
A Nobel approach
to Real Estate™

Paddington
April—June 2016

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Area Profile

The size of Paddington is approximately 2 square kilometres. It has 1 park.

The population of Paddington in 2006 was 7,618 people. By 2011 the population was 7,990 showing a population growth of 4% in the area during that time.

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

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

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

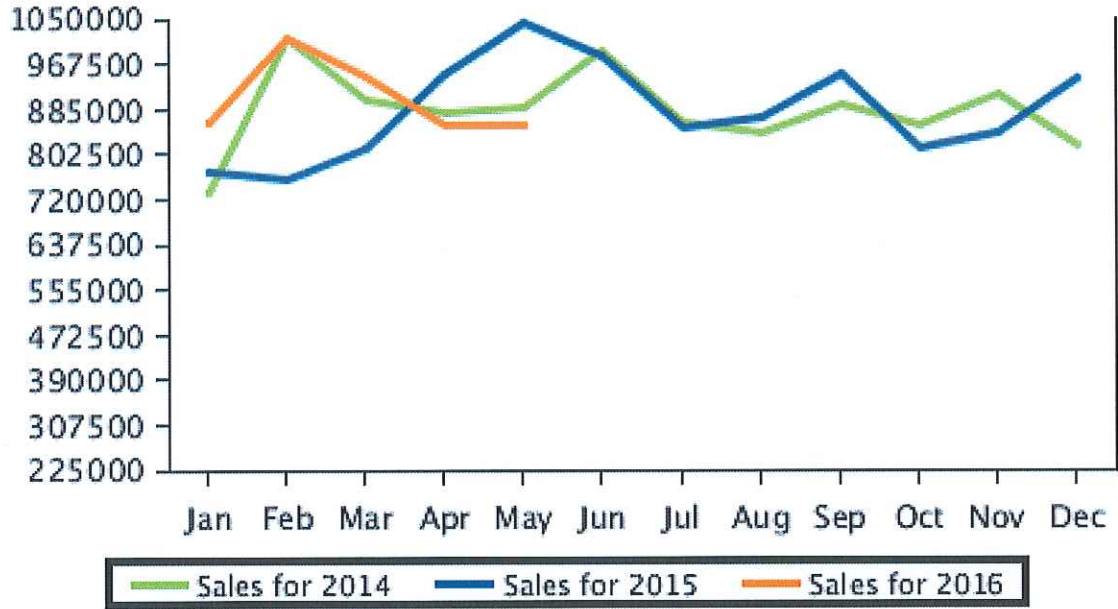
In 2006, 51.8% of the homes in Paddington were owner-occupied compared with 51.1% in 2011.

Currently the median sales price of houses in the area is 855,000.

Median Sale Price

| Period | Year 2014 | Year 2015 | Year 2016 |
|-----------|--------------|--------------|--------------|
| | Median Price | Median Price | Median Price |
| January | \$735,000 | \$771,000 | \$860,000 |
| February | \$1,013,500 | \$757,500 | \$1,015,500 |
| March | \$901,000 | \$815,000 | \$945,000 |
| April | \$877,500 | \$950,000 | \$855,000 |
| May | \$887,500 | \$1,043,750 | \$855,000 |
| June | \$992,500 | \$980,000 | \$0 |
| July | \$859,000 | \$850,000 | \$0 |
| August | \$841,250 | \$870,500 | \$0 |
| September | \$893,500 | \$950,000 | \$0 |
| October | \$855,000 | \$814,500 | \$0 |
| November | \$911,500 | \$840,000 | \$0 |
| December | \$820,000 | \$938,000 | \$0 |

Median Sale Price

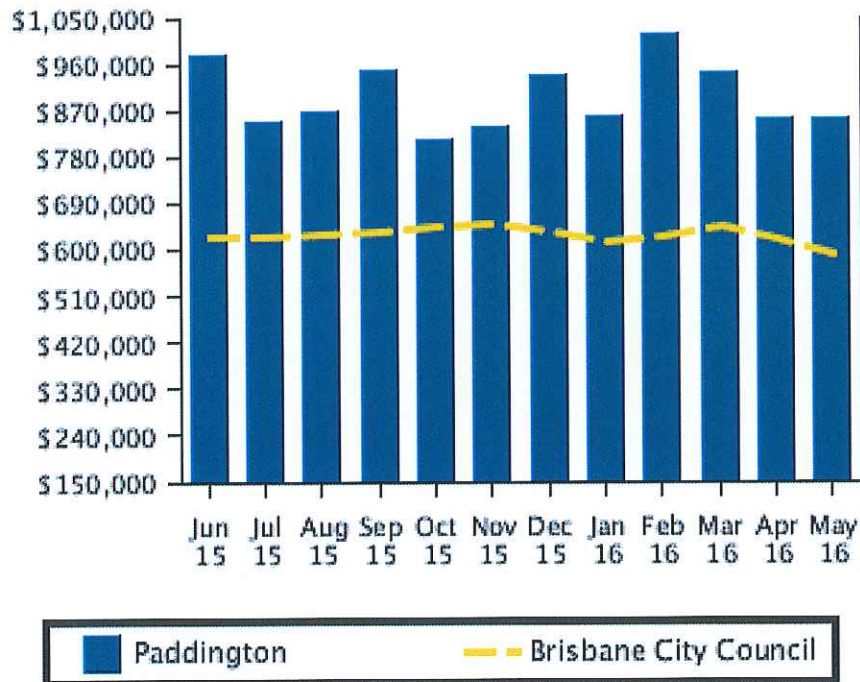


Recent Median Sale Prices

Recent Median House Sale Prices

| Period | Paddington | Brisbane City Council |
|----------------|--------------|-----------------------|
| | Median Price | Median Price |
| May 2016 | \$855,000 | \$588,065 |
| April 2016 | \$855,000 | \$620,000 |
| March 2016 | \$945,000 | \$645,000 |
| February 2016 | \$1,015,500 | \$622,500 |
| January 2016 | \$860,000 | \$614,875 |
| December 2015 | \$938,000 | \$635,000 |
| November 2015 | \$840,000 | \$649,900 |
| October 2015 | \$814,500 | \$645,000 |
| September 2015 | \$950,000 | \$635,000 |
| August 2015 | \$870,500 | \$630,000 |
| July 2015 | \$850,000 | \$625,000 |
| June 2015 | \$980,000 | \$625,500 |

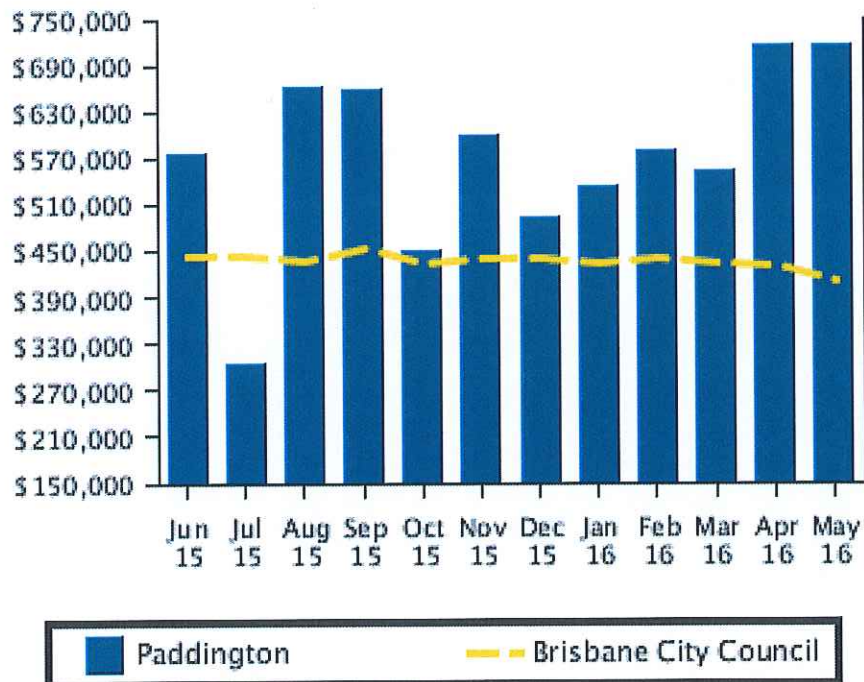
Recent Median House Sale Prices



Recent Median Unit Sale Prices

| Period | Paddington Median Price | Brisbane City Council Median Price |
|----------------|----------------------------|---------------------------------------|
| May 2016 | \$715,000 | \$408,750 |
| April 2016 | \$715,000 | \$429,500 |
| March 2016 | \$553,750 | \$435,000 |
| February 2016 | \$580,000 | \$441,050 |
| January 2016 | \$532,500 | \$432,500 |
| December 2015 | \$493,000 | \$440,000 |
| November 2015 | \$599,000 | \$440,000 |
| October 2015 | \$451,000 | \$435,000 |
| September 2015 | \$660,000 | \$452,000 |
| August 2015 | \$661,000 | \$435,500 |
| July 2015 | \$303,000 | \$445,000 |
| June 2015 | \$575,000 | \$443,000 |

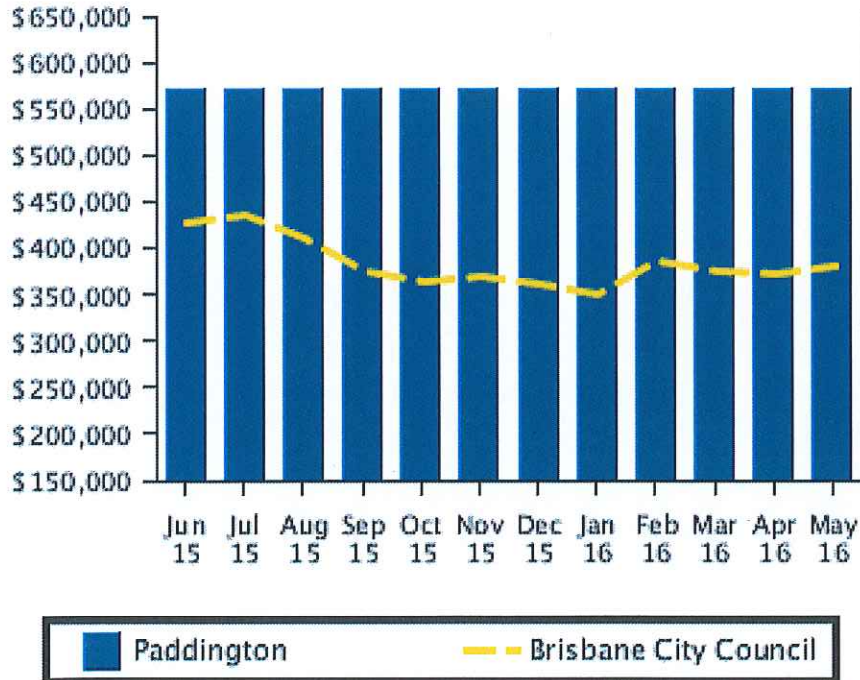
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

| Period | Paddington Median Price | Brisbane City Council Median Price |
|----------------|----------------------------|---------------------------------------|
| May 2016 | \$570,377 | \$380,000 |
| April 2016 | \$570,377 | \$372,500 |
| March 2016 | \$570,377 | \$376,000 |
| February 2016 | \$570,377 | \$385,000 |
| January 2016 | \$570,377 | \$349,000 |
| December 2015 | \$570,377 | \$360,000 |
| November 2015 | \$570,377 | \$370,000 |
| October 2015 | \$570,377 | \$365,000 |
| September 2015 | \$570,377 | \$376,050 |
| August 2015 | \$570,377 | \$410,000 |
| July 2015 | \$570,377 | \$435,000 |
| June 2015 | \$570,377 | \$427,500 |

Recent Median Land Sale Prices

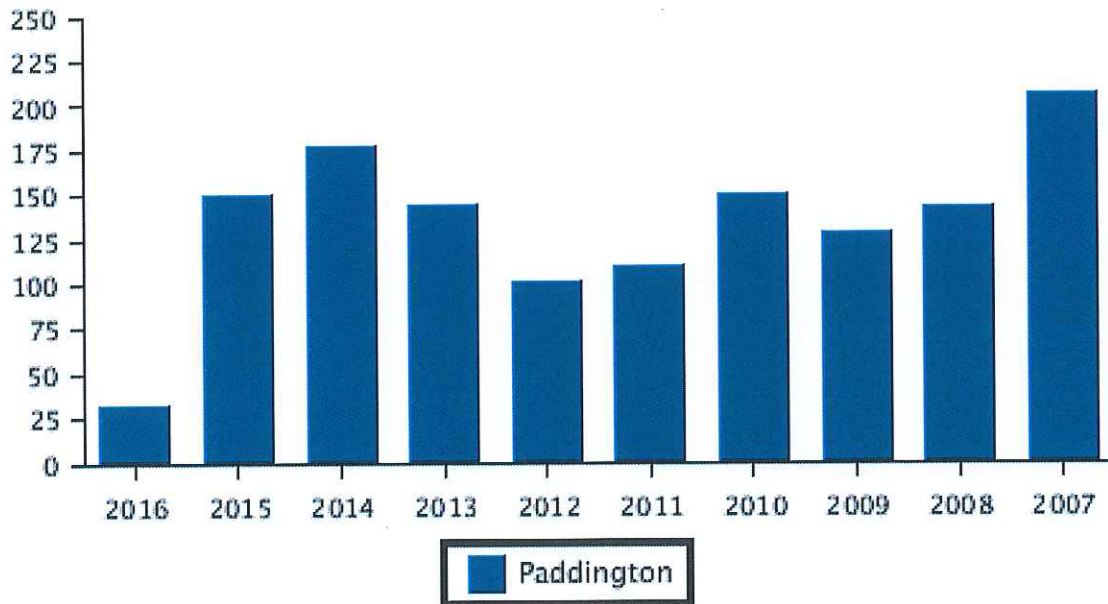


Sales Per Annum

House Sales Per Annum

| Period | Paddington |
|--------|------------|
| | Number |
| 2016 | 32 |
| 2015 | 150 |
| 2014 | 178 |
| 2013 | 144 |
| 2012 | 101 |
| 2011 | 110 |
| 2010 | 150 |
| 2009 | 129 |
| 2008 | 143 |
| 2007 | 206 |

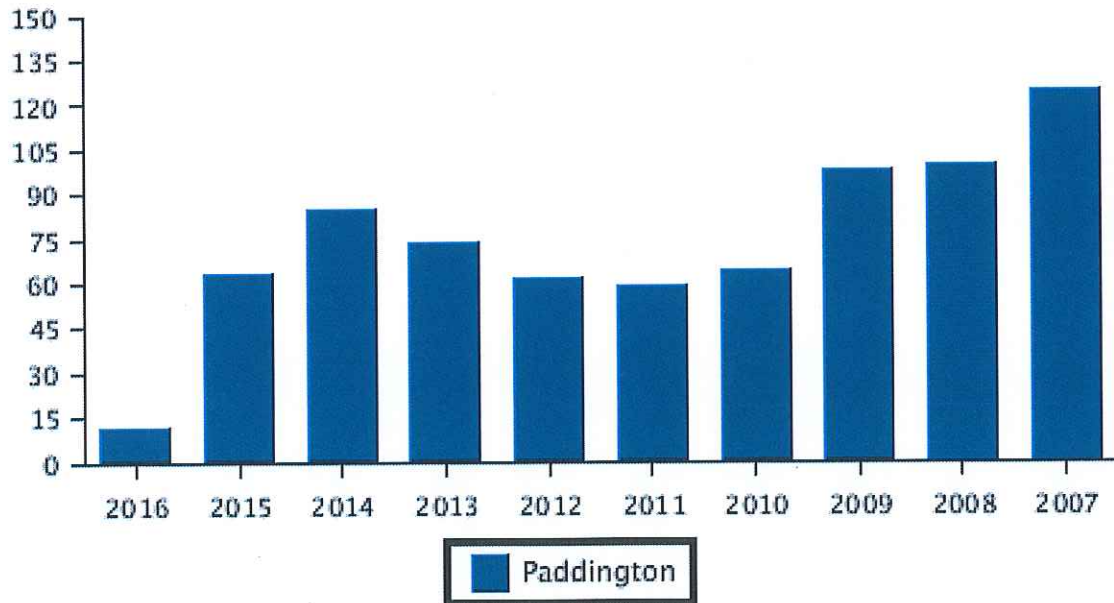
House Sales Per Annum



Unit Sales Per Annum

| Period | Paddington Number |
|--------|----------------------|
| 2016 | 12 |
| 2015 | 63 |
| 2014 | 85 |
| 2013 | 74 |
| 2012 | 62 |
| 2011 | 59 |
| 2010 | 64 |
| 2009 | 98 |
| 2008 | 100 |
| 2007 | 125 |

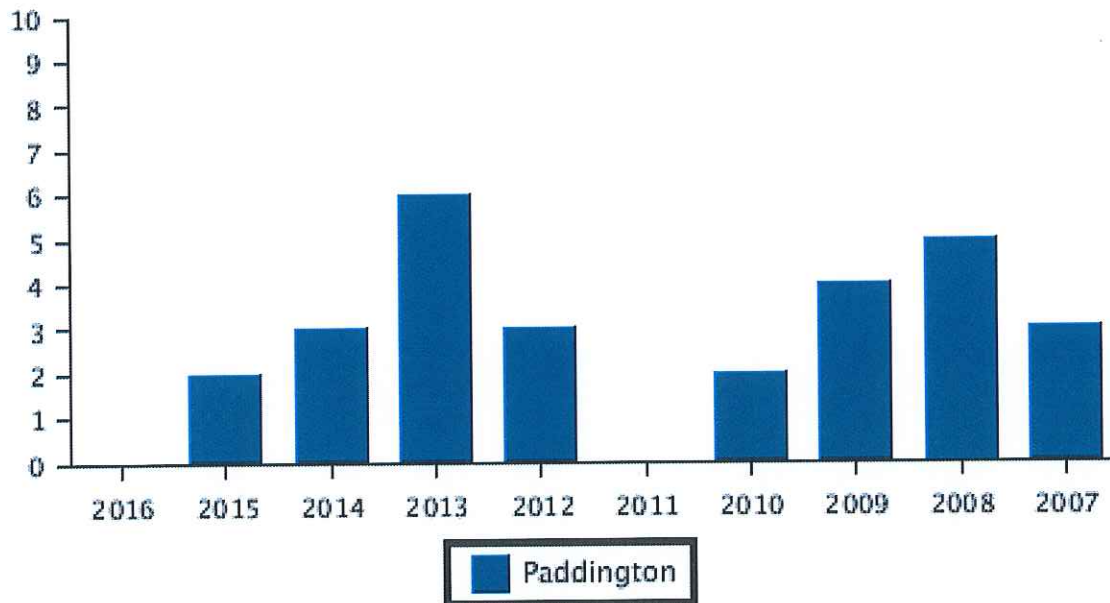
Unit Sales Per Annum



Land Sales Per Annum

| Period | Paddington | |
|--------|------------|--|
| | Number | |
| 2016 | 0 | |
| 2015 | 2 | |
| 2014 | 3 | |
| 2013 | 6 | |
| 2012 | 3 | |
| 2011 | 0 | |
| 2010 | 2 | |
| 2009 | 4 | |
| 2008 | 5 | |
| 2007 | 3 | |

Land Sales Per Annum

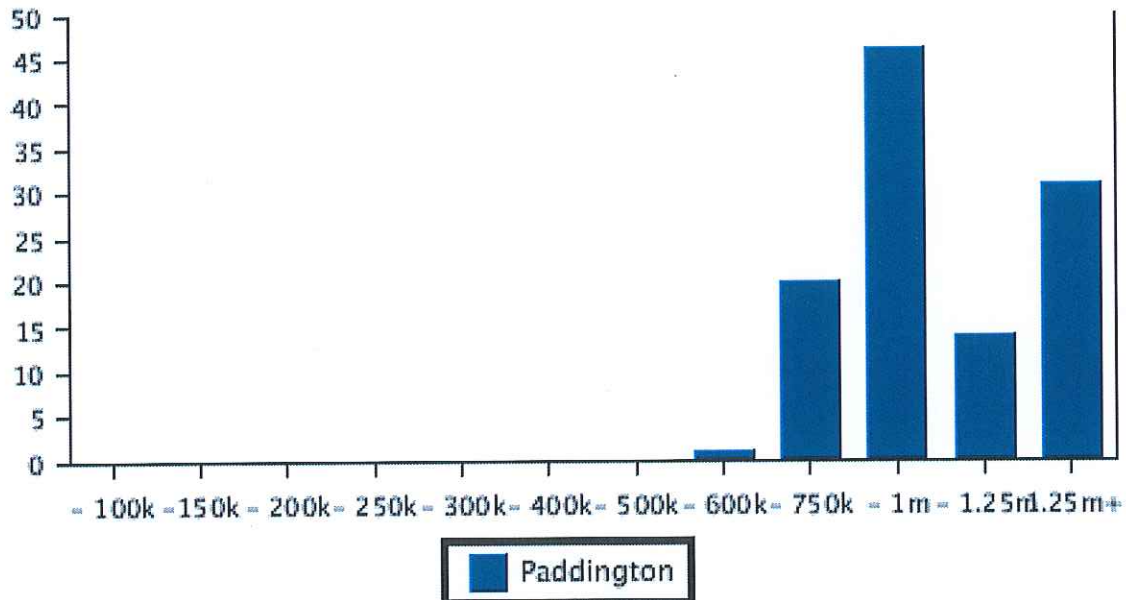


Sales By Price

House Sale by Price (12 months)

| Price | Paddington | |
|--------------|------------|--|
| | 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 | 20 | |
| 751 - 1m | 46 | |
| > 1m - 1.25m | 14 | |
| 1.25m+ | 31 | |

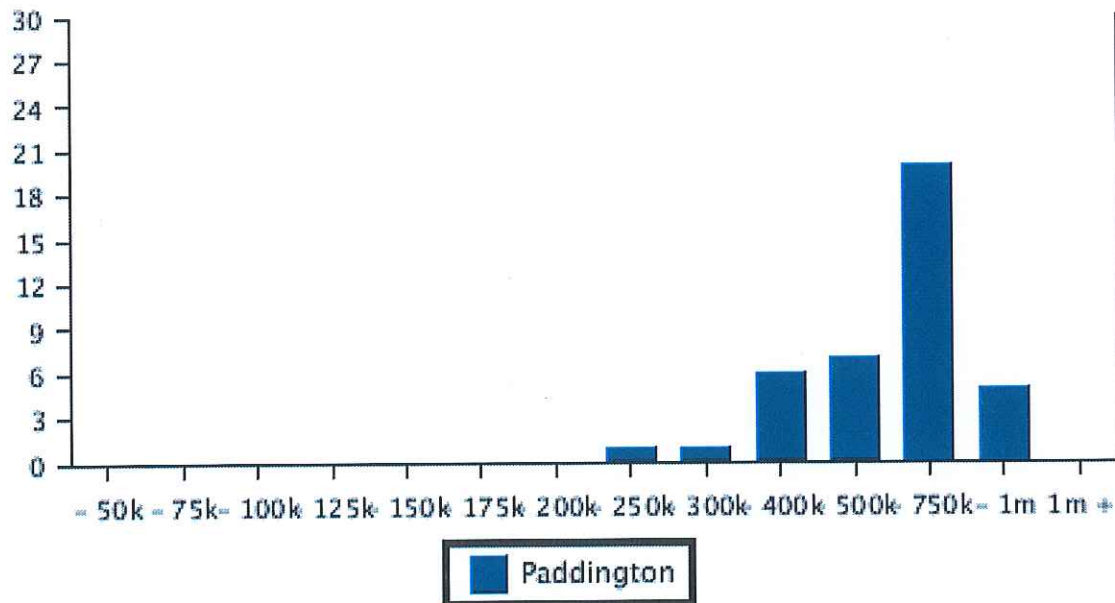
House Sales By Price (12 months)



Unit Sale by Price (12 months)

| Price | Paddington | |
|------------|------------|--|
| | Number | |
| 0 - 50k | 0 | |
| 51 - 75k | 0 | |
| 76 - 100k | 0 | |
| 101 - 125k | 0 | |
| 126 - 150k | 0 | |
| 151 - 175k | 0 | |
| 176 - 200k | 0 | |
| 201 - 250k | 1 | |
| 251 - 300k | 1 | |
| 301 - 400k | 6 | |
| 401 - 500k | 7 | |
| 501 - 750k | 20 | |
| 751 - 1m | 5 | |
| 1m + | 0 | |

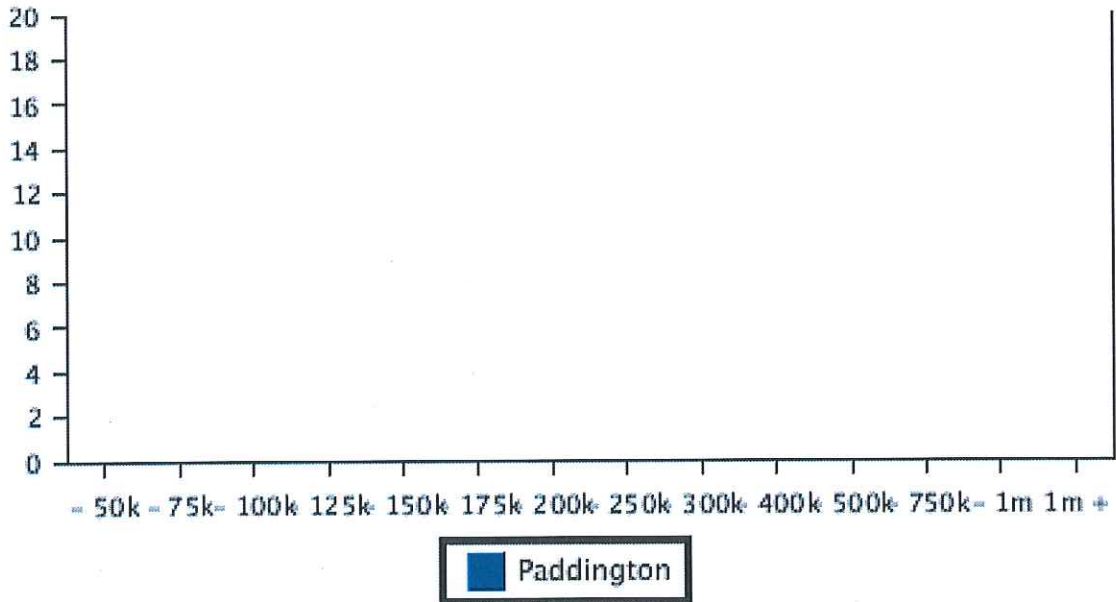
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

| Price | Paddington 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)

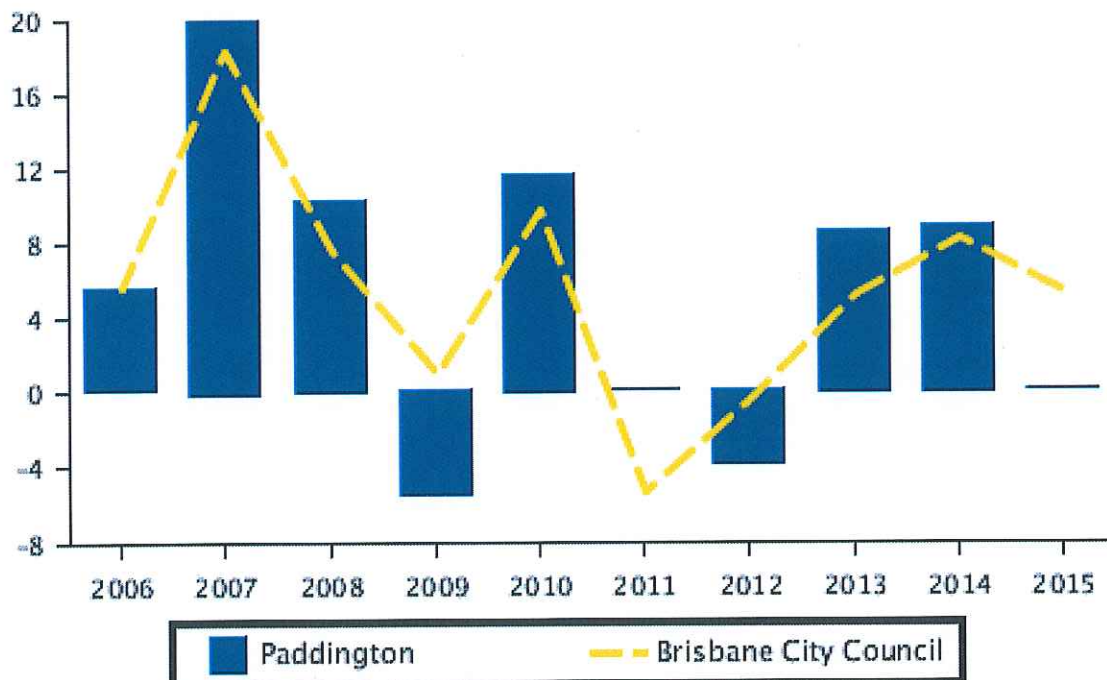


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

| Period | Paddington % Change | Brisbane City Council % Change |
|--------|------------------------|-----------------------------------|
| 2015 | 0.1% | 5.4% |
| 2014 | 9% | 8.3% |
| 2013 | 8.7% | 5.2% |
| 2012 | -4% | -0.4% |
| 2011 | 0.1% | -5.3% |
| 2010 | 11.7% | 9.8% |
| 2009 | -5.7% | 1% |
| 2008 | 10.3% | 7.6% |
| 2007 | 23.9% | 18.3% |
| 2006 | 5.6% | 5.7% |

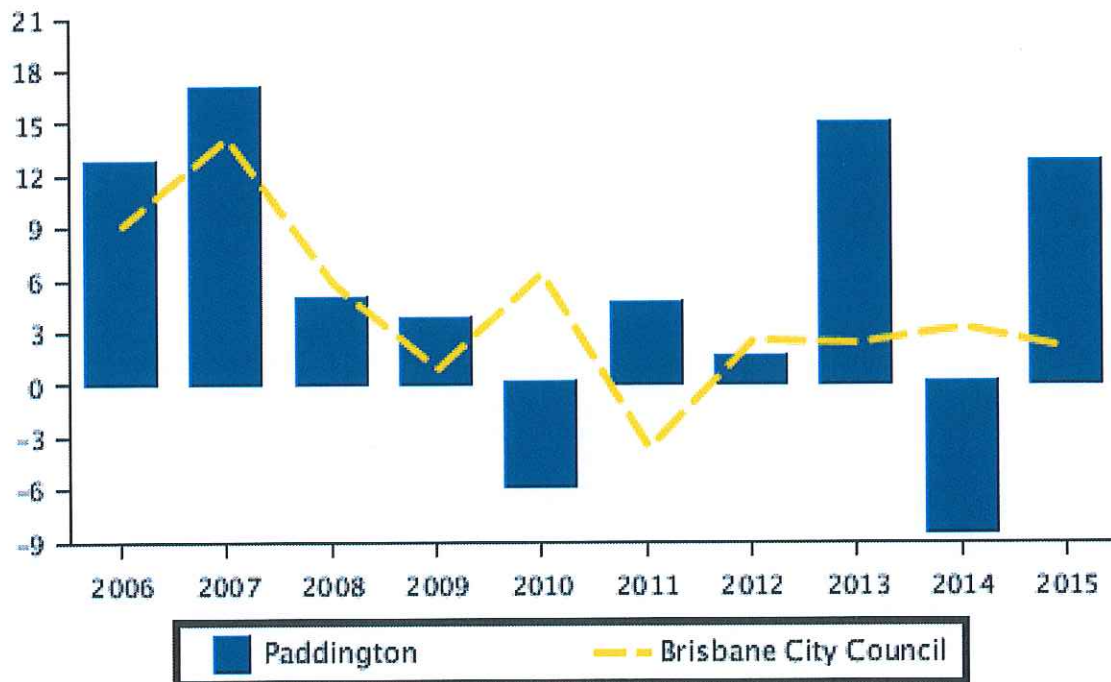
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

| Period | Paddington % Change | Brisbane City Council % Change |
|--------|------------------------|-----------------------------------|
| 2015 | 12.8% | 2.1% |
| 2014 | -8.7% | 3.3% |
| 2013 | 15.1% | 2.4% |
| 2012 | 1.7% | 2.5% |
| 2011 | 4.8% | -3.6% |
| 2010 | -6.1% | 6.4% |
| 2009 | 3.9% | 1% |
| 2008 | 5% | 5.8% |
| 2007 | 17.1% | 14.1% |
| 2006 | 12.9% | 9.2% |

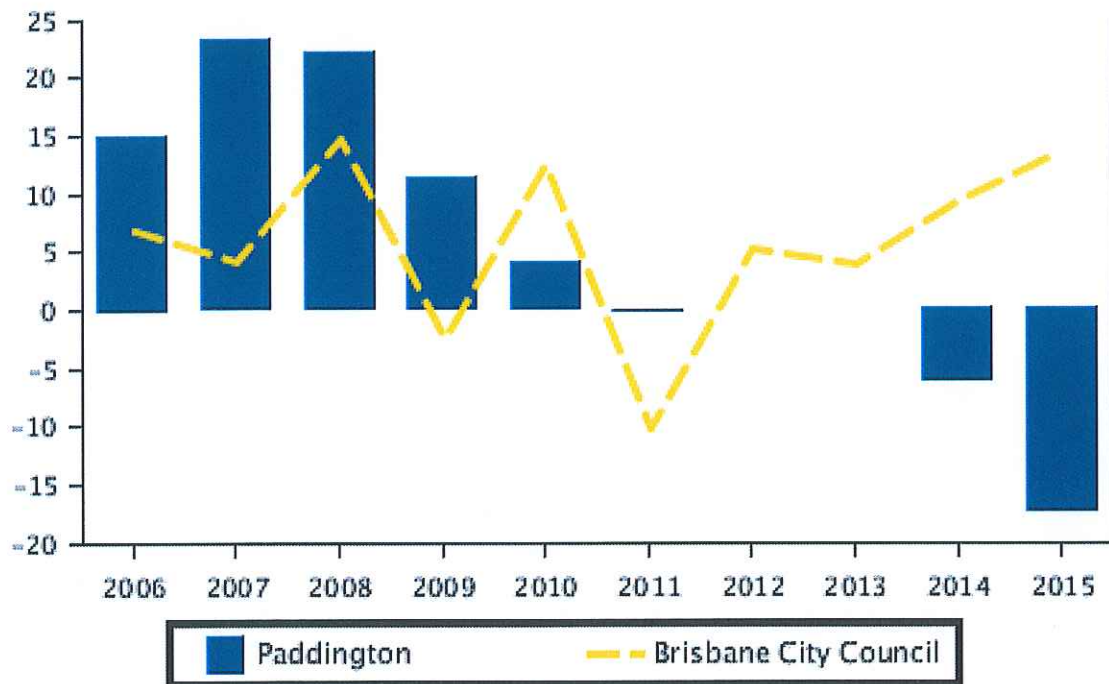
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

| Period | Paddington % Change | Brisbane City Council % Change |
|--------|------------------------|-----------------------------------|
| 2015 | -17.5% | 13.6% |
| 2014 | -6.3% | 9.4% |
| 2013 | 0% | 4% |
| 2012 | 0% | 5.3% |
| 2011 | 0% | -10.2% |
| 2010 | 4.1% | 12.5% |
| 2009 | 11.4% | -2.4% |
| 2008 | 22.2% | 14.8% |
| 2007 | 23.3% | 4.2% |
| 2006 | 15% | 6.7% |

Capital Growth in Median Prices (Land)

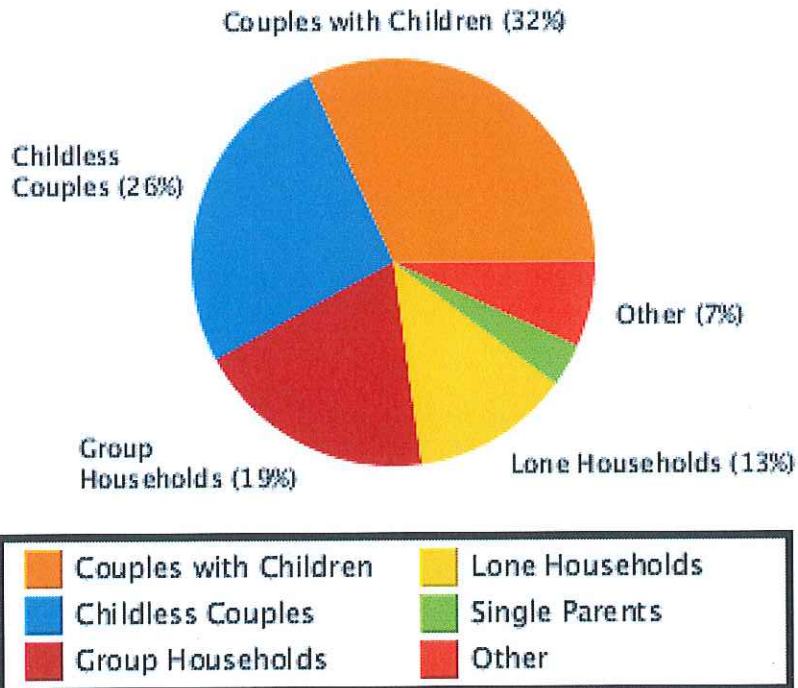


Household

Household Structure

| Type | Percent |
|-----------------------|---------|
| Couples with Children | 31.8 |
| Childless Couples | 26.1 |
| Group Households | 19.3 |
| Lone Households | 12.7 |
| Other | 6.8 |
| Single Parents | 3.4 |

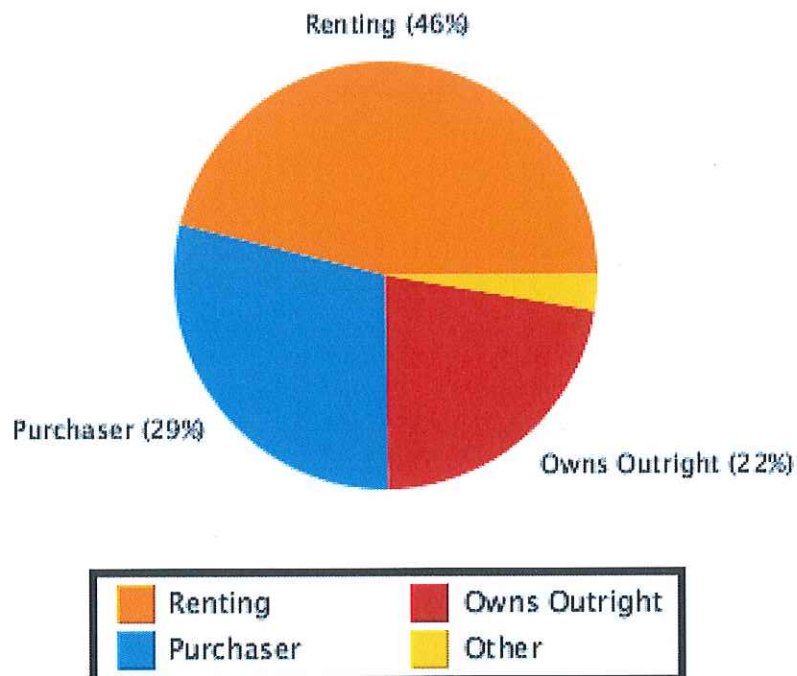
Household Structure



Household Occupancy

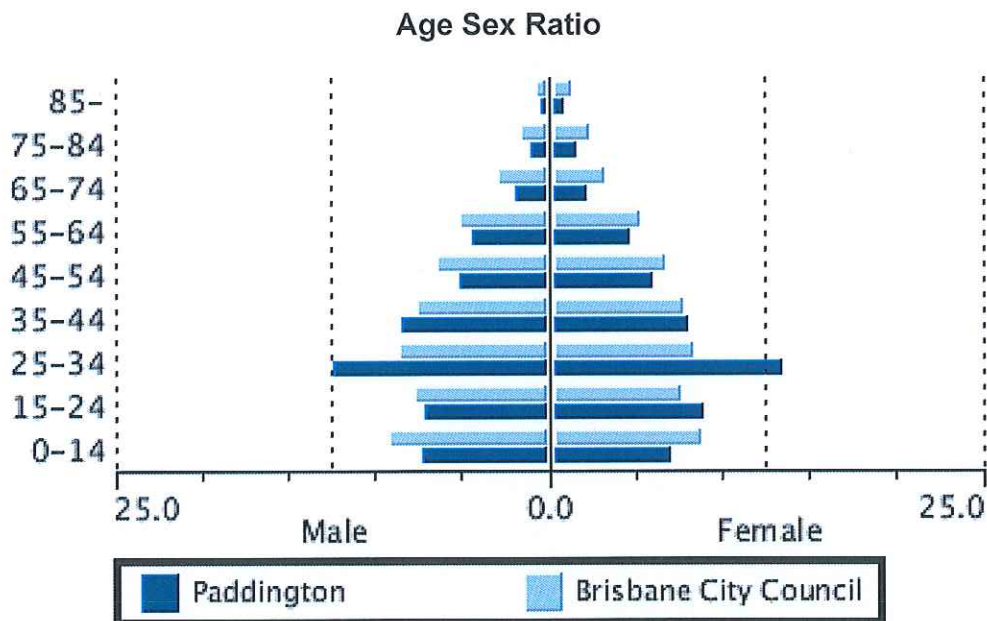
| Type | Percent |
|---------------|---------|
| Renting | 46.1 |
| Purchaser | 29.0 |
| Owns Outright | 22.1 |
| Other | 2.7 |

Household Occupancy



Age Sex Ratio

| Age Group | Paddington | | Brisbane City Council | |
|-----------|------------|----------|-----------------------|----------|
| | Male % | Female % | Male % | Female % |
| 0-14 | 7.3 | 6.9 | 9.2 | 8.7 |
| 15-24 | 7.1 | 8.9 | 7.7 | 7.6 |
| 25-34 | 12.3 | 13.4 | 8.5 | 8.3 |
| 35-44 | 8.4 | 8.0 | 7.5 | 7.7 |
| 45-54 | 5.1 | 5.9 | 6.4 | 6.6 |
| 55-64 | 4.3 | 4.6 | 5.0 | 5.2 |
| 65-74 | 1.9 | 2.1 | 2.9 | 3.1 |
| 75-84 | 0.9 | 1.6 | 1.6 | 2.2 |
| 85- | 0.4 | 0.8 | 0.6 | 1.2 |



Household Income

| Income Range | Paddington % | Brisbane City Council % |
|--------------|--------------|-------------------------|
| 0-15K | 2.2 | 3.3 |
| 15-31K | 7.7 | 11.8 |
| 31-52K | 9.4 | 13.4 |
| 52-78K | 12.2 | 14.4 |
| 78-130K | 19.9 | 21.3 |
| 130-180K | 21.9 | 16.7 |
| 180K- | 14.4 | 7.9 |

Household Income



Summary

Summary Sales History

| | Quantity | Lowest Sale | Highest Sale | Median Value | Average | Total Value |
|--------------|-----------|-------------|--------------|--------------|-------------|---------------------|
| *EXCLUDED | 7 | | | | | |
| HOUSE | 17 | \$77,000 | \$2,225,000 | \$940,000 | \$1,125,294 | \$19,130,000 |
| UNIT | 6 | \$313,000 | \$715,000 | \$527,500 | \$504,000 | \$3,024,000 |
| TOTAL | 30 | | | | | \$22,154,000 |

Sales History By Property Attributes

| | | Quantity | Lowest Sale | Highest Sale | Median Value | Average Value |
|--------------|--------|-----------|-------------|--------------|--------------|------------------|
| *EXCLUDED | | 7 | | | | |
| HOUSE | 1 Bed | 1 | \$77,000 | \$77,000 | \$77,000 | \$77,000 |
| | 2 Bed | 1 | \$775,000 | \$775,000 | \$775,000 | \$775,000 |
| | 3 Bed | 8 | \$720,000 | \$2,225,000 | \$827,500 | \$1,004,750 |
| | 4 Bed | 4 | \$1,100,000 | \$1,720,000 | \$1,330,000 | \$1,370,000 |
| | 5+ Bed | 3 | \$1,250,000 | \$1,760,000 | \$1,750,000 | \$1,586,666 |
| UNIT | 1 Bed | 2 | \$313,000 | \$330,000 | \$321,500 | \$321,500 |
| | 2 Bed | 3 | \$490,000 | \$611,000 | \$565,000 | \$555,333 |
| | 3 Bed | 1 | \$715,000 | \$715,000 | \$715,000 | \$715,000 |
| TOTAL | | 30 | | | | \$738,466 |

Sold Properties



175 Baroona Road Paddington QLD 4064

Sale Price: Not Disclosed

Sale Date: 16 Apr 2016

Area: 1,012m²

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



6/6 Bass Street Paddington QLD 4064

Sale Price: \$565,000

Sale Date: 1 May 2016

Area: -

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



6/105 Beck Street Paddington QLD 4064

Sale Price: \$715,000

Sale Date: 7 Apr 2016

Area: 163m²

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



15 Bernhard Street Paddington QLD 4064

Sale Price: \$2,225,000

Sale Date: 7 May 2016

Area: 810m²

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



25 Bernhard Street Paddington QLD 4064

Sale Price: \$800,000

Sale Date: 20 May 2016

Area: 405m²

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



120 Cairns Terrace Paddington QLD 4064

Sale Price: \$775,000
Sale Date: 9 Apr 2016
Area: 169m2

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



6 Campbell Street Paddington QLD 4064

Sale Price: Not Disclosed
Sale Date: 13 May 2016
Area: 455m2

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



101 Charlotte Street Paddington QLD 4064

Sale Price: \$77,000
Sale Date: 21 Apr 2016
Area: 481m2

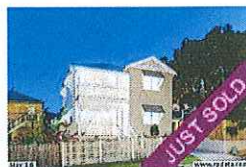
Attributes: 1 Beds, 1 Baths, 1 Car Spaces, 2 Lock Up Garages



1 Charteris Street Paddington QLD 4064

Sale Price: \$855,000
Sale Date: 30 Apr 2016
Area: 244m2

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



9 Charteris Street Paddington QLD 4064

Sale Price: Not Disclosed
Sale Date: 25 Jun 2016
Area: 209m2

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



32 Collingwood Street Paddington QLD 4064

Sale Price: Not Disclosed
Sale Date: 23 May 2016
Area: 415m2

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



9/54-58 Elizabeth Street Paddington QLD 4064

Sale Price: \$611,000
 Sale Date: 14 May 2016
 Area: 135m2

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



113 Elizabeth Street Paddington QLD 4064

Sale Price: \$720,000
 Sale Date: 21 May 2016
 Area: 486m2

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



70 Fernberg Road Paddington QLD 4064

Sale Price: \$1,250,000
 Sale Date: 12 Apr 2016
 Area: 478m2

Attributes: 5 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



5/248 Given Terrace Paddington QLD 4064

Sale Price: \$490,000
 Sale Date: 11 Apr 2016
 Area: 103m2

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



50 Herbert Street Paddington QLD 4064

Sale Price: \$785,000
 Sale Date: 23 May 2016
 Area: 405m2

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



106 Howard Street Paddington QLD 4064

Sale Price: \$1,720,000
 Sale Date: 16 Jun 2016
 Area: 405m2

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



24 Imperial Terrace Paddington QLD 4064

Sale Price: \$775,000
Sale Date: 31 May 2016
Area: 405m2

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



151 Kennedy Terrace Paddington QLD 4064

Sale Price: \$1,750,000
Sale Date: 4 Jun 2016
Area: 683m2

Attributes: 5 Beds, 4 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



188 Latrobe Terrace Paddington QLD 4064

Sale Price: Not Disclosed
Sale Date: 28 Apr 2016
Area: 362m2

Attributes: 4 Beds, 1 Baths



3 Oxford Street Paddington QLD 4064

Sale Price: \$940,000
Sale Date: 11 Jun 2016
Area: 343m2

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



3/9 Plunkett Street Paddington QLD 4064

Sale Price: \$313,000
Sale Date: 11 May 2016
Area: -

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



26 Plunkett Street Paddington QLD 4064

Sale Price: \$1,100,000
Sale Date: 18 Jun 2016
Area: 425m2

Attributes: 4 Beds, 3 Baths, 1 Ensuites



9 Ranley Terrace Paddington QLD 4064

Sale Price: \$1,760,000
 Sale Date: 4 Jun 2016
 Area: 405m2

Attributes: 5 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



13 Rockbourne Terrace Paddington QLD 4064

Sale Price: \$1,400,000
 Sale Date: 26 May 2016
 Area: 496m2

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



52 Rockbourne Terrace Paddington QLD 4064

Sale Price: \$1,260,000
 Sale Date: 18 Jun 2016
 Area: 331m2

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



58 Stafford Street Paddington QLD 4064

Sale Price: \$938,000
 Sale Date: 18 May 2016
 Area: 405m2

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



11/50-52 Stevenson Street Paddington QLD 4064

Sale Price: \$330,000
 Sale Date: 7 Apr 2016
 Area: 83m2

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



14 Tooth Avenue Paddington QLD 4064

Sale Price: Not Disclosed
 Sale Date: 11 Jun 2016
 Area: 405m2

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



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9 View Street Paddington QLD 4064

Sale Price: Not Disclosed

Sale Date: 21 May 2016

Area: 425m²

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



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