
A Nobel approach
to Real Estate™

Fortitude Valley
April—June 2016

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Nobel TEAM



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Area Profile

The size of Fortitude Valley is approximately 1 square kilometres.

The population of Fortitude Valley in 2006 was 5,076 people. By 2011 the population was 5,611 showing a population growth of 10% in the area during that time.

The predominant age group in Fortitude Valley is 25-34 years.

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

In general, people in Fortitude Valley work in a Professional occupation.

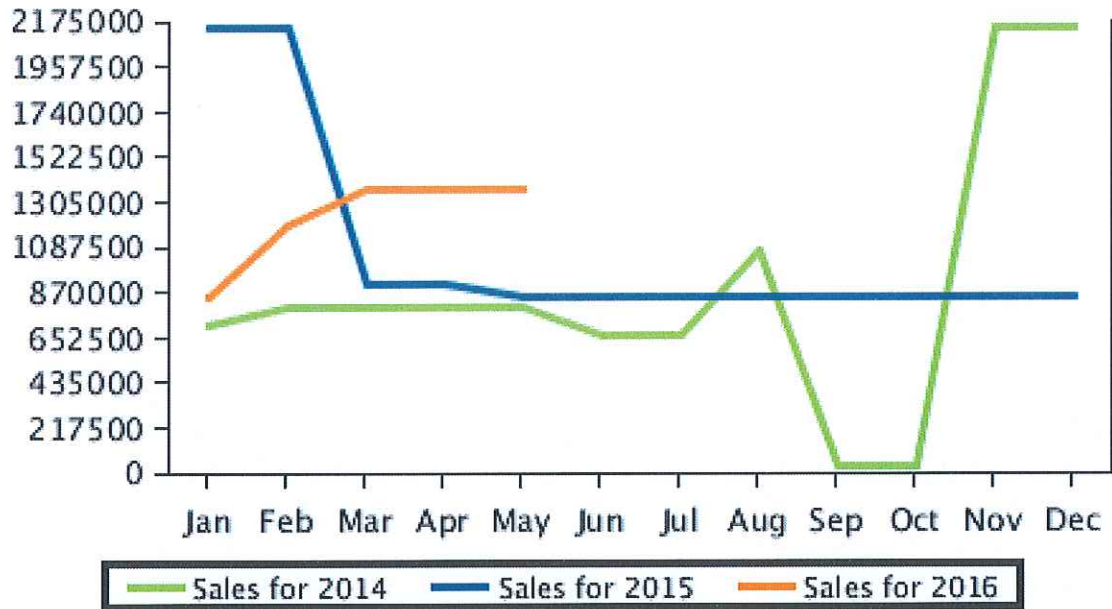
In 2006, 24.1% of the homes in Fortitude Valley were owner-occupied compared with 27.2% in 2011.

Currently the median sales price of houses in the area is 1,368,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$711,500	\$2,150,000	\$850,000
February	\$791,500	\$2,150,000	\$1,187,500
March	\$791,500	\$905,500	\$1,368,000
April	\$791,500	\$905,500	\$1,368,000
May	\$791,500	\$850,000	\$1,368,000
June	\$660,000	\$850,000	\$0
July	\$660,000	\$850,000	\$0
August	\$1,069,500	\$850,000	\$0
September	\$26,500	\$850,000	\$0
October	\$26,500	\$850,000	\$0
November	\$2,150,000	\$850,000	\$0
December	\$2,150,000	\$850,000	\$0

Median Sale Price





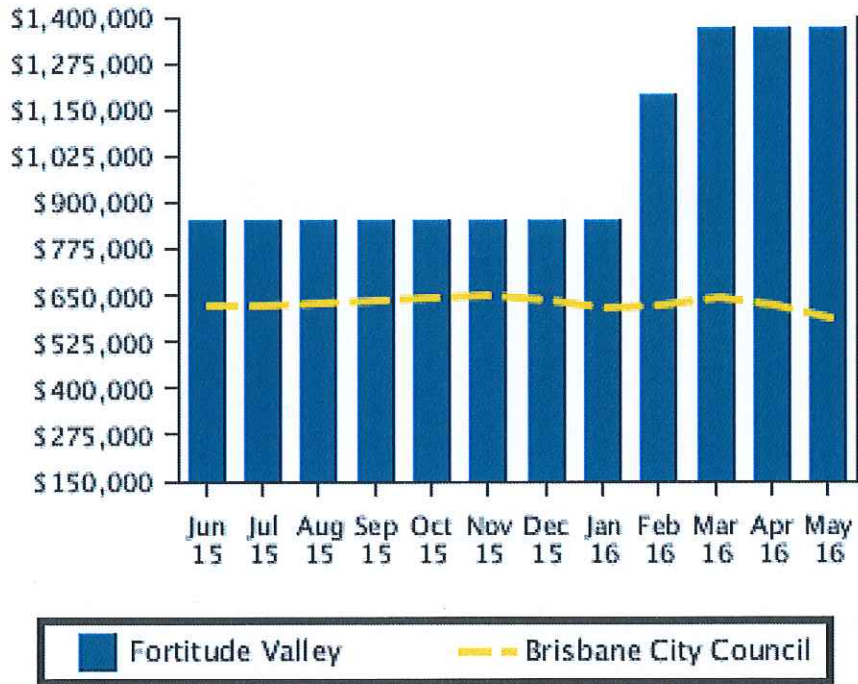
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Recent Median Sale Prices

Recent Median House Sale Prices

Period	Fortitude Valley	Brisbane City Council
	Median Price	Median Price
May 2016	\$1,368,000	\$588,065
April 2016	\$1,368,000	\$620,000
March 2016	\$1,368,000	\$645,000
February 2016	\$1,187,500	\$622,500
January 2016	\$850,000	\$614,875
December 2015	\$850,000	\$635,000
November 2015	\$850,000	\$649,900
October 2015	\$850,000	\$645,000
September 2015	\$850,000	\$635,000
August 2015	\$850,000	\$630,000
July 2015	\$850,000	\$625,000
June 2015	\$850,000	\$625,500

Recent Median House Sale Prices



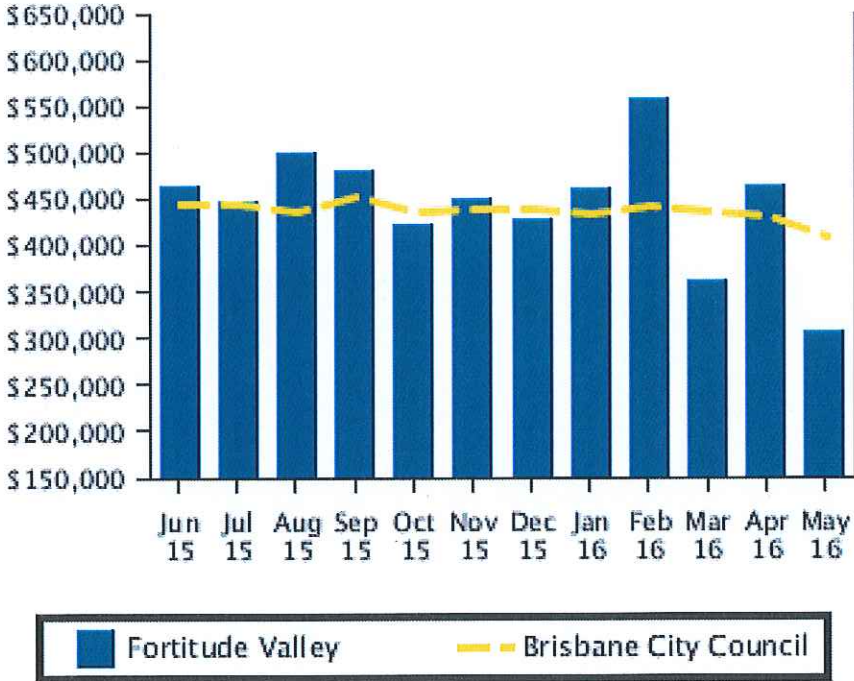


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Recent Median Unit Sale Prices

Period	Fortitude Valley Median Price	Brisbane City Council Median Price
May 2016	\$305,000	\$408,750
April 2016	\$463,000	\$429,500
March 2016	\$362,500	\$435,000
February 2016	\$558,750	\$441,050
January 2016	\$459,500	\$432,500
December 2015	\$429,000	\$440,000
November 2015	\$449,420	\$440,000
October 2015	\$422,750	\$435,000
September 2015	\$480,000	\$452,000
August 2015	\$500,000	\$435,500
July 2015	\$446,000	\$445,000
June 2015	\$462,500	\$443,000

Recent Median Unit Sale Prices



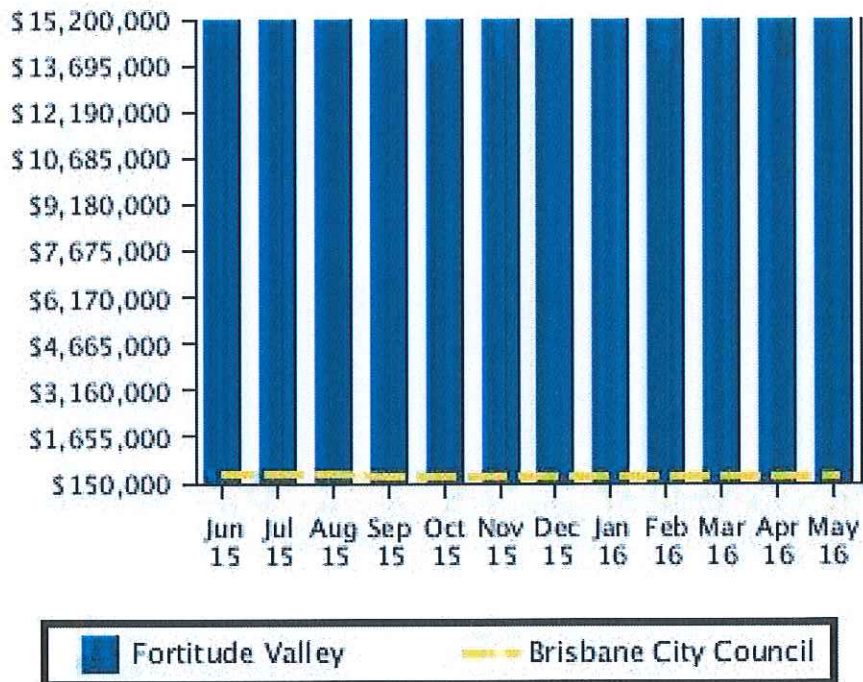


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Recent Median Land Sale Prices

Period	Fortitude Valley	Brisbane City Council
	Median Price	Median Price
May 2016	\$15,150,000	\$380,000
April 2016	\$15,150,000	\$372,500
March 2016	\$15,150,000	\$376,000
February 2016	\$15,150,000	\$385,000
January 2016	\$15,150,000	\$349,000
December 2015	\$15,150,000	\$360,000
November 2015	\$15,150,000	\$370,000
October 2015	\$15,150,000	\$365,000
September 2015	\$15,150,000	\$376,050
August 2015	\$15,150,000	\$410,000
July 2015	\$15,150,000	\$435,000
June 2015	\$15,150,000	\$427,500

Recent Median Land Sale Prices





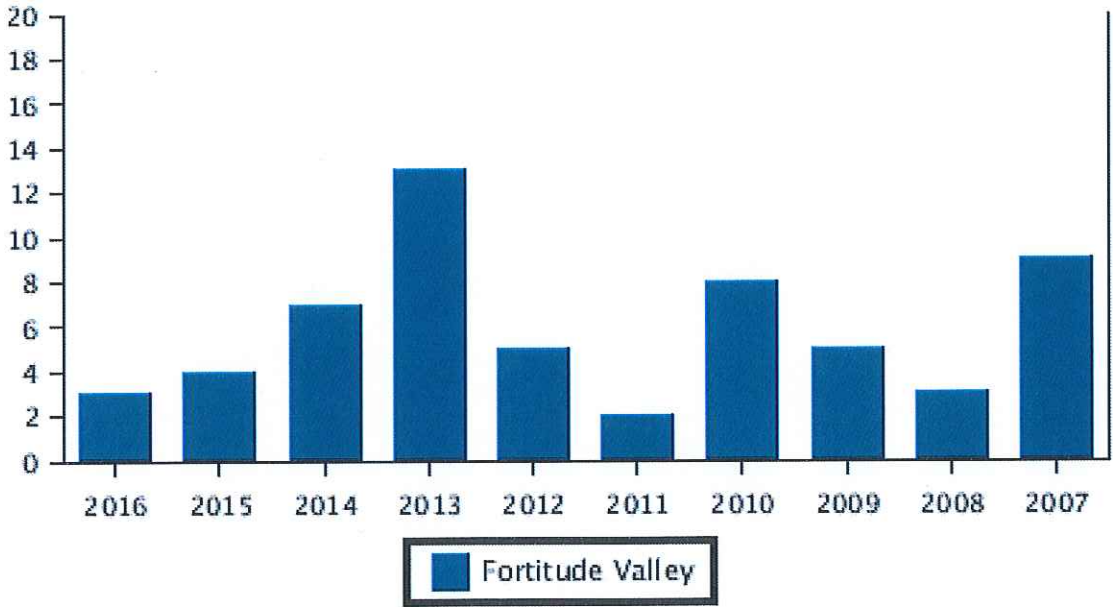
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Sales Per Annum

House Sales Per Annum

Period	Fortitude Valley	
	Number	
2016	3	
2015	4	
2014	7	
2013	13	
2012	5	
2011	2	
2010	8	
2009	5	
2008	3	
2007	9	

House Sales Per Annum



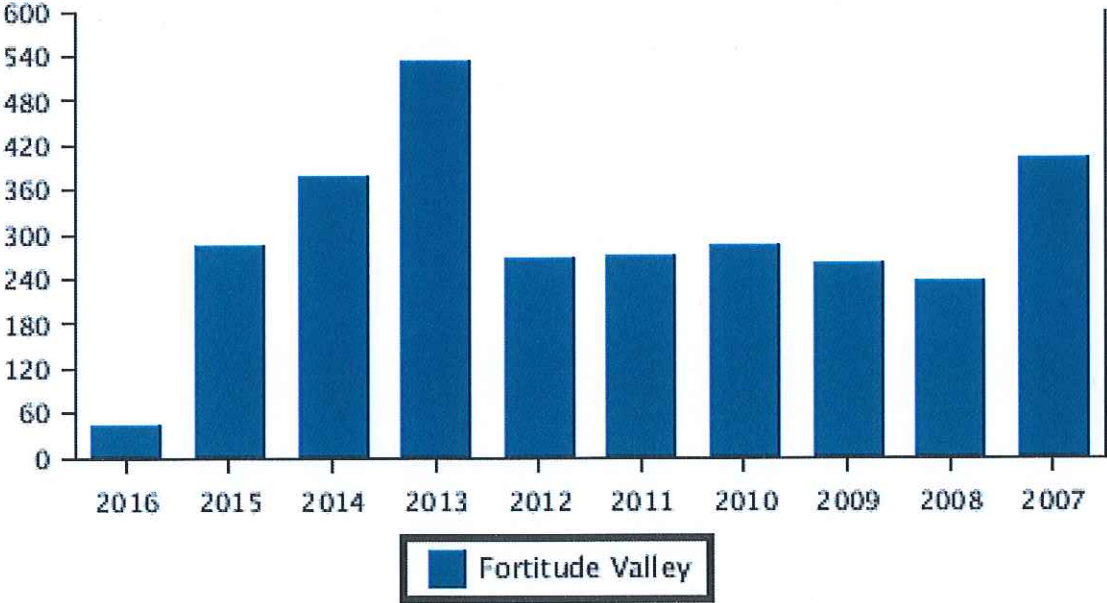


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Unit Sales Per Annum

Period	Fortitude Valley
	Number
2016	42
2015	283
2014	376
2013	534
2012	266
2011	272
2010	285
2009	259
2008	236
2007	402

Unit Sales Per Annum



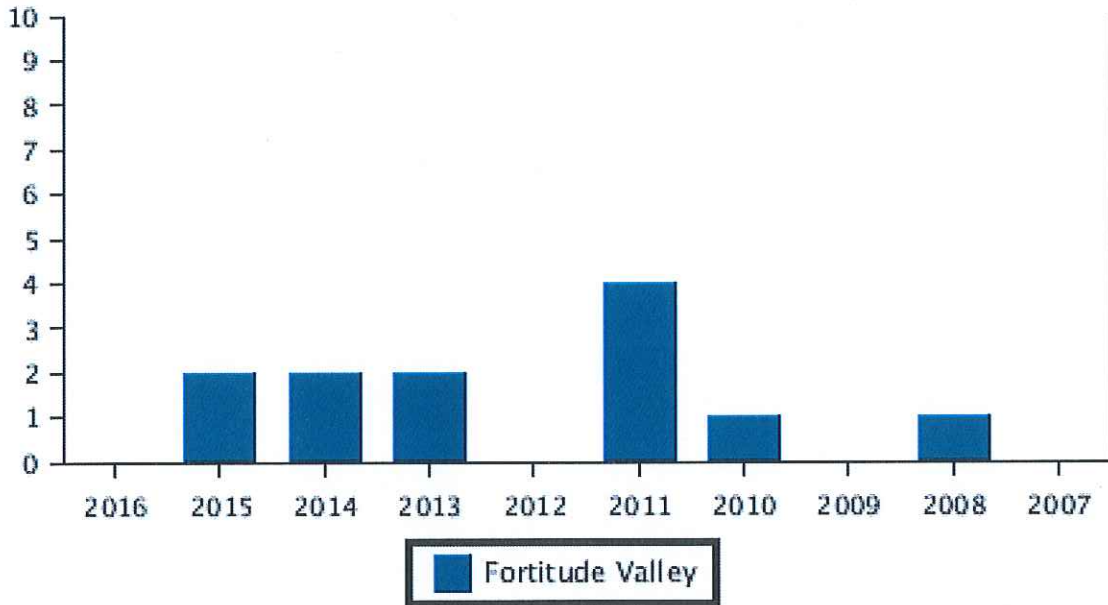


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Land Sales Per Annum

Period	Fortitude Valley Number
2016	0
2015	2
2014	2
2013	2
2012	0
2011	4
2010	1
2009	0
2008	1
2007	0

Land Sales Per Annum





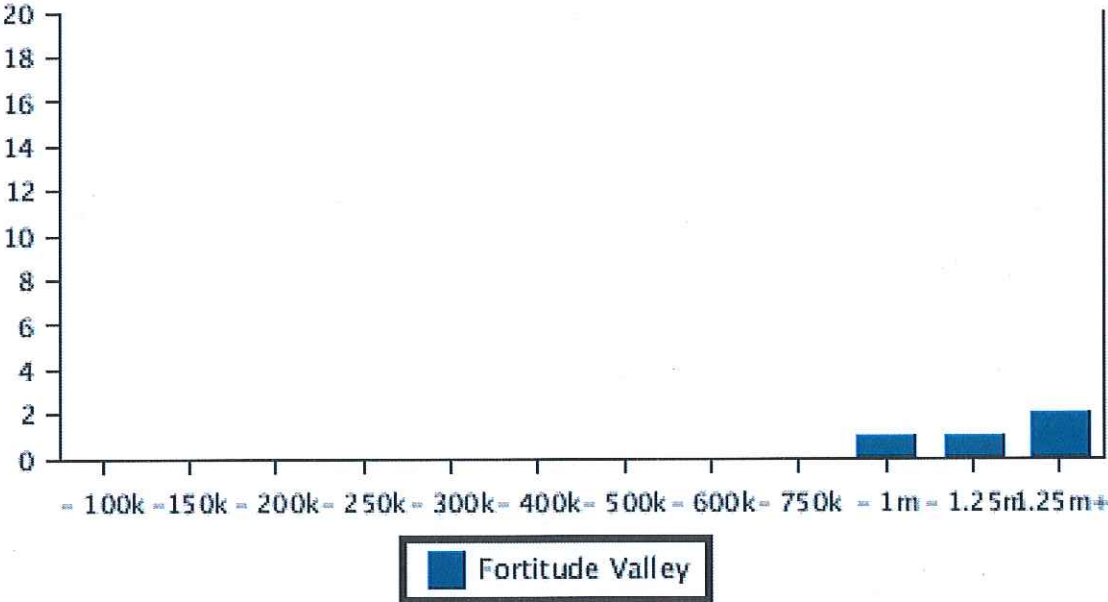
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Sales By Price

House Sale by Price (12 months)

Price	Fortitude Valley	
	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	1	
> 1m - 1.25m	1	
1.25m+	2	

House Sales By Price (12 months)



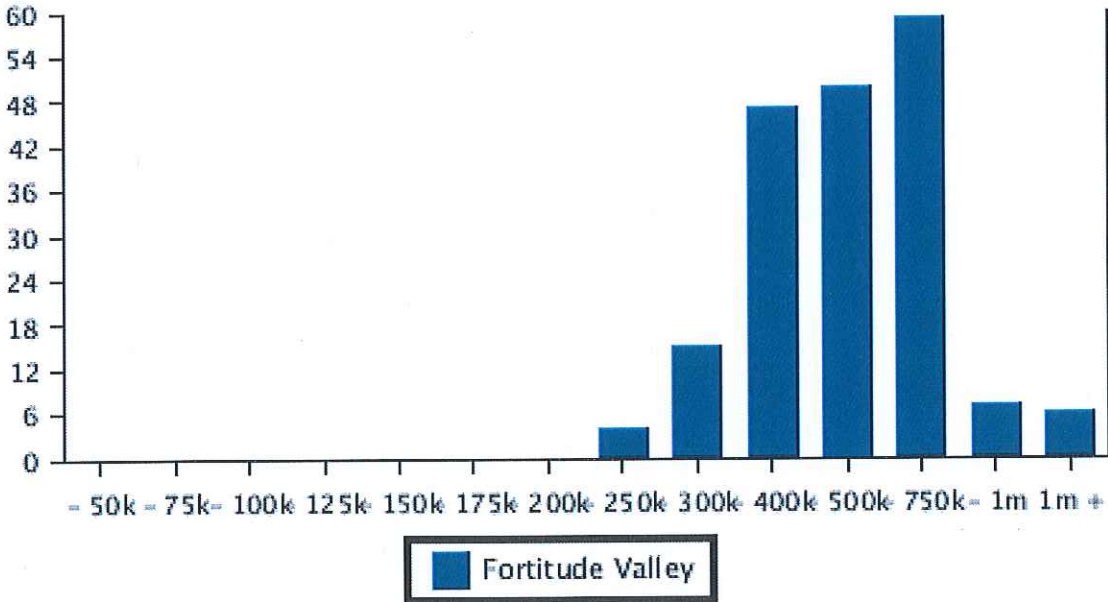


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Unit Sale by Price (12 months)

Price	Fortitude Valley	
	Number	
0 - 50k	0	
51 - 75k	0	
76 - 100k	0	
101 - 125k	0	
126 - 150k	0	
151 - 175k	0	
176 - 200k	0	
201 - 250k	4	
251 - 300k	15	
301 - 400k	47	
401 - 500k	50	
501 - 750k	59	
751 - 1m	7	
1m +	6	

Unit Sales By Price (12 months)



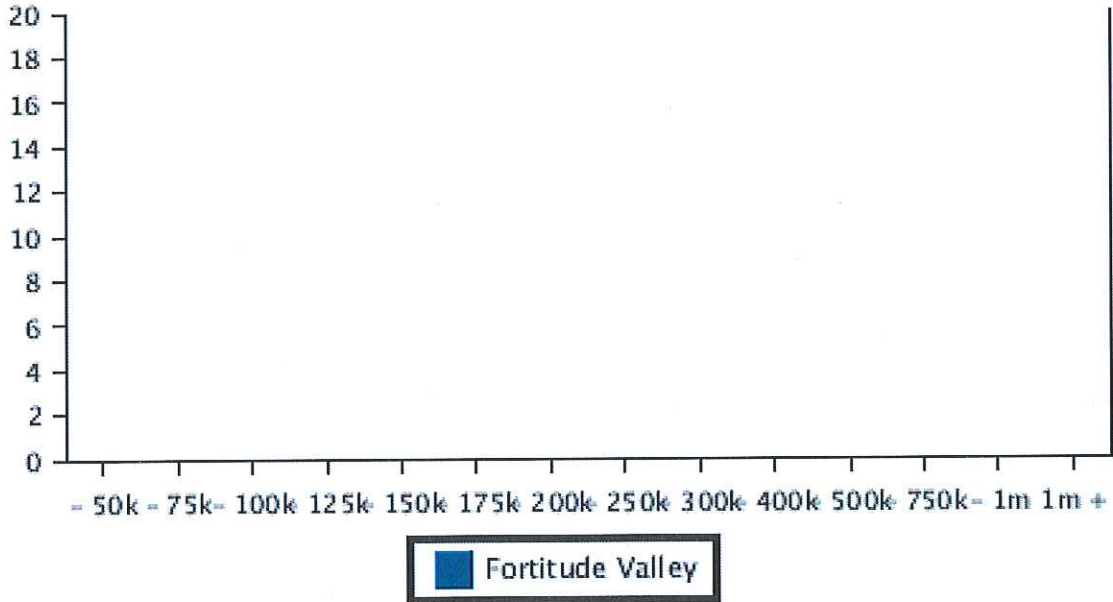


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Land Sale by Price (12 months)

Price	Fortitude Valley	
	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)





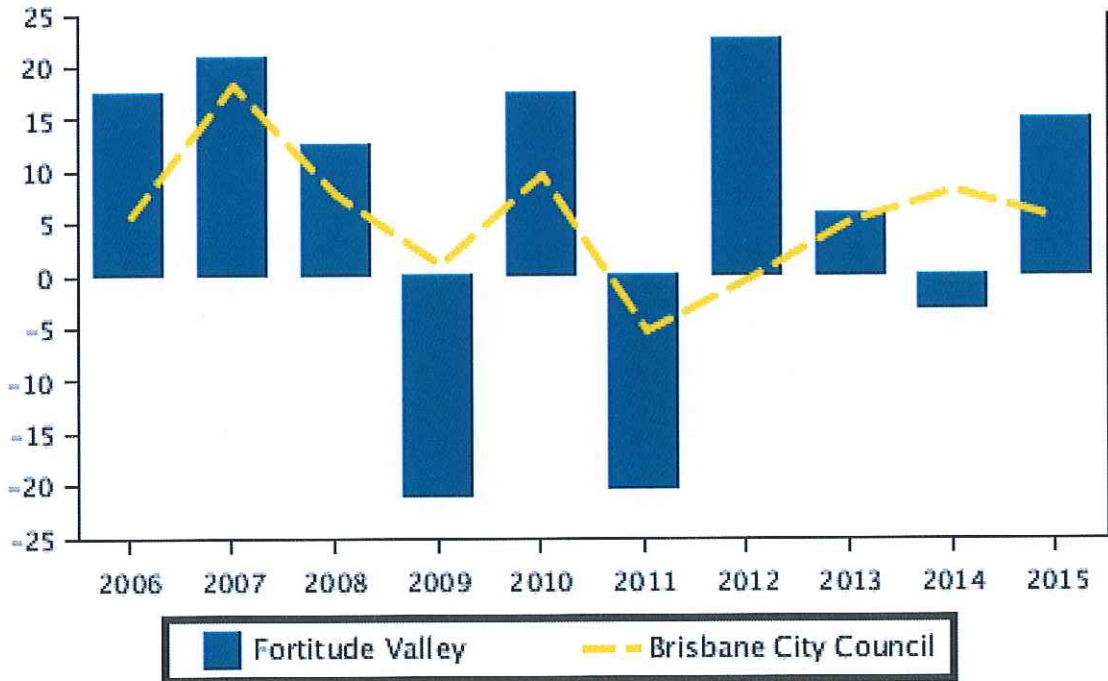
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Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Fortitude Valley	Brisbane City Council
	% Change	% Change
2015	15%	5.4%
2014	-3.4%	8.3%
2013	6%	5.2%
2012	22.6%	-0.4%
2011	-20.4%	-5.3%
2010	17.5%	9.8%
2009	-21.3%	1%
2008	12.7%	7.6%
2007	20.9%	18.3%
2006	17.5%	5.7%

Capital Growth in Median Prices (Houses)



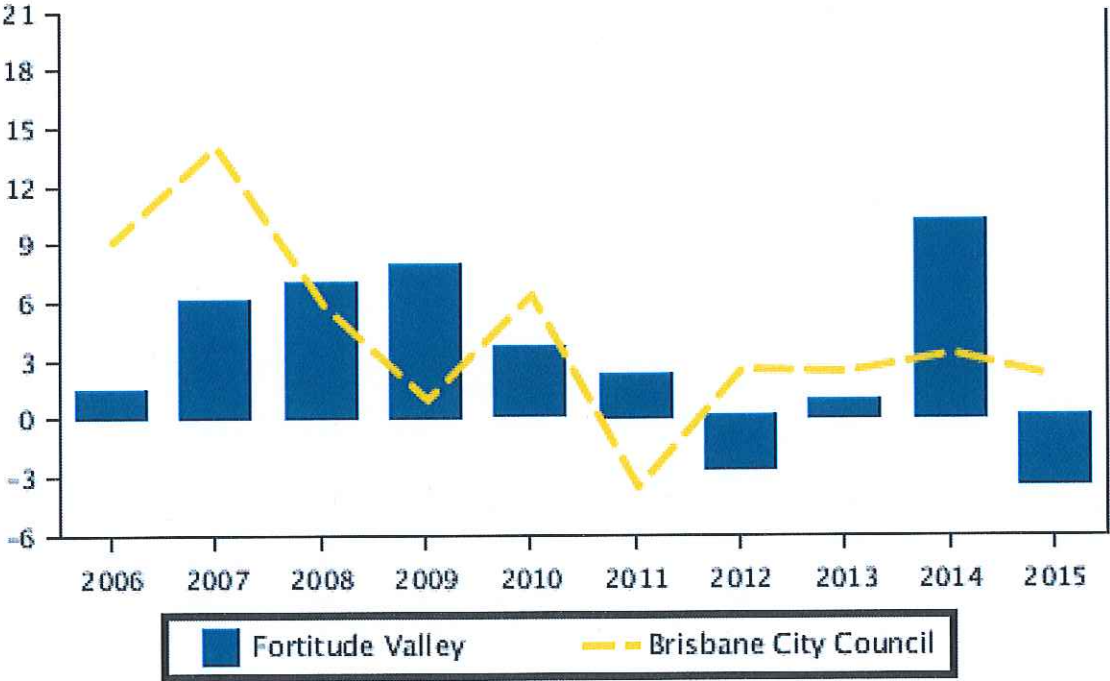


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Capital Growth in Median Prices (Unit)

Period	Fortitude Valley % Change	Brisbane City Council % Change
2015	-3.7%	2.1%
2014	10.2%	3.3%
2013	1%	2.4%
2012	-2.8%	2.5%
2011	2.3%	-3.6%
2010	3.7%	6.4%
2009	8%	1%
2008	7.1%	5.8%
2007	6.1%	14.1%
2006	1.5%	9.2%

Capital Growth in Median Prices (Unit)



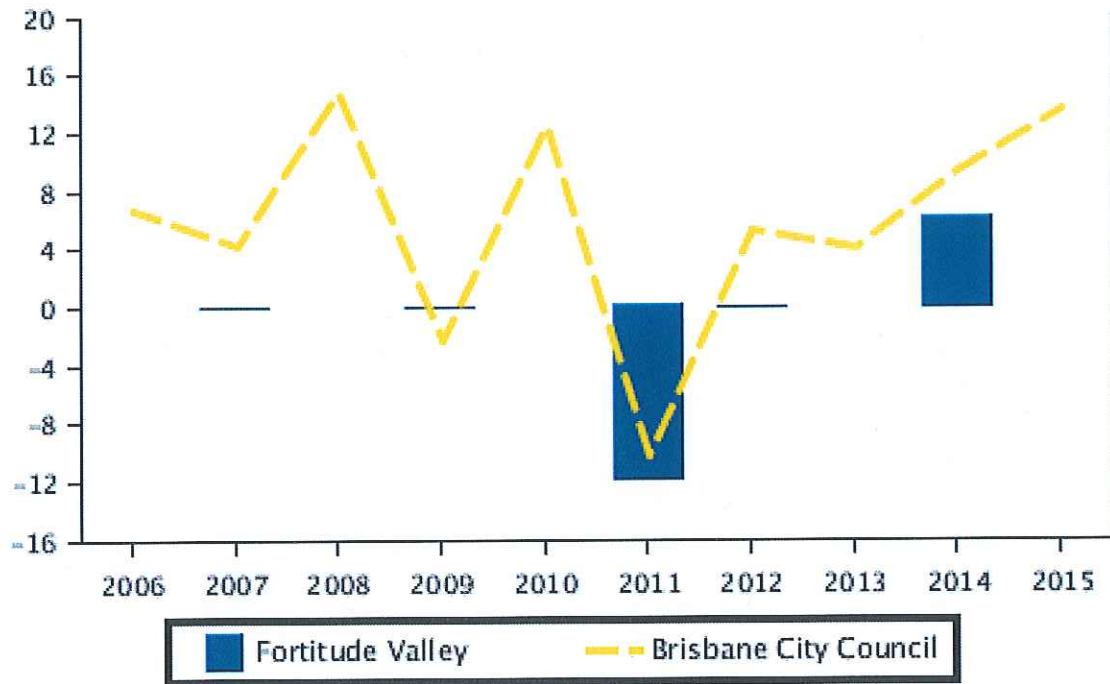


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Capital Growth in Median Prices (Land)

Period	Fortitude Valley % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	6.2%	9.4%
2013	0%	4%
2012	0%	5.3%
2011	-12%	-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)





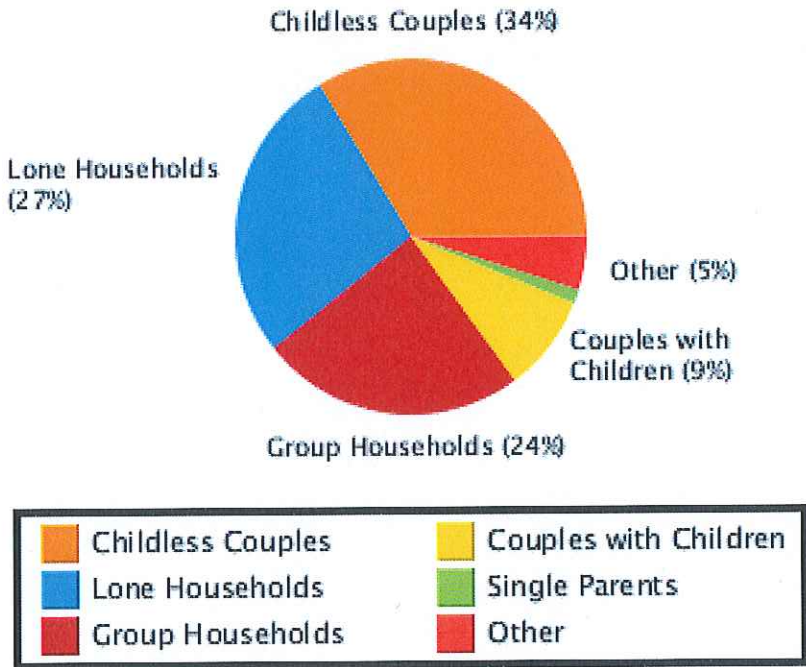
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Household

Household Structure

Type	Percent
Childless Couples	33.7
Lone Households	27.0
Group Households	24.3
Couples with Children	8.8
Other	4.9
Single Parents	1.3

Household Structure



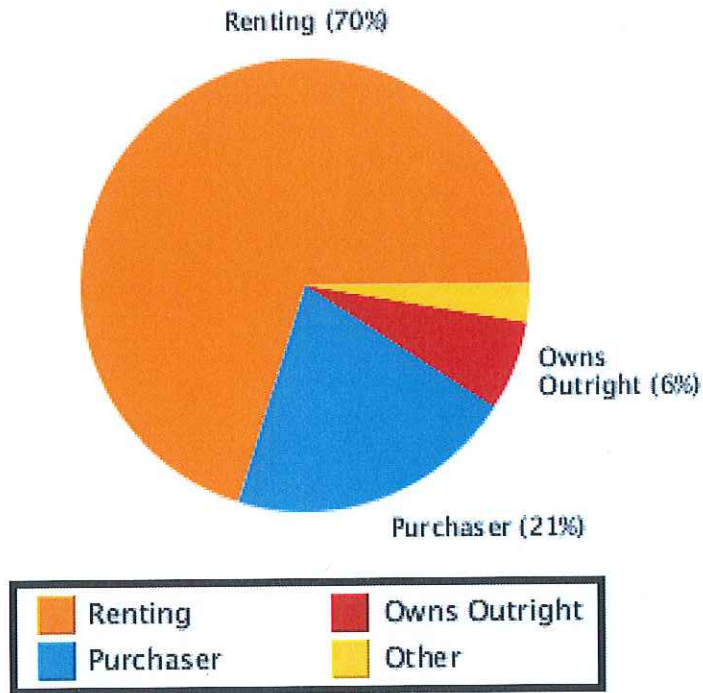


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Household Occupancy

Type	Percent
Renting	70.0
Purchaser	20.8
Owns Outright	6.4
Other	2.7

Household Occupancy

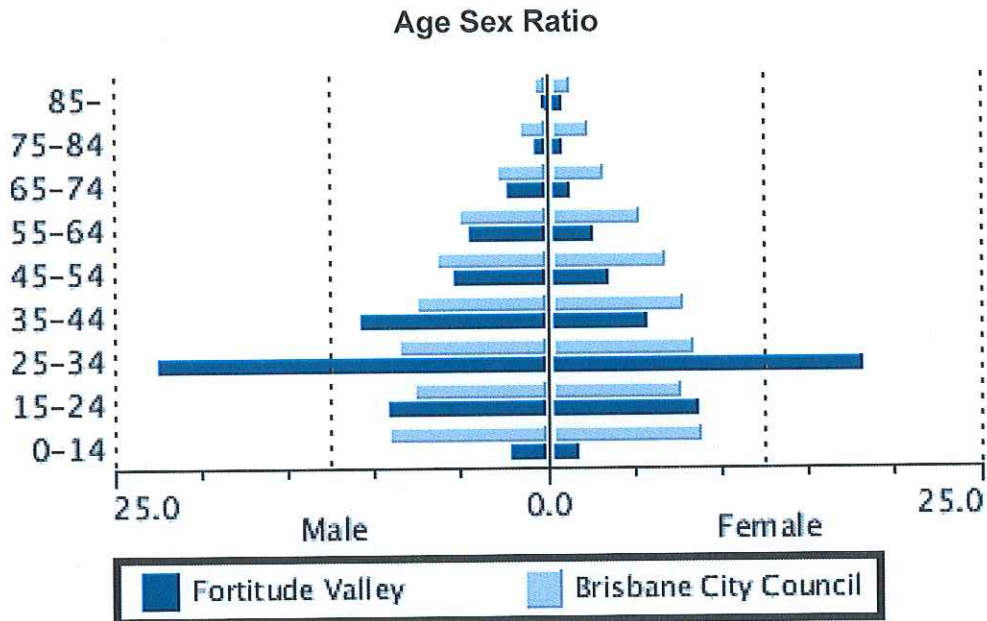




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Age Sex Ratio

Age Group	Fortitude Valley		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	2.1	1.7	9.2	8.7
15-24	9.2	8.5	7.7	7.6
25-34	22.4	18.0	8.5	8.3
35-44	10.7	5.7	7.5	7.7
45-54	5.4	3.4	6.4	6.6
55-64	4.5	2.6	5.0	5.2
65-74	2.2	1.2	2.9	3.1
75-84	0.7	0.8	1.6	2.2
85-	0.1	0.8	0.6	1.2



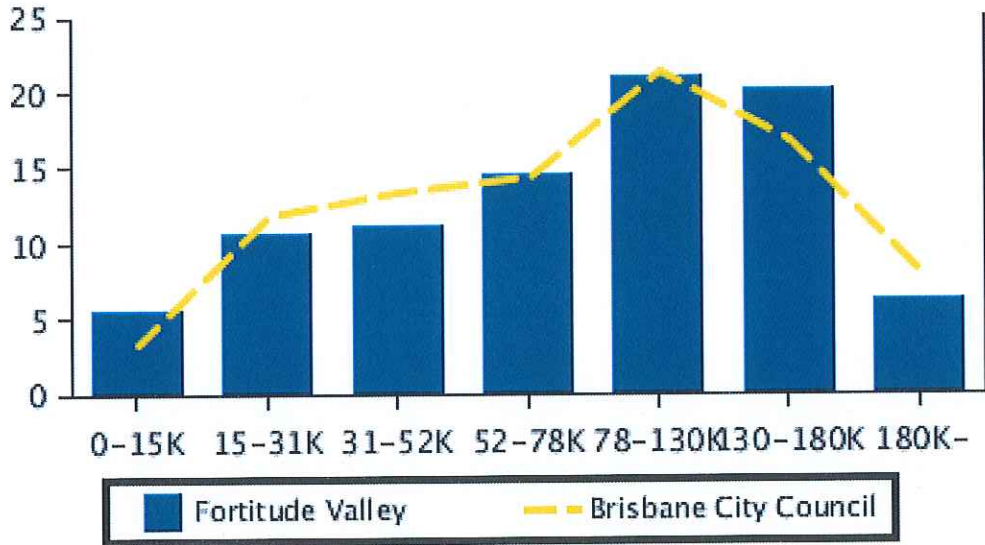


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Household Income

Income Range	Fortitude Valley %	Brisbane City Council %
0-15K	5.6	3.3
15-31K	10.7	11.8
31-52K	11.2	13.4
52-78K	14.5	14.4
78-130K	21.0	21.3
130-180K	20.1	16.7
180K-	6.2	7.9

Household Income





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	5					
COMMERCIAL	2	\$1,600,000	\$4,661,250	\$3,130,625	\$3,130,625	\$6,261,250
UNIT	11	\$220,000	\$1,300,000	\$367,000	\$468,818	\$5,157,000
TOTAL	18					\$11,418,250

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		5				
COMMERCIAL	2 Bed	1	\$4,661,250	\$4,661,250	\$4,661,250	\$4,661,250
	N/A	1	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000
UNIT	1 Bed	4	\$290,000	\$660,000	\$322,500	\$398,750
	2 Bed	4	\$367,000	\$580,000	\$422,500	\$448,000
	N/A	3	\$220,000	\$1,300,000	\$250,000	\$590,000
TOTAL		18				\$634,347



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Sold Properties



51/592 Ann Street Fortitude Valley QLD 4006

Sale Price: \$382,000
Sale Date: 1 Jun 2016
Area: -

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



2/826 Ann Street Fortitude Valley QLD 4006

Sale Price: \$1,300,000
Sale Date: 4 Apr 2016
Area: 152m2

Attributes:



14/1000 Ann Street Fortitude Valley QLD 4006

Sale Price: \$660,000
Sale Date: 6 Apr 2016
Area: 67m2

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



3/2 Berwick Street Fortitude Valley QLD 4006

Sale Price: Not Disclosed
Sale Date: 30 May 2016
Area: 156m2

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



422/100 Bowen Terrace Fortitude Valley QLD 4006

Sale Price: \$463,000
Sale Date: 13 Apr 2016
Area: 74m2

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



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510/100 Bowen Terrace Fortitude Valley QLD 4006

Sale Price: Not Disclosed

Sale Date: 14 Apr 2016

Area: 110m²

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



84 Brunswick Street Fortitude Valley QLD 4006

Sale Price: \$4,661,250

Sale Date: 12 Apr 2016

Area: 956m²

Attributes: 2 Beds, 1 Baths, 10 Car Spaces



46/455 Brunswick Street Fortitude Valley QLD 4006

Sale Price: \$220,000

Sale Date: 28 Apr 2016

Area: -

Attributes:



53/455 Brunswick Street Fortitude Valley QLD 4006

Sale Price: \$250,000

Sale Date: 16 Apr 2016

Area: -

Attributes:



711/8 Church Street Fortitude Valley QLD 4006

Sale Price: Not Disclosed

Sale Date: 30 May 2016

Area: 88m²

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



1706/25 Connor Street Fortitude Valley QLD 4006

Sale Price: \$580,000

Sale Date: 5 Apr 2016

Area: 82m²

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



10/20 Gipps Street Fortitude Valley QLD 4006

Sale Price: \$367,000
Sale Date: 13 Apr 2016
Area: 1,466m2 Approx

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



142/33-41 Gotha Street Fortitude Valley QLD 4006

Sale Price: \$290,000
Sale Date: 30 May 2016
Area: -

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



147/33-41 Gotha Street Fortitude Valley QLD 4006

Sale Price: \$305,000
Sale Date: 11 May 2016
Area: -

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



11 Prospect Street Fortitude Valley QLD 4006

Sale Price: \$1,600,000
Sale Date: 5 May 2016
Area: 253m2

Attributes: 7 Car Spaces



38/59 Robertson Street Fortitude Valley QLD 4006

Sale Price: \$340,000
Sale Date: 25 May 2016
Area: 80m2

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



10/4 Wandoo Street Fortitude Valley QLD 4006

Sale Price: Not Disclosed
Sale Date: 26 May 2016
Area: 81m2

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



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6/24 Wandoo Street Fortitude Valley QLD 4006

Sale Price: Not Disclosed

Sale Date: 3 Jun 2016

Area: 149m²

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



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