
A Nobel approach
to Real Estate™

Kelvin Grove
April—June 2016

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130 Vulture Street,

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Space Property South Brisbane
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Area Profile

The size of Kelvin Grove is approximately 2 square kilometres. It has 2 parks covering nearly 2% of total area.

The population of Kelvin Grove in 2006 was 4,214 people. By 2011 the population was 6,014 showing a population growth of 42% in the area during that time.

The predominant age group in Kelvin Grove is 15-24 years.

Households in Kelvin Grove are primarily couples with children and are likely to be repaying between \$1800 - \$2400 per month on mortgage repayments.

In general, people in Kelvin Grove work in a Professional occupation.

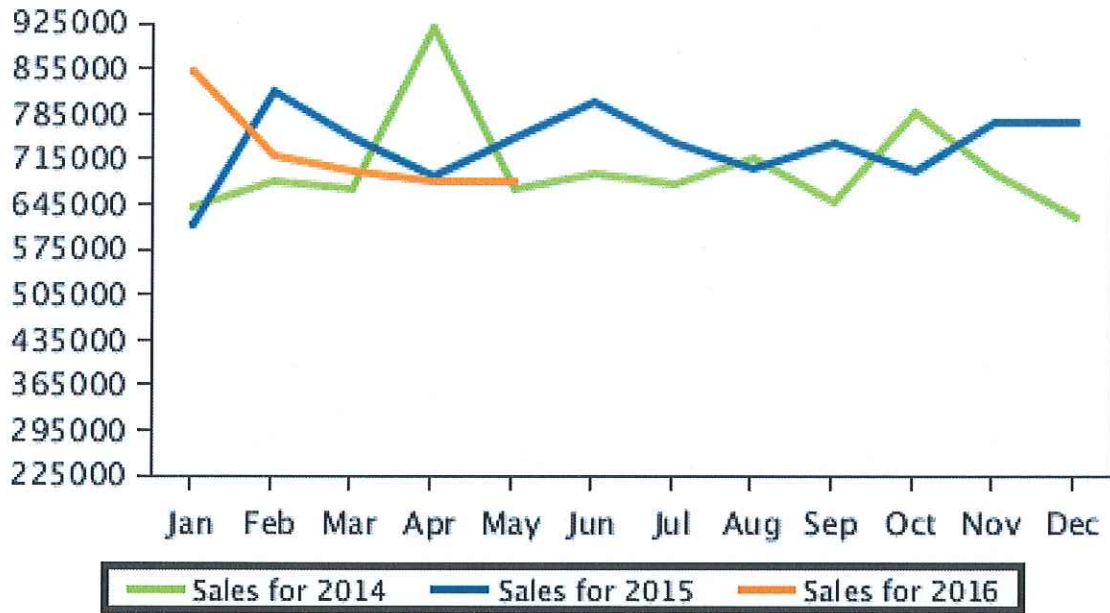
In 2006, 43.2% of the homes in Kelvin Grove were owner-occupied compared with 37.8% in 2011.

Currently the median sales price of houses in the area is 680,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$641,500	\$612,500	\$851,750
February	\$680,500	\$820,000	\$718,750
March	\$670,000	\$750,000	\$698,000
April	\$920,000	\$690,000	\$680,000
May	\$670,000	\$747,500	\$680,000
June	\$693,000	\$805,000	\$0
July	\$675,950	\$740,000	\$0
August	\$717,000	\$700,694	\$0
September	\$650,000	\$740,000	\$0
October	\$787,525	\$698,250	\$0
November	\$691,000	\$770,000	\$0
December	\$625,000	\$770,000	\$0

Median Sale Price





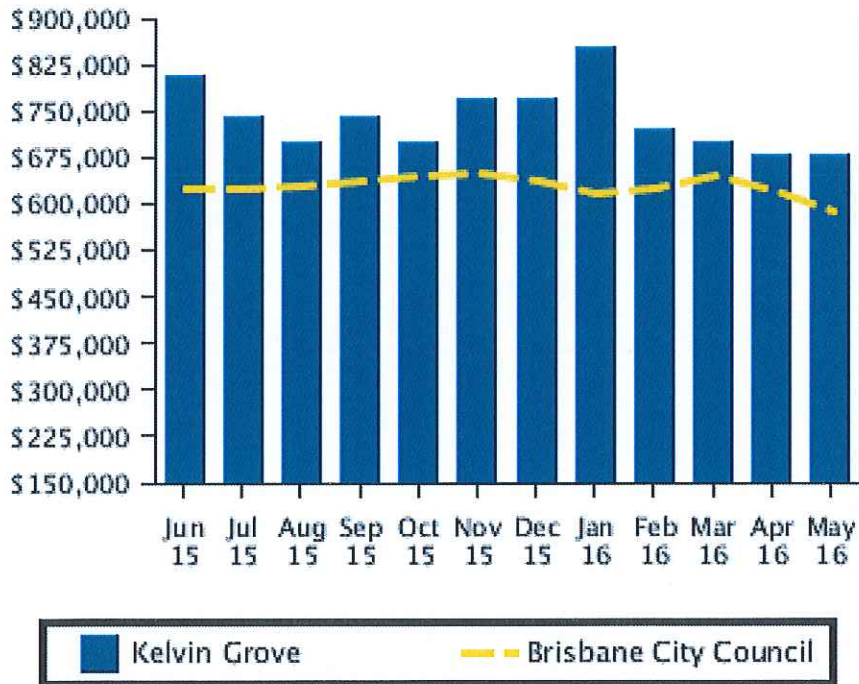
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Recent Median Sale Prices

Recent Median House Sale Prices

Period	Kelvin Grove Median Price	Brisbane City Council Median Price
May 2016	\$680,000	\$588,065
April 2016	\$680,000	\$620,000
March 2016	\$698,000	\$645,000
February 2016	\$718,750	\$622,500
January 2016	\$851,750	\$614,875
December 2015	\$770,000	\$635,000
November 2015	\$770,000	\$649,900
October 2015	\$698,250	\$645,000
September 2015	\$740,000	\$635,000
August 2015	\$700,694	\$630,000
July 2015	\$740,000	\$625,000
June 2015	\$805,000	\$625,500

Recent Median House Sale Prices



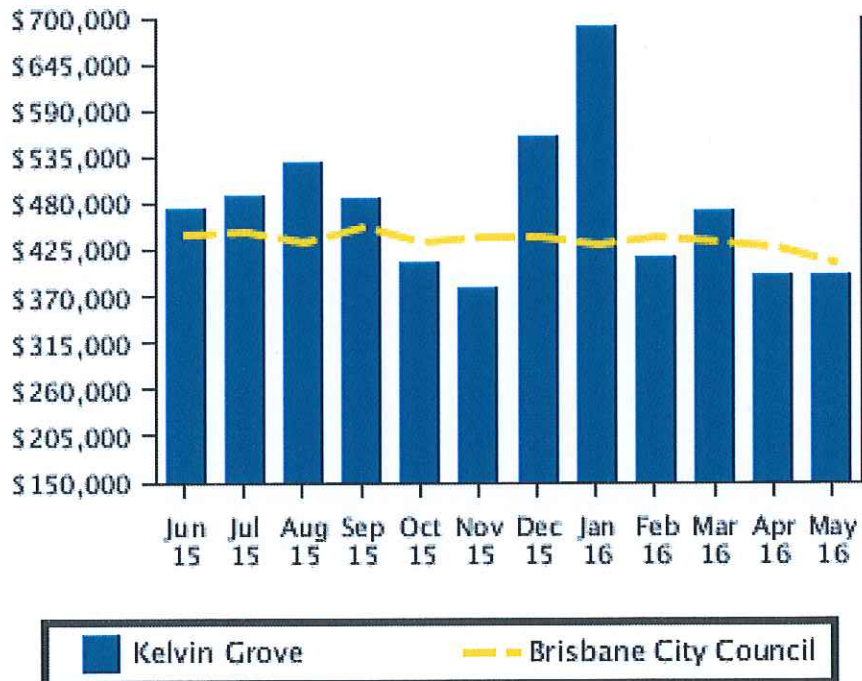


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Recent Median Unit Sale Prices

Period	Kelvin Grove Median Price	Brisbane City Council Median Price
May 2016	\$395,000	\$408,750
April 2016	\$395,000	\$429,500
March 2016	\$470,000	\$435,000
February 2016	\$415,000	\$441,050
January 2016	\$690,000	\$432,500
December 2015	\$559,500	\$440,000
November 2015	\$379,500	\$440,000
October 2015	\$408,750	\$435,000
September 2015	\$486,500	\$452,000
August 2015	\$528,000	\$435,500
July 2015	\$487,500	\$445,000
June 2015	\$475,000	\$443,000

Recent Median Unit Sale Prices



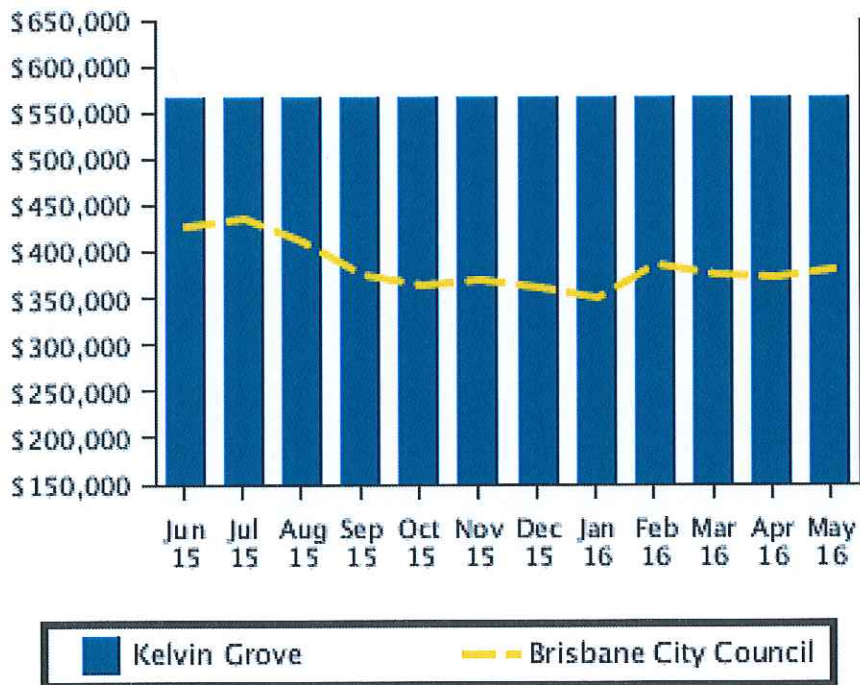


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Recent Median Land Sale Prices

Period	Kelvin Grove Median Price	Brisbane City Council Median Price
May 2016	\$565,000	\$380,000
April 2016	\$565,000	\$372,500
March 2016	\$565,000	\$376,000
February 2016	\$565,000	\$385,000
January 2016	\$565,000	\$349,000
December 2015	\$565,000	\$360,000
November 2015	\$565,000	\$370,000
October 2015	\$565,000	\$365,000
September 2015	\$565,000	\$376,050
August 2015	\$565,000	\$410,000
July 2015	\$565,000	\$435,000
June 2015	\$565,000	\$427,500

Recent Median Land Sale Prices





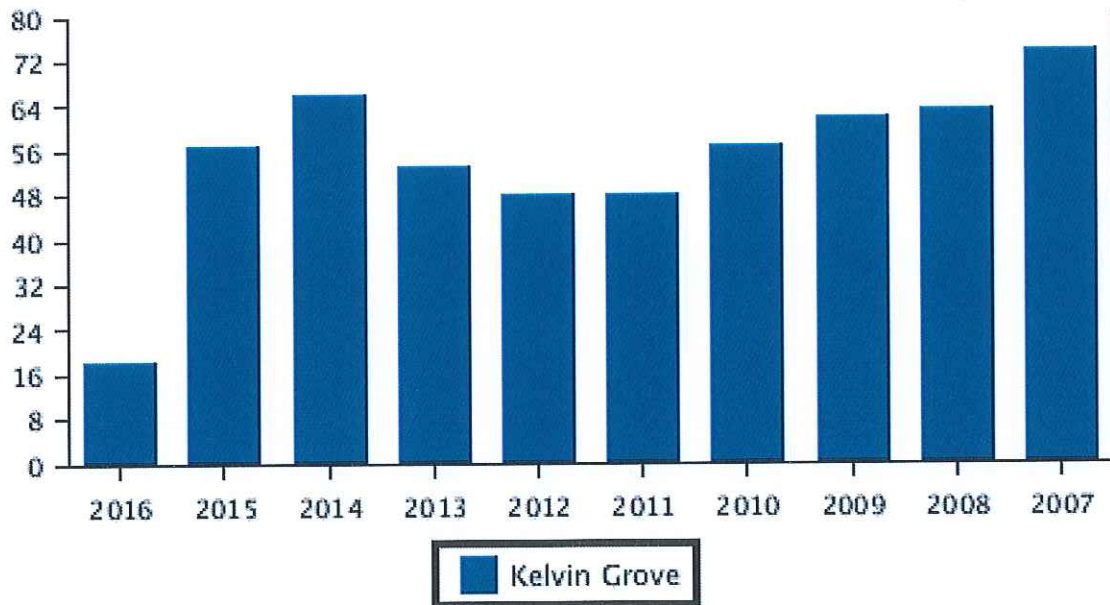
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Sales Per Annum

House Sales Per Annum

Period	Kelvin Grove	
	Number	
2016	18	
2015	57	
2014	66	
2013	53	
2012	48	
2011	48	
2010	57	
2009	62	
2008	63	
2007	74	

House Sales Per Annum



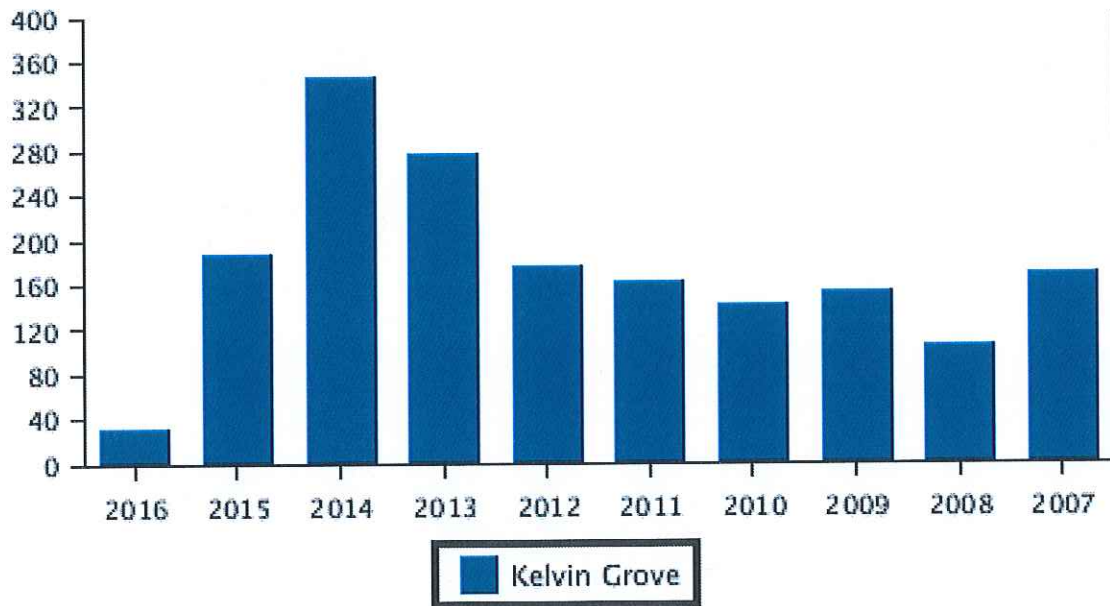


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Unit Sales Per Annum

Period	Kelvin Grove Number
2016	30
2015	187
2014	347
2013	276
2012	175
2011	161
2010	141
2009	154
2008	104
2007	169

Unit Sales Per Annum



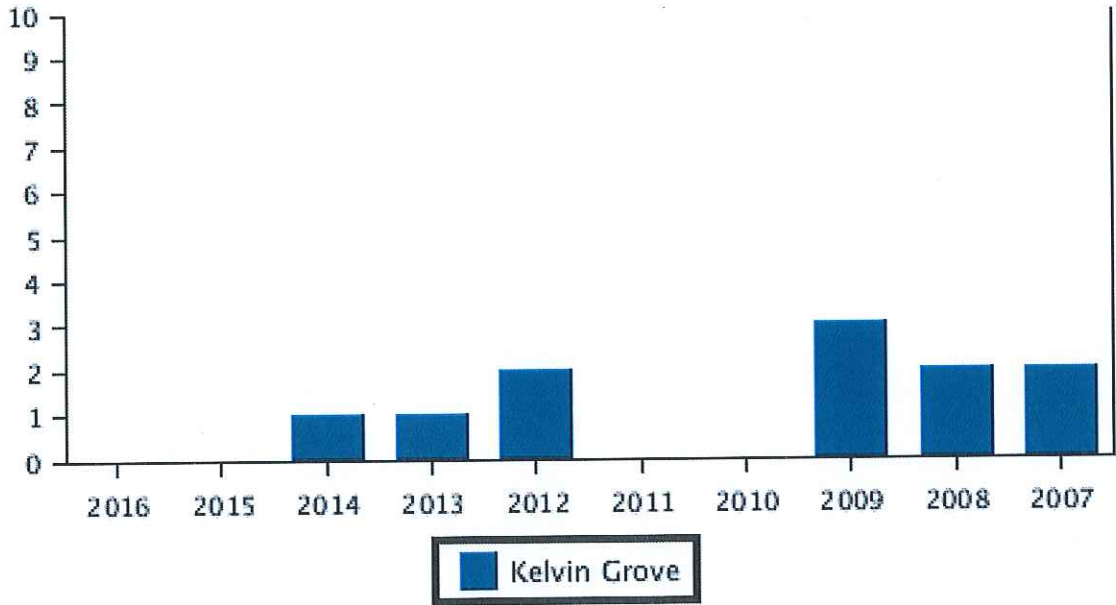


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Land Sales Per Annum

Period	Kelvin Grove Number
2016	0
2015	0
2014	1
2013	1
2012	2
2011	0
2010	0
2009	3
2008	2
2007	2

Land Sales Per Annum





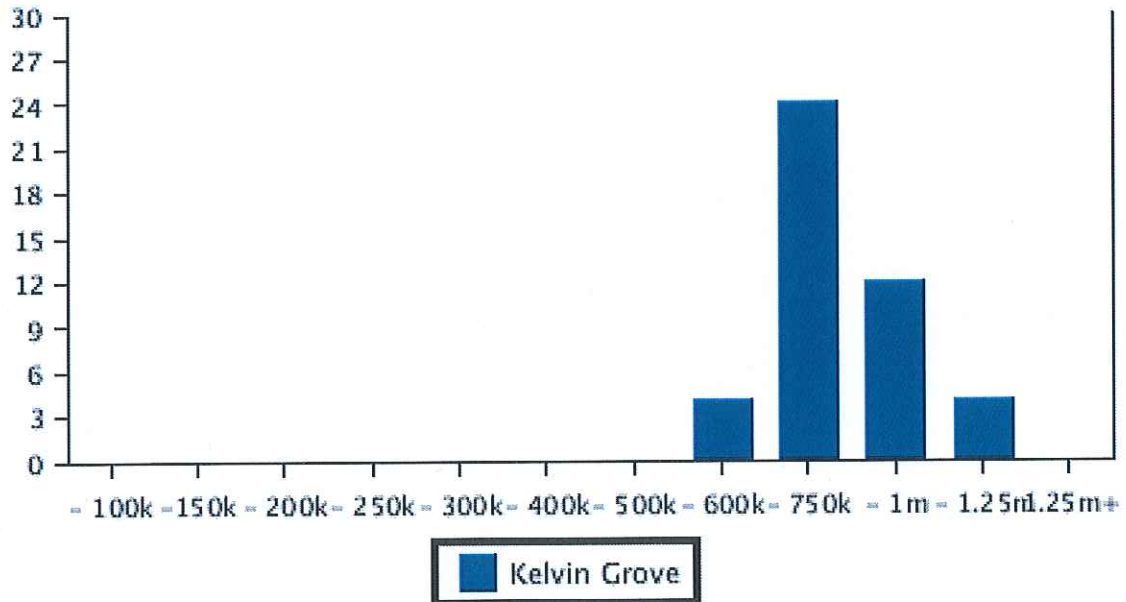
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Sales By Price

House Sale by Price (12 months)

Price	Kelvin Grove	
	Number	
0 - 100k	0	
101 -150k	0	
151 - 200k	0	
201 - 250k	0	
251 - 300k	0	
301 - 400k	0	
401 - 500k	0	
501 - 600k	4	
601 - 750k	24	
751 - 1m	12	
> 1m - 1.25m	4	
1.25m+	0	

House Sales By Price (12 months)



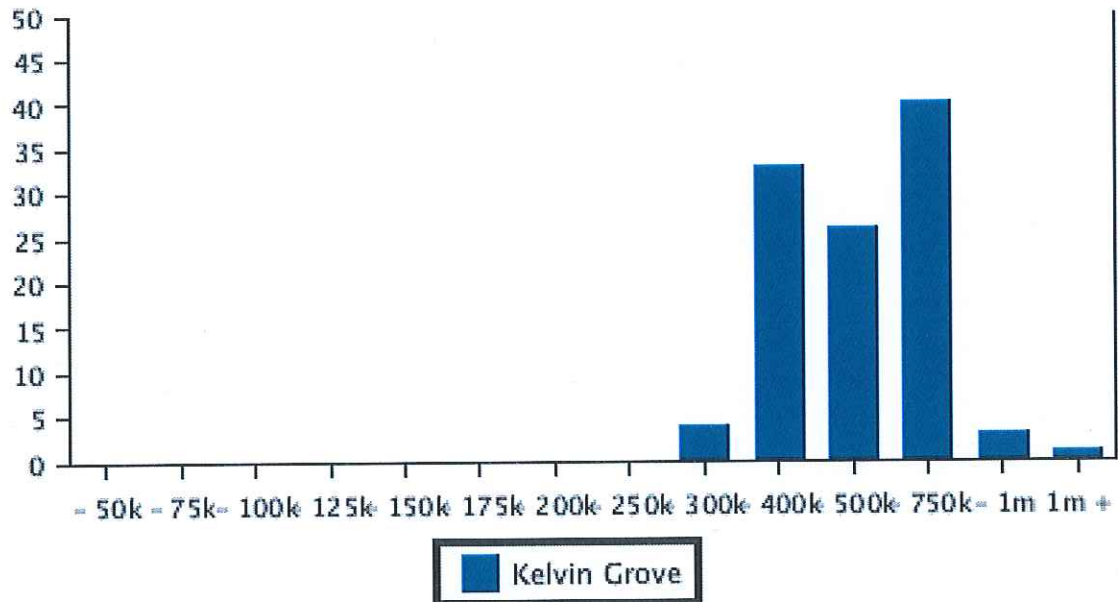


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Unit Sale by Price (12 months)

Price	Kelvin Grove 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	4
301 - 400k	33
401 - 500k	26
501 - 750k	40
751 - 1m	3
1m +	1

Unit Sales By Price (12 months)



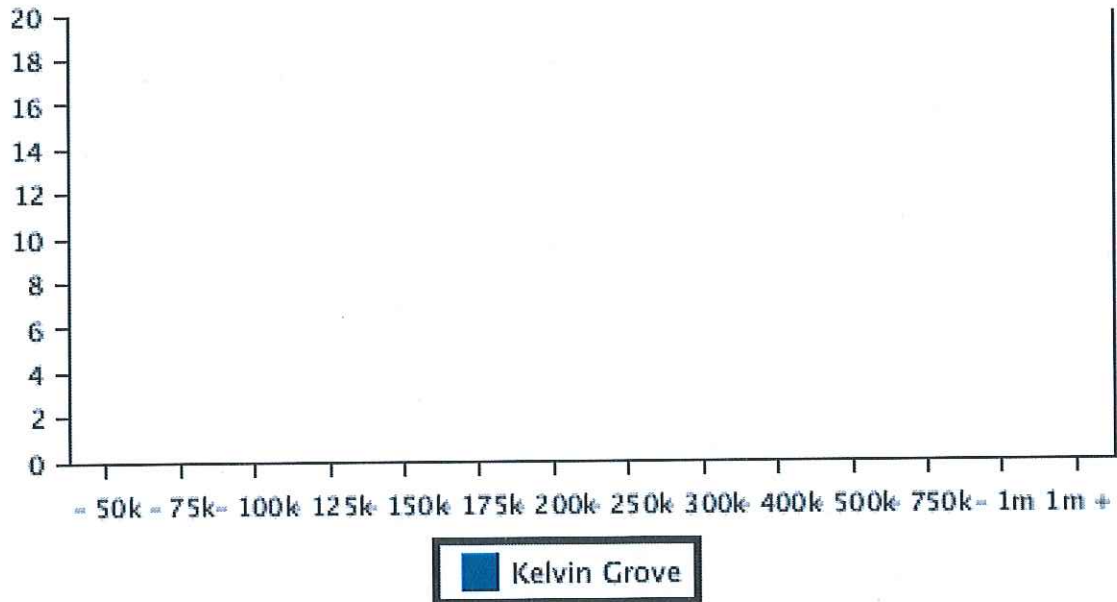


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Land Sale by Price (12 months)

Price	Kelvin Grove 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)





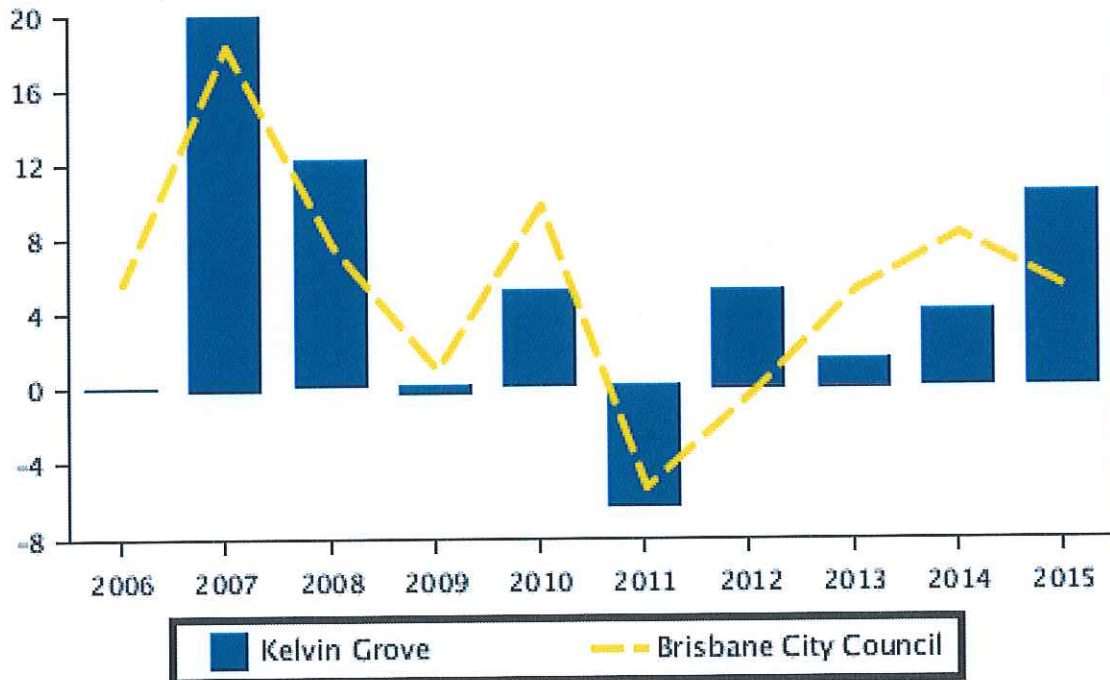
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Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Kelvin Grove	Brisbane City Council
	% Change	% Change
2015	10.4%	5.4%
2014	4.1%	8.3%
2013	1.6%	5.2%
2012	5.3%	-0.4%
2011	-6.5%	-5.3%
2010	5.2%	9.8%
2009	-0.5%	1%
2008	12.2%	7.6%
2007	23%	18.3%
2006	0%	5.7%

Capital Growth in Median Prices (Houses)





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Capital Growth in Median Prices (Unit)

Period	Kelvin Grove	Brisbane City Council
	% Change	% Change
2015	3.2%	2.1%
2014	-2%	3.3%
2013	-0.7%	2.4%
2012	5.3%	2.5%
2011	6.1%	-3.6%
2010	-1.6%	6.4%
2009	1.4%	1%
2008	13.2%	5.8%
2007	9.5%	14.1%
2006	11.6%	9.2%

Capital Growth in Median Prices (Unit)



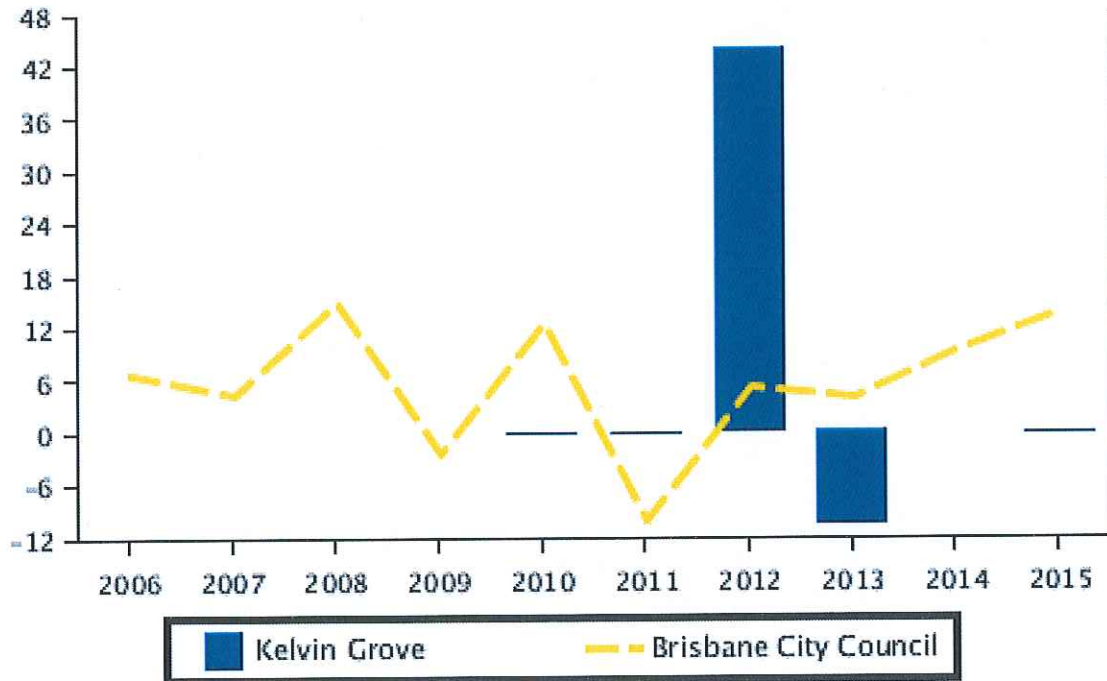


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Capital Growth in Median Prices (Land)

Period	Kelvin Grove % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	0%	9.4%
2013	-10.8%	4%
2012	44%	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)





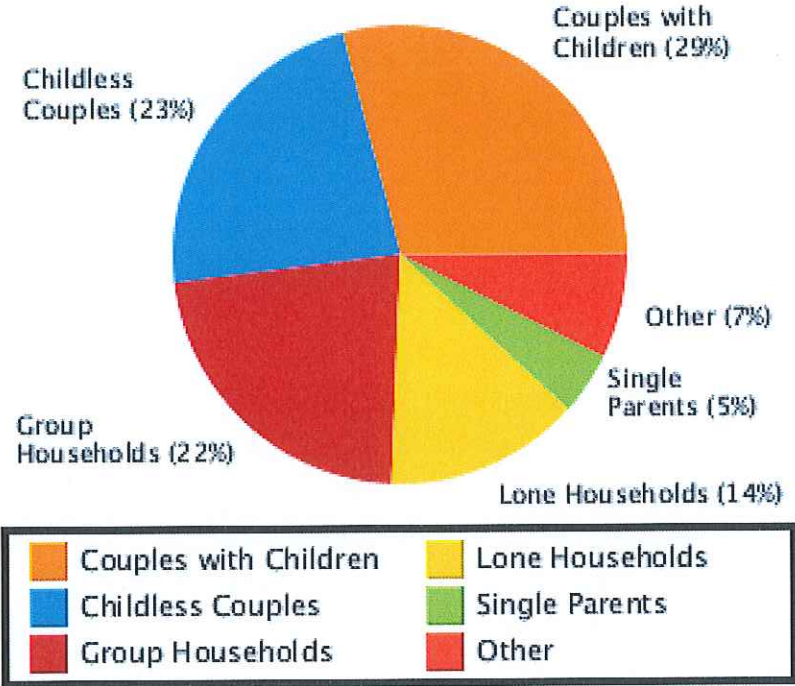
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Household

Household Structure

Type	Percent
Couples with Children	29.1
Childless Couples	22.8
Group Households	22.4
Lone Households	13.9
Other	7.4
Single Parents	4.4

Household Structure



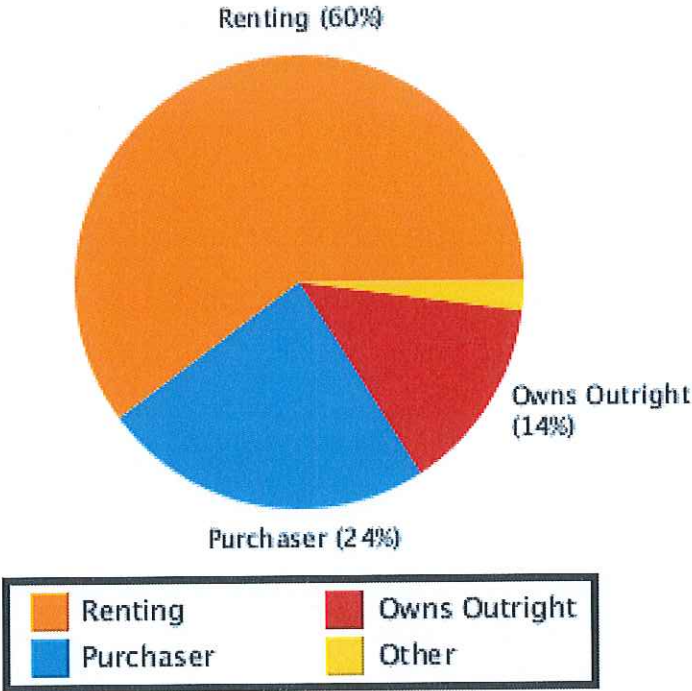


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Household Occupancy

Type	Percent
Renting	60.1
Purchaser	23.9
Owns Outright	13.9
Other	2.1

Household Occupancy



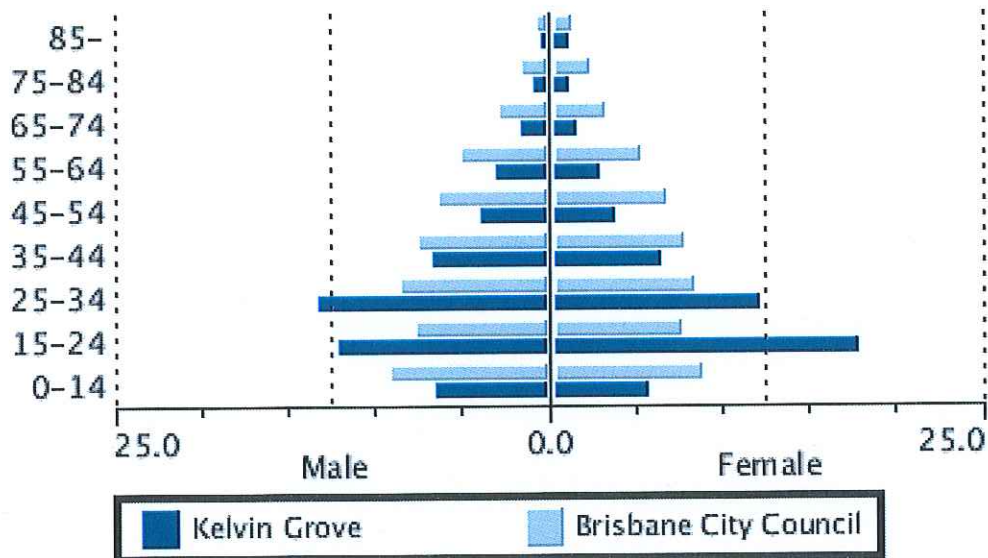


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Age Sex Ratio

Age Group	Kelvin Grove		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	6.5	5.6	9.2	8.7
15-24	12.0	17.8	7.7	7.6
25-34	13.3	12.0	8.5	8.3
35-44	6.6	6.4	7.5	7.7
45-54	3.9	3.7	6.4	6.6
55-64	3.0	2.8	5.0	5.2
65-74	1.5	1.5	2.9	3.1
75-84	0.8	1.1	1.6	2.2
85-	0.4	1.1	0.6	1.2

Age Sex Ratio



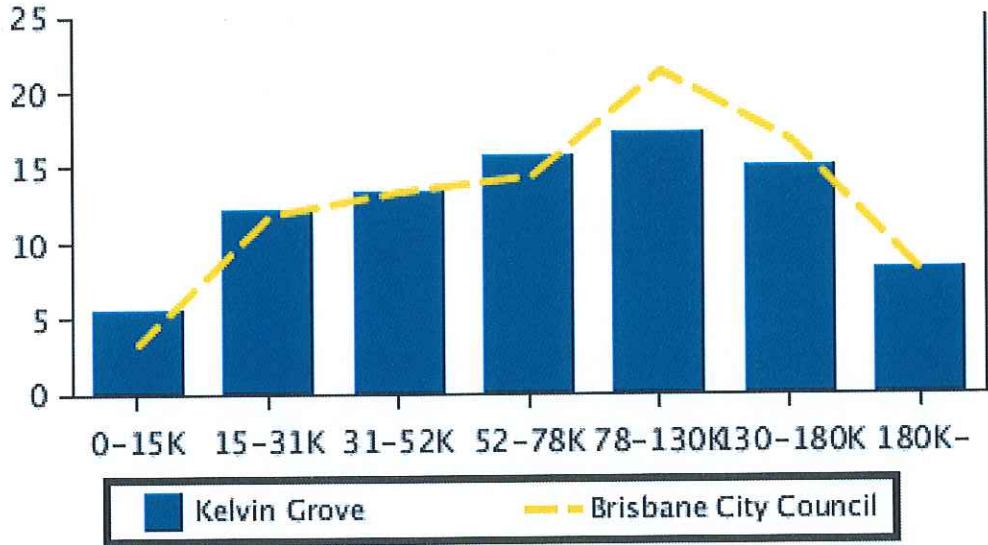


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Household Income

Income Range	Kelvin Grove %	Brisbane City Council %
0-15K	5.6	3.3
15-31K	12.1	11.8
31-52K	13.4	13.4
52-78K	15.7	14.4
78-130K	17.2	21.3
130-180K	15.1	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	1					
HOUSE	9	\$615,000	\$1,302,000	\$830,000	\$852,111	\$7,669,000
UNIT	3	\$315,000	\$455,000	\$335,000	\$368,333	\$1,105,000
TOTAL	13					\$8,774,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		1				
HOUSE	2 Bed	2	\$680,000	\$700,000	\$690,000	\$690,000
	3 Bed	3	\$615,000	\$920,000	\$865,500	\$800,166
	4 Bed	2	\$751,500	\$830,000	\$790,750	\$790,750
	5+ Bed	2	\$1,005,000	\$1,302,000	\$1,153,500	\$1,153,500
UNIT	1 Bed	2	\$315,000	\$335,000	\$325,000	\$325,000
	2 Bed	1	\$455,000	\$455,000	\$455,000	\$455,000
TOTAL		13				\$674,923



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Sold Properties



12 Bancroft Street Kelvin Grove QLD 4059

Sale Price: \$865,500
Sale Date: 21 May 2016
Area: 607m2

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



1304/41 Blamey Street Kelvin Grove QLD 4059

Sale Price: \$335,000
Sale Date: 27 Apr 2016
Area: -

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



37 Guildford Street Kelvin Grove QLD 4059

Sale Price: \$830,000
Sale Date: 23 May 2016
Area: 338m2

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



306 Kelvin Grove Road Kelvin Grove QLD 4059

Sale Price: \$615,000
Sale Date: 10 Apr 2016
Area: 425m2

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



16 Monro Street Kelvin Grove QLD 4059

Sale Price: \$920,000
Sale Date: 30 Apr 2016
Area: 607m2

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



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1601/57 Musk Avenue Kelvin Grove QLD 4059

Sale Price: \$315,000
Sale Date: 1 Apr 2016
Area: -

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



4703/57 Musk Avenue Kelvin Grove QLD 4059

Sale Price: \$455,000
Sale Date: 24 Apr 2016
Area: -

Attributes: 2 Beds, 2 Baths, 1 Car Spaces



56 Park Street Kelvin Grove QLD 4059

Sale Price: Not Disclosed
Sale Date: 16 Jun 2016
Area: 405m2

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



2 Rees Street Kelvin Grove QLD 4059

Sale Price: \$1,302,000
Sale Date: 9 Apr 2016
Area: 810m2

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



47 Rusden Street Kelvin Grove QLD 4059

Sale Price: \$1,005,000
Sale Date: 21 May 2016
Area: 608m2

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



67 Vale Street Kelvin Grove QLD 4059

Sale Price: \$751,500
Sale Date: 7 May 2016
Area: 183m2

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



Feb 12

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31 Victoria Street Kelvin Grove QLD 4059

Sale Price: \$680,000

Sale Date: 3 Apr 2016

Area: 304m2

Attributes: 2 Beds, 1 Baths



Apr 16

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9 White Street Kelvin Grove QLD 4059

Sale Price: \$700,000

Sale Date: 4 May 2016

Area: 304m2

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



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