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A Nobel approach  
to Real Estate™

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Petrie Terrace  
April—June 2016

THE Adam  
Nobel TEAM



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## Area Profile

The size of Petrie Terrace is approximately 1 square kilometres. It has 1 park covering nearly 3% of total area.

The population of Petrie Terrace in 2006 was 1,001 people. By 2011 the population was 1,179 showing a population growth of 17% in the area during that time.

The predominant age group in Petrie Terrace is 25-34 years.

Households in Petrie Terrace are primarily group households and are likely to be repaying between over \$4000 per month on mortgage repayments.

In general, people in Petrie Terrace work in a Professional occupation.

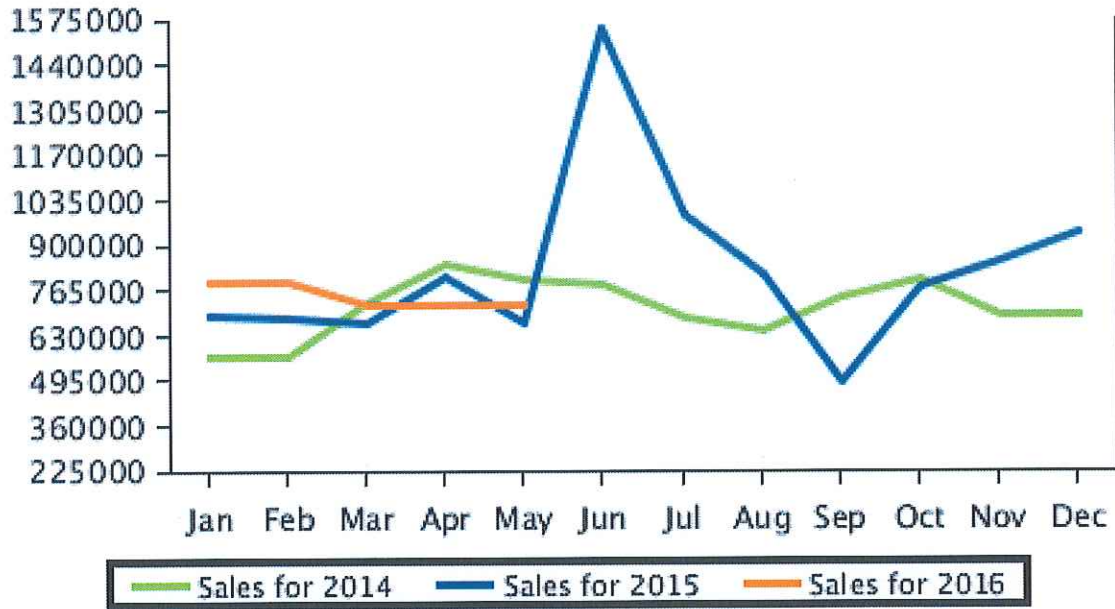
In 2006, 36.2% of the homes in Petrie Terrace were owner-occupied compared with 39.9% in 2011.

Currently the median sales price of houses in the area is 723,500.

### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$570,000	\$688,000	\$785,000
February	\$570,000	\$678,000	\$785,000
March	\$730,000	\$665,000	\$723,500
April	\$842,500	\$805,000	\$723,500
May	\$800,050	\$667,500	\$723,500
June	\$780,000	\$1,550,000	\$0
July	\$685,000	\$990,000	\$0
August	\$645,000	\$812,500	\$0
September	\$739,000	\$491,300	\$0
October	\$796,000	\$770,000	\$0
November	\$688,000	\$850,000	\$0
December	\$688,000	\$932,500	\$0

### Median Sale Price

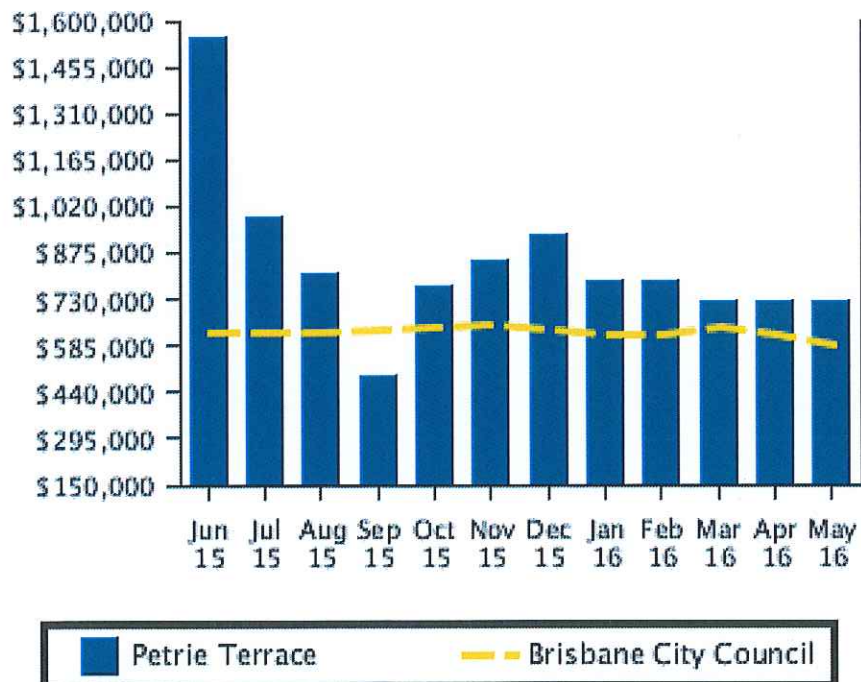


## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Petrie Terrace Median Price	Brisbane City Council Median Price
May 2016	\$723,500	\$588,065
April 2016	\$723,500	\$620,000
March 2016	\$723,500	\$645,000
February 2016	\$785,000	\$622,500
January 2016	\$785,000	\$614,875
December 2015	\$932,500	\$635,000
November 2015	\$850,000	\$649,900
October 2015	\$770,000	\$645,000
September 2015	\$491,300	\$635,000
August 2015	\$812,500	\$630,000
July 2015	\$990,000	\$625,000
June 2015	\$1,550,000	\$625,500

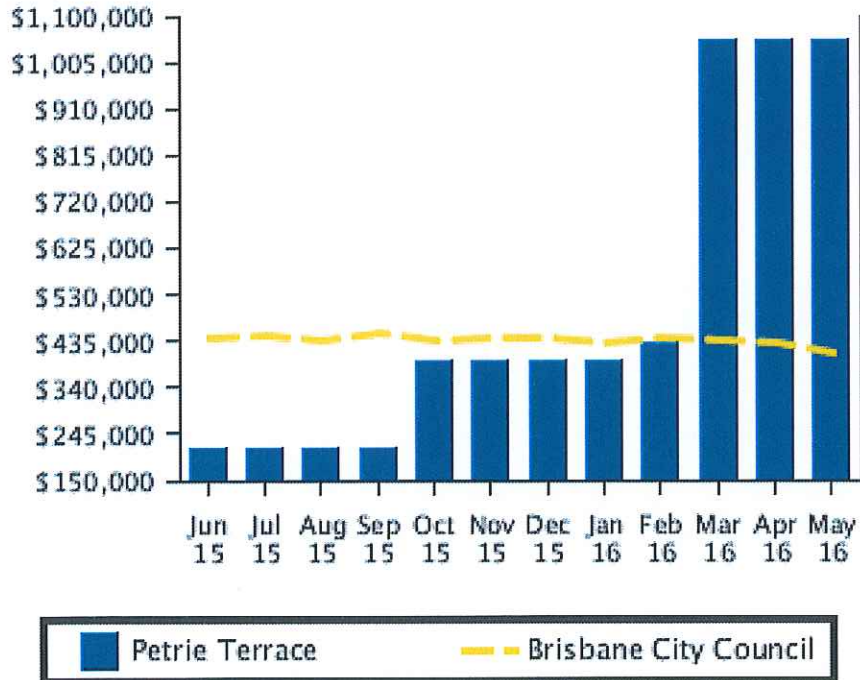
### Recent Median House Sale Prices



### Recent Median Unit Sale Prices

Period	Petrie Terrace Median Price	Brisbane City Council Median Price
May 2016	\$1,050,000	\$408,750
April 2016	\$1,050,000	\$429,500
March 2016	\$1,050,000	\$435,000
February 2016	\$431,000	\$441,050
January 2016	\$395,000	\$432,500
December 2015	\$395,000	\$440,000
November 2015	\$395,000	\$440,000
October 2015	\$395,000	\$435,000
September 2015	\$215,000	\$452,000
August 2015	\$215,000	\$435,500
July 2015	\$215,000	\$445,000
June 2015	\$215,000	\$443,000

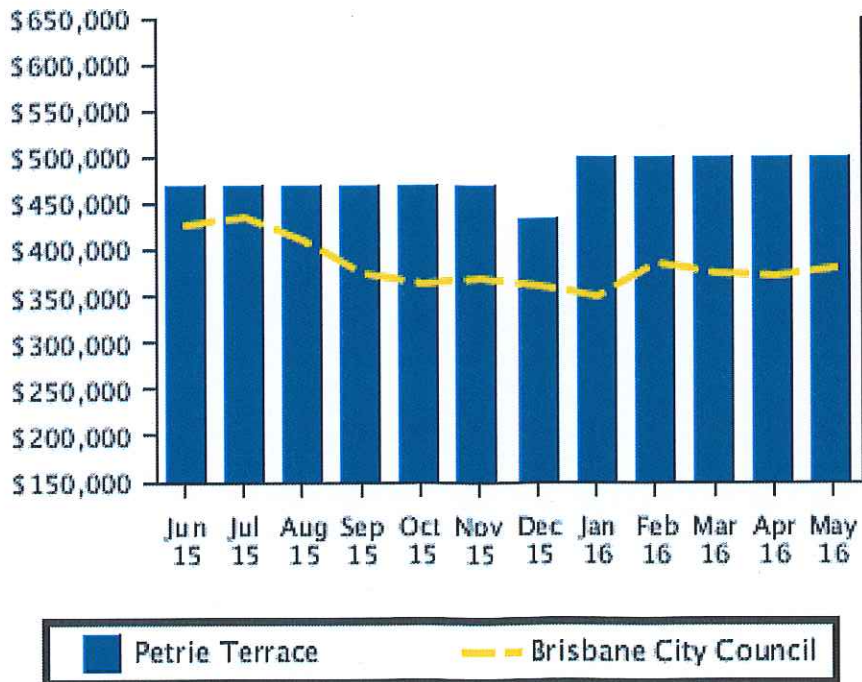
### Recent Median Unit Sale Prices



### Recent Median Land Sale Prices

Period	Petrie Terrace Median Price	Brisbane City Council Median Price
May 2016	\$500,000	\$380,000
April 2016	\$500,000	\$372,500
March 2016	\$500,000	\$376,000
February 2016	\$500,000	\$385,000
January 2016	\$500,000	\$349,000
December 2015	\$433,000	\$360,000
November 2015	\$470,000	\$370,000
October 2015	\$470,000	\$365,000
September 2015	\$470,000	\$376,050
August 2015	\$470,000	\$410,000
July 2015	\$470,000	\$435,000
June 2015	\$470,000	\$427,500

### Recent Median Land Sale Prices

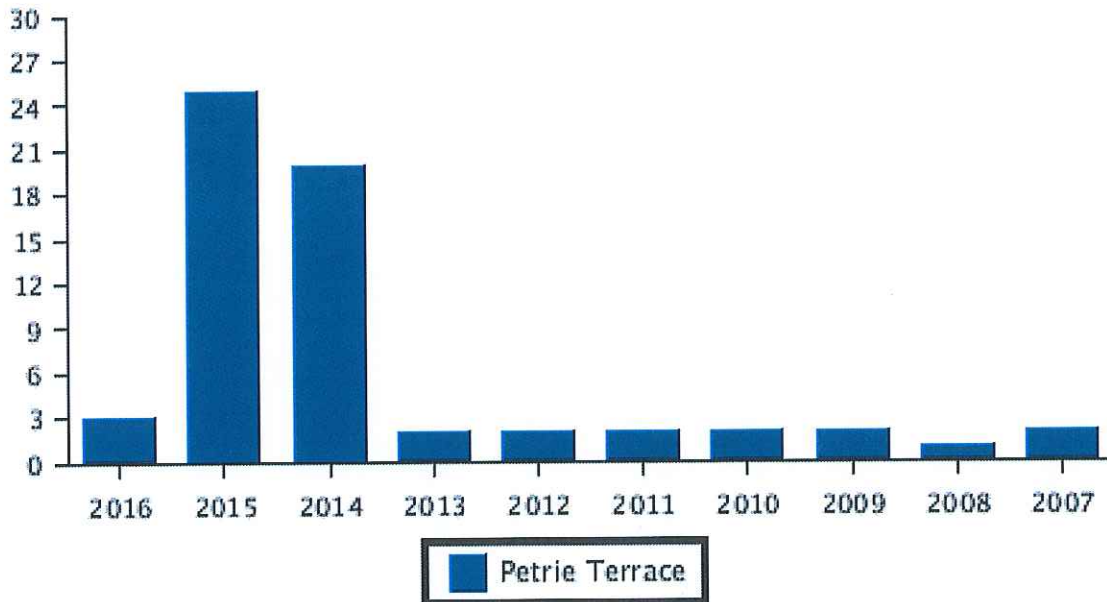


# Sales Per Annum

## House Sales Per Annum

Period	Petrie Terrace Number
2016	3
2015	25
2014	20
2013	2
2012	2
2011	2
2010	2
2009	2
2008	1
2007	2

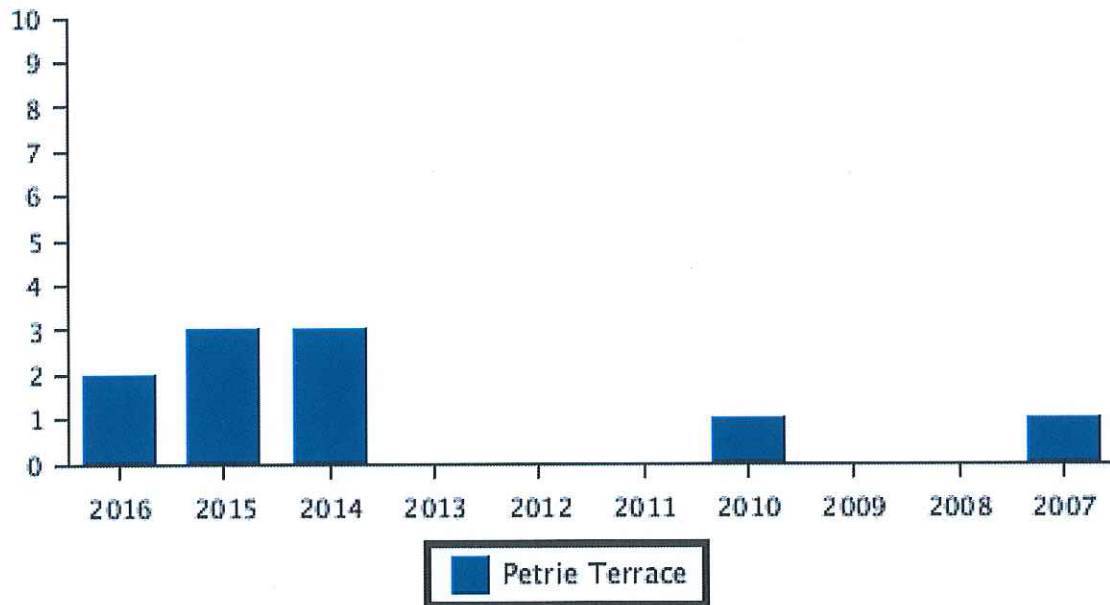
## House Sales Per Annum



### Unit Sales Per Annum

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

### Unit Sales Per Annum

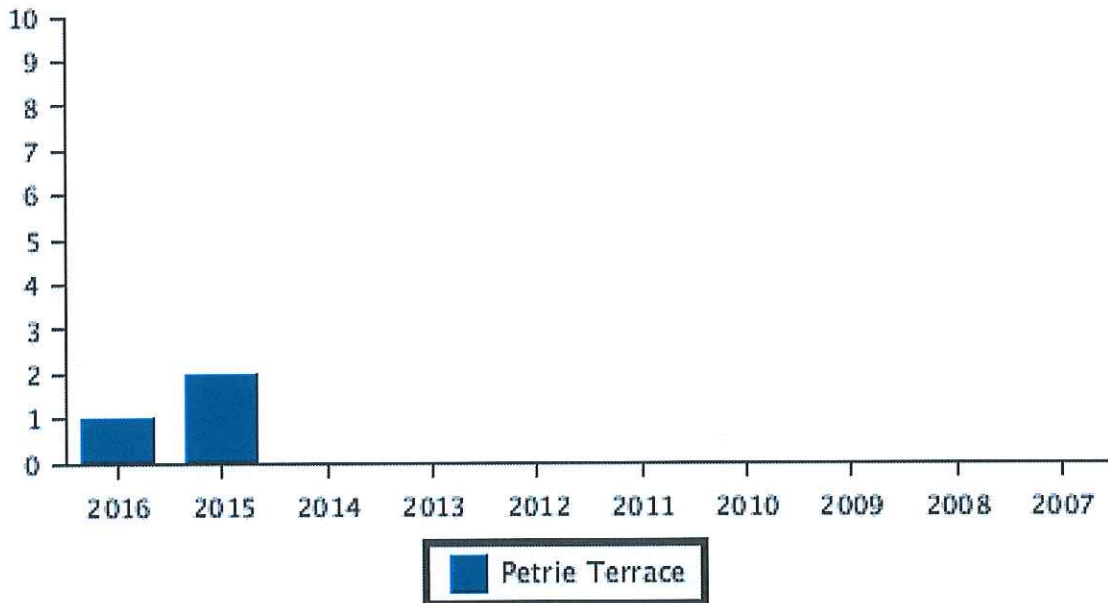




### Land Sales Per Annum

Period	Petrie Terrace Number
2016	1
2015	2
2014	0
2013	0
2012	0
2011	0
2010	0
2009	0
2008	0
2007	0

### Land Sales Per Annum

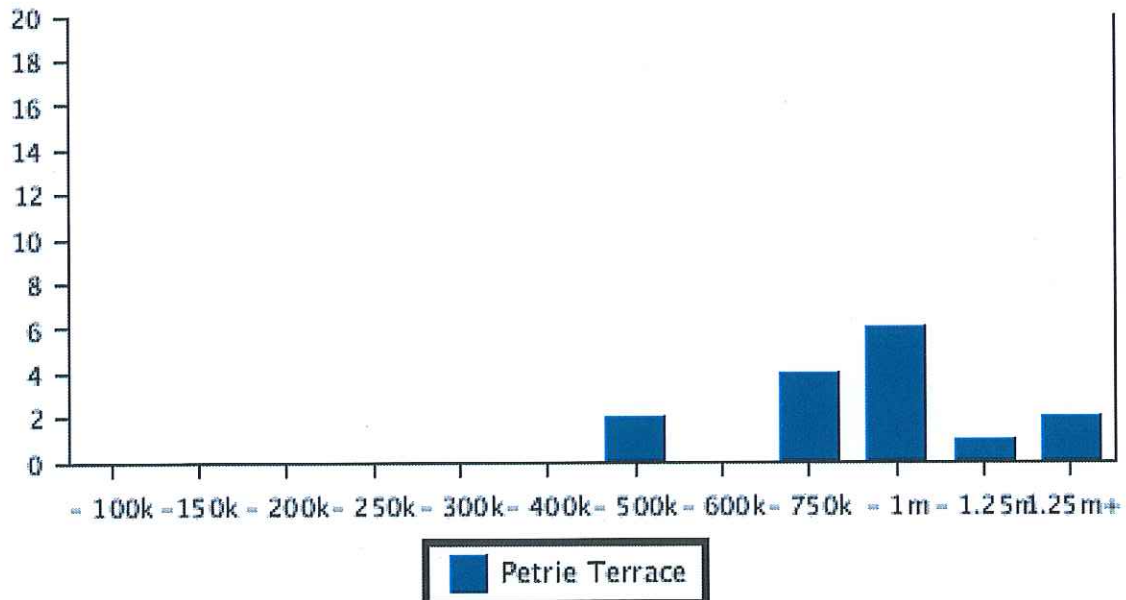


## Sales By Price

### House Sale by Price (12 months)

Price	Petrie Terrace	
	Number	
0 - 100k	0	
101 -150k	0	
151 - 200k	0	
201 - 250k	0	
251 - 300k	0	
301 - 400k	0	
401 - 500k	2	
501 - 600k	0	
601 - 750k	4	
751 - 1m	6	
> 1m - 1.25m	1	
1.25m+	2	

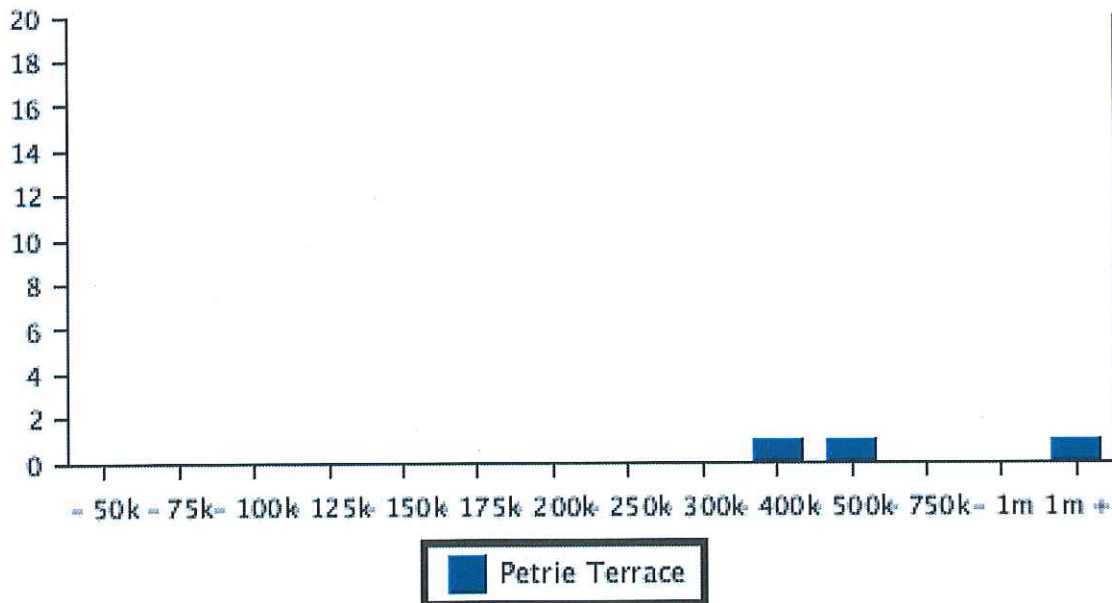
### House Sales By Price (12 months)



### Unit Sale by Price (12 months)

Price	Petrie Terrace	
	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	1	
401 - 500k	1	
501 - 750k	0	
751 - 1m	0	
1m +	1	

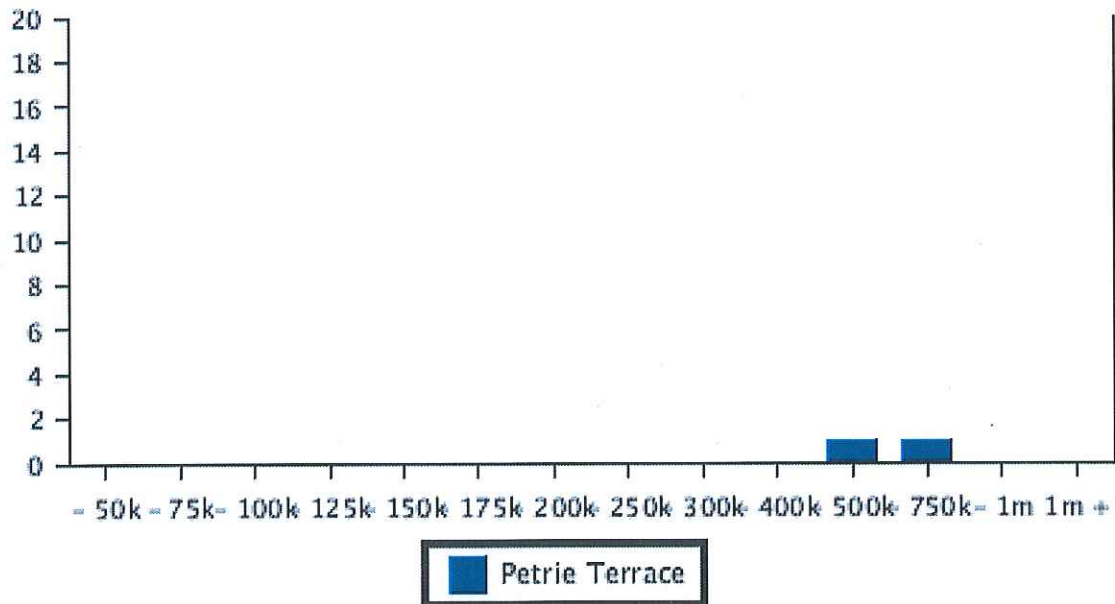
### Unit Sales By Price (12 months)



### Land Sale by Price (12 months)

Price	Petrie Terrace	
	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	1	
501 - 750k	1	
751 - 1m	0	
1m +	0	

### Land Sales By Price (12 months)

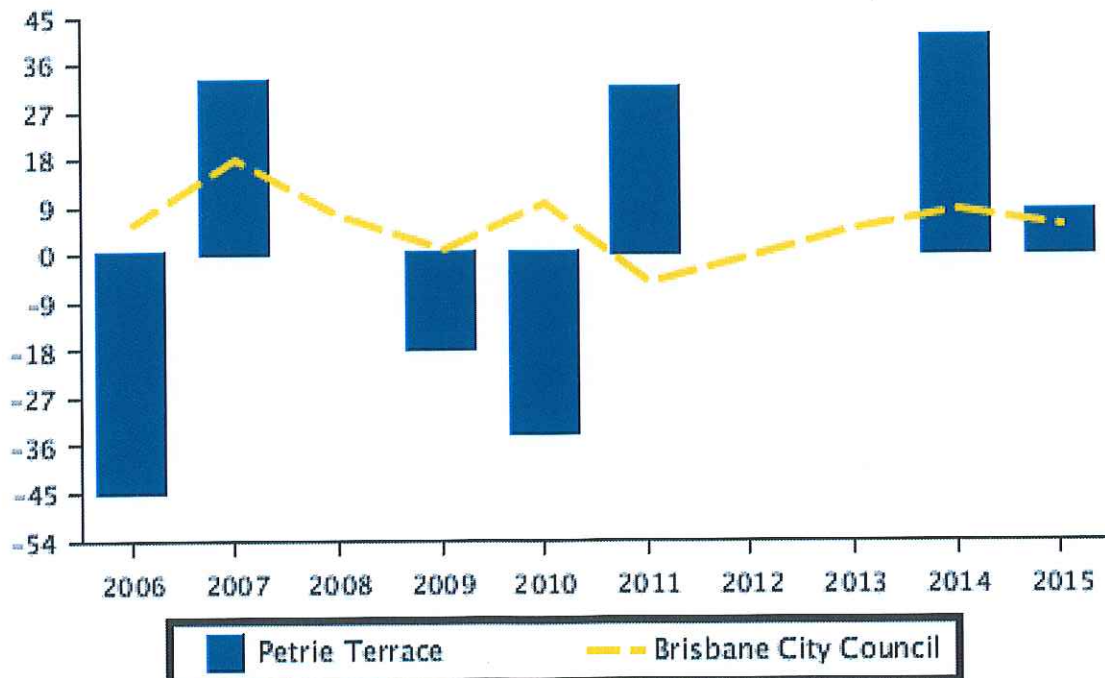


## Capital Growth Median Prices

### Capital Growth in Median Prices (Houses)

Period	Petrie Terrace % Change	Brisbane City Council % Change
2015	8.6%	5.4%
2014	41.5%	8.3%
2013	0%	5.2%
2012	0%	-0.4%
2011	31.7%	-5.3%
2010	-34.6%	9.8%
2009	-18.6%	1%
2008	0%	7.6%
2007	33.2%	18.3%
2006	-46%	5.7%

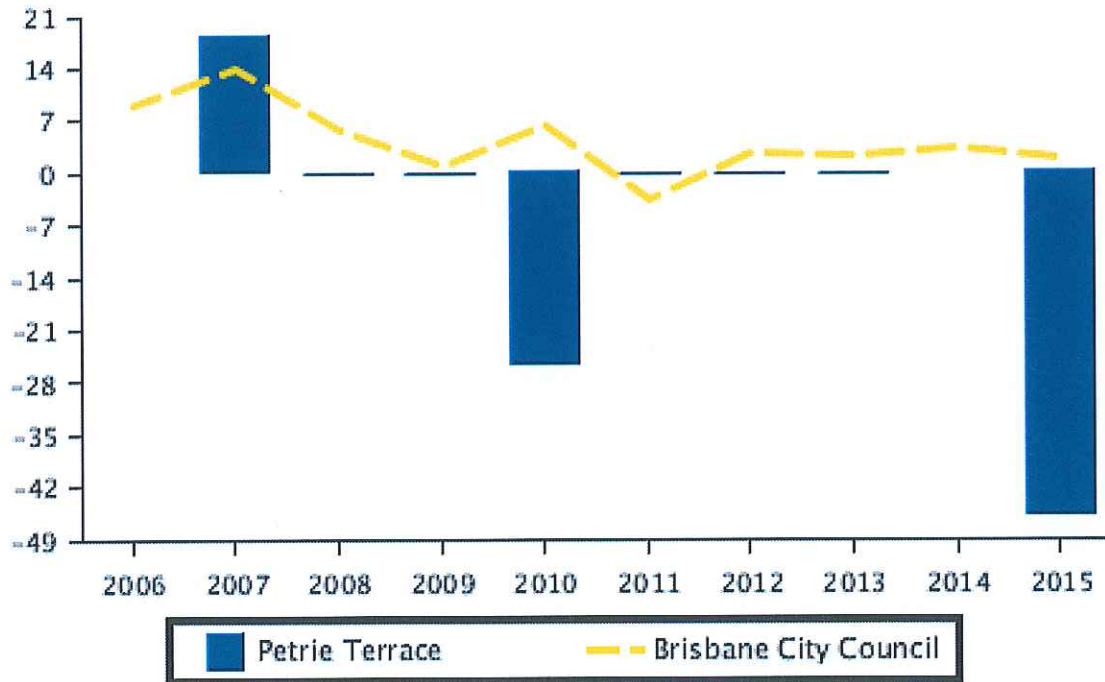
### Capital Growth in Median Prices (Houses)



### Capital Growth in Median Prices (Unit)

Period	Petrie Terrace % Change	Brisbane City Council % Change
2015	-46.3%	2.1%
2014	0%	3.3%
2013	0%	2.4%
2012	0%	2.5%
2011	0%	-3.6%
2010	-25.9%	6.4%
2009	0%	1%
2008	0%	5.8%
2007	18.4%	14.1%
2006	0%	9.2%

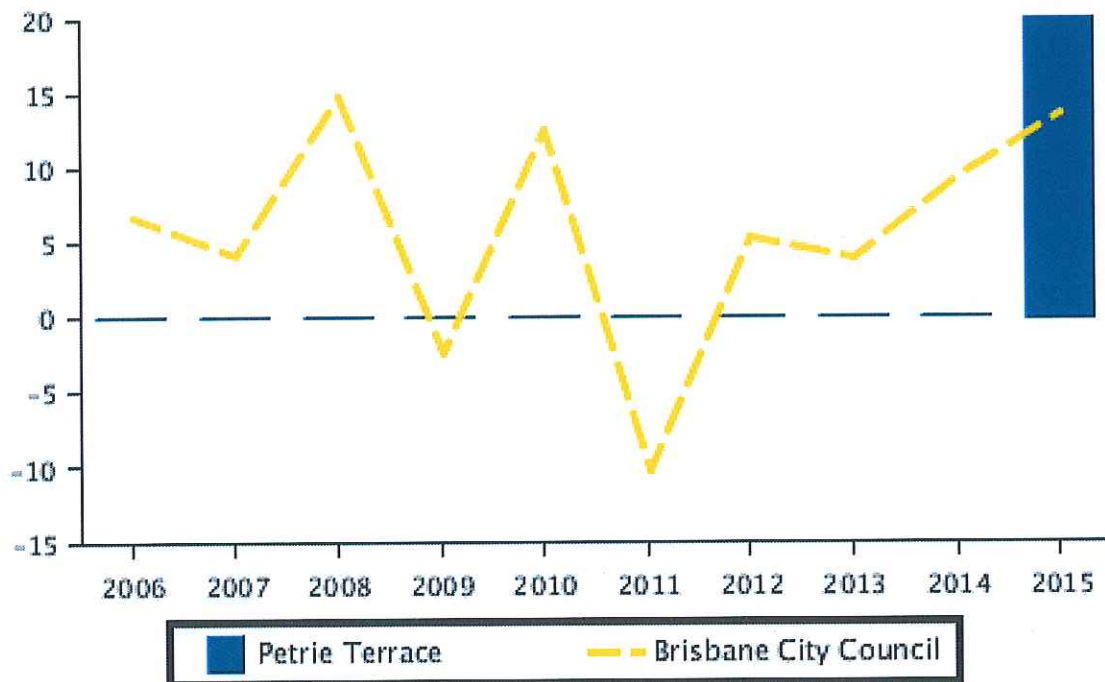
### Capital Growth in Median Prices (Unit)



### Capital Growth in Median Prices (Land)

Period	Petrie Terrace % Change	Brisbane City Council % Change
2015	29%	13.6%
2014	0%	9.4%
2013	0%	4%
2012	0%	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)

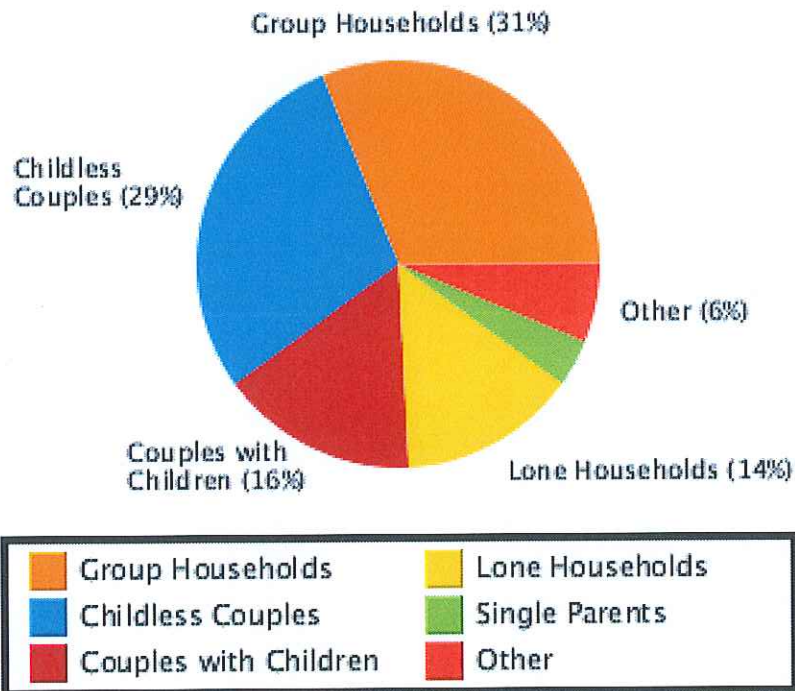


# Household

## Household Structure

Type	Percent
Group Households	31.1
Childless Couples	28.8
Couples with Children	15.8
Lone Households	14.3
Other	6.3
Single Parents	3.7

## Household Structure

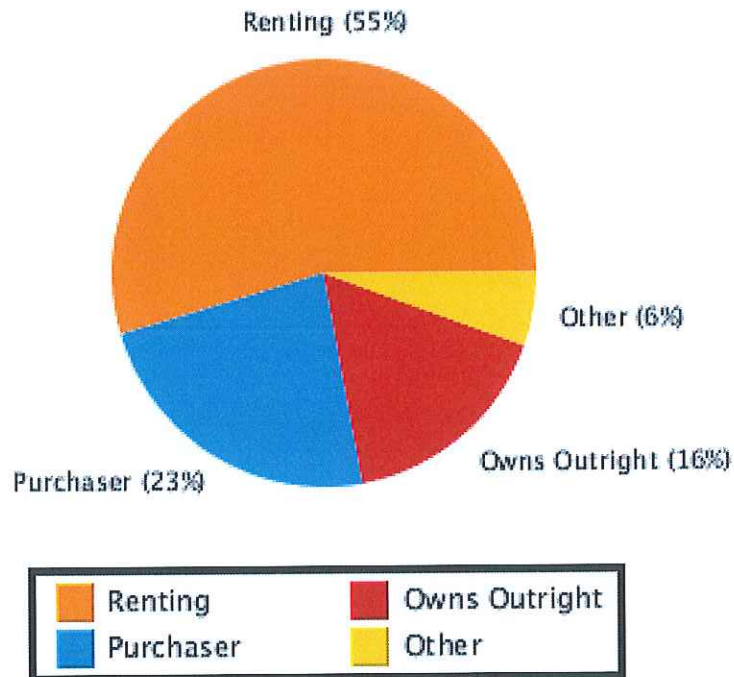




### Household Occupancy

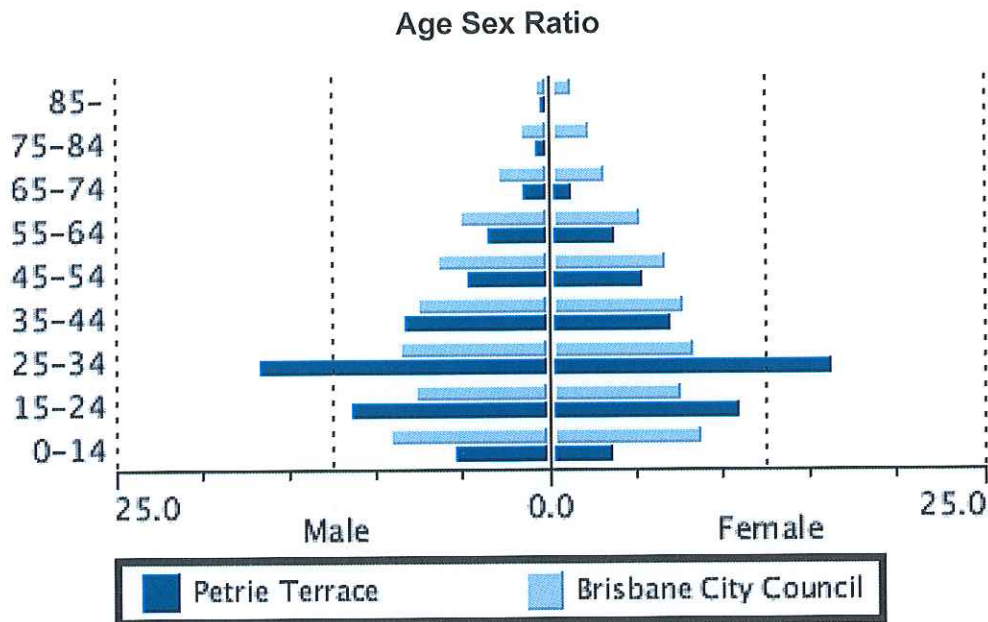
Type	Percent
Renting	54.5
Purchaser	23.3
Owens Outright	16.6
Other	5.6

### Household Occupancy



## Age Sex Ratio

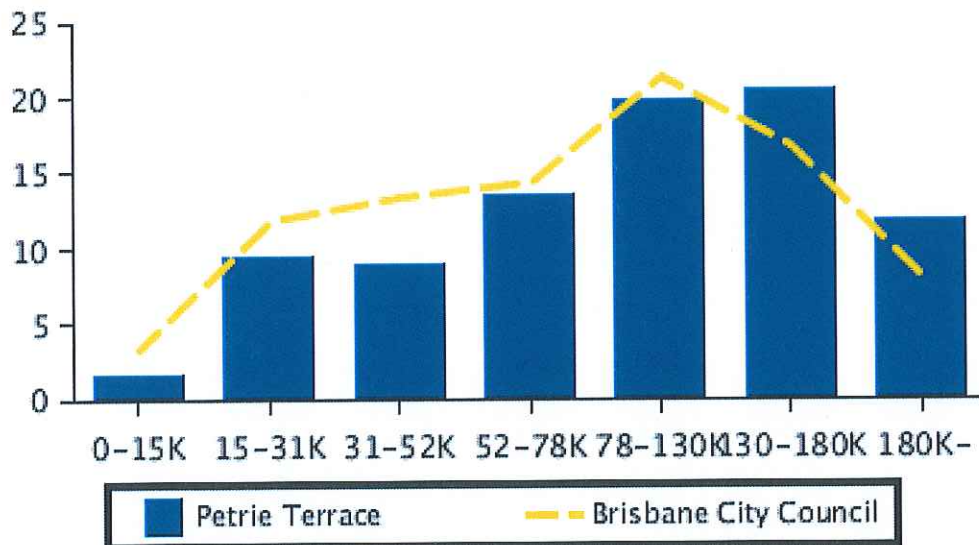
Age Group	Petrie Terrace		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	5.3	3.6	9.2	8.7
15-24	11.4	10.9	7.7	7.6
25-34	16.6	16.2	8.5	8.3
35-44	8.2	7.0	7.5	7.7
45-54	4.6	5.4	6.4	6.6
55-64	3.5	3.7	5.0	5.2
65-74	1.4	1.2	2.9	3.1
75-84	0.6	0.0	1.6	2.2
85-	0.3	0.0	0.6	1.2



## Household Income

Income Range	Petrie Terrace %	Brisbane City Council %
0-15K	1.6	3.3
15-31K	9.4	11.8
31-52K	8.9	13.4
52-78K	13.6	14.4
78-130K	19.8	21.3
130-180K	20.5	16.7
180K-	11.8	7.9

Household Income



## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	3					
HOUSE	1	\$765,000	\$765,000	\$765,000	\$765,000	\$765,000
UNIT	1	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000
<b>TOTAL</b>	<b>5</b>					<b>\$1,565,000</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		3				
HOUSE	3 Bed	1	\$765,000	\$765,000	\$765,000	\$765,000
UNIT	3 Bed	1	\$800,000	\$800,000	\$800,000	\$800,000
<b>TOTAL</b>		<b>5</b>				<b>\$313,000</b>

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## Sold Properties

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### **2/77 Cricket Street Petrie Terrace QLD 4000**

Sale Price: Not Disclosed

Sale Date: 12 Apr 2016

Area: 225m2 Approx

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

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### **47 Crown Street Petrie Terrace QLD 4000**

Sale Price: \$765,000

Sale Date: 28 May 2016

Area: 220m2

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

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### **19 Melford Street Petrie Terrace QLD 4000**

Sale Price: Not Disclosed

Sale Date: 20 May 2016

Area: 177m2

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

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### **14 Musgrave Road Petrie Terrace QLD 4000**

Sale Price: Not Disclosed

Sale Date: 19 Apr 2016

Area: 167m2

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

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### **2/16 Sexton Street Petrie Terrace QLD 4000**

Sale Price: \$800,000

Sale Date: 30 May 2016

Area: 89m2 Approx

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

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