
A Nobel approach
to Real Estate™

Herston

April—June 2016

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Area Profile

The size of Herston is approximately 2 square kilometres. It has 4 parks covering nearly 48% of total area.

The population of Herston in 2006 was 1,970 people. By 2011 the population was 1,833 showing a population decline of 6% in the area during that time.

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

Households in Herston are primarily group households and are likely to be repaying between \$1800 - \$2400 per month on mortgage repayments.

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

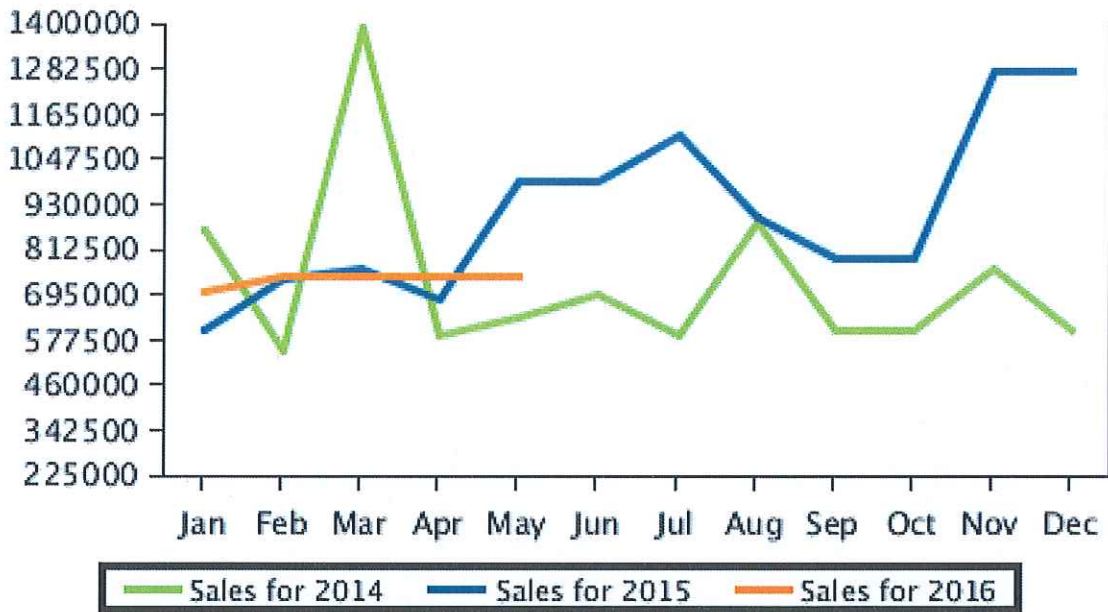
In 2006, 40.6% of the homes in Herston were owner-occupied compared with 42.5% in 2011.

Currently the median sales price of houses in the area is 743,950.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$861,000	\$602,500	\$702,500
February	\$550,000	\$732,500	\$743,950
March	\$1,390,000	\$765,000	\$743,950
April	\$590,000	\$682,500	\$743,950
May	\$635,000	\$990,000	\$743,950
June	\$697,500	\$990,000	\$0
July	\$591,000	\$1,112,500	\$0
August	\$885,000	\$893,500	\$0
September	\$605,000	\$790,000	\$0
October	\$605,000	\$790,000	\$0
November	\$760,000	\$1,276,000	\$0
December	\$602,500	\$1,276,000	\$0

Median Sale Price





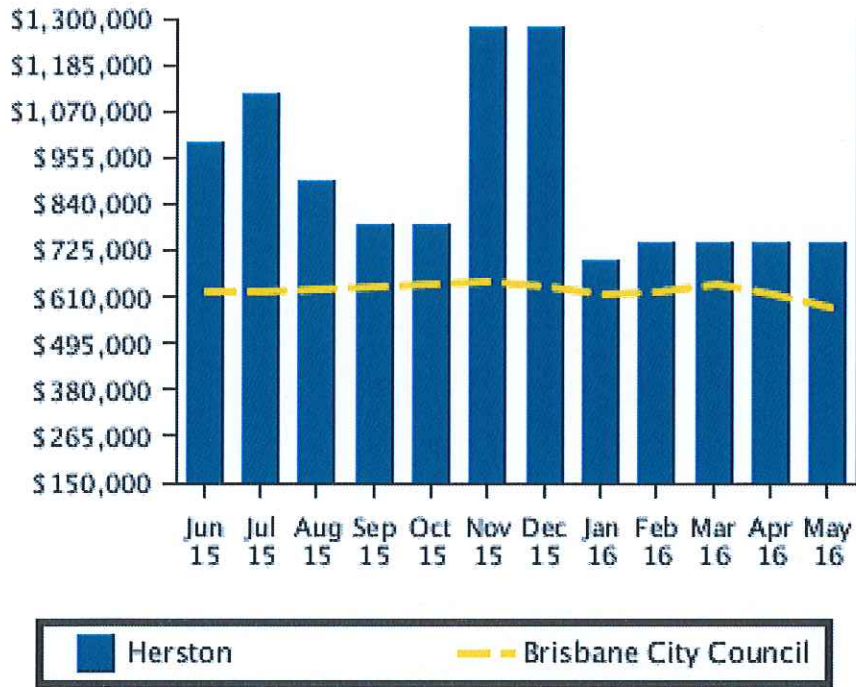
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Recent Median Sale Prices

Recent Median House Sale Prices

Period	Herston Median Price	Brisbane City Council Median Price
May 2016	\$743,950	\$588,065
April 2016	\$743,950	\$620,000
March 2016	\$743,950	\$645,000
February 2016	\$743,950	\$622,500
January 2016	\$702,500	\$614,875
December 2015	\$1,276,000	\$635,000
November 2015	\$1,276,000	\$649,900
October 2015	\$790,000	\$645,000
September 2015	\$790,000	\$635,000
August 2015	\$893,500	\$630,000
July 2015	\$1,112,500	\$625,000
June 2015	\$990,000	\$625,500

Recent Median House Sale Prices



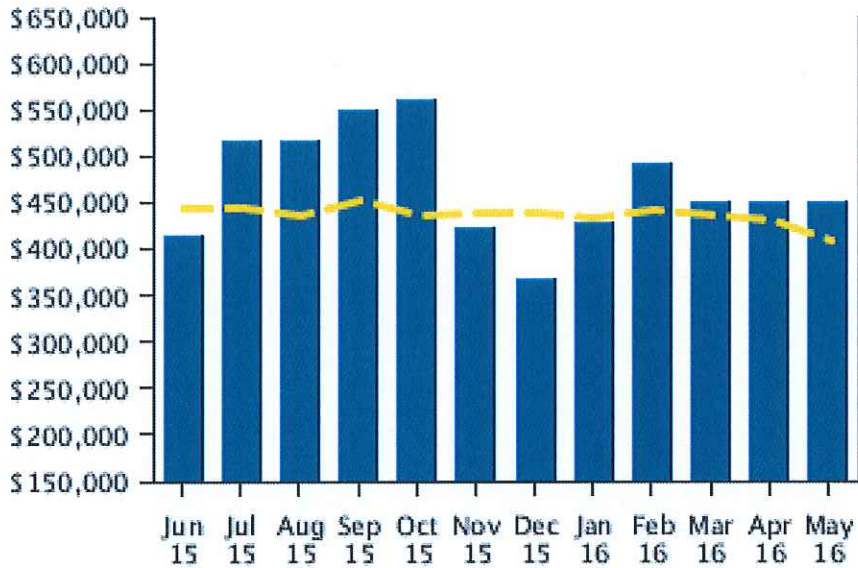


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Recent Median Unit Sale Prices

Period	Herston 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	\$490,750	\$441,050
January 2016	\$426,500	\$432,500
December 2015	\$368,000	\$440,000
November 2015	\$421,000	\$440,000
October 2015	\$559,500	\$435,000
September 2015	\$549,500	\$452,000
August 2015	\$515,500	\$435,500
July 2015	\$515,500	\$445,000
June 2015	\$415,000	\$443,000

Recent Median Unit Sale Prices



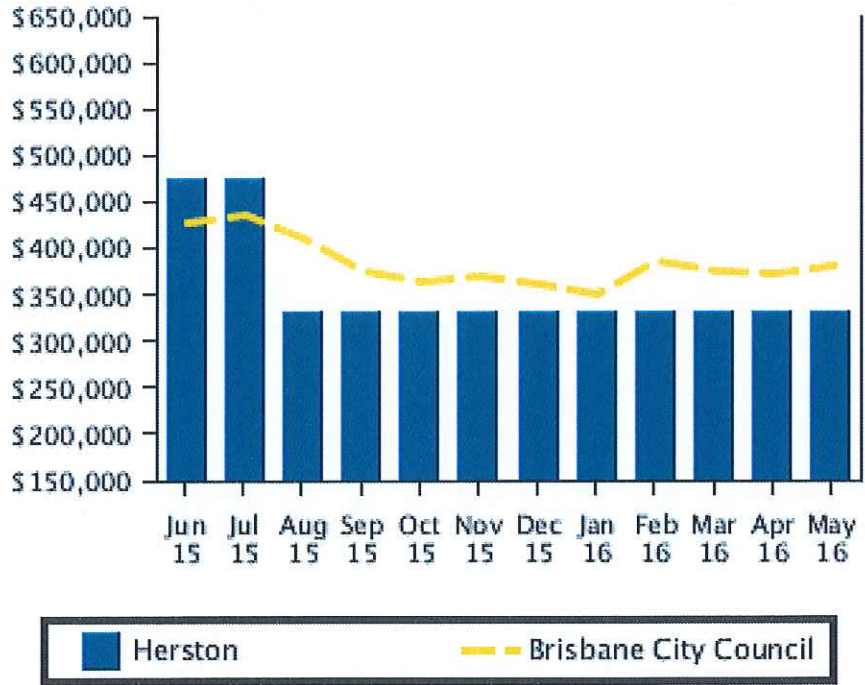


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Recent Median Land Sale Prices

Period	Herston Median Price	Brisbane City Council Median Price
May 2016	\$330,000	\$380,000
April 2016	\$330,000	\$372,500
March 2016	\$330,000	\$376,000
February 2016	\$330,000	\$385,000
January 2016	\$330,000	\$349,000
December 2015	\$330,000	\$360,000
November 2015	\$330,000	\$370,000
October 2015	\$330,000	\$365,000
September 2015	\$330,000	\$376,050
August 2015	\$330,000	\$410,000
July 2015	\$475,000	\$435,000
June 2015	\$475,000	\$427,500

Recent Median Land Sale Prices





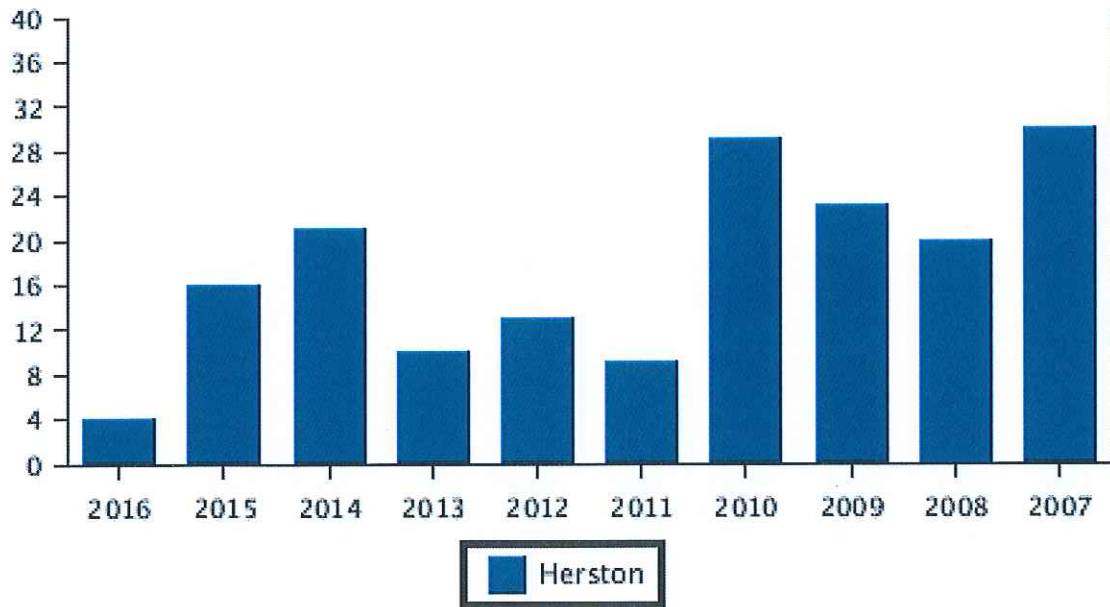
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Sales Per Annum

House Sales Per Annum

Period	Herston Number
2016	4
2015	16
2014	21
2013	10
2012	13
2011	9
2010	29
2009	23
2008	20
2007	30

House Sales Per Annum



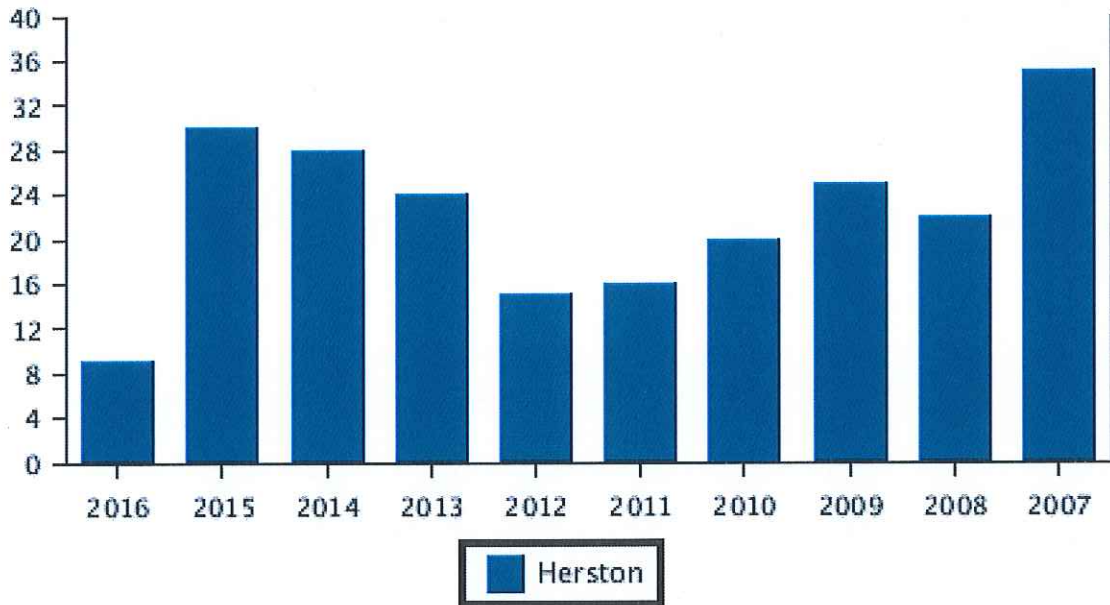


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Unit Sales Per Annum

Period	Herston Number
2016	9
2015	30
2014	28
2013	24
2012	15
2011	16
2010	20
2009	25
2008	22
2007	35

Unit Sales Per Annum



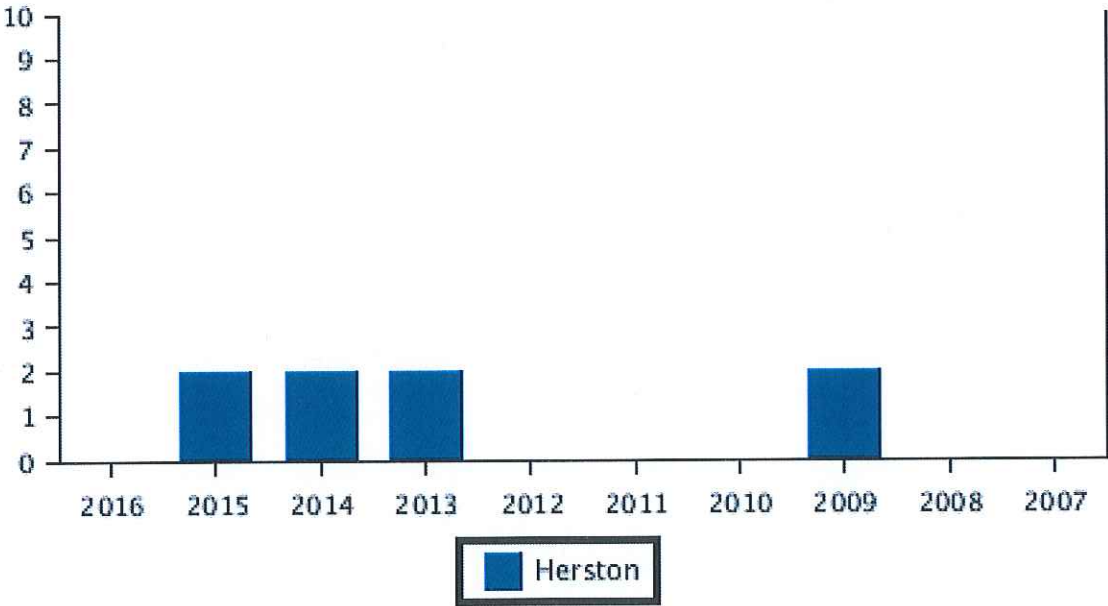


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Land Sales Per Annum

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

Land Sales Per Annum





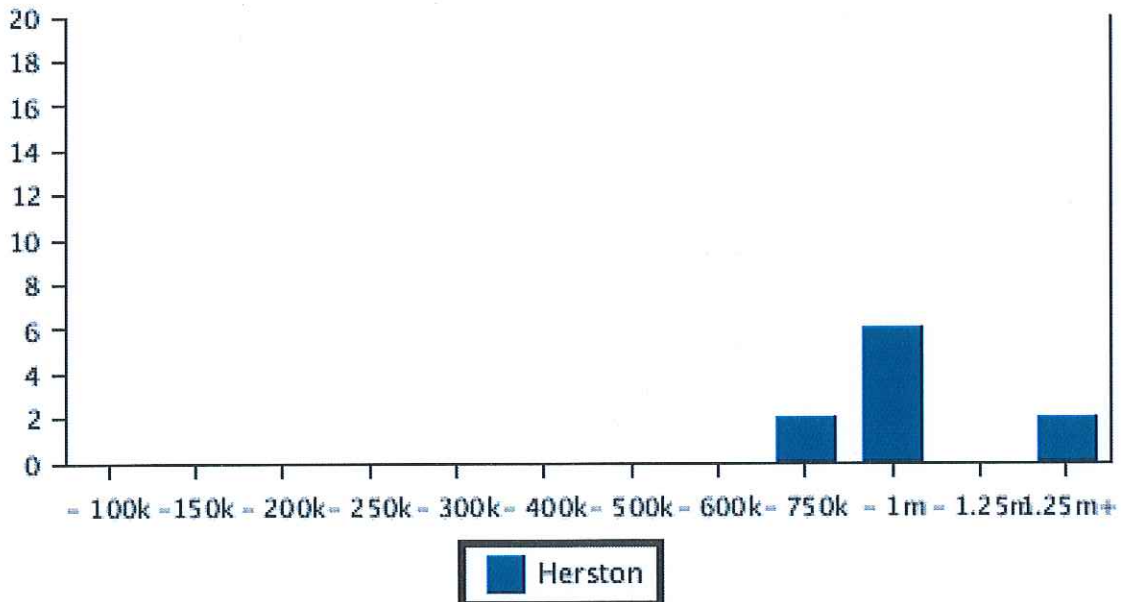
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Sales By Price

House Sale by Price (12 months)

Price	Herston 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	2
751 - 1m	6
> 1m - 1.25m	0
1.25m+	2

House Sales By Price (12 months)



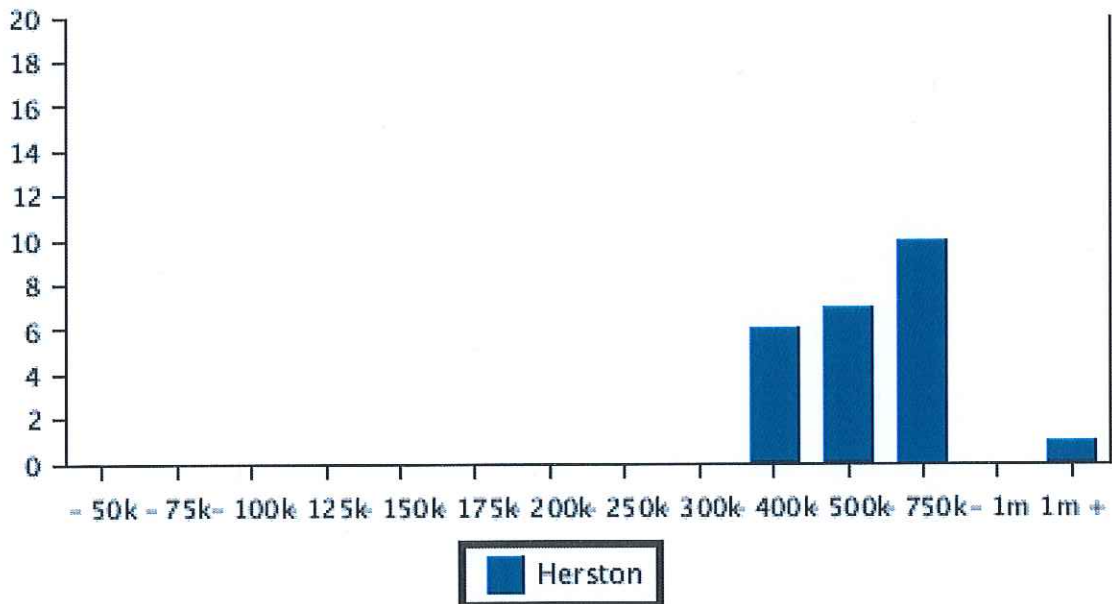


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Unit Sale by Price (12 months)

Price	Herston 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	6
401 - 500k	7
501 - 750k	10
751 - 1m	0
1m +	1

Unit Sales By Price (12 months)



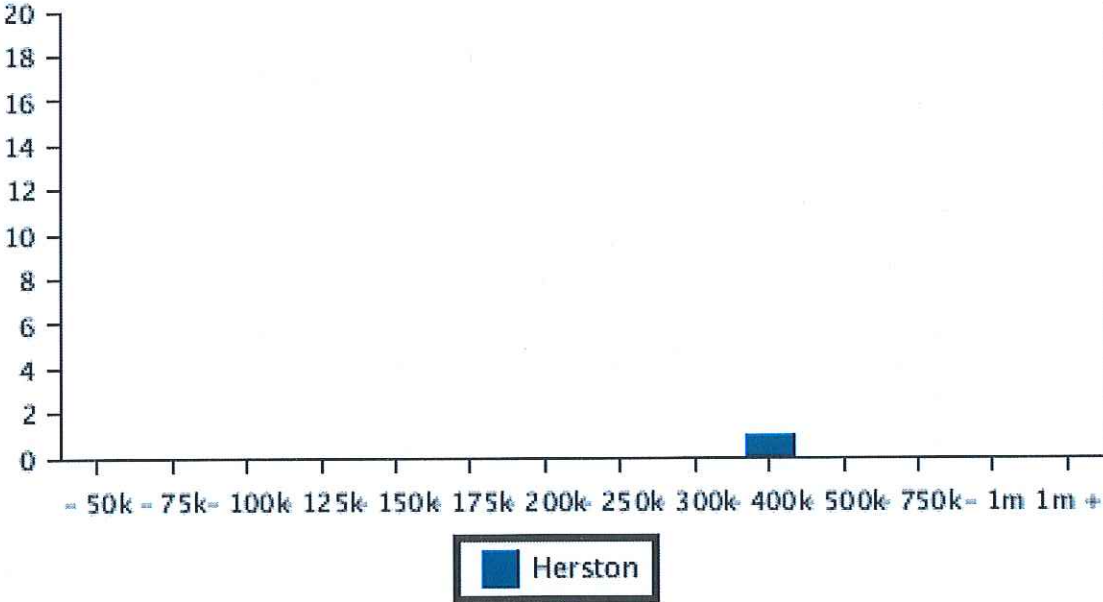


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Land Sale by Price (12 months)

Price	Herston 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	1
401 - 500k	0
501 - 750k	0
751 - 1m	0
1m +	0

Land Sales By Price (12 months)

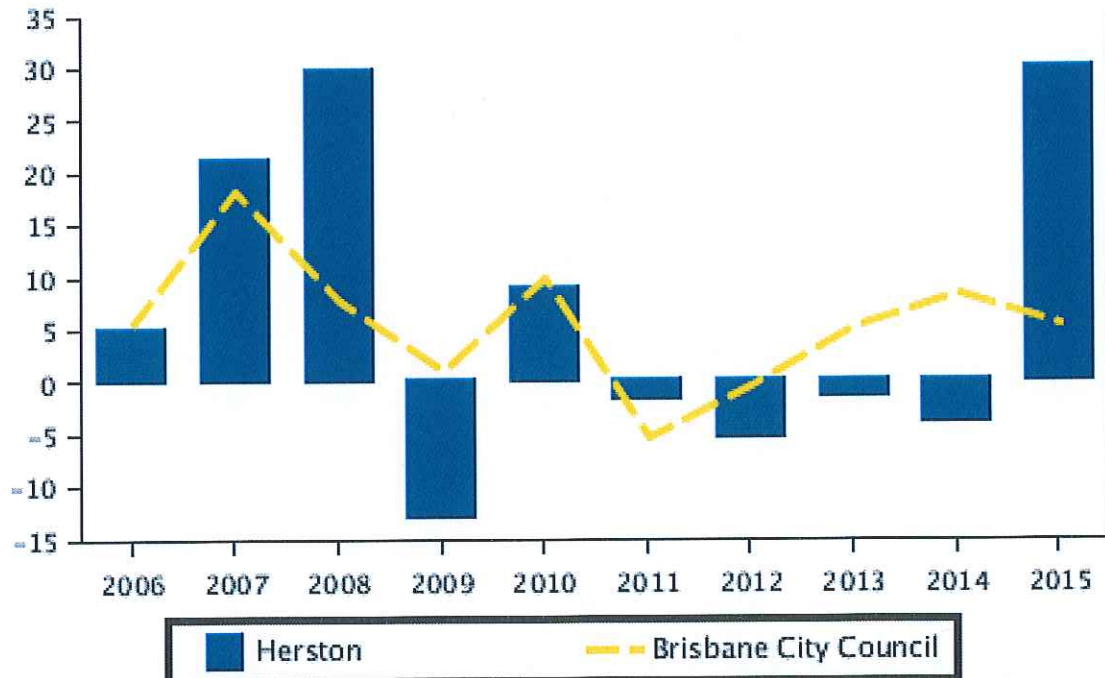


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Herston % Change	Brisbane City Council % Change
2015	30.2%	5.4%
2014	-4.2%	8.3%
2013	-1.9%	5.2%
2012	-5.7%	-0.4%
2011	-2.1%	-5.3%
2010	9.2%	9.8%
2009	-13.4%	1%
2008	30%	7.6%
2007	21.5%	18.3%
2006	5.3%	5.7%

Capital Growth in Median Prices (Houses)



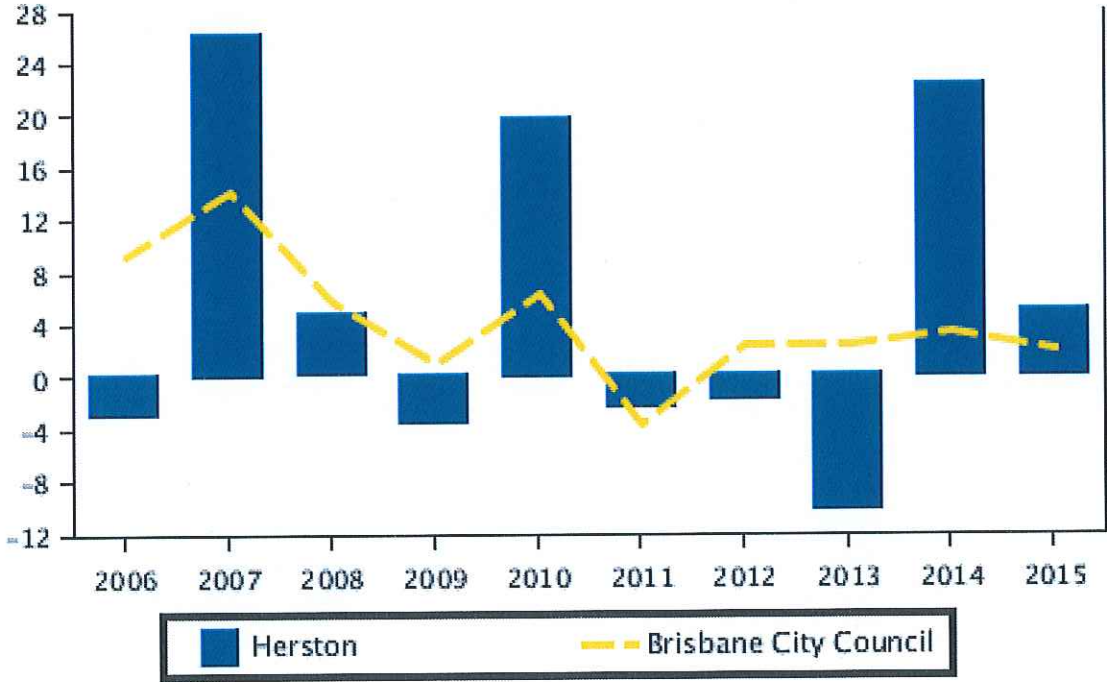


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Capital Growth in Median Prices (Unit)

Period	Herston % Change	Brisbane City Council % Change
2015	5.2%	2.1%
2014	22.5%	3.3%
2013	-10.5%	2.4%
2012	-2%	2.5%
2011	-2.6%	-3.6%
2010	19.9%	6.4%
2009	-3.9%	1%
2008	4.9%	5.8%
2007	26.3%	14.1%
2006	-3.3%	9.2%

Capital Growth in Median Prices (Unit)



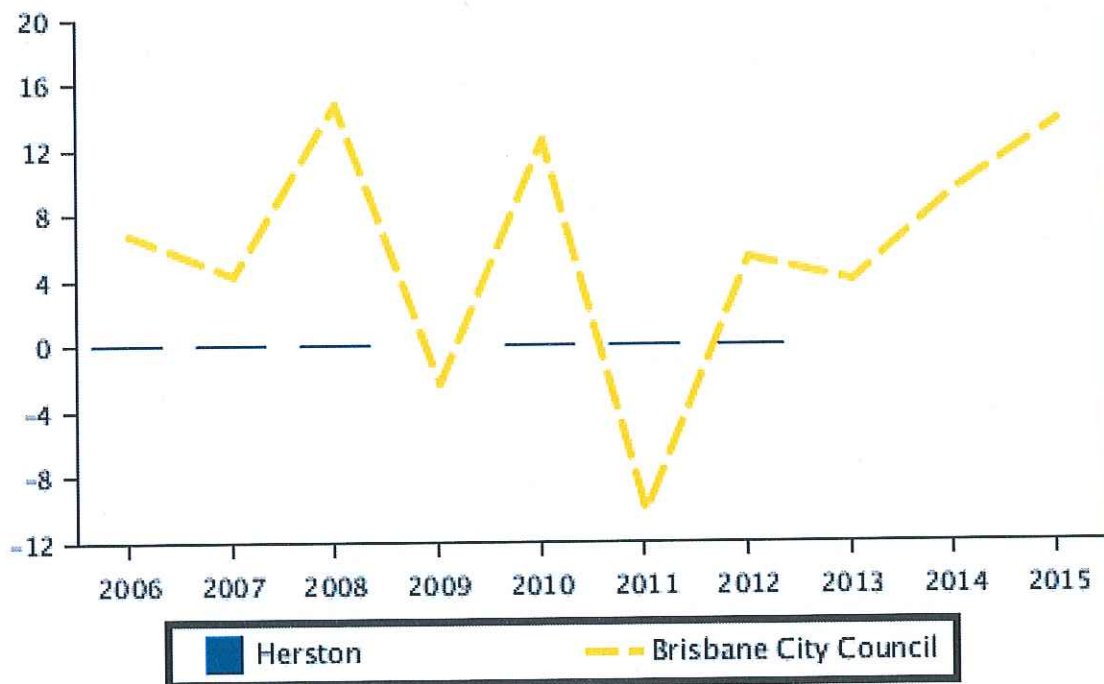


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Capital Growth in Median Prices (Land)

Period	Herston % 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)





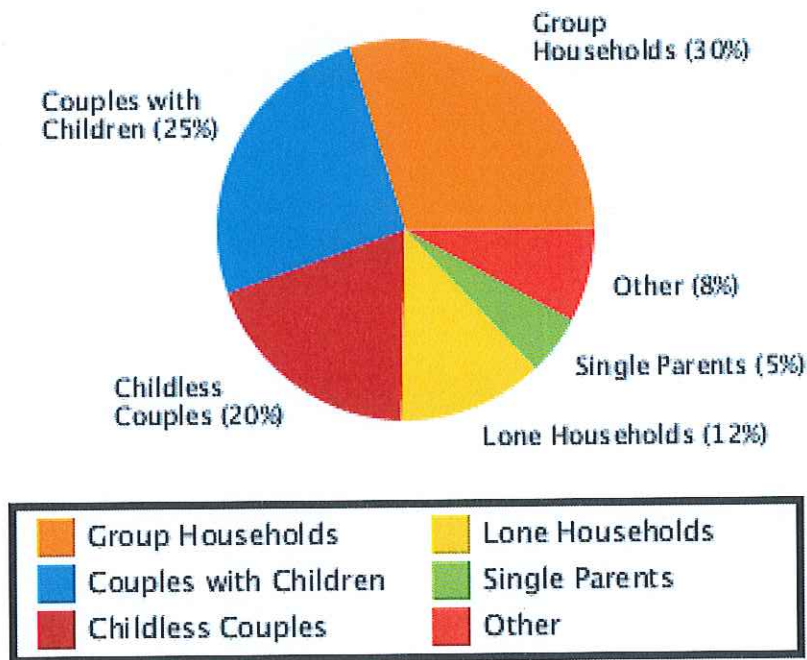
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Household

Household Structure

Type	Percent
Group Households	29.7
Couples with Children	25.6
Childless Couples	19.3
Lone Households	12.3
Other	8.0
Single Parents	5.1

Household Structure



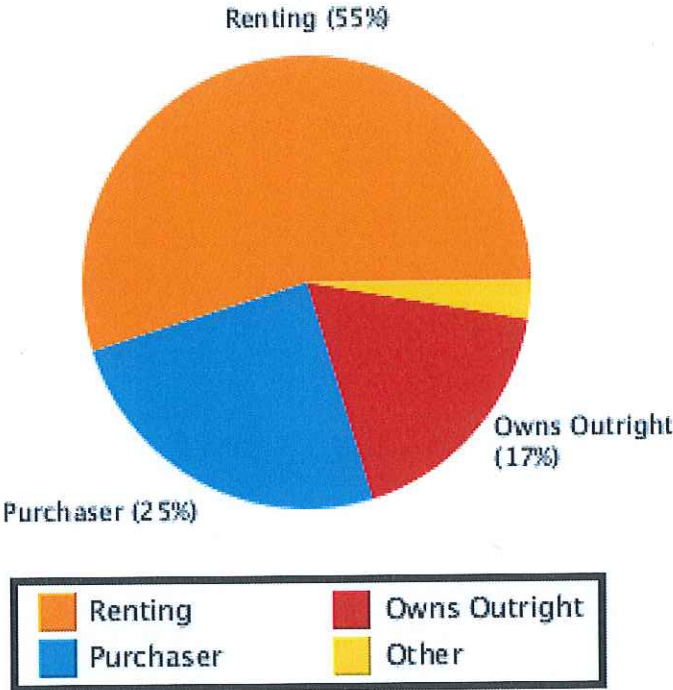


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Household Occupancy

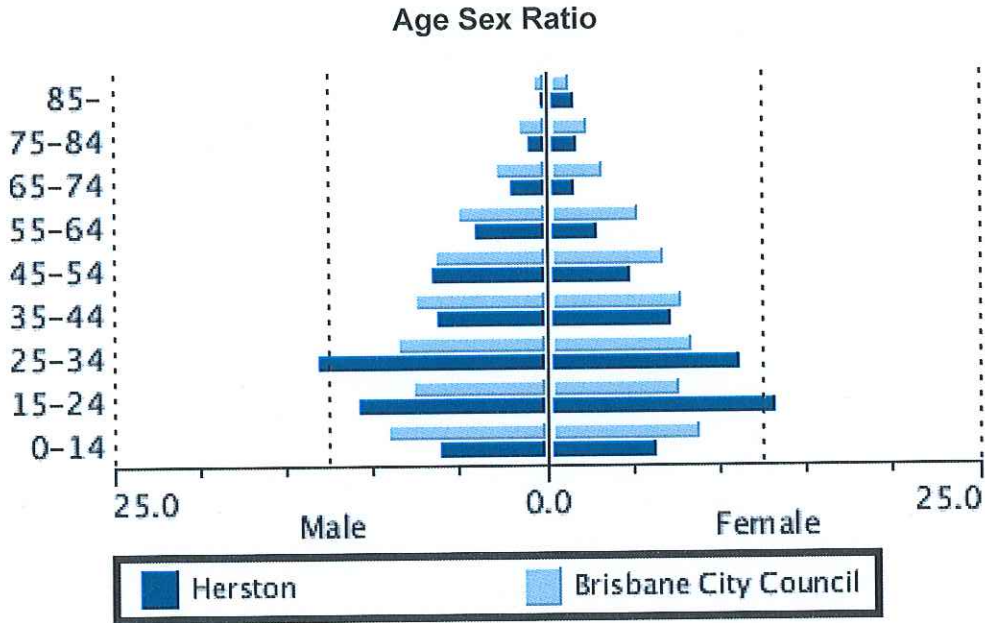
Type	Percent
Renting	54.8
Purchaser	24.9
Owns Outright	17.6
Other	2.7

Household Occupancy



Age Sex Ratio

Age Group	Herston		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	6.1	6.2	9.2	8.7
15-24	10.8	13.1	7.7	7.6
25-34	13.1	11.1	8.5	8.3
35-44	6.2	7.1	7.5	7.7
45-54	6.5	4.8	6.4	6.6
55-64	4.0	2.9	5.0	5.2
65-74	2.0	1.6	2.9	3.1
75-84	1.0	1.7	1.6	2.2
85-	0.2	1.5	0.6	1.2



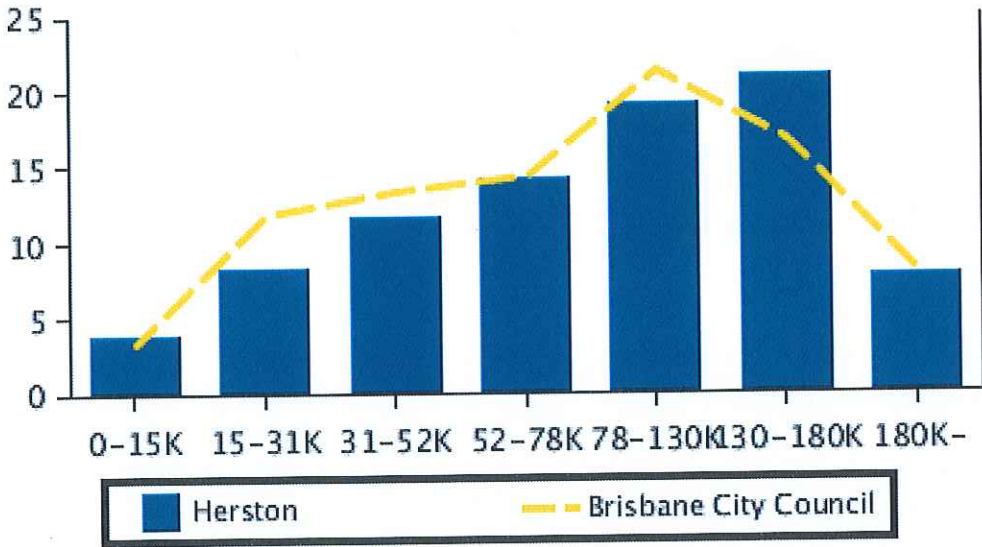


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Household Income

Income Range	Herston %	Brisbane City Council %
0-15K	3.9	3.3
15-31K	8.2	11.8
31-52K	11.6	13.4
52-78K	14.2	14.4
78-130K	19.2	21.3
130-180K	21.0	16.7
180K-	7.7	7.9

Household Income





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	1					
HOUSE	3	\$575,000	\$1,220,000	\$731,000	\$842,000	\$2,526,000
UNIT	7	\$615,000	\$2,300,000	\$2,300,000	\$2,059,285	\$14,415,000
TOTAL	11					\$16,941,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		1				
HOUSE	3 Bed	2	\$575,000	\$731,000	\$653,000	\$653,000
	5+ Bed	1	\$1,220,000	\$1,220,000	\$1,220,000	\$1,220,000
UNIT	2 Bed	5	\$2,300,000	\$2,300,000	\$2,300,000	\$2,300,000
	5+ Bed	1	\$615,000	\$615,000	\$615,000	\$615,000
	N/A	1	\$2,300,000	\$2,300,000	\$2,300,000	\$2,300,000
TOTAL		11				\$1,540,090



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Sold Properties



25 Bramston Terrace Herston QLD 4006

Sale Price: \$731,000
Sale Date: 3 Jun 2016
Area: 405m2

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



141 Butterfield Street Herston QLD 4006

Sale Price: \$575,000
Sale Date: 18 May 2016
Area: 430m2

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



53 Clyde Road Herston QLD 4006

Sale Price: \$1,220,000
Sale Date: 27 Apr 2016
Area: 810m2

Attributes: 5 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages



31 Fleming Road Herston QLD 4006

Sale Price: \$2,300,000
Sale Date: 1 Jun 2016
Area: 814m2

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



2/31 Fleming Road Herston QLD 4006

Sale Price: \$2,300,000
Sale Date: 1 Jun 2016
Area: -

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



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3/31 Fleming Road Herston QLD 4006

Sale Price: \$2,300,000

Sale Date: 1 Jun 2016

Area: -

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



4/31 Fleming Road Herston QLD 4006

Sale Price: \$2,300,000

Sale Date: 1 Jun 2016

Area: -

Attributes: 2 Beds, 1 Baths, 1 Car Spaces



5/31 Fleming Road Herston QLD 4006

Sale Price: \$2,300,000

Sale Date: 1 Jun 2016

Area: -

Attributes: 2 Beds, 1 Baths, 1 Car Spaces



6/31 Fleming Road Herston QLD 4006

Sale Price: \$2,300,000

Sale Date: 1 Jun 2016

Area: -

Attributes: 2 Beds, 1 Baths, 1 Car Spaces



2/93 Scott Road Herston QLD 4006

Sale Price: \$615,000

Sale Date: 20 Jun 2016

Area: 183m2

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



97 Scott Road Herston QLD 4006

Sale Price: Not Disclosed

Sale Date: 14 May 2016

Area: 607m2

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



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