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A Nobel approach  
to Real Estate™

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Newstead  
April—June 2016

THE Adam  
Nobel TEAM



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## Area Profile

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

The population of Newstead in 2006 was 4,817 people. By 2011 the population was 839 showing a population decline of 82% in the area during that time.

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

Households in Newstead are primarily childless couples and are likely to be repaying between over \$4000 per month on mortgage repayments.

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

In 2006, 42.3% of the homes in Newstead were owner-occupied compared with 47.6% in 2011.

Currently the median sales price of houses in the area is 574,000.

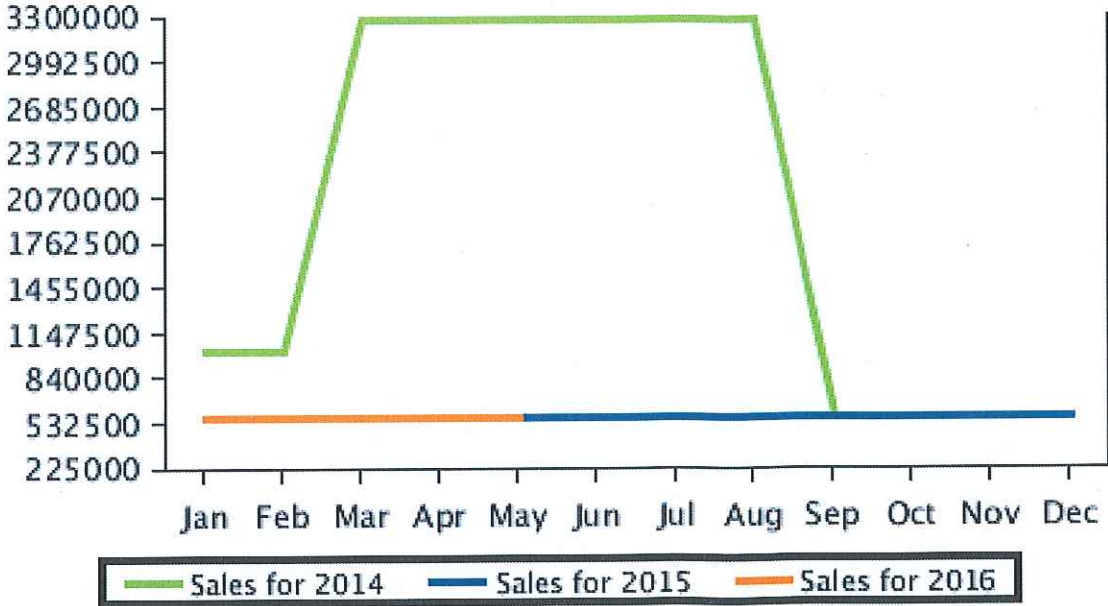
### Median Sale Price

| Period    | Year 2014    | Year 2015    | Year 2016    |
|-----------|--------------|--------------|--------------|
|           | Median Price | Median Price | Median Price |
| January   | \$1,015,000  | \$574,000    | \$574,000    |
| February  | \$1,015,000  | \$574,000    | \$574,000    |
| March     | \$3,275,000  | \$574,000    | \$574,000    |
| April     | \$3,275,000  | \$574,000    | \$574,000    |
| May       | \$3,275,000  | \$574,000    | \$574,000    |
| June      | \$3,275,000  | \$574,000    | \$0          |
| July      | \$3,275,000  | \$574,000    | \$0          |
| August    | \$3,275,000  | \$574,000    | \$0          |
| September | \$574,000    | \$574,000    | \$0          |
| October   | \$574,000    | \$574,000    | \$0          |
| November  | \$574,000    | \$574,000    | \$0          |
| December  | \$574,000    | \$574,000    | \$0          |



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### Median Sale Price





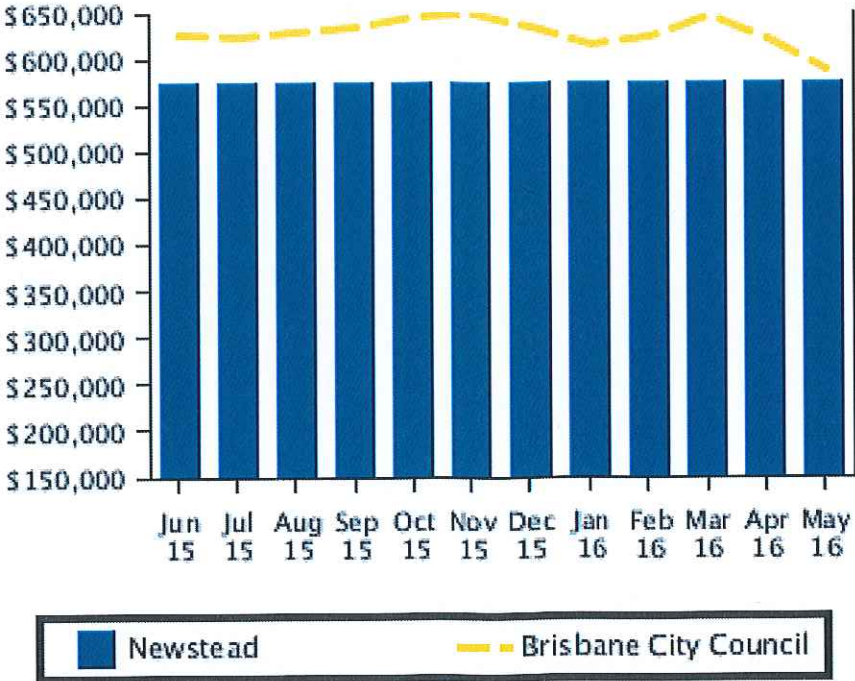
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# Recent Median Sale Prices

## Recent Median House Sale Prices

| Period         | Newstead     | Brisbane City Council |
|----------------|--------------|-----------------------|
|                | Median Price | Median Price          |
| May 2016       | \$574,000    | \$588,065             |
| April 2016     | \$574,000    | \$620,000             |
| March 2016     | \$574,000    | \$645,000             |
| February 2016  | \$574,000    | \$622,500             |
| January 2016   | \$574,000    | \$614,875             |
| December 2015  | \$574,000    | \$635,000             |
| November 2015  | \$574,000    | \$649,900             |
| October 2015   | \$574,000    | \$645,000             |
| September 2015 | \$574,000    | \$635,000             |
| August 2015    | \$574,000    | \$630,000             |
| July 2015      | \$574,000    | \$625,000             |
| June 2015      | \$574,000    | \$625,500             |

## Recent Median House Sale Prices





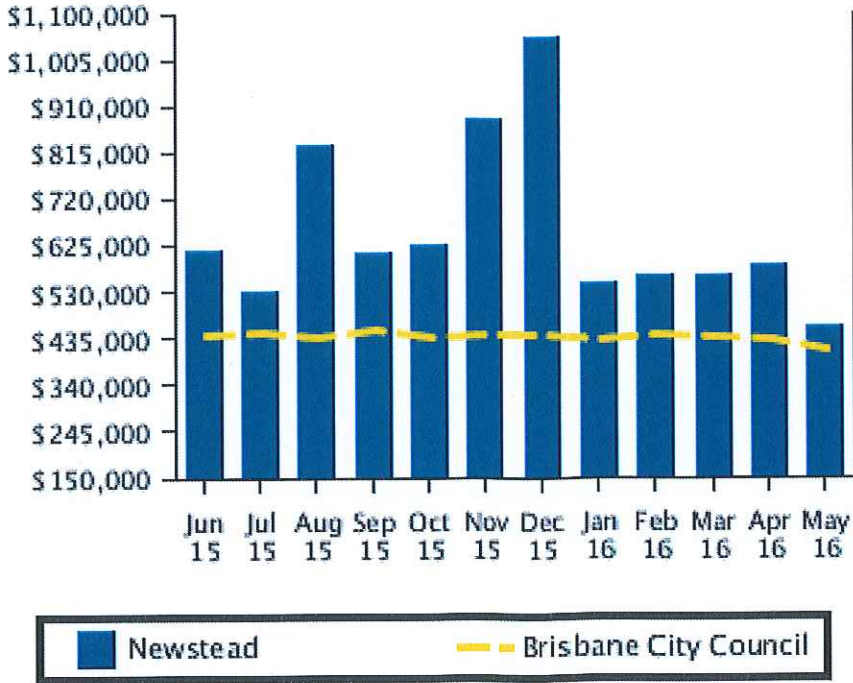


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**Recent Median Unit Sale Prices**

| Period         | Newstead<br>Median Price | Brisbane City Council<br>Median Price |
|----------------|--------------------------|---------------------------------------|
| May 2016       | \$455,000                | \$408,750                             |
| April 2016     | \$585,000                | \$429,500                             |
| March 2016     | \$562,250                | \$435,000                             |
| February 2016  | \$560,250                | \$441,050                             |
| January 2016   | \$543,750                | \$432,500                             |
| December 2015  | \$1,050,000              | \$440,000                             |
| November 2015  | \$880,000                | \$440,000                             |
| October 2015   | \$622,500                | \$435,000                             |
| September 2015 | \$610,450                | \$452,000                             |
| August 2015    | \$830,000                | \$435,500                             |
| July 2015      | \$529,625                | \$445,000                             |
| June 2015      | \$613,200                | \$443,000                             |

**Recent Median Unit Sale Prices**



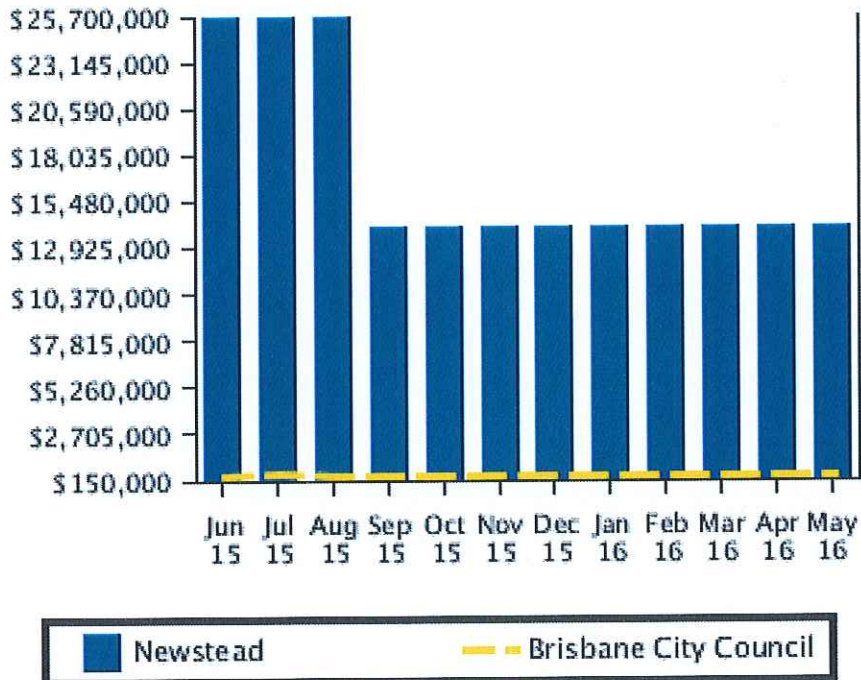


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### Recent Median Land Sale Prices

| Period         | Newstead     | Brisbane City Council |
|----------------|--------------|-----------------------|
|                | Median Price | Median Price          |
| May 2016       | \$14,097,426 | \$380,000             |
| April 2016     | \$14,097,426 | \$372,500             |
| March 2016     | \$14,097,426 | \$376,000             |
| February 2016  | \$14,097,426 | \$385,000             |
| January 2016   | \$14,097,426 | \$349,000             |
| December 2015  | \$14,097,426 | \$360,000             |
| November 2015  | \$14,097,426 | \$370,000             |
| October 2015   | \$14,097,426 | \$365,000             |
| September 2015 | \$14,097,426 | \$376,050             |
| August 2015    | \$25,685,000 | \$410,000             |
| July 2015      | \$25,685,000 | \$435,000             |
| June 2015      | \$25,685,000 | \$427,500             |

### Recent Median Land Sale Prices

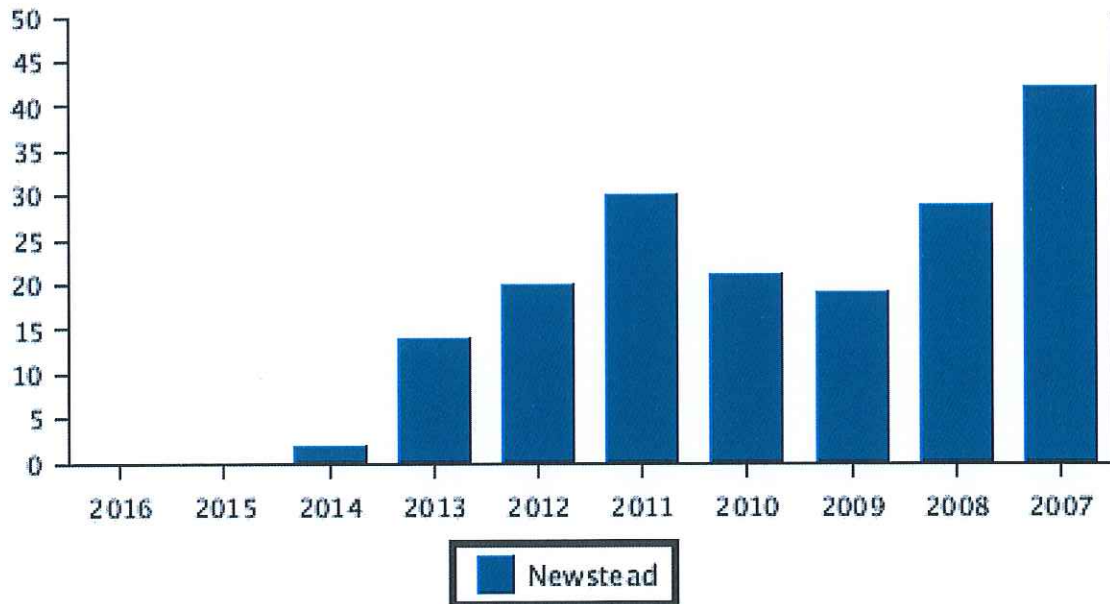


# Sales Per Annum

## House Sales Per Annum

| Period | Newstead |
|--------|----------|
|        | Number   |
| 2016   | 0        |
| 2015   | 0        |
| 2014   | 2        |
| 2013   | 14       |
| 2012   | 20       |
| 2011   | 30       |
| 2010   | 21       |
| 2009   | 19       |
| 2008   | 29       |
| 2007   | 42       |

## House Sales Per Annum

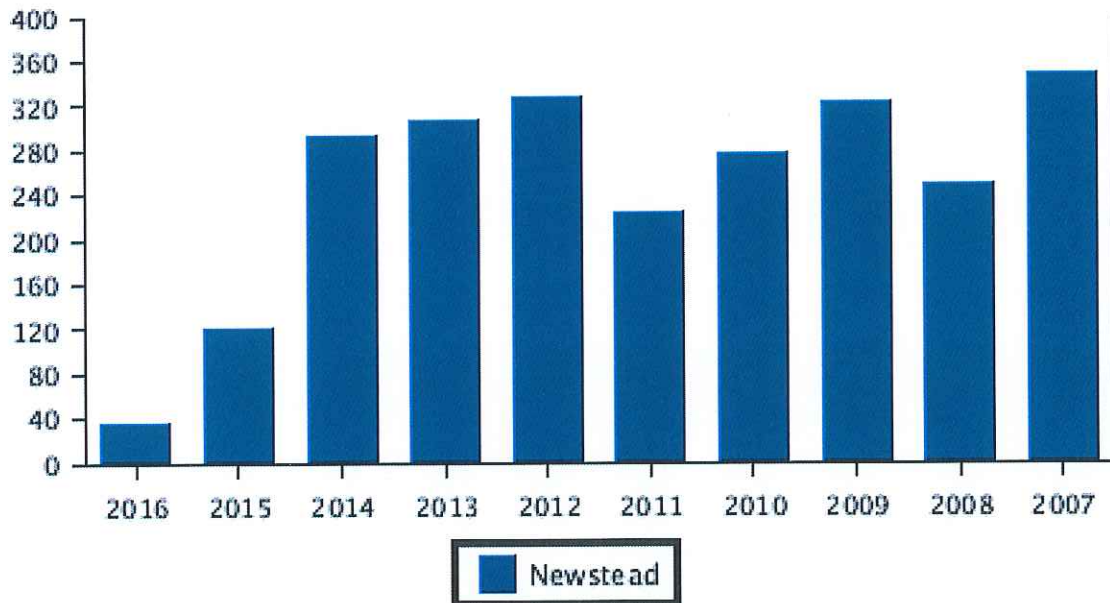




### Unit Sales Per Annum

| Period | Newstead<br>Number |
|--------|--------------------|
| 2016   | 35                 |
| 2015   | 120                |
| 2014   | 294                |
| 2013   | 307                |
| 2012   | 328                |
| 2011   | 223                |
| 2010   | 276                |
| 2009   | 324                |
| 2008   | 249                |
| 2007   | 348                |

### Unit Sales Per Annum

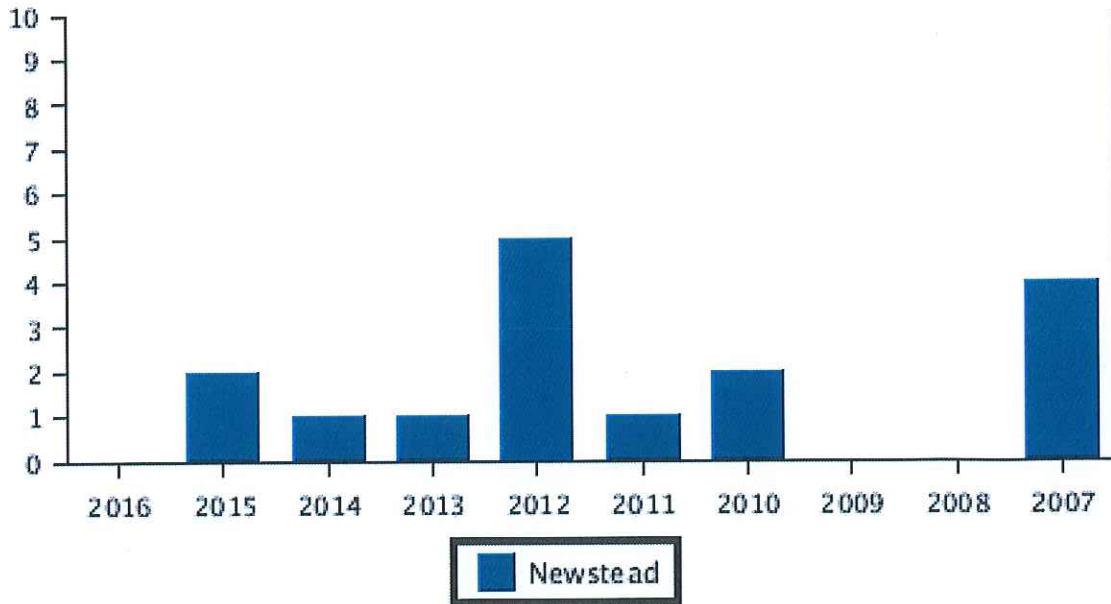




### Land Sales Per Annum

| Period | Newstead Number |
|--------|-----------------|
| 2016   | 0               |
| 2015   | 2               |
| 2014   | 1               |
| 2013   | 1               |
| 2012   | 5               |
| 2011   | 1               |
| 2010   | 2               |
| 2009   | 0               |
| 2008   | 0               |
| 2007   | 4               |

### Land Sales Per Annum

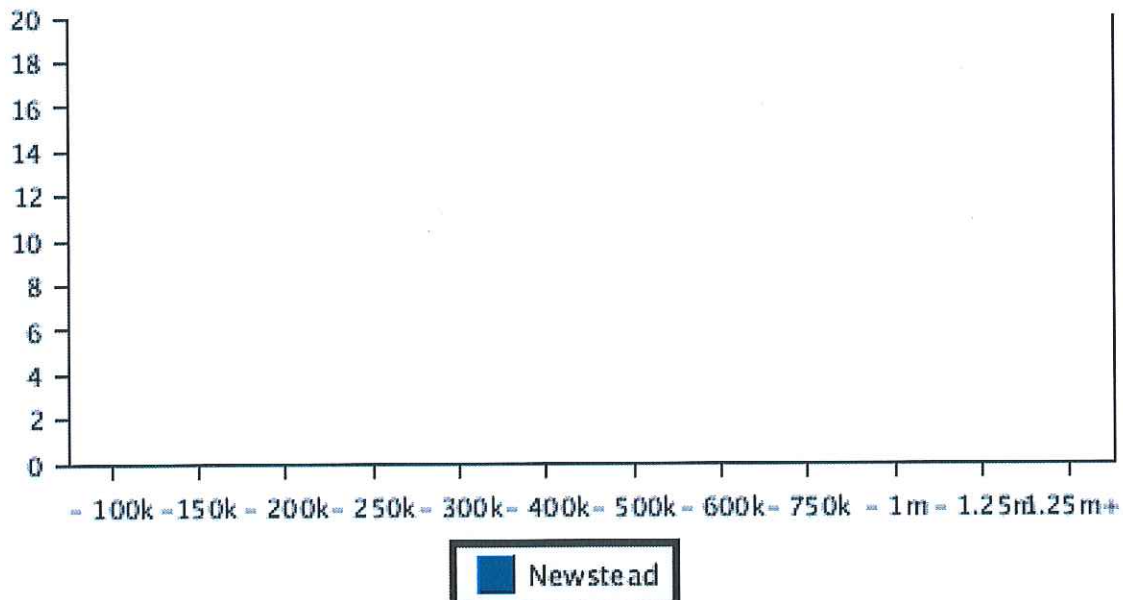


## Sales By Price

### House Sale by Price (12 months)

| Price        | Newstead |  |
|--------------|----------|--|
|              | 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     | 0        |  |
| > 1m - 1.25m | 0        |  |
| 1.25m+       | 0        |  |

### House Sales By Price (12 months)

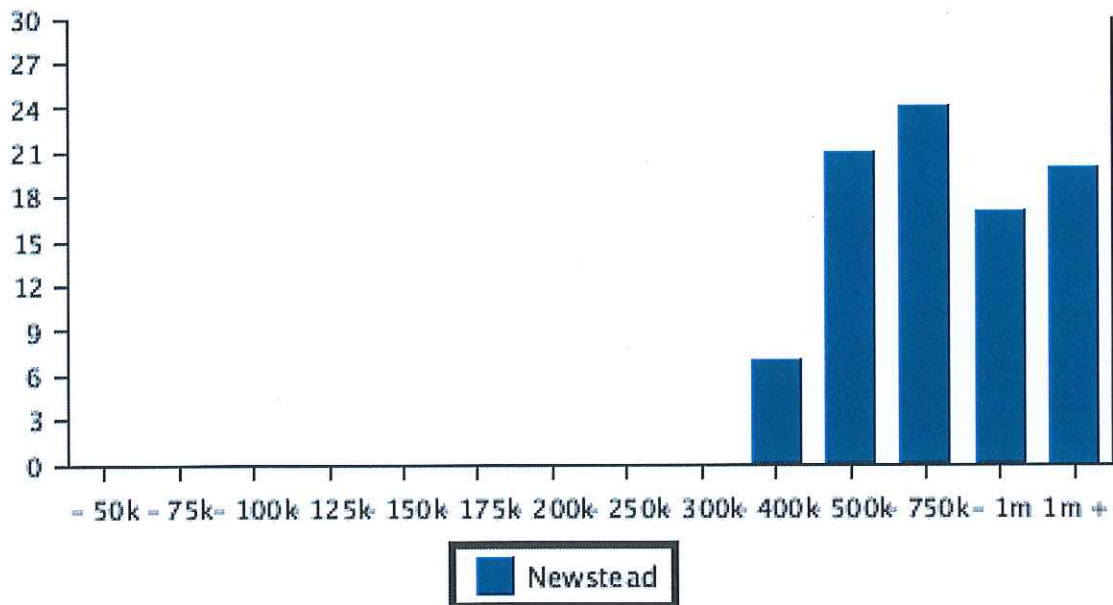




### Unit Sale by Price (12 months)

| Price      | Newstead<br>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 | 7                  |
| 401 - 500k | 21                 |
| 501 - 750k | 24                 |
| 751 - 1m   | 17                 |
| 1m +       | 20                 |

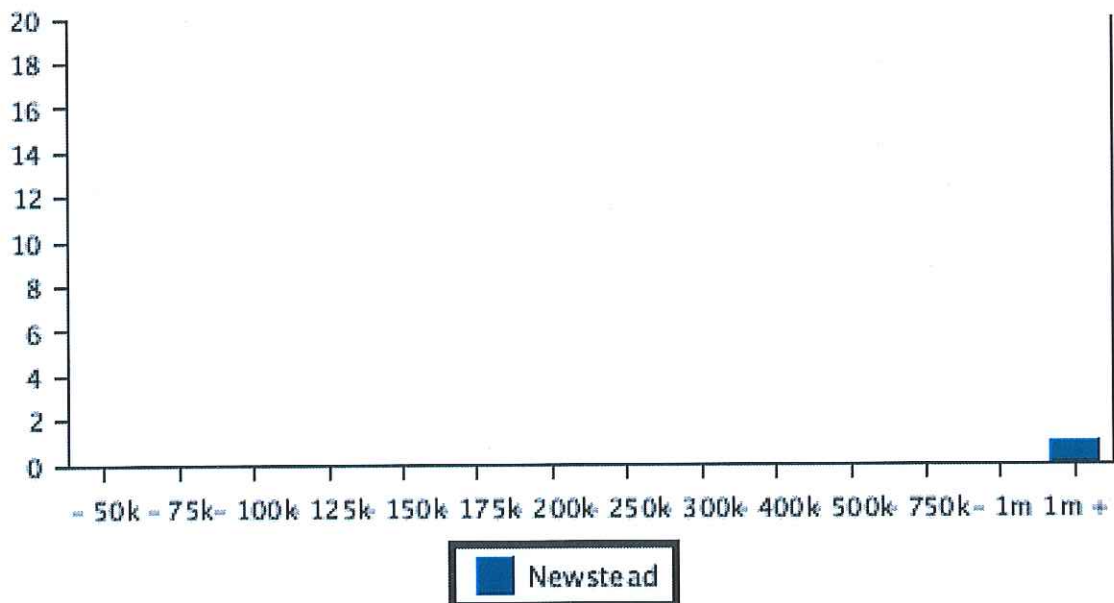
### Unit Sales By Price (12 months)



### Land Sale by Price (12 months)

| Price      | Newstead<br>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 +       | 1                  |

### Land Sales By Price (12 months)



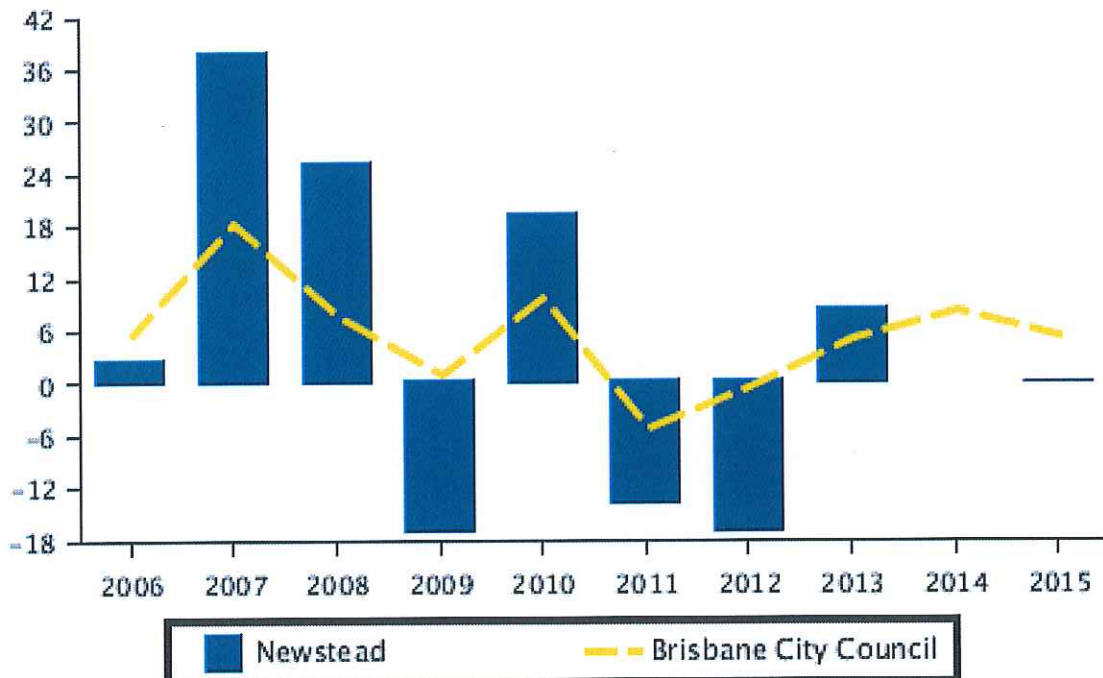


# Capital Growth Median Prices

## Capital Growth in Median Prices (Houses)

| Period | Newstead<br>% Change | Brisbane City Council<br>% Change |
|--------|----------------------|-----------------------------------|
| 2015   | 0%                   | 5.4%                              |
| 2014   | 0%                   | 8.3%                              |
| 2013   | 8.6%                 | 5.2%                              |
| 2012   | -17.6%               | -0.4%                             |
| 2011   | -14.4%               | -5.3%                             |
| 2010   | 19.5%                | 9.8%                              |
| 2009   | -17.6%               | 1%                                |
| 2008   | 25.4%                | 7.6%                              |
| 2007   | 38.1%                | 18.3%                             |
| 2006   | 2.8%                 | 5.7%                              |

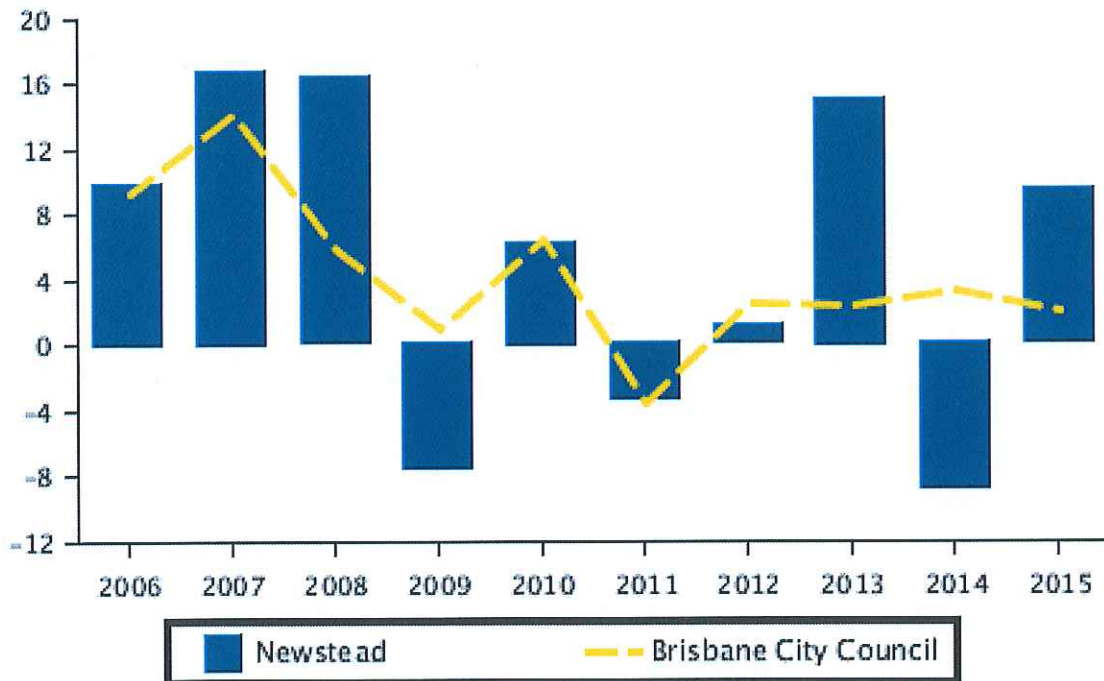
## Capital Growth in Median Prices (Houses)



### Capital Growth in Median Prices (Unit)

| Period | Newstead<br>% Change | Brisbane City Council<br>% Change |
|--------|----------------------|-----------------------------------|
| 2015   | 9.5%                 | 2.1%                              |
| 2014   | -9%                  | 3.3%                              |
| 2013   | 15.1%                | 2.4%                              |
| 2012   | 1.2%                 | 2.5%                              |
| 2011   | -3.6%                | -3.6%                             |
| 2010   | 6.3%                 | 6.4%                              |
| 2009   | -7.8%                | 1%                                |
| 2008   | 16.4%                | 5.8%                              |
| 2007   | 16.8%                | 14.1%                             |
| 2006   | 9.9%                 | 9.2%                              |

### Capital Growth in Median Prices (Unit)

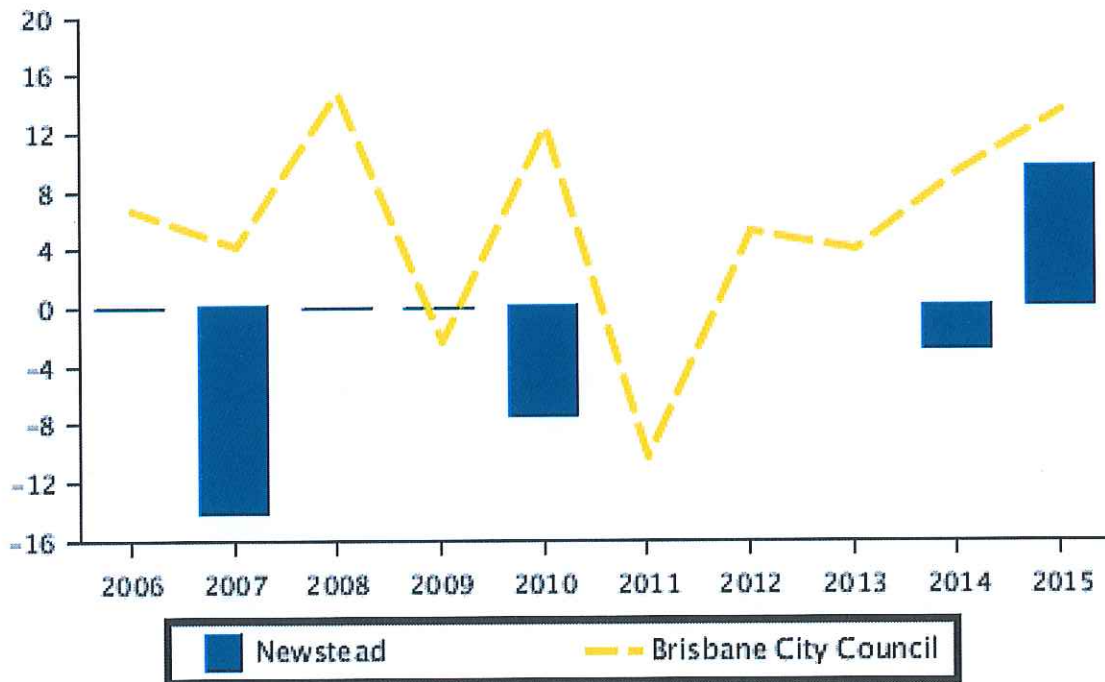




### Capital Growth in Median Prices (Land)

| Period | Newstead<br>% Change | Brisbane City Council<br>% Change |
|--------|----------------------|-----------------------------------|
| 2015   | 9.6%                 | 13.6%                             |
| 2014   | -3%                  | 9.4%                              |
| 2013   | 0%                   | 4%                                |
| 2012   | 0%                   | 5.3%                              |
| 2011   | 0%                   | -10.2%                            |
| 2010   | -7.7%                | 12.5%                             |
| 2009   | 0%                   | -2.4%                             |
| 2008   | 0%                   | 14.8%                             |
| 2007   | -14.4%               | 4.2%                              |
| 2006   | 0%                   | 6.7%                              |

### Capital Growth in Median Prices (Land)

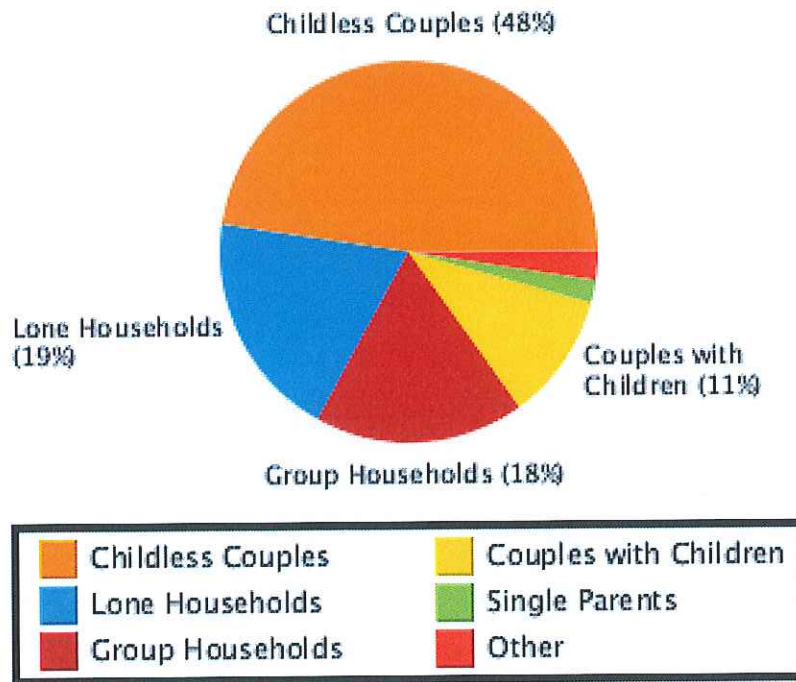


# Household

## Household Structure

| Type                  | Percent |
|-----------------------|---------|
| Childless Couples     | 47.6    |
| Lone Households       | 19.3    |
| Group Households      | 17.9    |
| Couples with Children | 10.8    |
| Other                 | 2.5     |
| Single Parents        | 1.9     |

## Household Structure

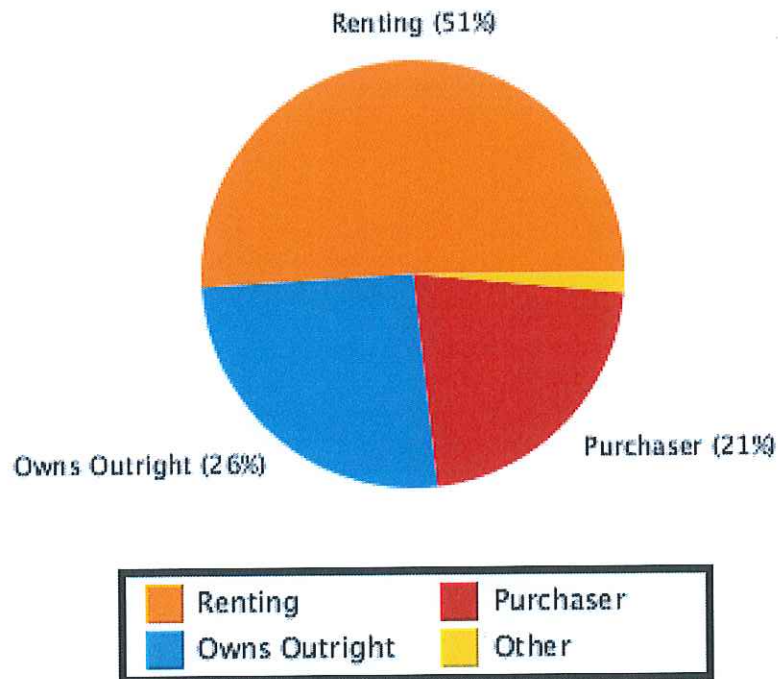




### Household Occupancy

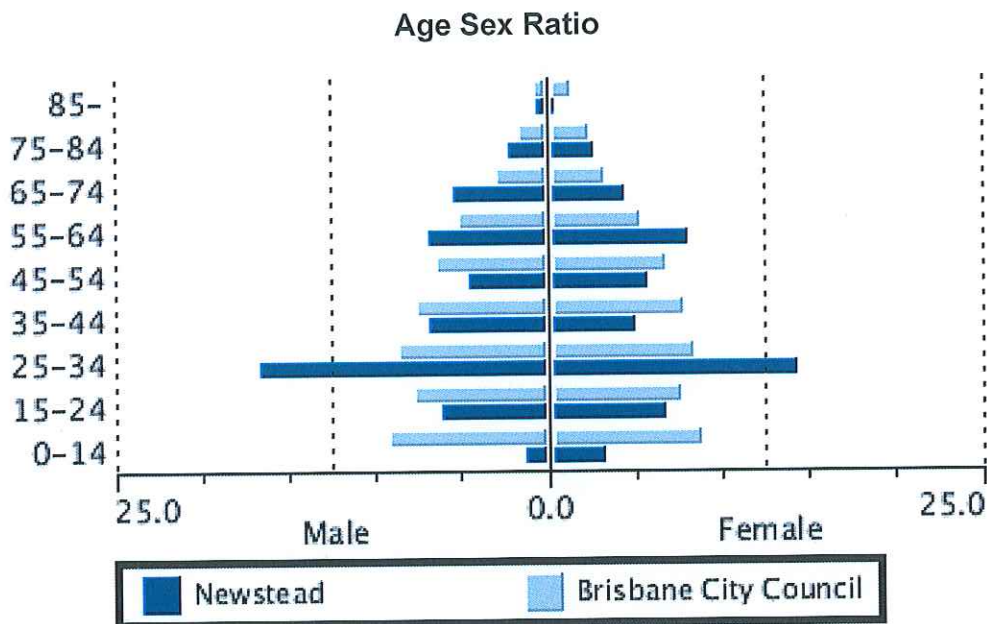
| Type           | Percent |
|----------------|---------|
| Renting        | 50.9    |
| Owens Outright | 25.8    |
| Purchaser      | 21.8    |
| Other          | 1.5     |

### Household Occupancy



## Age Sex Ratio

| Age Group | Newstead |          | Brisbane City Council |          |
|-----------|----------|----------|-----------------------|----------|
|           | Male %   | Female % | Male %                | Female % |
| 0-14      | 1.3      | 3.2      | 9.2                   | 8.7      |
| 15-24     | 6.0      | 6.7      | 7.7                   | 7.6      |
| 25-34     | 16.6     | 14.3     | 8.5                   | 8.3      |
| 35-44     | 6.8      | 4.9      | 7.5                   | 7.7      |
| 45-54     | 4.5      | 5.7      | 6.4                   | 6.6      |
| 55-64     | 6.8      | 8.0      | 5.0                   | 5.2      |
| 65-74     | 5.4      | 4.3      | 2.9                   | 3.1      |
| 75-84     | 2.1      | 2.6      | 1.6                   | 2.2      |
| 85-       | 0.5      | 0.4      | 0.6                   | 1.2      |

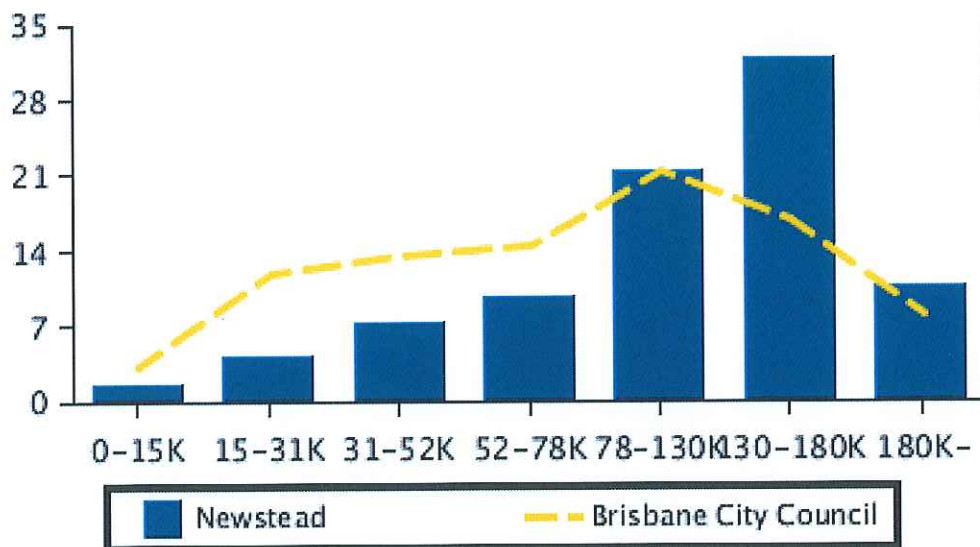




## Household Income

| Income Range | Newstead % | Brisbane City Council % |
|--------------|------------|-------------------------|
| 0-15K        | 1.5        | 3.3                     |
| 15-31K       | 4.2        | 11.8                    |
| 31-52K       | 7.2        | 13.4                    |
| 52-78K       | 9.7        | 14.4                    |
| 78-130K      | 21.4       | 21.3                    |
| 130-180K     | 31.7       | 16.7                    |
| 180K-        | 10.7       | 7.9                     |

Household Income





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## Summary

### Summary Sales History

|              | Quantity | Lowest Sale | Highest Sale | Median Value | Average     | Total Value        |
|--------------|----------|-------------|--------------|--------------|-------------|--------------------|
| *EXCLUDED    | 1        |             |              |              |             |                    |
| BUSINESS     | 1        | \$1,550,000 | \$1,550,000  | \$1,550,000  | \$1,550,000 | \$1,550,000        |
| COMMERCIAL   | 2        | \$350,000   | \$3,300,000  | \$1,825,000  | \$1,825,000 | \$3,650,000        |
| UNIT         | 5        | \$315,000   | \$765,000    | \$570,000    | \$557,450   | \$2,787,250        |
| <b>TOTAL</b> | <b>9</b> |             |              |              |             | <b>\$7,987,250</b> |

### Sales History By Property Attributes

|              |       | Quantity | Lowest Sale | Highest Sale | Median Value | Average Value    |
|--------------|-------|----------|-------------|--------------|--------------|------------------|
| *EXCLUDED    |       | 1        |             |              |              |                  |
| BUSINESS     | N/A   | 1        | \$1,550,000 | \$1,550,000  | \$1,550,000  | \$1,550,000      |
| COMMERCIAL   | N/A   | 2        | \$350,000   | \$3,300,000  | \$1,825,000  | \$1,825,000      |
| UNIT         | 2 Bed | 1        | \$585,000   | \$585,000    | \$585,000    | \$585,000        |
|              | 3 Bed | 2        | \$570,000   | \$765,000    | \$667,500    | \$667,500        |
|              | N/A   | 2        | \$315,000   | \$552,250    | \$433,625    | \$433,625        |
| <b>TOTAL</b> |       | <b>9</b> |             |              |              | <b>\$887,472</b> |





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## Sold Properties



### 9 Creswell Street Newstead QLD 4006

Sale Price: \$1,550,000

Sale Date: 8 Apr 2016

Area: 341m<sup>2</sup>

Attributes:



### 42 Doggett Street Newstead QLD 4006

Sale Price: \$3,300,000

Sale Date: 27 Apr 2016

Area: 562m<sup>2</sup>

Attributes: 16 Car Spaces



### 14/76 Doggett Street Newstead QLD 4006

Sale Price: \$350,000

Sale Date: 19 Apr 2016

Area: 74m<sup>2</sup>

Attributes: 2 Car Spaces



### 214/1 Ella Street Newstead QLD 4006

Sale Price: \$570,000

Sale Date: 1 Jun 2016

Area: 131m<sup>2</sup>

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

### 107/6 Kyabra Street Newstead QLD 4006

Sale Price: \$315,000

Sale Date: 16 May 2016

Area: 60m<sup>2</sup>

Attributes:

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**506/16 Masters Street Newstead QLD 4006**

Sale Price: \$552,250  
Sale Date: 29 Apr 2016  
Area: 94m2

Attributes:



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**601/16 Masters Street Newstead QLD 4006**

Sale Price: \$585,000  
Sale Date: 13 Apr 2016  
Area: 90m2

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



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**11/9 Newstead Avenue Newstead QLD 4006**

Sale Price: \$765,000  
Sale Date: 10 Apr 2016  
Area: 163m2

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



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**118/53 Vernon Terrace Newstead QLD 4006**

Sale Price: Not Disclosed  
Sale Date: 7 Jun 2016  
Area: 4,840m2 Approx

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





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