
A Nobel approach
to Real Estate™

New Farm
April—June 2016

THE Adam
Nobel TEAM



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Area Profile

The size of New Farm is approximately 3 square kilometres. It has 2 parks covering nearly 8% of total area.

The population of New Farm in 2006 was 11,244 people. By 2011 the population was 11,337 showing a stable population in the area during that time.

The predominant age group in New Farm is 25-34 years.

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

In general, people in New Farm work in a Professional occupation.

In 2006, 41.1% of the homes in New Farm were owner-occupied compared with 40.5% in 2011.

Currently the median sales price of houses in the area is 2,070,500.

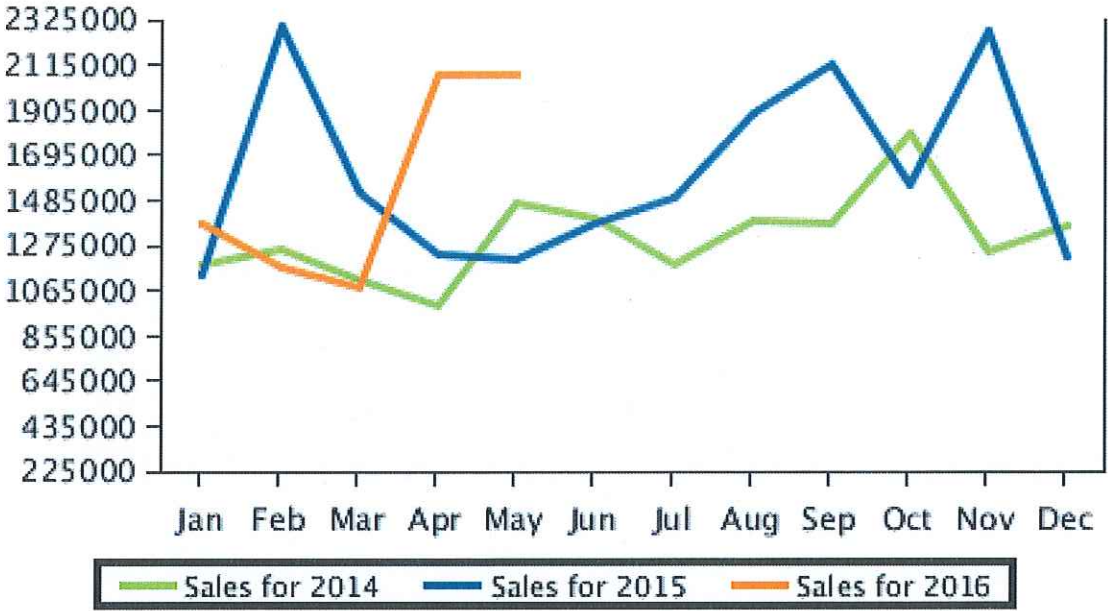
Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$1,180,500	\$1,136,000	\$1,375,000
February	\$1,260,000	\$2,300,000	\$1,170,000
March	\$1,110,000	\$1,517,500	\$1,072,500
April	\$990,000	\$1,227,500	\$2,070,500
May	\$1,475,000	\$1,205,000	\$2,070,500
June	\$1,402,500	\$1,375,000	\$0
July	\$1,185,000	\$1,500,000	\$0
August	\$1,393,500	\$1,886,000	\$0
September	\$1,380,000	\$2,117,500	\$0
October	\$1,800,000	\$1,550,000	\$0
November	\$1,240,000	\$2,275,000	\$0
December	\$1,365,000	\$1,225,000	\$0



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Median Sale Price





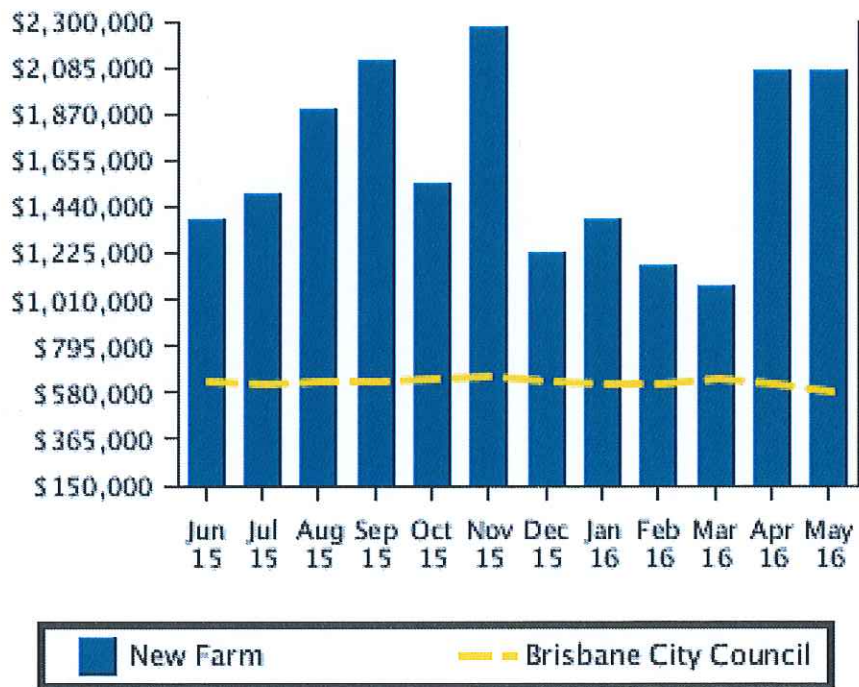
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Recent Median Sale Prices

Recent Median House Sale Prices

Period	New Farm Median Price	Brisbane City Council Median Price
May 2016	\$2,070,500	\$588,065
April 2016	\$2,070,500	\$620,000
March 2016	\$1,072,500	\$645,000
February 2016	\$1,170,000	\$622,500
January 2016	\$1,375,000	\$614,875
December 2015	\$1,225,000	\$635,000
November 2015	\$2,275,000	\$649,900
October 2015	\$1,550,000	\$645,000
September 2015	\$2,117,500	\$635,000
August 2015	\$1,886,000	\$630,000
July 2015	\$1,500,000	\$625,000
June 2015	\$1,375,000	\$625,500

Recent Median House Sale Prices



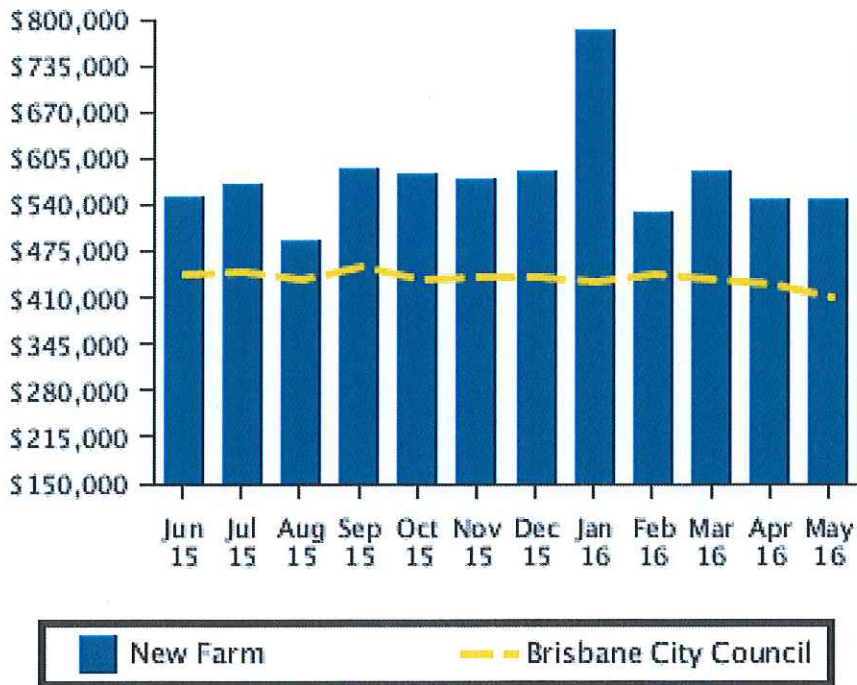


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Recent Median Unit Sale Prices

Period	New Farm Median Price	Brisbane City Council Median Price
May 2016	\$546,250	\$408,750
April 2016	\$546,250	\$429,500
March 2016	\$587,500	\$435,000
February 2016	\$530,000	\$441,050
January 2016	\$782,500	\$432,500
December 2015	\$587,500	\$440,000
November 2015	\$575,000	\$440,000
October 2015	\$582,500	\$435,000
September 2015	\$590,000	\$452,000
August 2015	\$490,500	\$435,500
July 2015	\$566,800	\$445,000
June 2015	\$549,000	\$443,000

Recent Median Unit Sale Prices



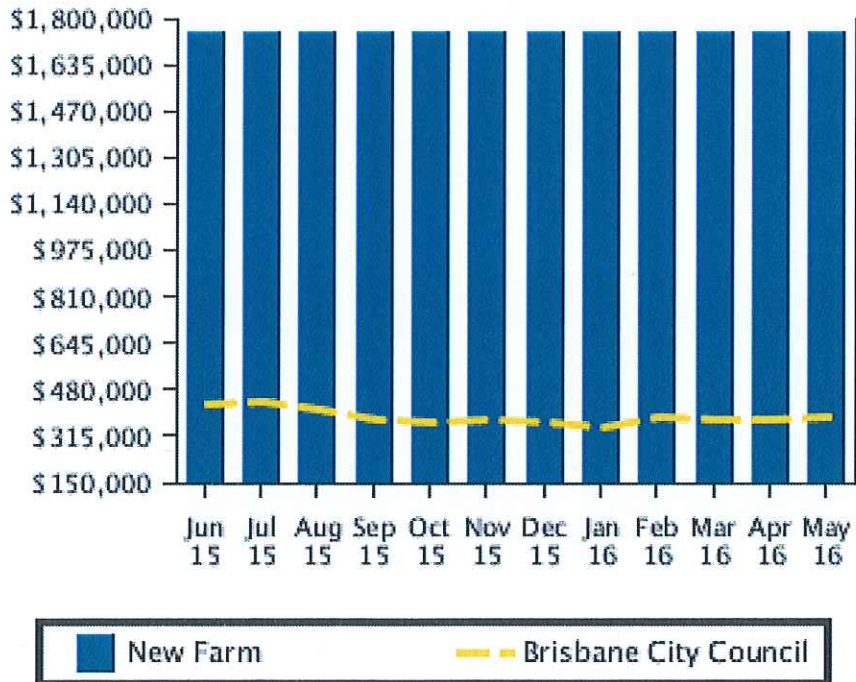


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Recent Median Land Sale Prices

Period	New Farm Median Price	Brisbane City Council Median Price
May 2016	\$1,750,000	\$380,000
April 2016	\$1,750,000	\$372,500
March 2016	\$1,750,000	\$376,000
February 2016	\$1,750,000	\$385,000
January 2016	\$1,750,000	\$349,000
December 2015	\$1,750,000	\$360,000
November 2015	\$1,750,000	\$370,000
October 2015	\$1,750,000	\$365,000
September 2015	\$1,750,000	\$376,050
August 2015	\$1,750,000	\$410,000
July 2015	\$1,750,000	\$435,000
June 2015	\$1,750,000	\$427,500

Recent Median Land Sale Prices





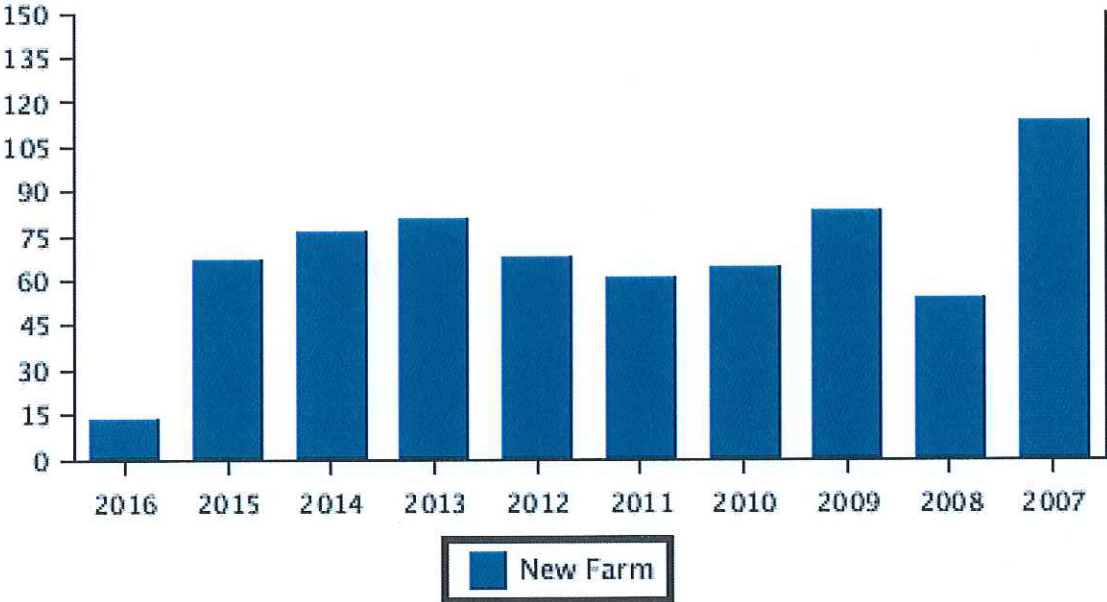
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Sales Per Annum

House Sales Per Annum

Period	New Farm Number
2016	13
2015	67
2014	76
2013	81
2012	68
2011	61
2010	64
2009	83
2008	54
2007	113

House Sales Per Annum



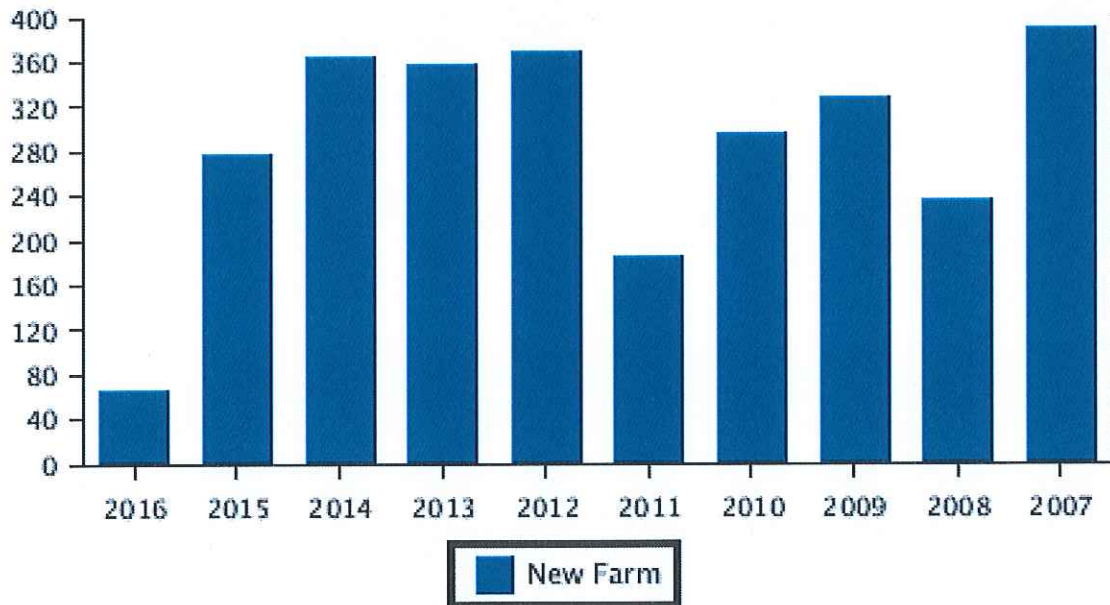


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Unit Sales Per Annum

Period	New Farm Number
2016	66
2015	278
2014	364
2013	358
2012	369
2011	185
2010	296
2009	328
2008	235
2007	389

Unit Sales Per Annum



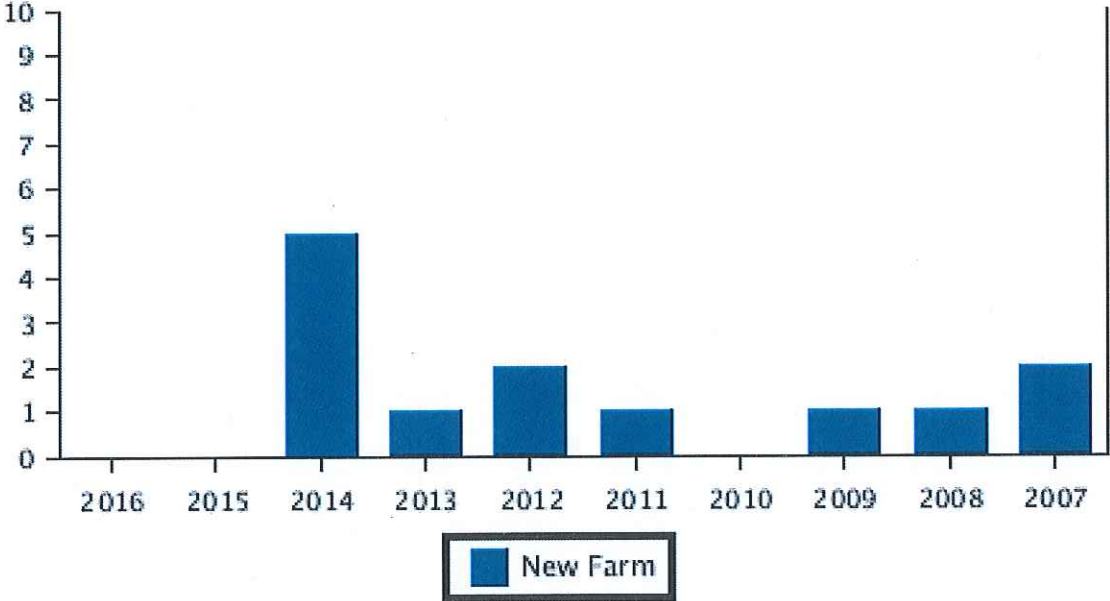


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Land Sales Per Annum

Period	New Farm Number
2016	0
2015	0
2014	5
2013	1
2012	2
2011	1
2010	0
2009	1
2008	1
2007	2

Land Sales Per Annum





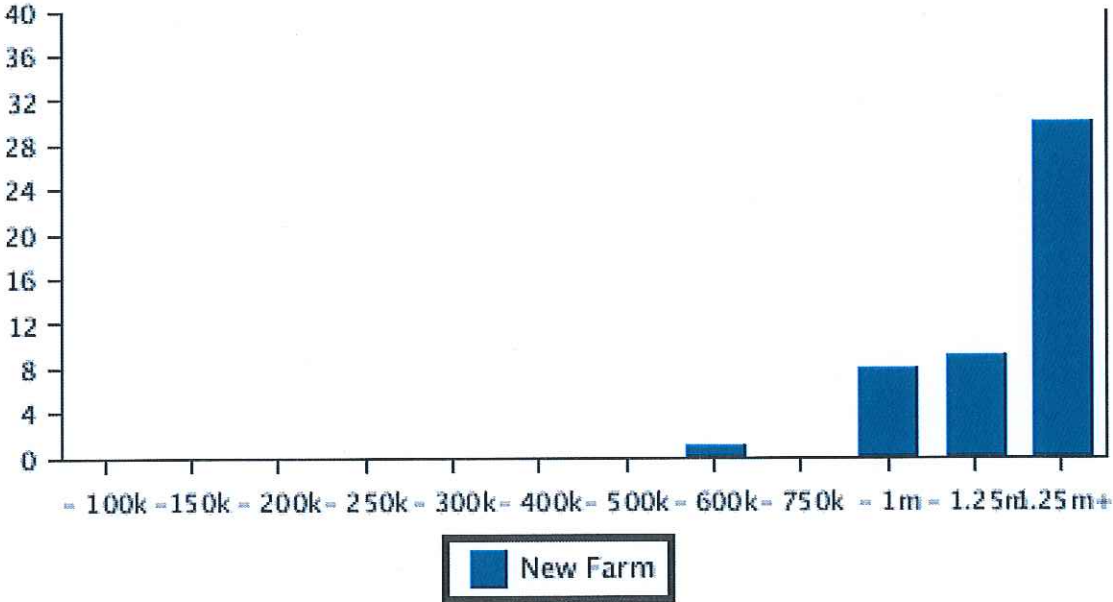
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Sales By Price

House Sale by Price (12 months)

Price	New Farm	
	Number	
0 - 100k	0	
101 -150k	0	
151 - 200k	0	
201 - 250k	0	
251 - 300k	0	
301 - 400k	0	
401 - 500k	0	
501 - 600k	1	
601 - 750k	0	
751 - 1m	8	
> 1m - 1.25m	9	
1.25m+	30	

House Sales By Price (12 months)



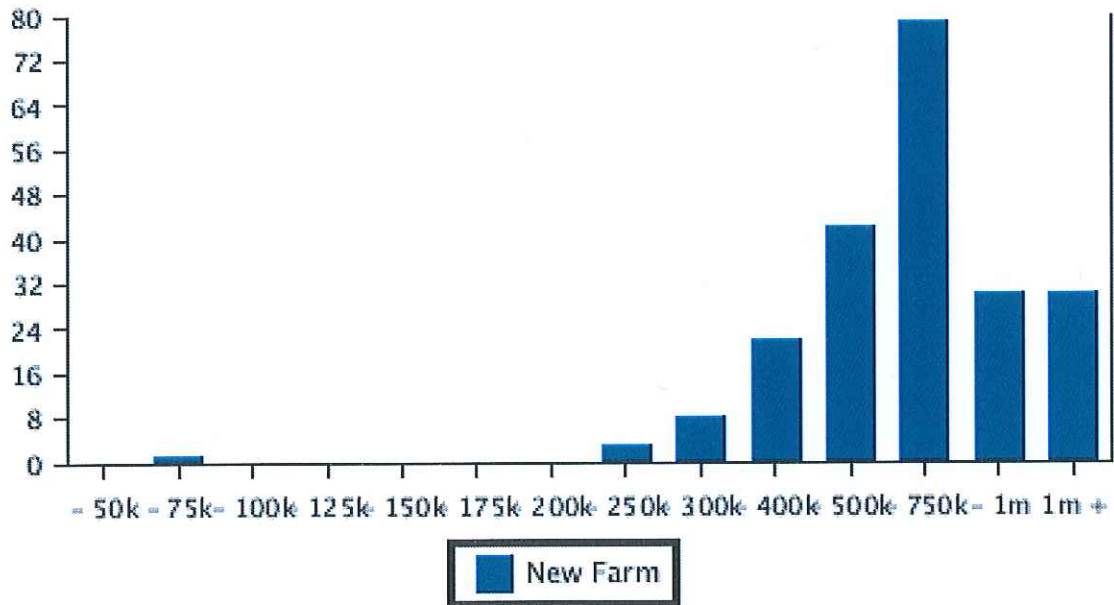


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Unit Sale by Price (12 months)

Price	New Farm Number
0 - 50k	0
51 - 75k	1
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	0
201 - 250k	3
251 - 300k	8
301 - 400k	22
401 - 500k	42
501 - 750k	79
751 - 1m	30
1m +	30

Unit Sales By Price (12 months)



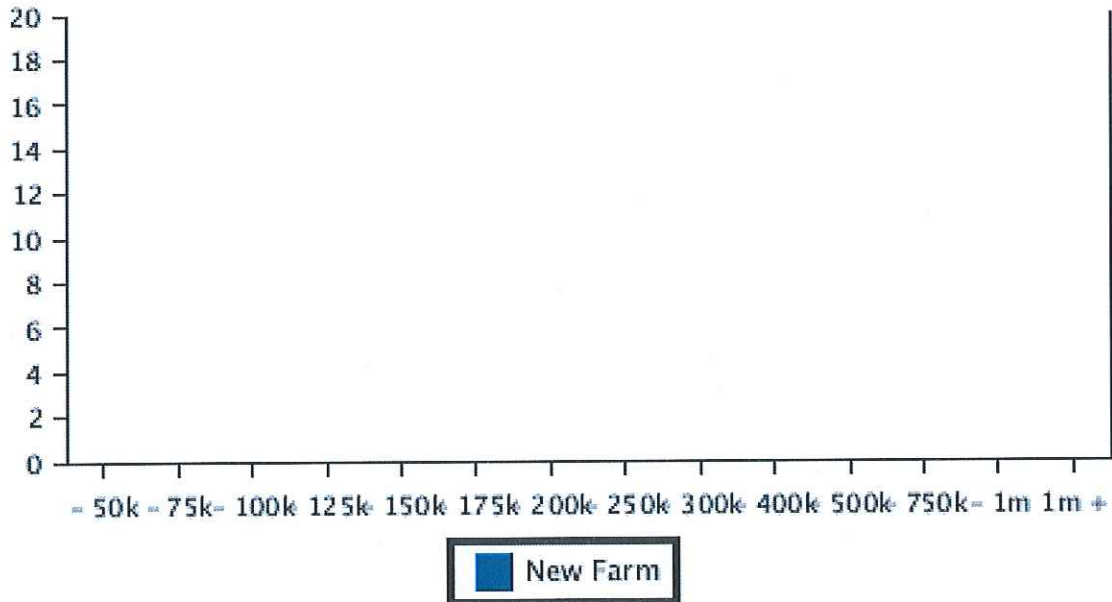


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Land Sale by Price (12 months)

Price	New Farm 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)





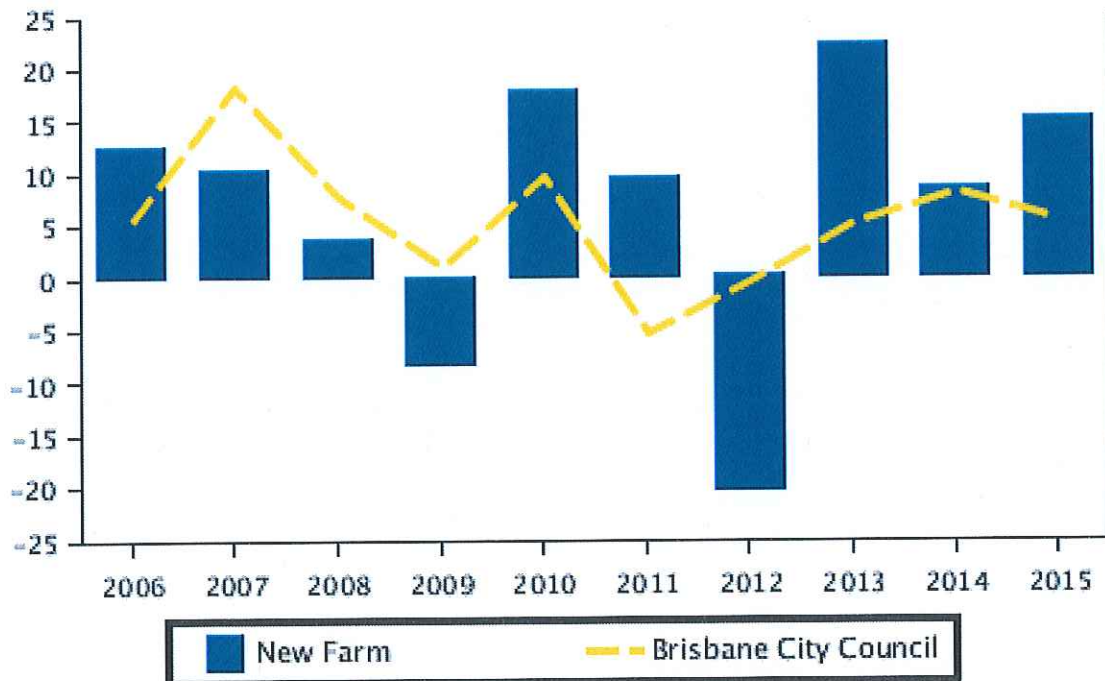
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Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	New Farm	Brisbane City Council
	% Change	% Change
2015	15.4%	5.4%
2014	8.8%	8.3%
2013	22.4%	5.2%
2012	-20.6%	-0.4%
2011	9.8%	-5.3%
2010	17.9%	9.8%
2009	-8.4%	1%
2008	3.8%	7.6%
2007	10.5%	18.3%
2006	12.6%	5.7%

Capital Growth in Median Prices (Houses)



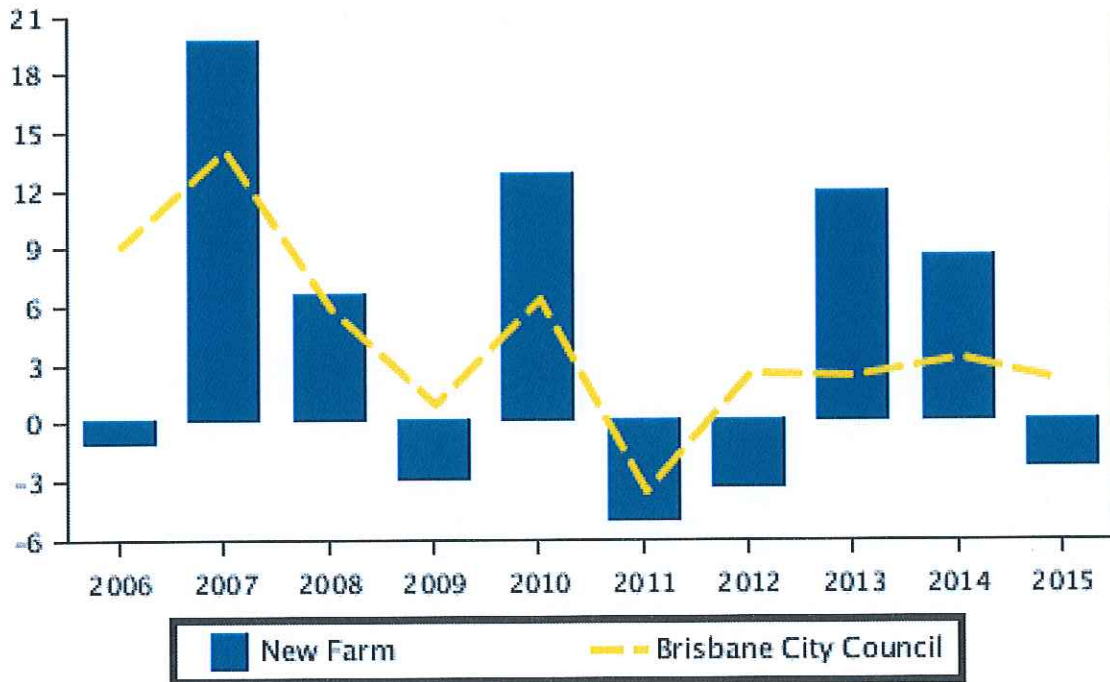


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Capital Growth in Median Prices (Unit)

Period	New Farm % Change	Brisbane City Council % Change
2015	-2.5%	2.1%
2014	8.6%	3.3%
2013	11.9%	2.4%
2012	-3.5%	2.5%
2011	-5.2%	-3.6%
2010	12.8%	6.4%
2009	-3.1%	1%
2008	6.6%	5.8%
2007	19.7%	14.1%
2006	-1.3%	9.2%

Capital Growth in Median Prices (Unit)



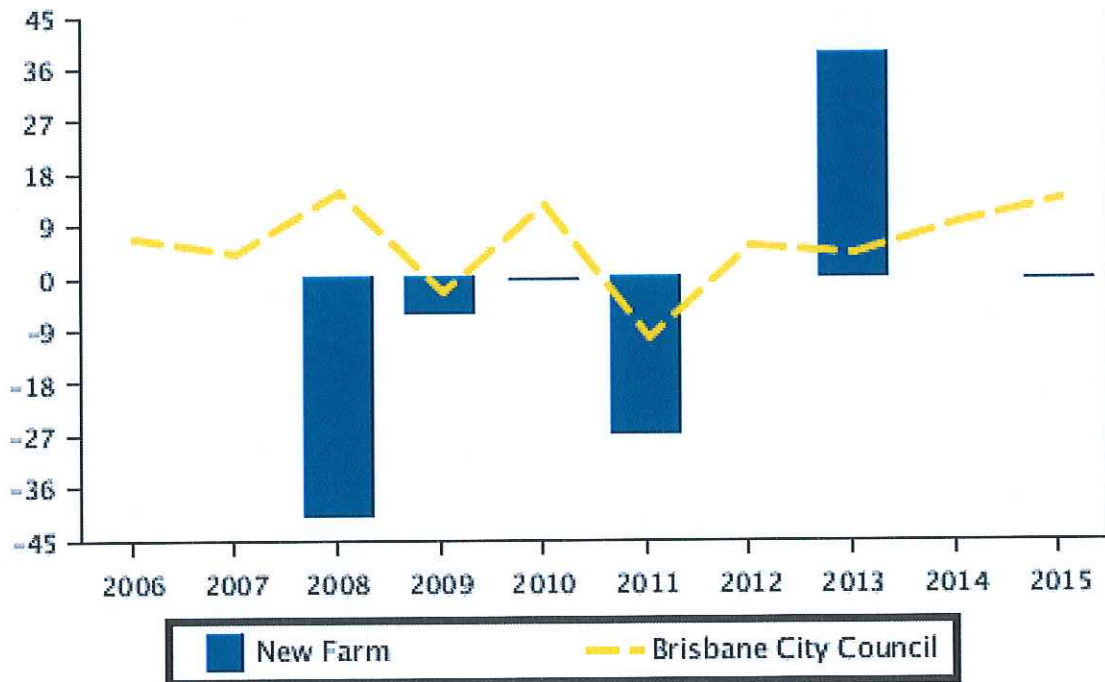


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Capital Growth in Median Prices (Land)

Period	New Farm % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	0%	9.4%
2013	38.6%	4%
2012	0%	5.3%
2011	-27%	-10.2%
2010	0%	12.5%
2009	-6.5%	-2.4%
2008	-41.4%	14.8%
2007	0%	4.2%
2006	0%	6.7%

Capital Growth in Median Prices (Land)





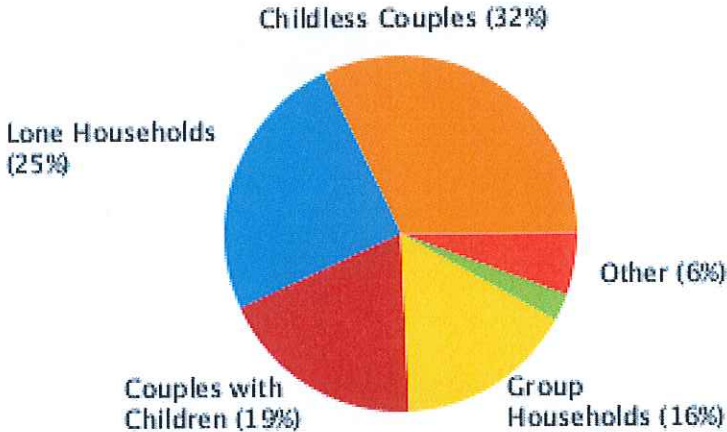
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Household

Household Structure

Type	Percent
Childless Couples	32.1
Lone Households	24.7
Couples with Children	18.9
Group Households	16.2
Other	5.6
Single Parents	2.5

Household Structure



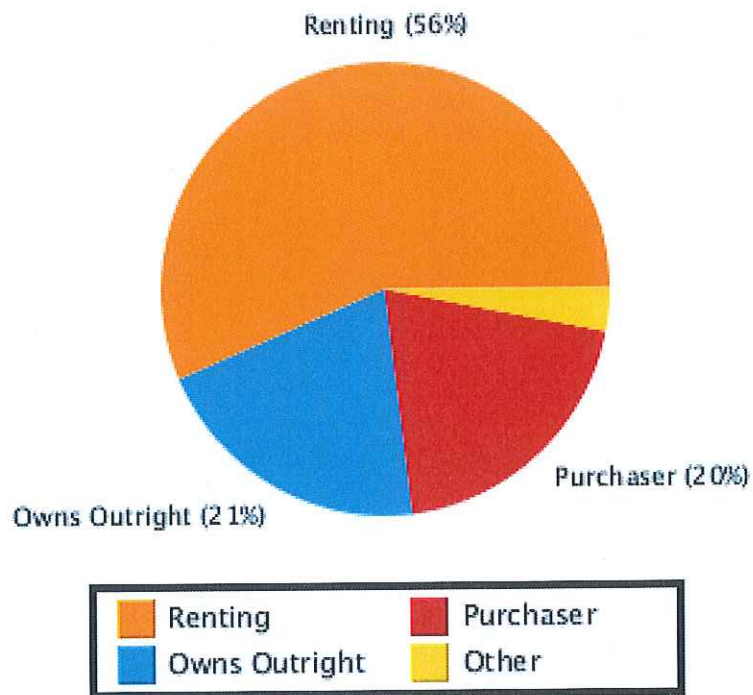


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Household Occupancy

Type	Percent
Renting	56.4
Owns Outright	20.5
Purchaser	20.0
Other	3.1

Household Occupancy

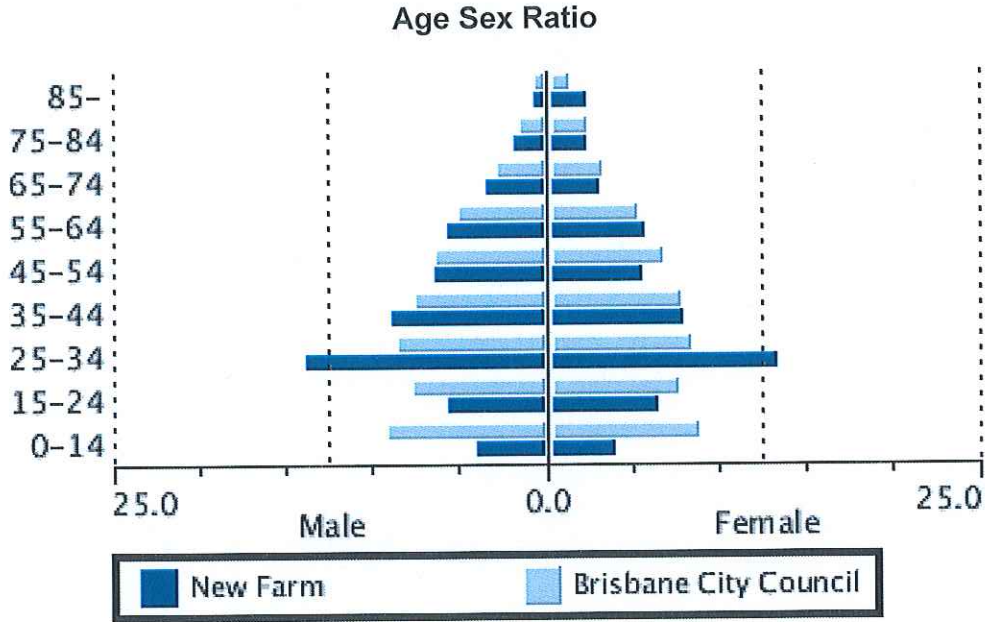




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Age Sex Ratio

Age Group	New Farm		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	4.0	3.9	9.2	8.7
15-24	5.6	6.4	7.7	7.6
25-34	13.8	13.3	8.5	8.3
35-44	8.8	7.8	7.5	7.7
45-54	6.4	5.5	6.4	6.6
55-64	5.6	5.7	5.0	5.2
65-74	3.4	3.0	2.9	3.1
75-84	1.8	2.2	1.6	2.2
85-	0.7	2.3	0.6	1.2



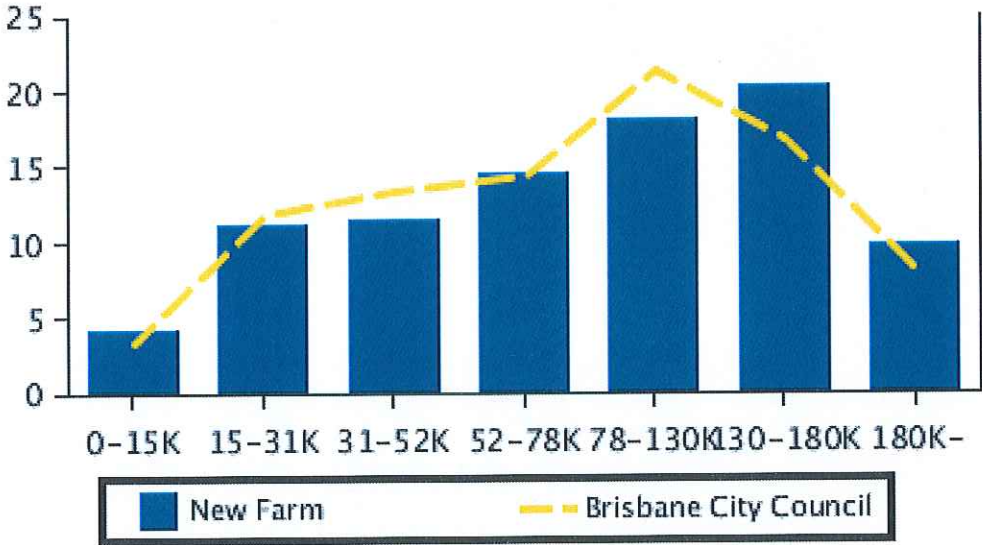


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Household Income

Income Range	New Farm %	Brisbane City Council %
0-15K	4.2	3.3
15-31K	11.1	11.8
31-52K	11.5	13.4
52-78K	14.5	14.4
78-130K	18.1	21.3
130-180K	20.4	16.7
180K-	9.7	7.9

Household Income





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	8					
HOUSE	9	\$480,000	\$2,111,000	\$1,620,000	\$1,504,555	\$13,541,000
UNIT	24	\$230,000	\$1,700,000	\$547,500	\$692,000	\$16,608,000
TOTAL	41					\$30,149,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		8				
HOUSE	1 Bed	1	\$2,111,000	\$2,111,000	\$2,111,000	\$2,111,000
	2 Bed	1	\$480,000	\$480,000	\$480,000	\$480,000
	3 Bed	2	\$1,000,000	\$1,375,000	\$1,187,500	\$1,187,500
	4 Bed	4	\$1,025,000	\$2,050,000	\$1,940,000	\$1,738,750
	5+ Bed	1	\$1,620,000	\$1,620,000	\$1,620,000	\$1,620,000
UNIT	1 Bed	8	\$230,000	\$545,000	\$440,000	\$418,125
	2 Bed	13	\$400,000	\$1,340,000	\$577,000	\$697,538
	3 Bed	3	\$935,000	\$1,700,000	\$1,560,000	\$1,398,333
TOTAL		41				\$735,341



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Sold Properties



11 Alford Street New Farm QLD 4005

Sale Price: \$1,000,000
Sale Date: 16 May 2016
Area: 180m2

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



23/10 Bailey Street New Farm QLD 4005

Sale Price: Not Disclosed
Sale Date: 20 Jun 2016
Area: -

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



7/75 Barker Street New Farm QLD 4005

Sale Price: \$509,500
Sale Date: 5 May 2016
Area: -

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



6/170 Bowen Terrace New Farm QLD 4005

Sale Price: Not Disclosed
Sale Date: 8 May 2016
Area: 213m2

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



4/299 Bowen Terrace New Farm QLD 4005

Sale Price: \$480,000
Sale Date: 3 Jun 2016
Area: -

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



8/309 Bowen Terrace New Farm QLD 4005

Sale Price: \$400,000
 Sale Date: 6 Apr 2016
 Area: -

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



4/376 Bowen Terrace New Farm QLD 4005

Sale Price: \$550,000
 Sale Date: 1 Apr 2016
 Area: -

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



5/383 Bowen Terrace New Farm QLD 4005

Sale Price: \$590,000
 Sale Date: 24 Jun 2016
 Area: -

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



4/769 Brunswick Street New Farm QLD 4005

Sale Price: \$560,000
 Sale Date: 15 Apr 2016
 Area: 101m2

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



2/819 Brunswick Street New Farm QLD 4005

Sale Price: \$485,000
 Sale Date: 22 Jun 2016
 Area: -

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



918 Brunswick Street New Farm QLD 4005

Sale Price: \$1,025,000
 Sale Date: 1 Jun 2016
 Area: 361m2

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



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2/41 Griffith Street New Farm QLD 4005

Sale Price: \$455,000
Sale Date: 19 Apr 2016
Area: -

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



13/191 Harcourt Street New Farm QLD 4005

Sale Price: \$230,000
Sale Date: 30 Apr 2016
Area: 308m2 Approx

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



7 Hawthorne Street New Farm QLD 4005

Sale Price: \$2,030,000
Sale Date: 14 Apr 2016
Area: 334m2

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



6 Hazlewood Street New Farm QLD 4005

Sale Price: \$2,111,000
Sale Date: 11 Apr 2016
Area: 607m2

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



6/5 Langshaw Street New Farm QLD 4005

Sale Price: Not Disclosed
Sale Date: 12 May 2016
Area: 152m2

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



4/600 Lower Bowen Terrace New Farm QLD 4005

Sale Price: Not Disclosed
Sale Date: 13 May 2016
Area: 84m2

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



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98/6 Merthyr Road New Farm QLD 4005

Sale Price: \$535,000
Sale Date: 2 Jun 2016
Area: 99m2

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



25/175-177 Merthyr Road New Farm QLD 4005

Sale Price: \$587,000
Sale Date: 4 Apr 2016
Area: -

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



10/63 Moray Street New Farm QLD 4005

Sale Price: \$425,000
Sale Date: 26 May 2016
Area: -

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



13/72 Moray Street New Farm QLD 4005

Sale Price: \$1,700,000
Sale Date: 30 Apr 2016
Area: 198m2

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



4/76 Moray Street New Farm QLD 4005

Sale Price: \$545,000
Sale Date: 9 Apr 2016
Area: -

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



108/79 Moray Street New Farm QLD 4005

Sale Price: \$480,000
Sale Date: 4 May 2016
Area: 522m2 Approx

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



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8/145 Moray Street New Farm QLD 4005

Sale Price: \$672,000
Sale Date: 9 Jun 2016
Area: 1,197m2 Approx

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



7/229 Moray Street New Farm QLD 4005

Sale Price: \$320,000
Sale Date: 5 Apr 2016
Area: 612m2 Approx

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



6/267 Moray Street New Farm QLD 4005

Sale Price: \$577,000
Sale Date: 24 May 2016
Area: 348m2 Approx

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



6/111 Moreton Street New Farm QLD 4005

Sale Price: \$355,000
Sale Date: 3 Jun 2016
Area: -

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



6/27 Mountford Road New Farm QLD 4005

Sale Price: \$935,000
Sale Date: 7 Apr 2016
Area: 1,177m2 Approx

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



5/10 Oxlade Drive New Farm QLD 4005

Sale Price: Not Disclosed
Sale Date: 27 May 2016
Area: -

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



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Email: southbrisbane@spaceproperty.com.au



15/96 Oxlade Drive New Farm QLD 4005

Sale Price: \$930,000
Sale Date: 17 Jun 2016
Area: 642m2 Approx

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



5/110 Oxlade Drive New Farm QLD 4005

Sale Price: \$1,560,000
Sale Date: 13 May 2016
Area: -

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



6/118 Oxlade Drive New Farm QLD 4005

Sale Price: Not Disclosed
Sale Date: 24 May 2016
Area: 143m2

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



2/172 Oxlade Drive New Farm QLD 4005

Sale Price: Not Disclosed
Sale Date: 7 May 2016
Area: 2,997m2

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



1222/22 Refinery Parade New Farm QLD 4005

Sale Price: \$1,325,000
Sale Date: 22 Apr 2016
Area: 151m2

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



1232/22 Refinery Parade New Farm QLD 4005

Sale Price: \$1,340,000
Sale Date: 18 Apr 2016
Area: 150m2

Attributes: 2 Beds, 2 Baths, 1 Car Spaces



Space Property South Brisbane
130 Vulture Street, SOUTH BRISBANE
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25 Sargent Street New Farm QLD 4005

Sale Price: \$1,375,000
Sale Date: 21 May 2016
Area: 455m2

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



53 Sydney Street New Farm QLD 4005

Sale Price: Not Disclosed
Sale Date: 9 Jun 2016
Area: 544m2

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



68 Sydney Street New Farm QLD 4005

Sale Price: \$1,620,000
Sale Date: 28 Apr 2016
Area: 607m2

Attributes: 6 Beds, 3 Baths, 4 Car Spaces, 3 Lock Up Garages, 1 Ensuites



17/120 Sydney Street New Farm QLD 4005

Sale Price: \$542,500
Sale Date: 15 Apr 2016
Area: 1,143m2 Approx

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



24 Turner Avenue New Farm QLD 4005

Sale Price: \$2,050,000
Sale Date: 2 Jun 2016
Area: 403m2

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



101 Villiers Street New Farm QLD 4005

Sale Price: \$1,850,000
Sale Date: 15 Jun 2016
Area: 405m2

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



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