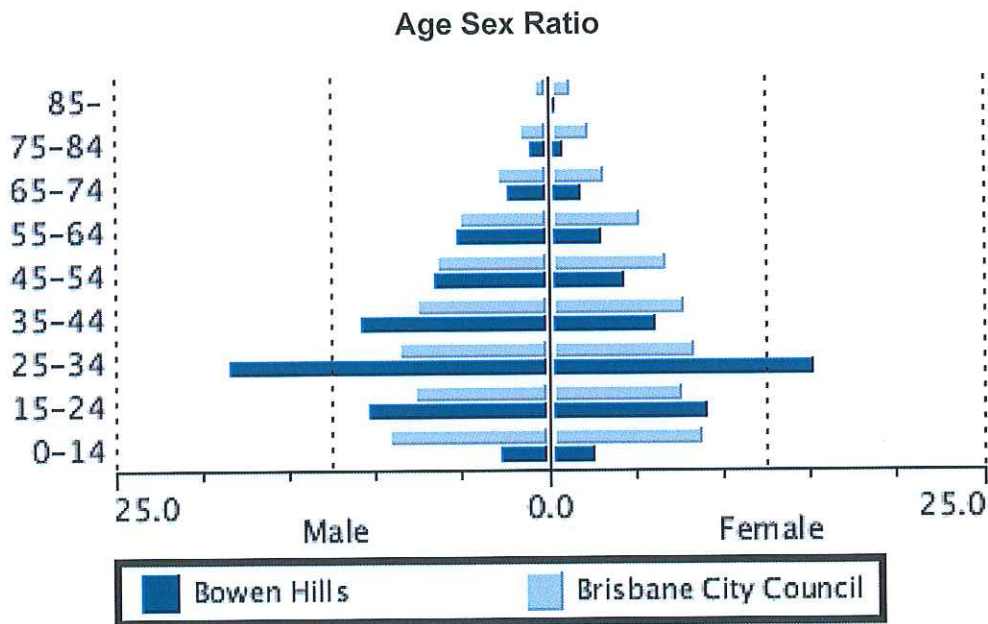
Type	Percent
Renting	70.8
Purchaser	17.3
Owns Outright	7.6
Other	4.3

Household Occupancy



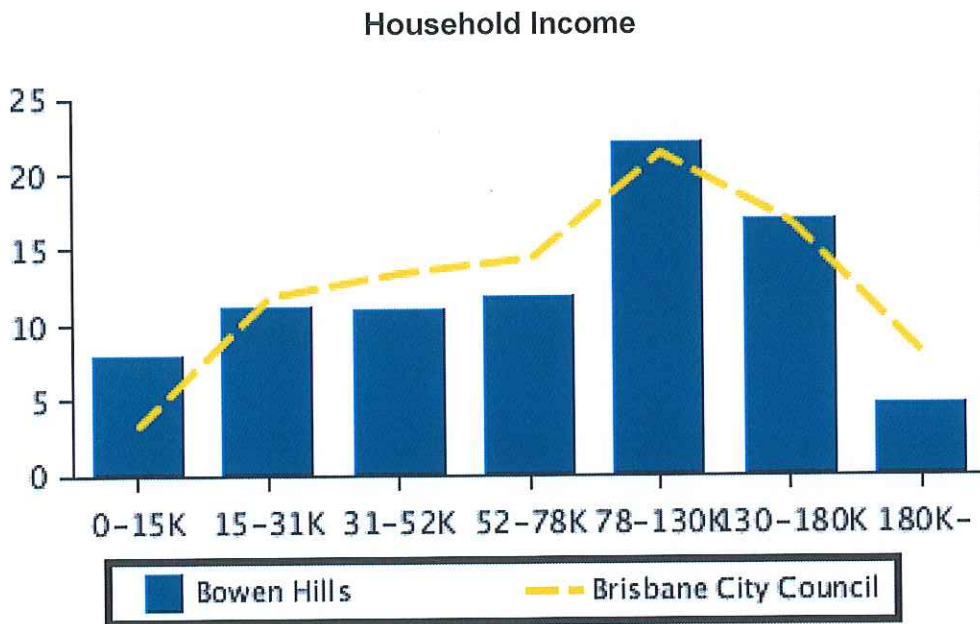
Age Sex Ratio

Age Group	Bowen Hills		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	2.7	2.6	9.2	8.7
15-24	10.3	9.0	7.7	7.6
25-34	18.3	15.1	8.5	8.3
35-44	10.7	6.1	7.5	7.7
45-54	6.5	4.3	6.4	6.6
55-64	5.2	3.0	5.0	5.2
65-74	2.2	1.8	2.9	3.1
75-84	1.0	0.8	1.6	2.2
85-	0.0	0.3	0.6	1.2



Household Income

Income Range	Bowen Hills %	Brisbane City Council %
0-15K	7.9	3.3
15-31K	11.1	11.8
31-52K	10.9	13.4
52-78K	11.8	14.4
78-130K	22.1	21.3
130-180K	16.9	16.7
180K-	4.7	7.9





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	3					
COMMERCIAL	1	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000
FLATS	1	\$2,050,000	\$2,050,000	\$2,050,000	\$2,050,000	\$2,050,000
UNIT	8	\$340,501	\$600,000	\$427,000	\$432,812	\$3,462,501
TOTAL	13					\$6,662,501

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		3				
COMMERCIAL	N/A	1	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000
FLATS	1 Bed	1	\$2,050,000	\$2,050,000	\$2,050,000	\$2,050,000
UNIT	1 Bed	2	\$340,501	\$376,000	\$358,250	\$358,250
	2 Bed	3	\$428,000	\$445,000	\$437,000	\$436,666
	3 Bed	1	\$426,000	\$426,000	\$426,000	\$426,000
	N/A	2	\$410,000	\$600,000	\$505,000	\$505,000
TOTAL		13				\$512,500



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Sold Properties



20 Brookes Street Bowen Hills QLD 4006

Sale Price: \$1,150,000

Sale Date: 27 Apr 2016

Area: 304m²

Attributes: 4 Car Spaces



22 Brookes Street Bowen Hills QLD 4006

Sale Price: Not Disclosed

Sale Date: 26 Apr 2016

Area: 304m²

Attributes:



1606/141 Campbell Street Bowen Hills QLD 4006

Sale Price: \$428,000

Sale Date: 9 Apr 2016

Area: 85m²

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



3409/141 Campbell Street Bowen Hills QLD 4006

Sale Price: \$437,000

Sale Date: 6 Apr 2016

Area: 86m²

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



8/1 Cintra Road Bowen Hills QLD 4006

Sale Price: \$426,000

Sale Date: 27 May 2016

Area: -

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



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5/44 Cintra Road Bowen Hills QLD 4006

Sale Price: \$445,000
Sale Date: 25 May 2016
Area: -

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

5058/191 Constance Street Bowen Hills QLD 4006

Sale Price: \$410,000
Sale Date: 1 Apr 2016
Area: 61m2

Attributes:

8126/191 Constance Street Bowen Hills QLD 4006

Sale Price: \$600,000
Sale Date: 7 Apr 2016
Area: 78m2

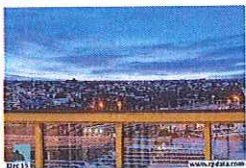
Attributes:



15 Down Street Bowen Hills QLD 4006

Sale Price: \$2,050,000
Sale Date: 13 Jun 2016
Area: 1,366m2

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



1115/16 Hamilton Place Bowen Hills QLD 4006

Sale Price: \$376,000
Sale Date: 5 Apr 2016
Area: -

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



2092/16 Hamilton Place Bowen Hills QLD 4006

Sale Price: \$340,501
Sale Date: 20 Jun 2016
Area: -

Attributes: 1 Beds, 1 Baths, 1 Car Spaces



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702/8 Jeays Street Bowen Hills QLD 4006

Sale Price: Not Disclosed

Sale Date: 12 May 2016

Area: -

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



1/6 Primrose Street Bowen Hills QLD 4006

Sale Price: Not Disclosed

Sale Date: 8 Jun 2016

Area: 90m2

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



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