
A Nobel approach
to Real Estate™

Kangaroo Point
April—June 2016

THE Adam
Nobel TEAM



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Area Profile

The size of Kangaroo Point is approximately 2 square kilometres. It has 5 parks covering nearly 5% of total area.

The population of Kangaroo Point in 2006 was 6,874 people. By 2011 the population was 7,007 showing a population growth of 1% in the area during that time.

The predominant age group in Kangaroo Point is 25-34 years.

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

In general, people in Kangaroo Point work in a Professional occupation.

In 2006, 37.9% of the homes in Kangaroo Point were owner-occupied compared with 37.2% in 2011.

Currently the median sales price of houses in the area is 1,138,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$880,000	\$767,500	\$777,500
February	\$772,500	\$2,312,500	\$1,092,500
March	\$725,000	\$2,312,500	\$1,138,000
April	\$1,600,613	\$960,100	\$1,138,000
May	\$807,750	\$950,000	\$1,138,000
June	\$635,000	\$210,000	\$0
July	\$780,000	\$1,180,000	\$0
August	\$655,000	\$870,000	\$0
September	\$798,500	\$1,010,000	\$0
October	\$798,500	\$1,495,000	\$0
November	\$865,000	\$775,750	\$0
December	\$713,000	\$775,750	\$0



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Median Sale Price





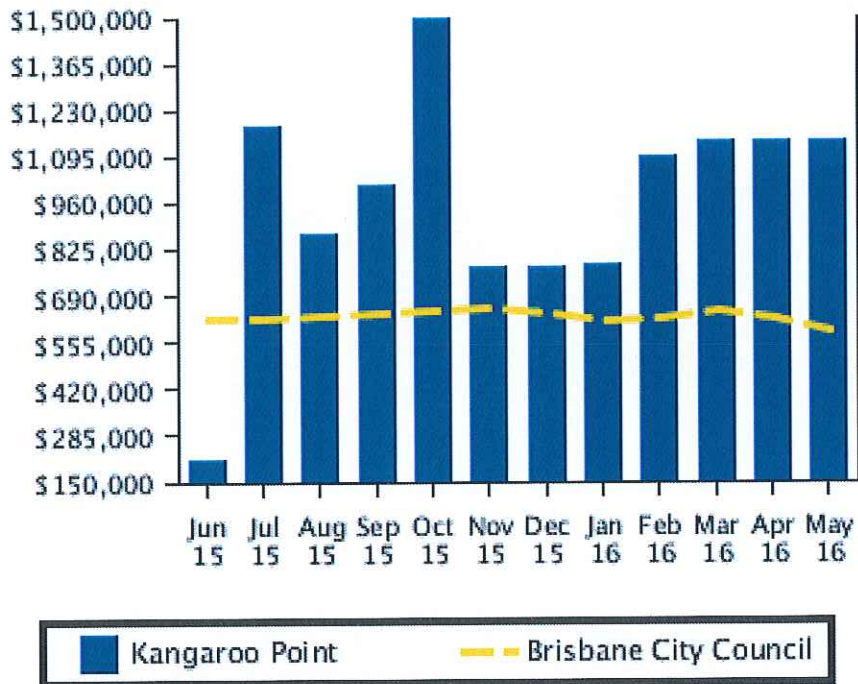
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Recent Median Sale Prices

Recent Median House Sale Prices

Period	Kangaroo Point	Brisbane City Council
	Median Price	Median Price
May 2016	\$1,138,000	\$588,065
April 2016	\$1,138,000	\$620,000
March 2016	\$1,138,000	\$645,000
February 2016	\$1,092,500	\$622,500
January 2016	\$777,500	\$614,875
December 2015	\$775,750	\$635,000
November 2015	\$775,750	\$649,900
October 2015	\$1,495,000	\$645,000
September 2015	\$1,010,000	\$635,000
August 2015	\$870,000	\$630,000
July 2015	\$1,180,000	\$625,000
June 2015	\$210,000	\$625,500

Recent Median House Sale Prices



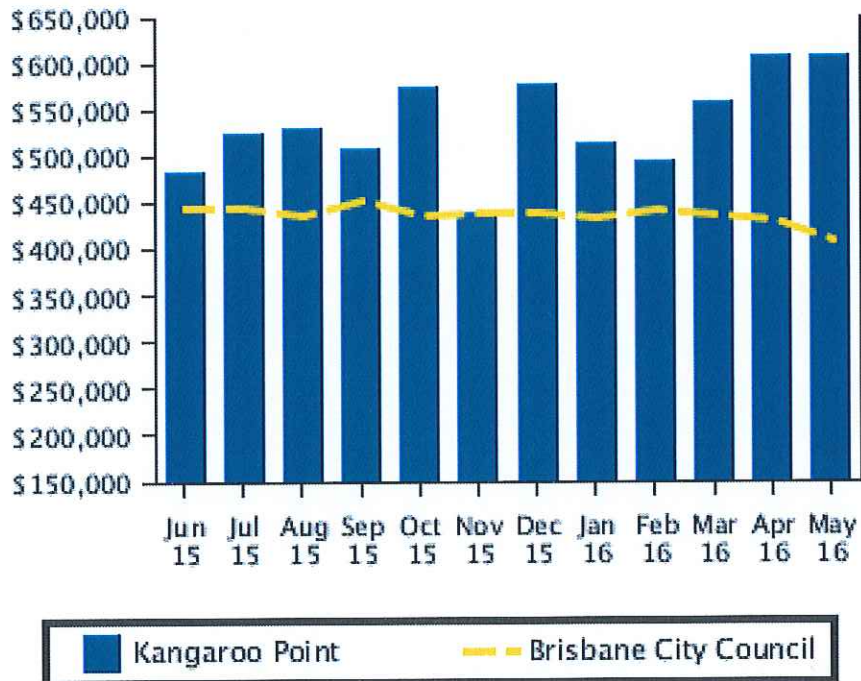


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Recent Median Unit Sale Prices

Period	Kangaroo Point Median Price	Brisbane City Council Median Price
May 2016	\$608,250	\$408,750
April 2016	\$608,250	\$429,500
March 2016	\$558,000	\$435,000
February 2016	\$495,000	\$441,050
January 2016	\$514,000	\$432,500
December 2015	\$577,500	\$440,000
November 2015	\$440,000	\$440,000
October 2015	\$574,500	\$435,000
September 2015	\$507,500	\$452,000
August 2015	\$529,000	\$435,500
July 2015	\$523,750	\$445,000
June 2015	\$482,500	\$443,000

Recent Median Unit Sale Prices



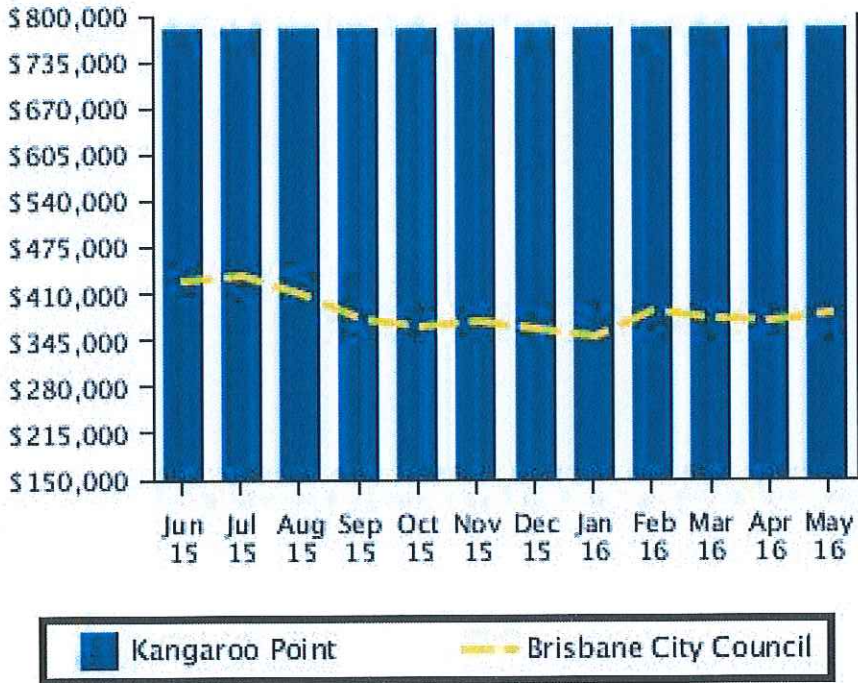


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Recent Median Land Sale Prices

Period	Kangaroo Point Median Price	Brisbane City Council Median Price
May 2016	\$781,000	\$380,000
April 2016	\$781,000	\$372,500
March 2016	\$781,000	\$376,000
February 2016	\$781,000	\$385,000
January 2016	\$781,000	\$349,000
December 2015	\$781,000	\$360,000
November 2015	\$781,000	\$370,000
October 2015	\$781,000	\$365,000
September 2015	\$781,000	\$376,050
August 2015	\$781,000	\$410,000
July 2015	\$781,000	\$435,000
June 2015	\$781,000	\$427,500

Recent Median Land Sale Prices





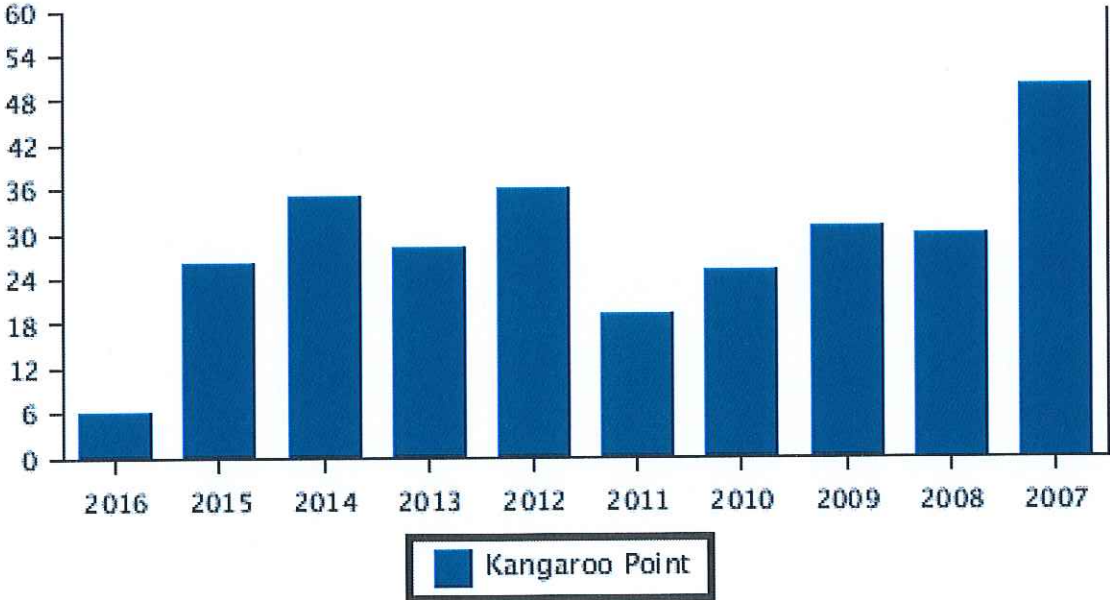
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Sales Per Annum

House Sales Per Annum

Period	Kangaroo Point Number
2016	6
2015	26
2014	35
2013	28
2012	36
2011	19
2010	25
2009	31
2008	30
2007	50

House Sales Per Annum



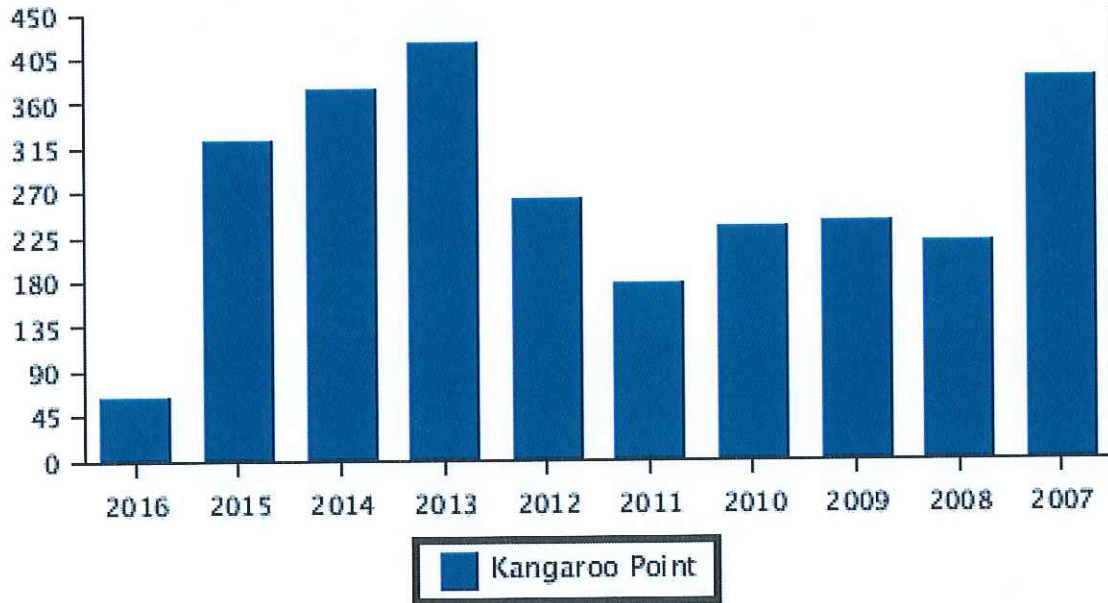


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Unit Sales Per Annum

Period	Kangaroo Point
	Number
2016	63
2015	322
2014	374
2013	419
2012	262
2011	178
2010	235
2009	240
2008	219
2007	385

Unit Sales Per Annum



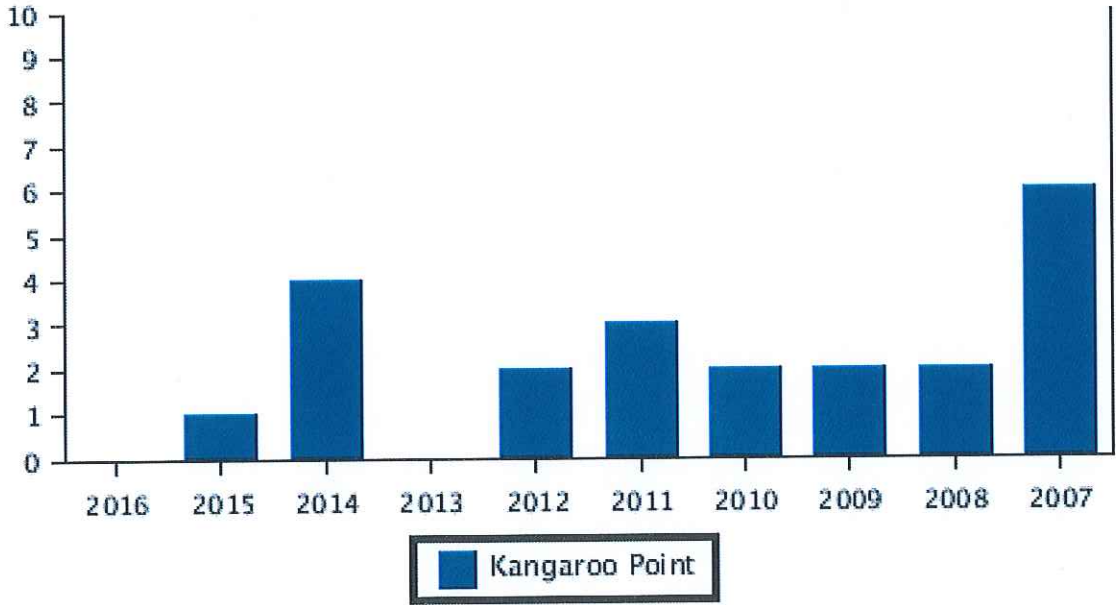


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Land Sales Per Annum

Period	Kangaroo Point Number
2016	0
2015	1
2014	4
2013	0
2012	2
2011	3
2010	2
2009	2
2008	2
2007	6

Land Sales Per Annum





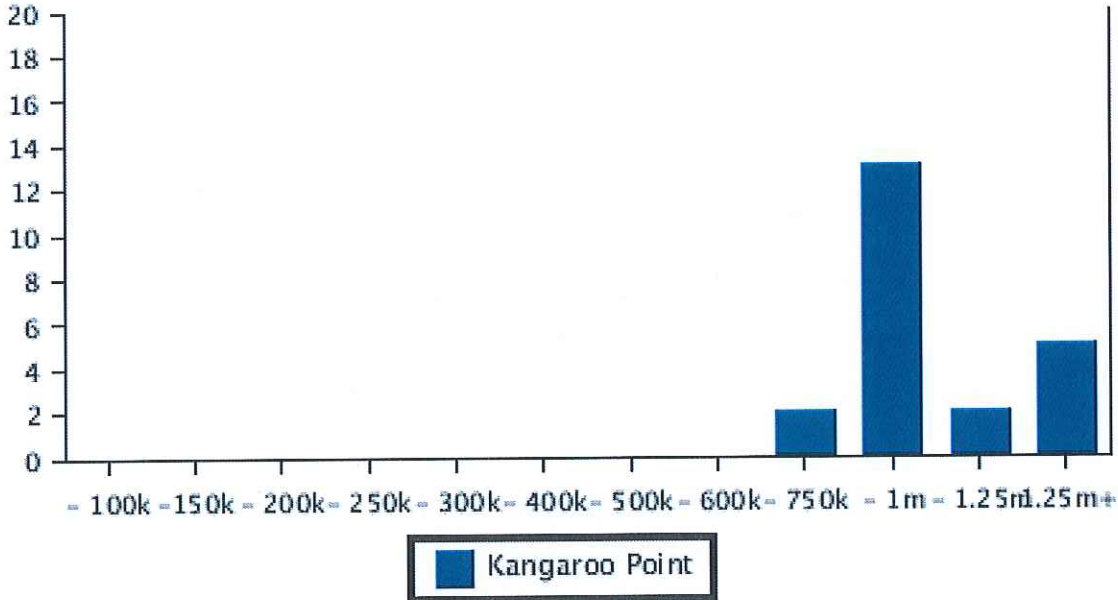
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Sales By Price

House Sale by Price (12 months)

Price	Kangaroo Point	
	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	13	
> 1m - 1.25m	2	
1.25m+	5	

House Sales By Price (12 months)



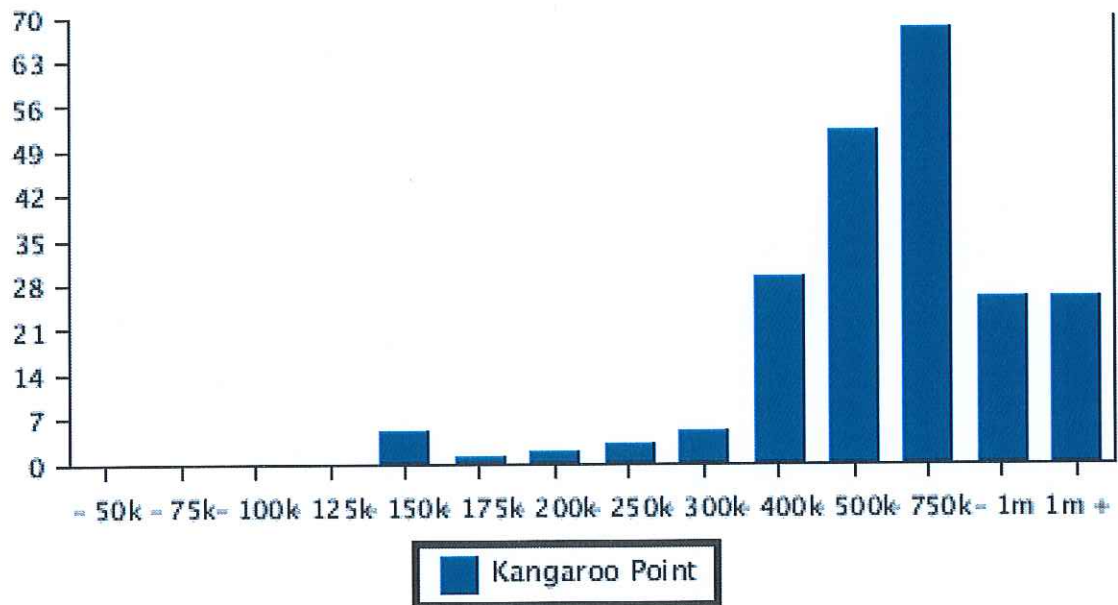


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Unit Sale by Price (12 months)

Price	Kangaroo Point	
	Price	Number
0 - 50k		0
51 - 75k		0
76 - 100k		0
101 - 125k		0
126 - 150k		5
151 - 175k		1
176 - 200k		2
201 - 250k		3
251 - 300k		5
301 - 400k		29
401 - 500k		52
501 - 750k		68
751 - 1m		26
1m +		26

Unit Sales By Price (12 months)



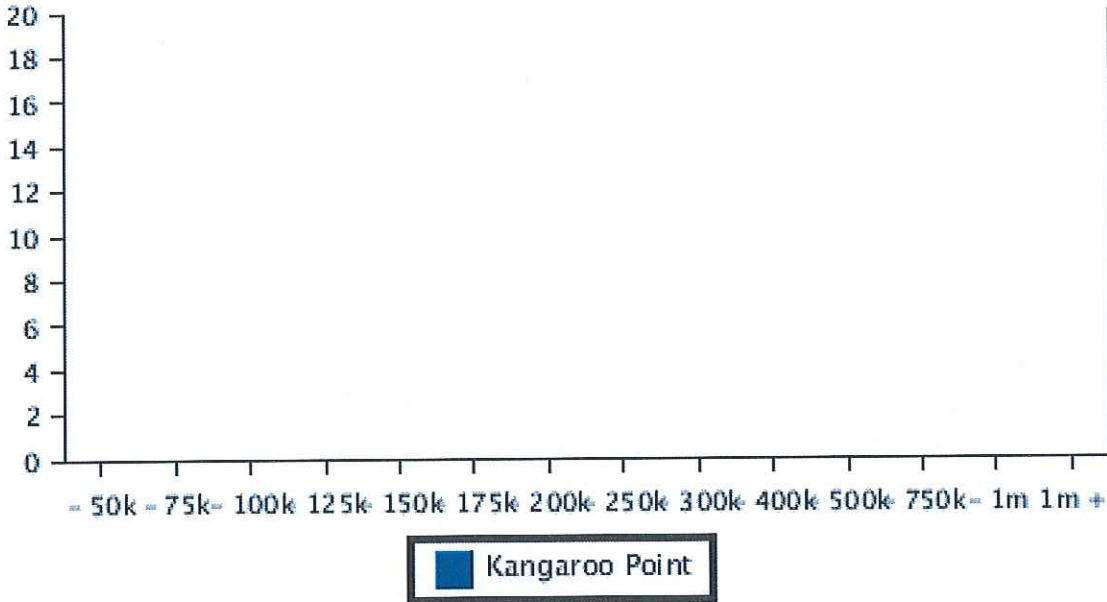


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Land Sale by Price (12 months)

Price	Kangaroo Point	
	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)

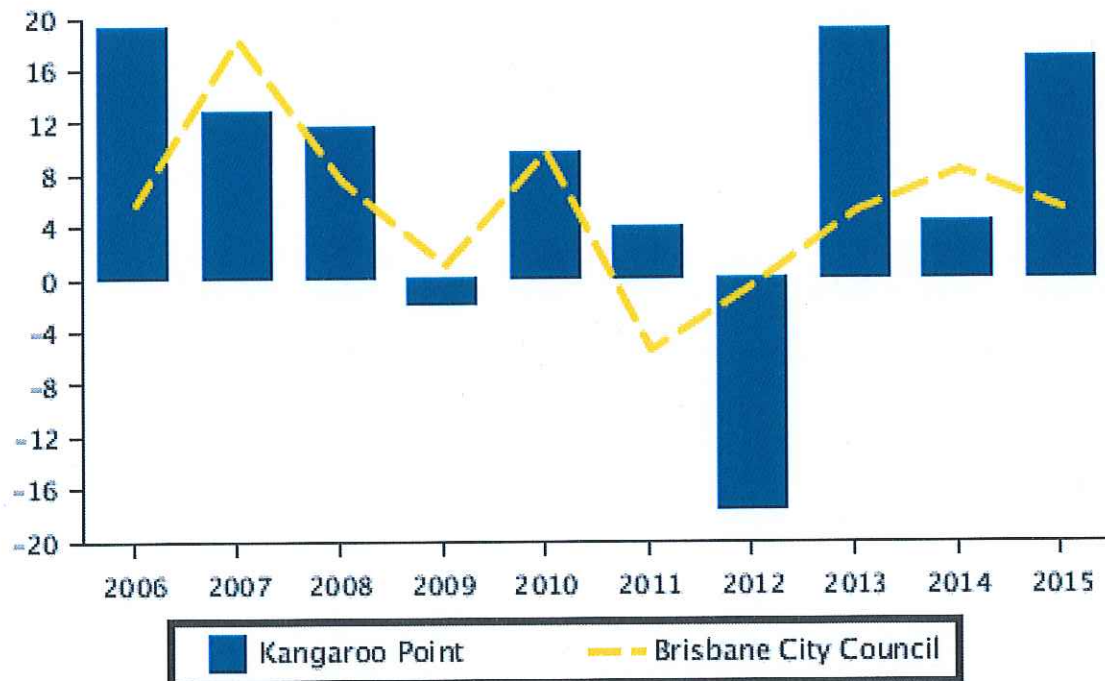


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Kangaroo Point	Brisbane City Council
	% Change	% Change
2015	17%	5.4%
2014	4.5%	8.3%
2013	19.2%	5.2%
2012	-17.8%	-0.4%
2011	4%	-5.3%
2010	9.8%	9.8%
2009	-2.1%	1%
2008	11.7%	7.6%
2007	12.9%	18.3%
2006	19.4%	5.7%

Capital Growth in Median Prices (Houses)



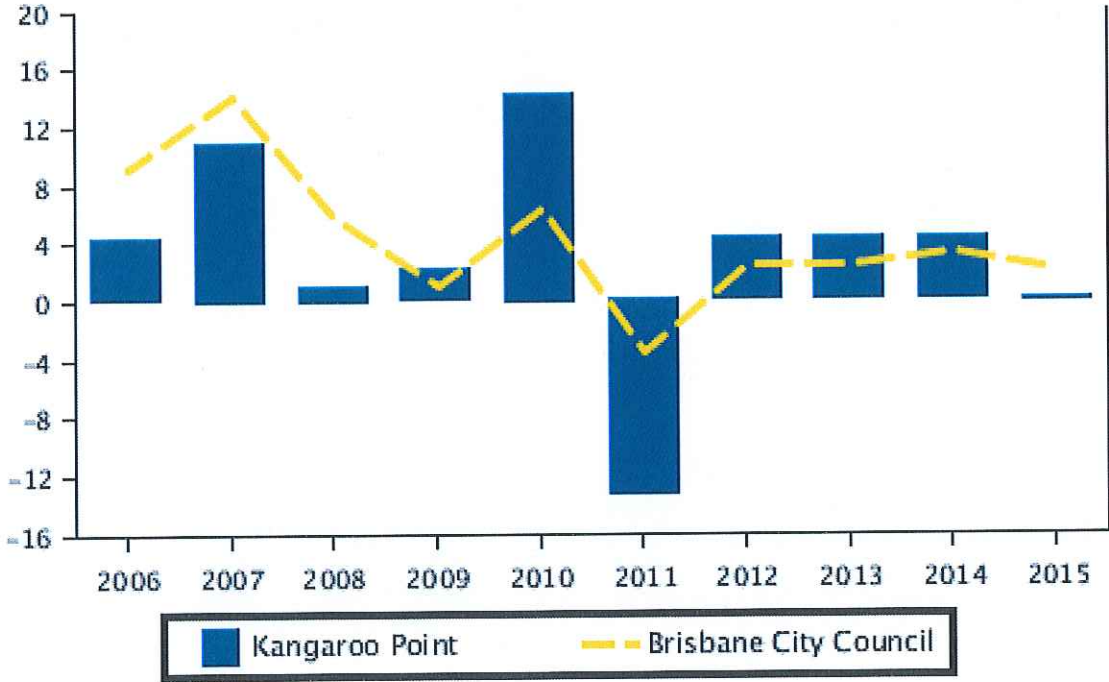


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Capital Growth in Median Prices (Unit)

Period	Kangaroo Point	Brisbane City Council
	% Change	% Change
2015	-0.2%	2.1%
2014	4.3%	3.3%
2013	4.3%	2.4%
2012	4.4%	2.5%
2011	-13.5%	-3.6%
2010	14.3%	6.4%
2009	2.2%	1%
2008	1.1%	5.8%
2007	11%	14.1%
2006	4.3%	9.2%

Capital Growth in Median Prices (Unit)



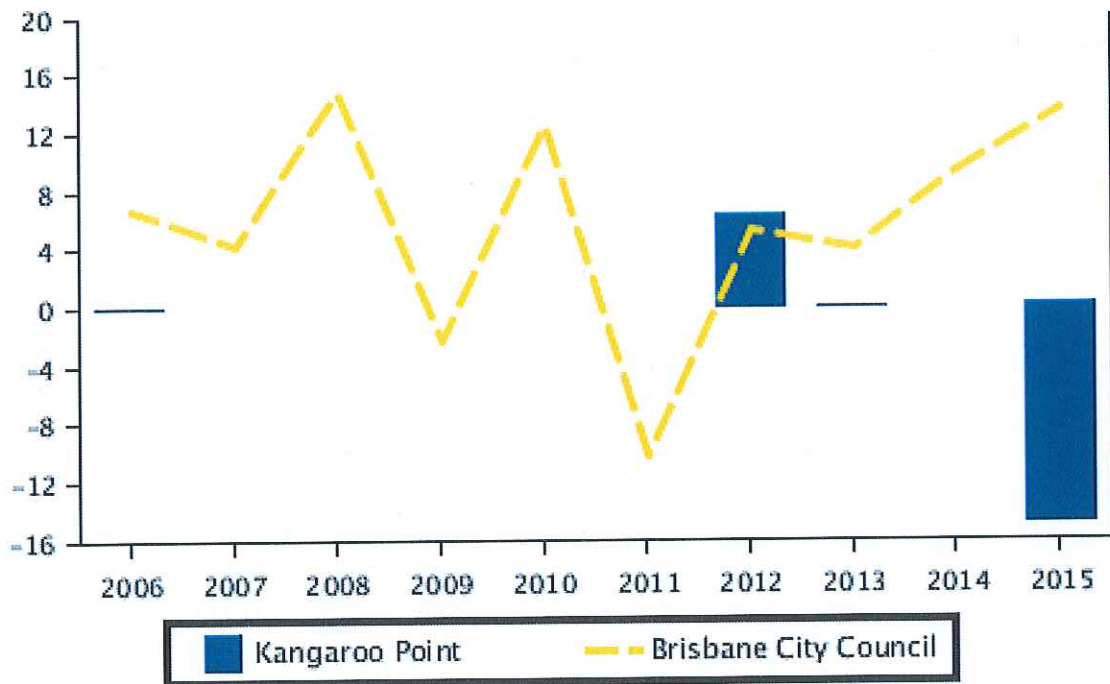


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Capital Growth in Median Prices (Land)

Period	Kangaroo Point % Change	Brisbane City Council % Change
2015	-15.1%	13.6%
2014	0%	9.4%
2013	0%	4%
2012	6.4%	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)





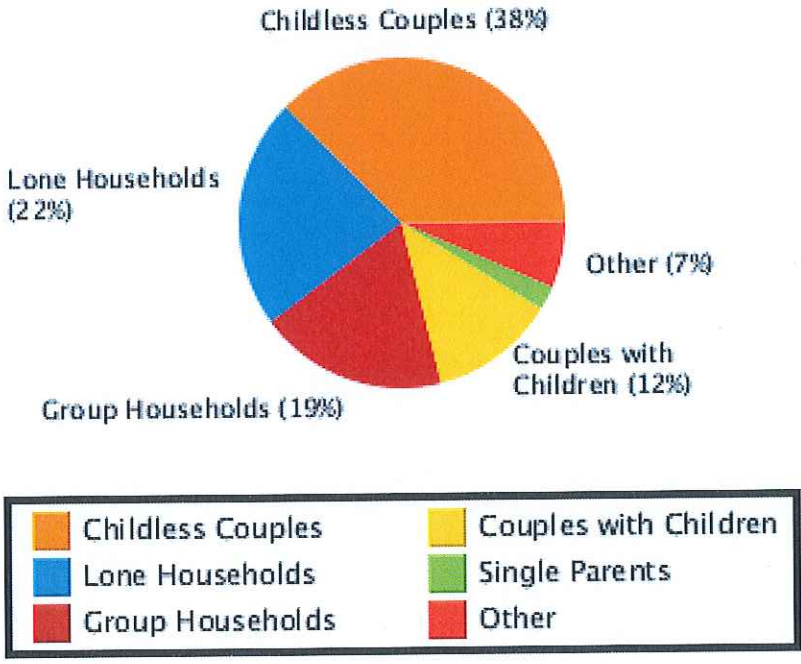
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Household

Household Structure

Type	Percent
Childless Couples	37.6
Lone Households	22.5
Group Households	18.7
Couples with Children	12.4
Other	6.5
Single Parents	2.3

Household Structure



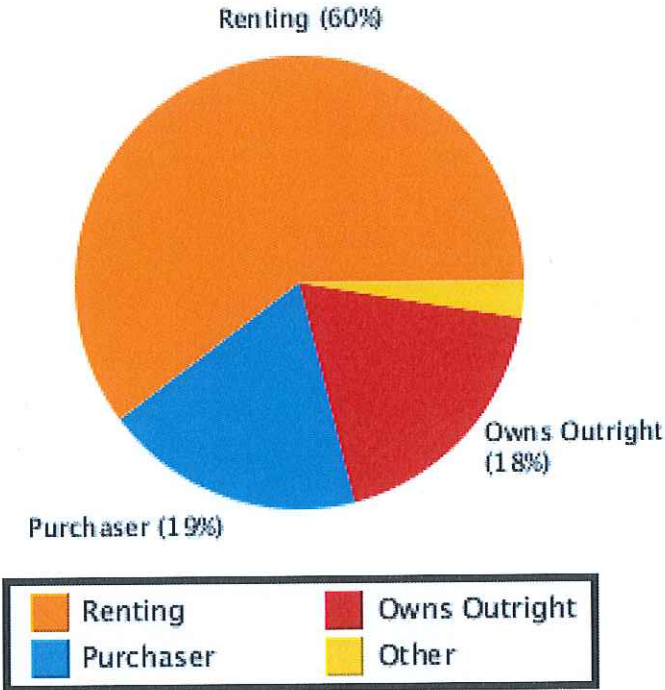


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Household Occupancy

Type	Percent
Renting	60.2
Purchaser	18.7
Owns Outright	18.5
Other	2.6

Household Occupancy

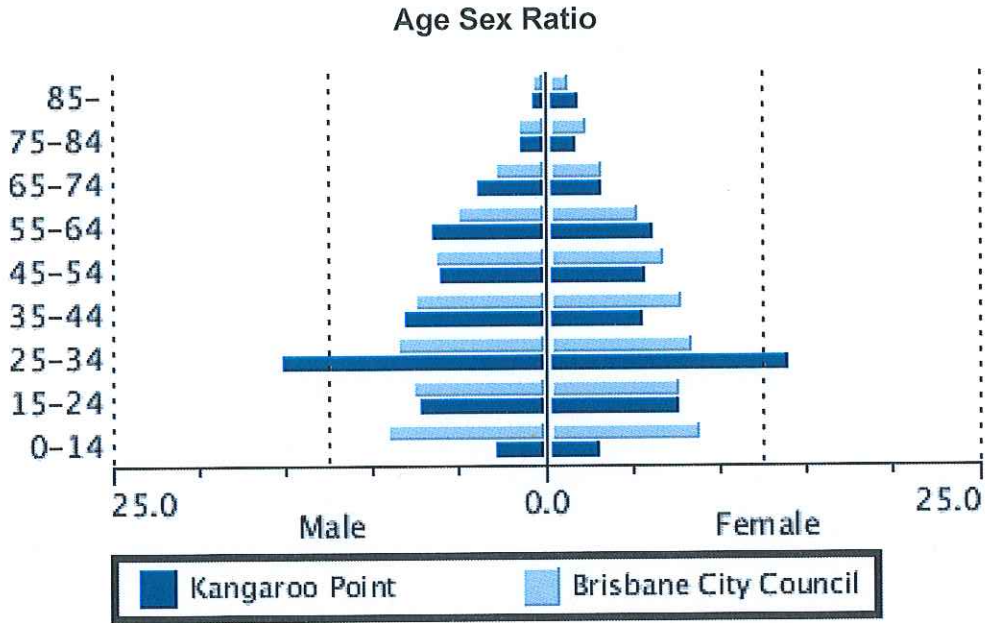




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Age Sex Ratio

Age Group	Kangaroo Point		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	2.9	3.0	9.2	8.7
15-24	7.3	7.6	7.7	7.6
25-34	15.1	13.8	8.5	8.3
35-44	8.1	5.5	7.5	7.7
45-54	6.0	5.6	6.4	6.6
55-64	6.5	6.1	5.0	5.2
65-74	3.9	3.1	2.9	3.1
75-84	1.4	1.7	1.6	2.2
85-	0.6	1.9	0.6	1.2



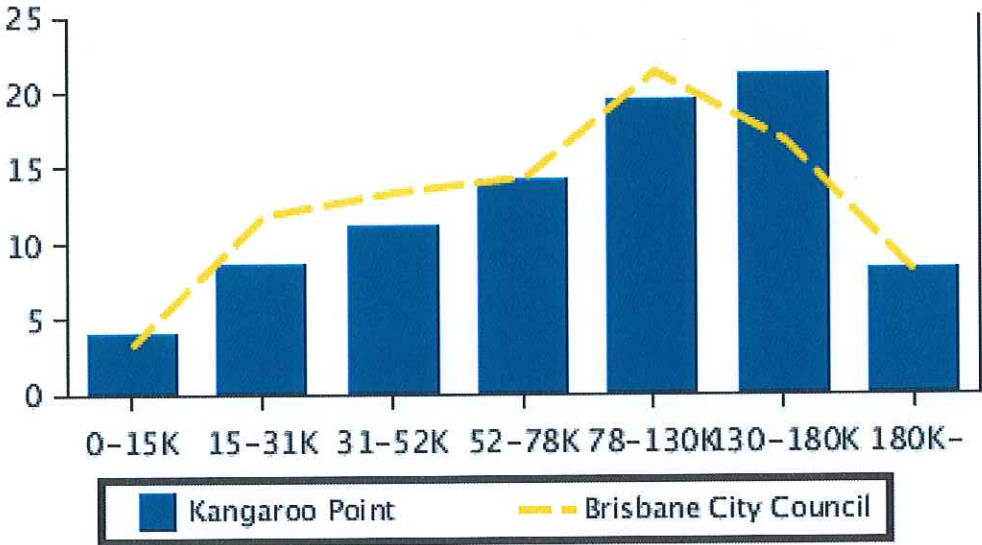


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Household Income

Income Range	Kangaroo Point %	Brisbane City Council %
0-15K	4.0	3.3
15-31K	8.6	11.8
31-52K	11.1	13.4
52-78K	14.2	14.4
78-130K	19.5	21.3
130-180K	21.1	16.7
180K-	8.2	7.9

Household Income





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	2					
HOUSE	5	\$772,000	\$5,300,000	\$1,100,000	\$1,851,600	\$9,258,000
UNIT	20	\$145,000	\$2,500,000	\$523,750	\$673,337	\$13,466,750
TOTAL	27					\$22,724,750

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		2				
HOUSE	2 Bed	2	\$772,000	\$860,000	\$816,000	\$816,000
	3 Bed	2	\$1,100,000	\$5,300,000	\$3,200,000	\$3,200,000
	4 Bed	1	\$1,226,000	\$1,226,000	\$1,226,000	\$1,226,000
UNIT	1 Bed	4	\$197,000	\$378,000	\$297,000	\$292,250
	2 Bed	9	\$145,000	\$838,500	\$427,000	\$490,305
	3 Bed	6	\$590,000	\$1,310,000	\$855,000	\$897,500
	4 Bed	1	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000
TOTAL		27				\$841,657



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Sold Properties



2506/25 Anderson Street Kangaroo Point QLD 4169

Sale Price: \$1,310,000

Sale Date: 9 Jun 2016

Area: -

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



2/85 Deakin Street Kangaroo Point QLD 4169

Sale Price: \$197,000

Sale Date: 9 Jun 2016

Area: -

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



7/85 Deakin Street Kangaroo Point QLD 4169

Sale Price: \$254,000

Sale Date: 7 Jun 2016

Area: -

Attributes: 1 Beds, 1 Baths



89/2 Goodwin Street Kangaroo Point QLD 4169

Sale Price: \$970,000

Sale Date: 18 Apr 2016

Area: 1,746m2 Approx

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



56/8 Goodwin Street Kangaroo Point QLD 4169

Sale Price: \$825,000

Sale Date: 22 Apr 2016

Area: 3,445m2 Approx

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



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86/8 Goodwin Street Kangaroo Point QLD 4169

Sale Price: \$838,500
Sale Date: 22 Apr 2016
Area: 3,445m2 Approx

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



74/15 Goodwin Street Kangaroo Point QLD 4169

Sale Price: \$378,000
Sale Date: 19 Apr 2016
Area: 88m2

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



66 Lambert Street Kangaroo Point QLD 4169

Sale Price: \$5,300,000
Sale Date: 14 Jun 2016
Area: 979m2

Attributes: 3 Beds, 2 Baths, 2 Car Spaces



69/89 Lambert Street Kangaroo Point QLD 4169

Sale Price: \$805,000
Sale Date: 20 May 2016
Area: 186m2

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



94 Lambert Street Kangaroo Point QLD 4169

Sale Price: Not Disclosed
Sale Date: 4 Jun 2016
Area: 415m2

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



1602/67 Linton Street Kangaroo Point QLD 4169

Sale Price: \$427,000
Sale Date: 10 Jun 2016
Area: 830m2 Approx

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



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14/88 Lockerbie Street Kangaroo Point QLD 4169

Sale Price: \$487,500
Sale Date: 28 Apr 2016
Area: 190m²

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



303/36 Macdonald Street Kangaroo Point QLD 4169

Sale Price: Not Disclosed
Sale Date: 12 May 2016
Area: 225m²

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



311/36 Macdonald Street Kangaroo Point QLD 4169

Sale Price: \$900,000
Sale Date: 13 May 2016
Area: 165m²

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



7/26 Paton Street Kangaroo Point QLD 4169

Sale Price: \$810,000
Sale Date: 26 Jun 2016
Area: 111m²

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



24 Pearson Street Kangaroo Point QLD 4169

Sale Price: \$860,000
Sale Date: 2 Apr 2016
Area: 408m²

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



127 Princess Street Kangaroo Point QLD 4169

Sale Price: \$772,000
Sale Date: 30 Apr 2016
Area: 405m²

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



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39/236 River Terrace Kangaroo Point QLD 4169

Sale Price: \$560,000

Sale Date: 10 Jun 2016

Area: -

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



34 Rosina Street Kangaroo Point QLD 4169

Sale Price: \$1,100,000

Sale Date: 27 May 2016

Area: 280m2

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



1013/188 Shafston Avenue Kangaroo Point QLD 4169

Sale Price: \$145,000

Sale Date: 14 Apr 2016

Area: 26m2

Attributes: 2 Beds, 1 Baths



89 Sinclair Street Kangaroo Point QLD 4169

Sale Price: \$1,226,000

Sale Date: 7 May 2016

Area: 405m2

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



7/19 Thorn Street Kangaroo Point QLD 4169

Sale Price: \$425,000

Sale Date: 26 Apr 2016

Area: 133m2

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



13/45 Thorn Street Kangaroo Point QLD 4169

Sale Price: \$349,750

Sale Date: 11 Apr 2016

Area: 282m2 Approx

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



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10/75 Thorn Street Kangaroo Point QLD 4169

Sale Price: \$340,000
Sale Date: 16 Apr 2016
Area: -

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



14/98 Thorn Street Kangaroo Point QLD 4169

Sale Price: \$2,500,000
Sale Date: 1 Apr 2016
Area: 393m2

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



17/284 Vulture Street Kangaroo Point QLD 4169

Sale Price: \$590,000
Sale Date: 30 May 2016
Area: 292m2

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



20/45 Wharf Street Kangaroo Point QLD 4169

Sale Price: \$355,000
Sale Date: 29 Apr 2016
Area: 1,057m2 Approx

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



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