
A Nobel approach
to Real Estate™

Red Hill

April—June 2016

THE Adam
Nobel TEAM



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Area Profile

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

The population of Red Hill in 2006 was 5,266 people. By 2011 the population was 5,538 showing a population growth of 5% in the area during that time.

The predominant age group in Red Hill is 25-34 years.

Households in Red Hill are primarily couples with children and are likely to be repaying between \$3000 - \$4000 per month on mortgage repayments.

In general, people in Red Hill work in a Professional occupation.

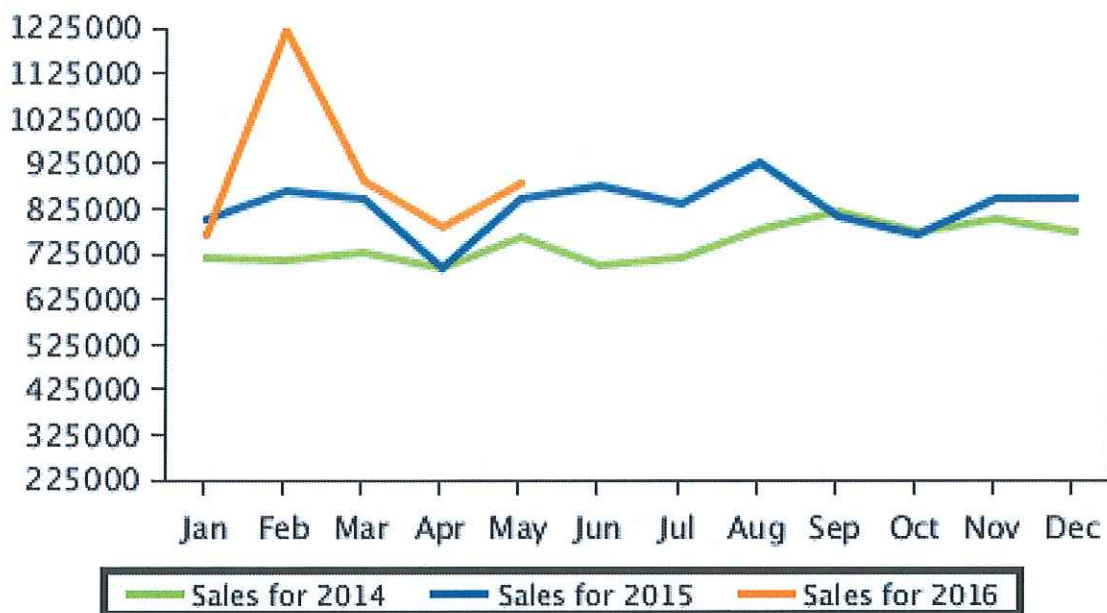
In 2006, 50.1% of the homes in Red Hill were owner-occupied compared with 50.8% in 2011.

Currently the median sales price of houses in the area is 880,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$715,000	\$800,000	\$770,000
February	\$710,000	\$865,000	\$1,220,000
March	\$727,500	\$848,750	\$885,000
April	\$695,000	\$695,000	\$785,000
May	\$760,000	\$845,250	\$880,000
June	\$700,000	\$877,577	\$0
July	\$718,750	\$835,000	\$0
August	\$780,000	\$927,500	\$0
September	\$820,500	\$808,000	\$0
October	\$772,500	\$767,500	\$0
November	\$800,000	\$850,000	\$0
December	\$776,000	\$850,000	\$0

Median Sale Price





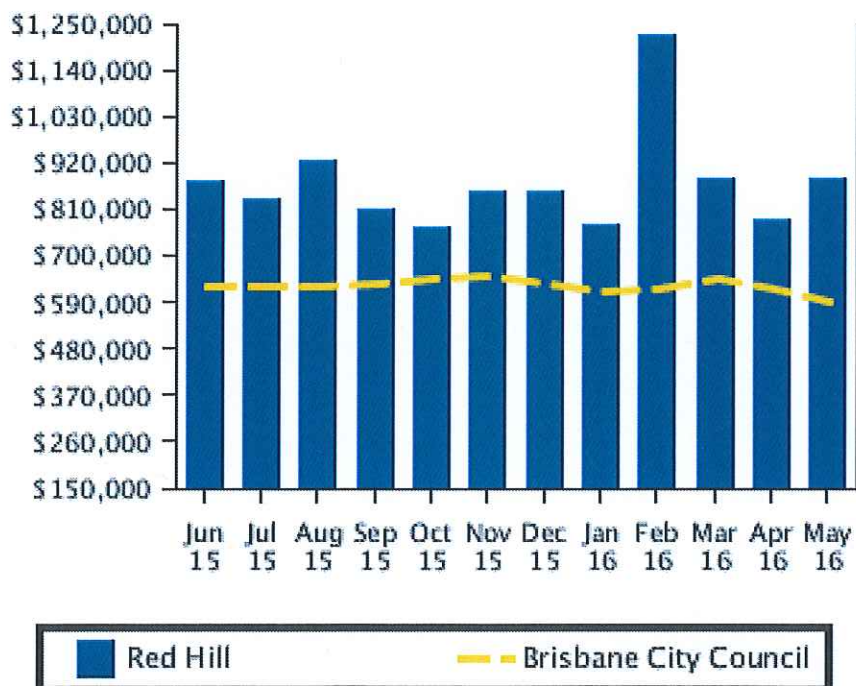
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Recent Median Sale Prices

Recent Median House Sale Prices

Period	Red Hill Median Price	Brisbane City Council Median Price
May 2016	\$880,000	\$588,065
April 2016	\$785,000	\$620,000
March 2016	\$885,000	\$645,000
February 2016	\$1,220,000	\$622,500
January 2016	\$770,000	\$614,875
December 2015	\$850,000	\$635,000
November 2015	\$850,000	\$649,900
October 2015	\$767,500	\$645,000
September 2015	\$808,000	\$635,000
August 2015	\$927,500	\$630,000
July 2015	\$835,000	\$625,000
June 2015	\$877,577	\$625,500

Recent Median House Sale Prices



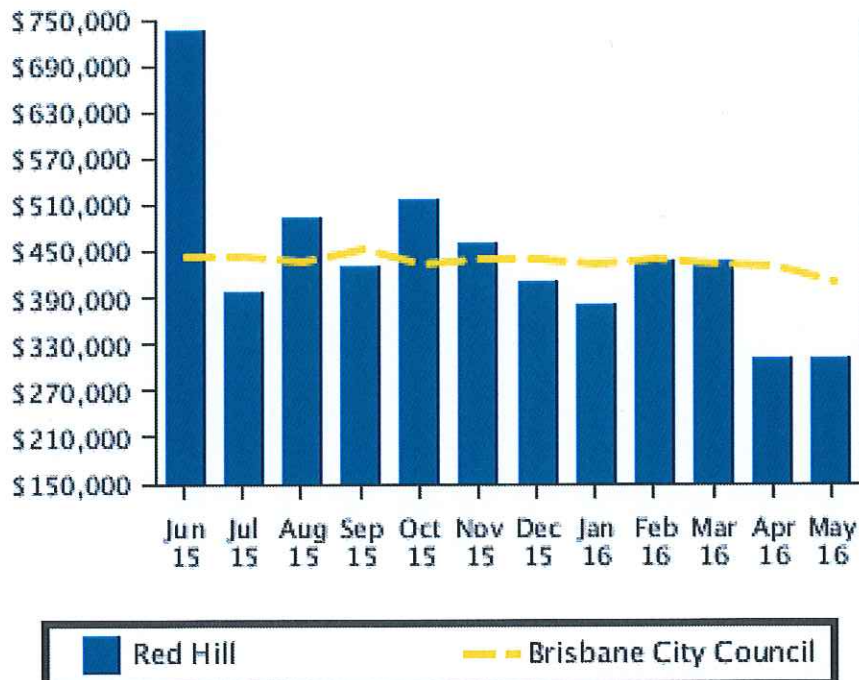


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Recent Median Unit Sale Prices

Period	Red Hill Median Price	Brisbane City Council Median Price
May 2016	\$310,000	\$408,750
April 2016	\$310,000	\$429,500
March 2016	\$438,000	\$435,000
February 2016	\$438,000	\$441,050
January 2016	\$380,000	\$432,500
December 2015	\$411,600	\$440,000
November 2015	\$460,000	\$440,000
October 2015	\$515,000	\$435,000
September 2015	\$430,000	\$452,000
August 2015	\$492,000	\$435,500
July 2015	\$398,000	\$445,000
June 2015	\$733,750	\$443,000

Recent Median Unit Sale Prices



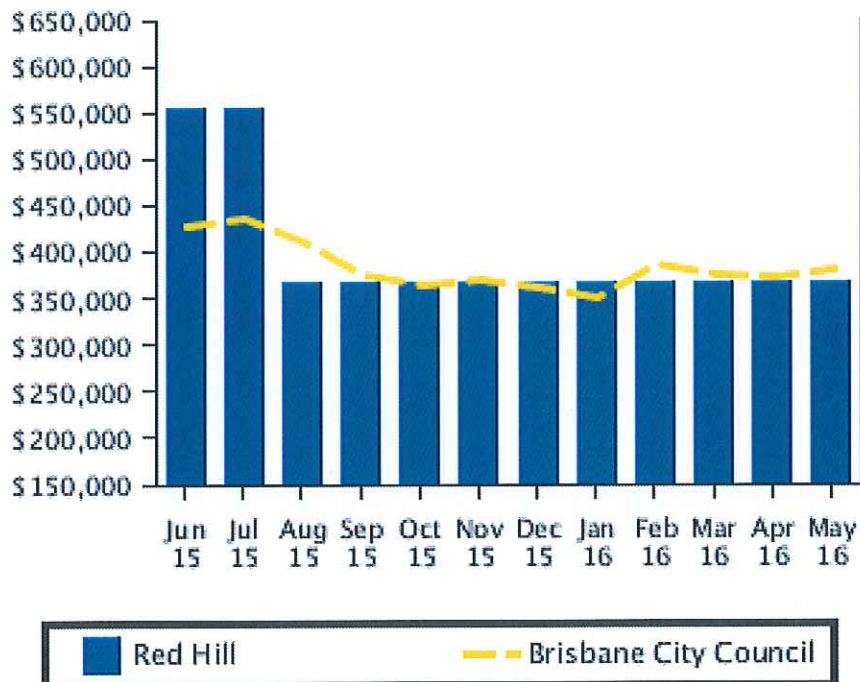


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Recent Median Land Sale Prices

Period	Red Hill Median Price	Brisbane City Council Median Price
May 2016	\$368,000	\$380,000
April 2016	\$368,000	\$372,500
March 2016	\$368,000	\$376,000
February 2016	\$368,000	\$385,000
January 2016	\$368,000	\$349,000
December 2015	\$368,000	\$360,000
November 2015	\$368,000	\$370,000
October 2015	\$368,000	\$365,000
September 2015	\$368,000	\$376,050
August 2015	\$368,000	\$410,000
July 2015	\$555,500	\$435,000
June 2015	\$555,500	\$427,500

Recent Median Land Sale Prices

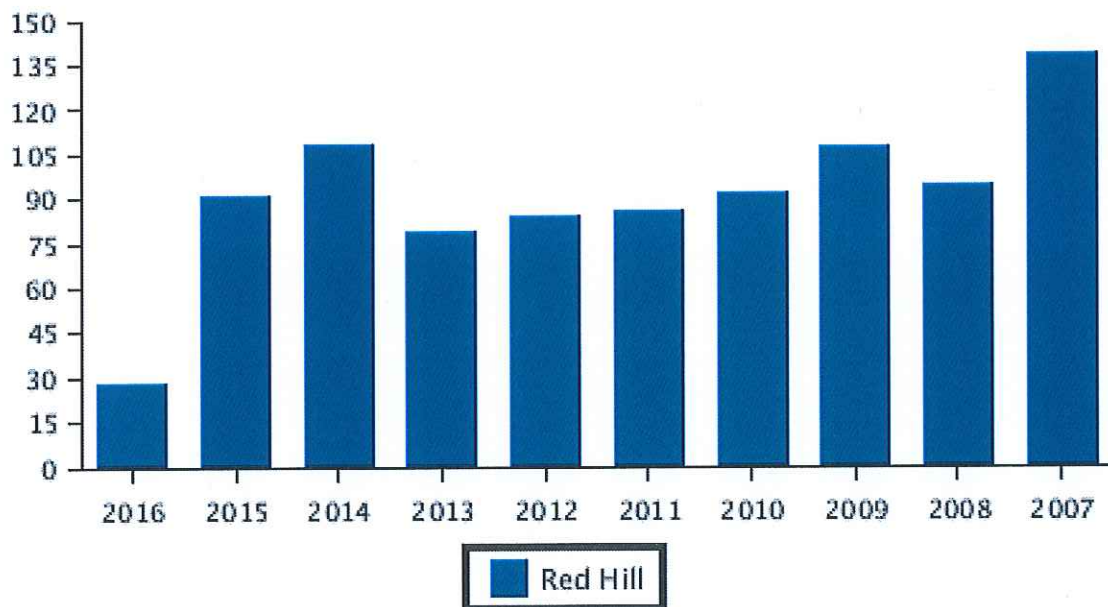


Sales Per Annum

House Sales Per Annum

Period	Red Hill Number
2016	28
2015	91
2014	108
2013	79
2012	84
2011	86
2010	92
2009	107
2008	94
2007	138

House Sales Per Annum



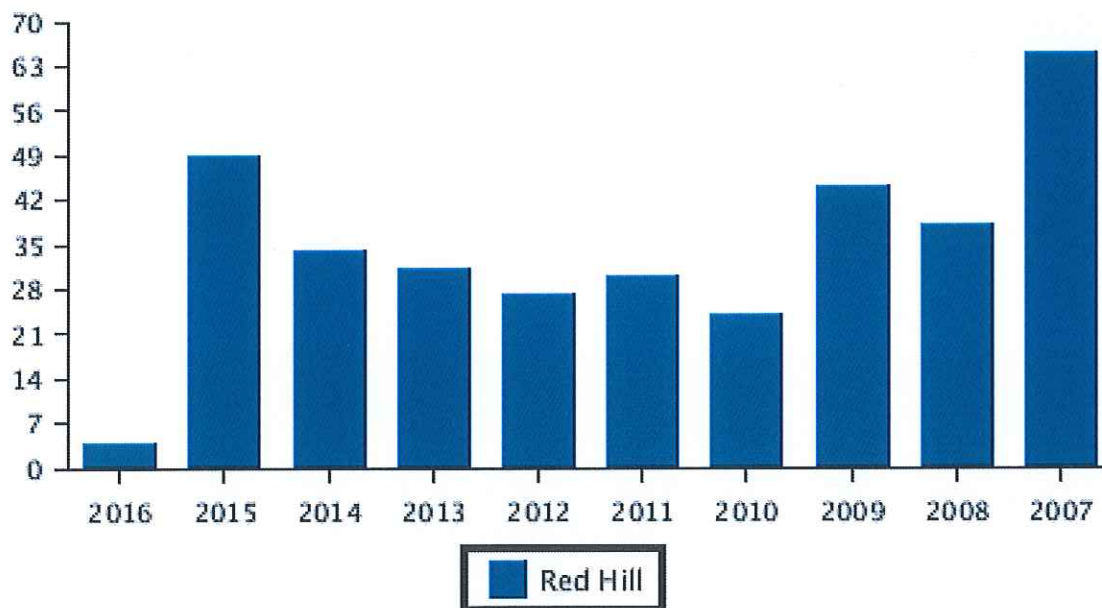


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Unit Sales Per Annum

Period	Red Hill Number
2016	4
2015	49
2014	34
2013	31
2012	27
2011	30
2010	24
2009	44
2008	38
2007	65

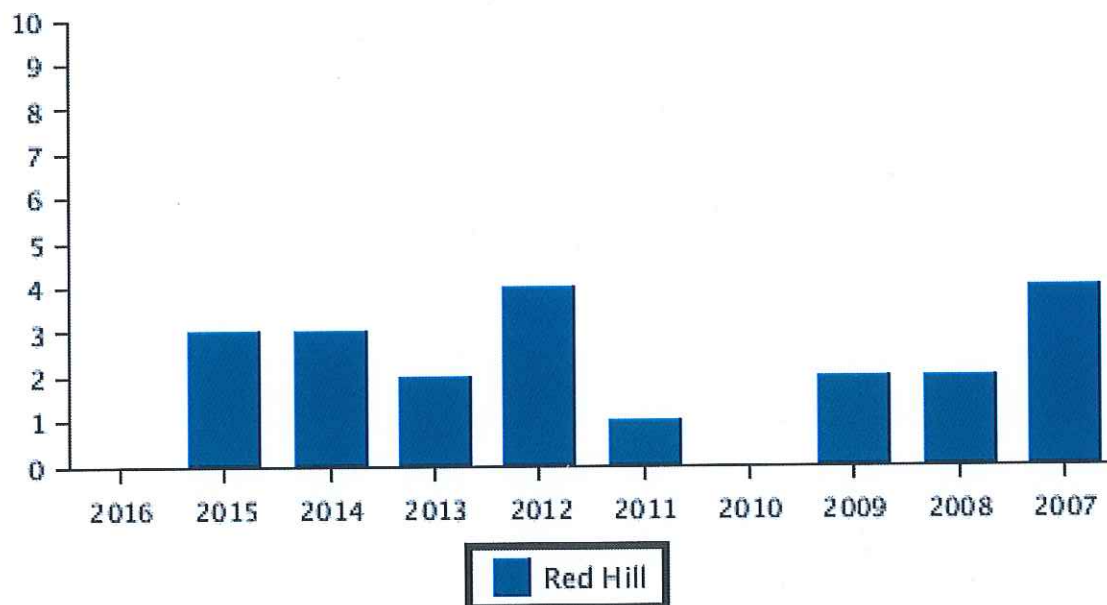
Unit Sales Per Annum



Land Sales Per Annum

Period	Red Hill Number
2016	0
2015	3
2014	3
2013	2
2012	4
2011	1
2010	0
2009	2
2008	2
2007	4

Land Sales Per Annum





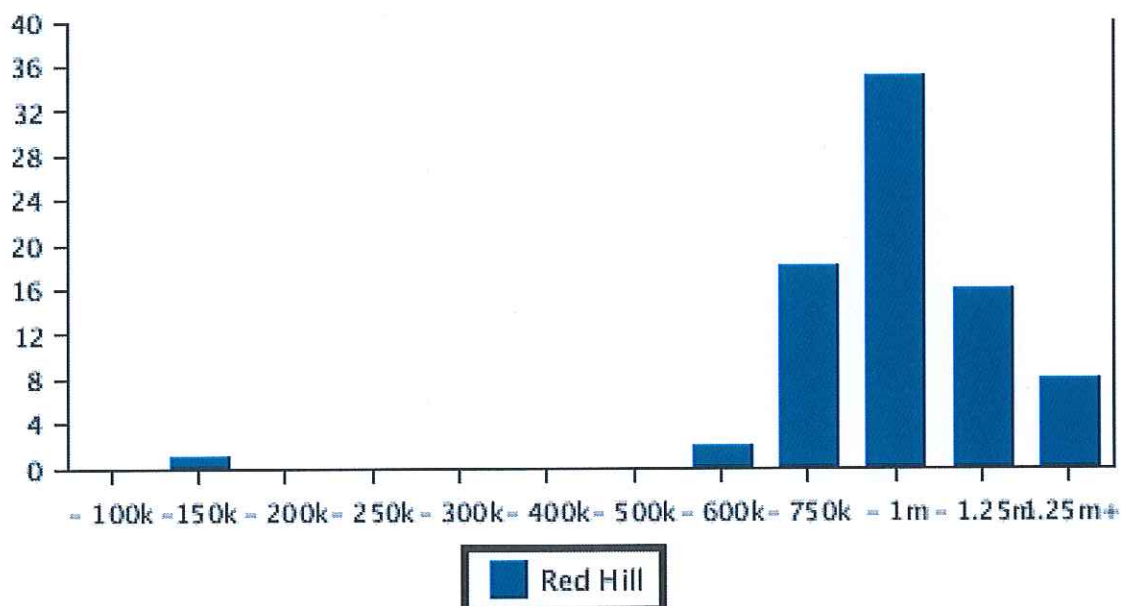
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Sales By Price

House Sale by Price (12 months)

Price	Red Hill Number
0 - 100k	0
101 -150k	1
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	0
501 - 600k	2
601 - 750k	18
751 - 1m	35
> 1m - 1.25m	16
1.25m+	8

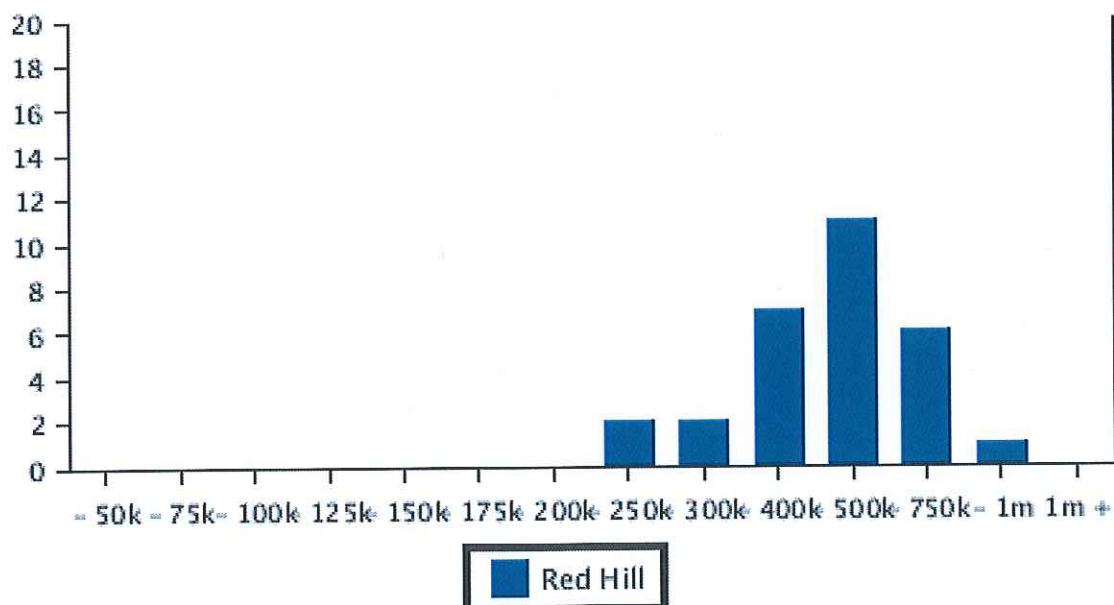
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Red Hill Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	0
201 - 250k	2
251 - 300k	2
301 - 400k	7
401 - 500k	11
501 - 750k	6
751 - 1m	1
1m +	0

Unit Sales By Price (12 months)



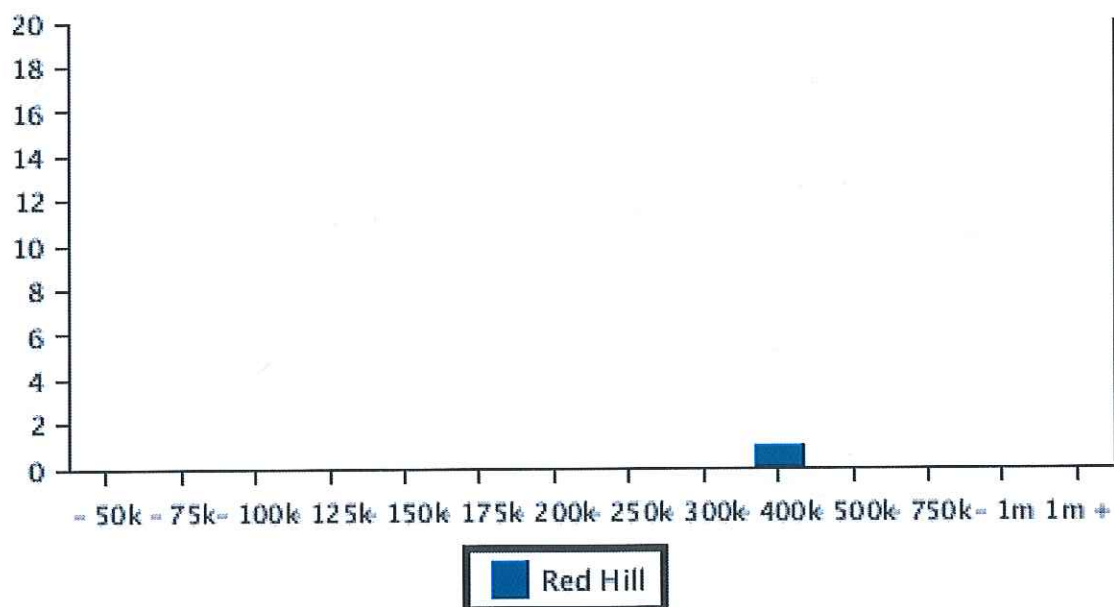


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Land Sale by Price (12 months)

Price	Red Hill 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	0
501 - 750k	0
751 - 1m	0
1m +	0

Land Sales By Price (12 months)

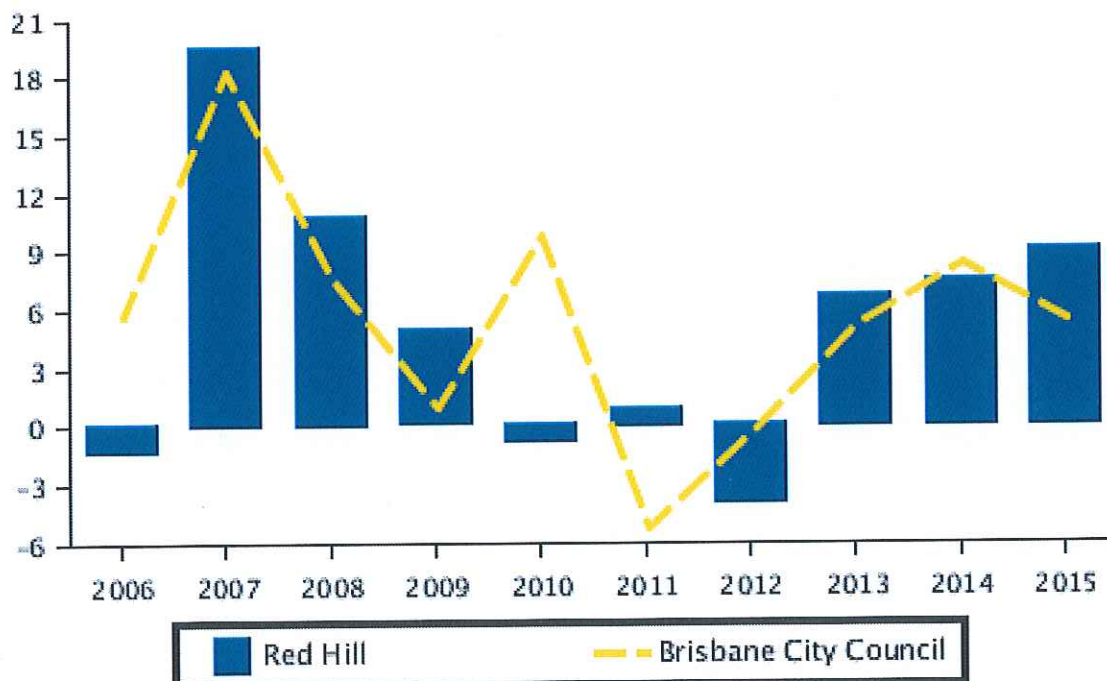


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Red Hill	Brisbane City Council
	% Change	% Change
2015	9.2%	5.4%
2014	7.6%	8.3%
2013	6.8%	5.2%
2012	-4.2%	-0.4%
2011	1%	-5.3%
2010	-1%	9.8%
2009	5%	1%
2008	10.9%	7.6%
2007	19.6%	18.3%
2006	-1.5%	5.7%

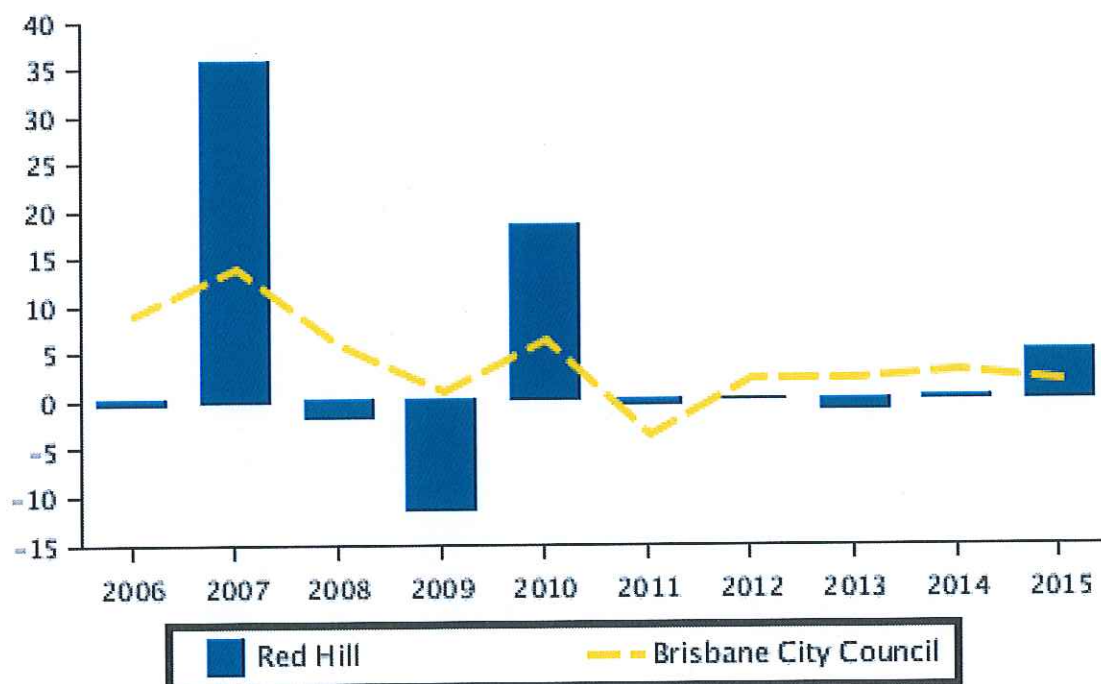
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Red Hill % Change	Brisbane City Council % Change
2015	5.3%	2.1%
2014	0.4%	3.3%
2013	-1.3%	2.4%
2012	-0.2%	2.5%
2011	-0.6%	-3.6%
2010	18.6%	6.4%
2009	-11.6%	1%
2008	-1.9%	5.8%
2007	35.9%	14.1%
2006	-0.6%	9.2%

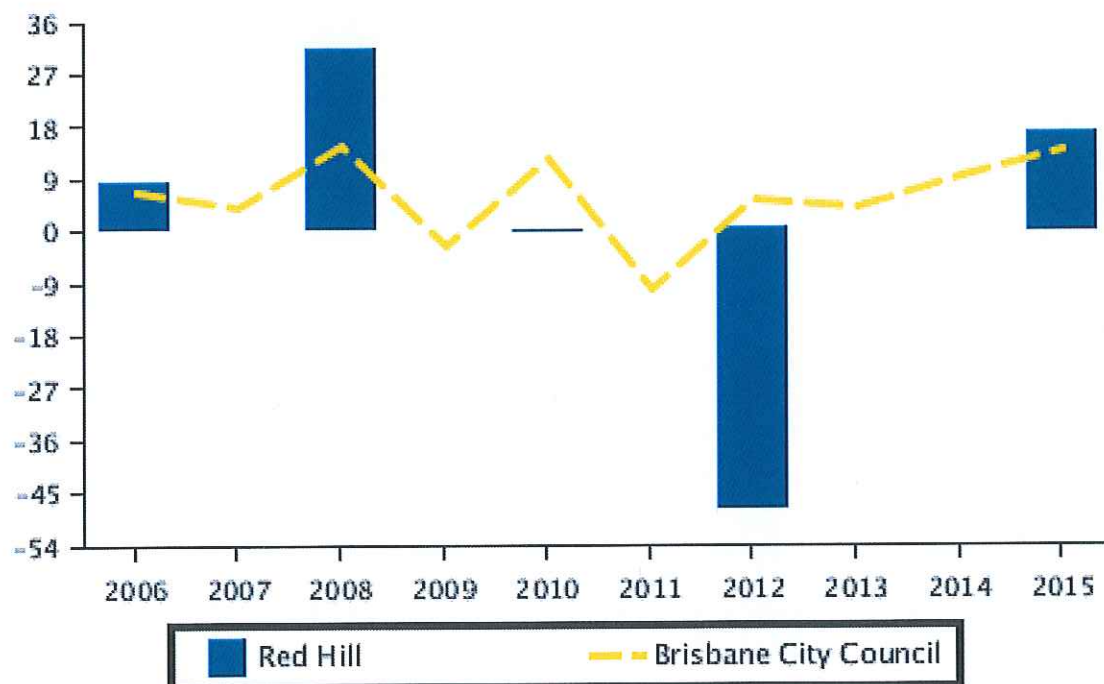
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Red Hill % Change	Brisbane City Council % Change
2015	16.9%	13.6%
2014	0%	9.4%
2013	0%	4%
2012	-48.2%	5.3%
2011	0%	-10.2%
2010	0%	12.5%
2009	0%	-2.4%
2008	31.2%	14.8%
2007	0%	4.2%
2006	8.3%	6.7%

Capital Growth in Median Prices (Land)

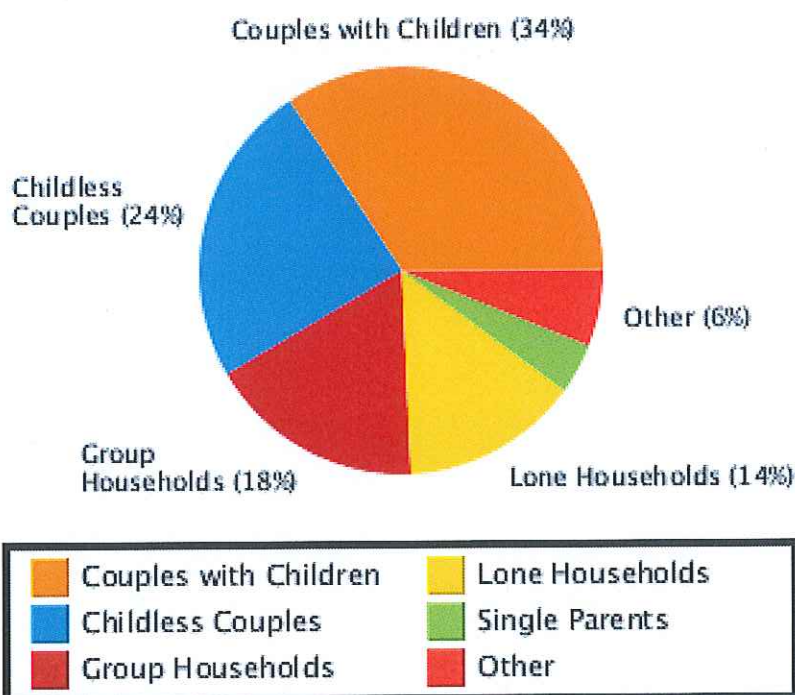


Household

Household Structure

Type	Percent
Couples with Children	34.3
Childless Couples	24.1
Group Households	17.3
Lone Households	14.2
Other	6.1
Single Parents	4.0

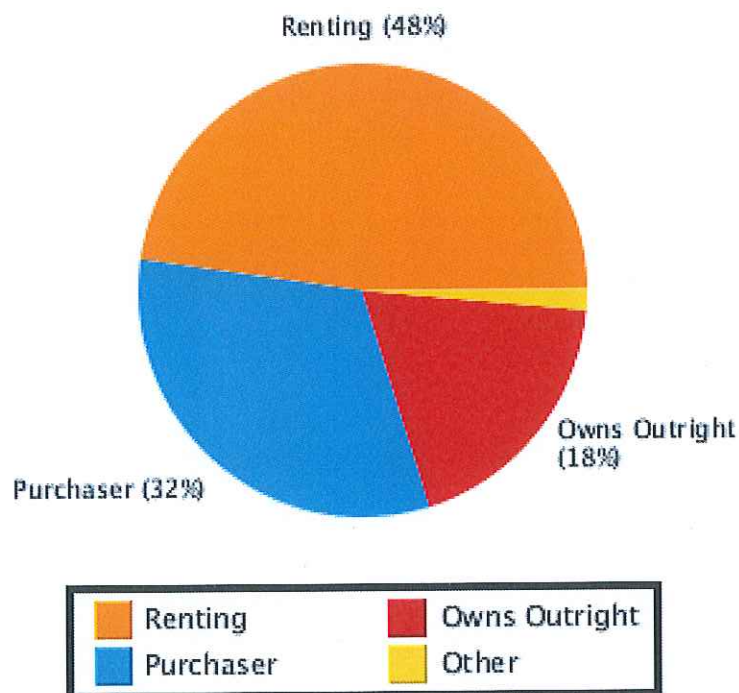
Household Structure



Household Occupancy

Type	Percent
Renting	47.7
Purchaser	32.0
Owns Outright	18.8
Other	1.5

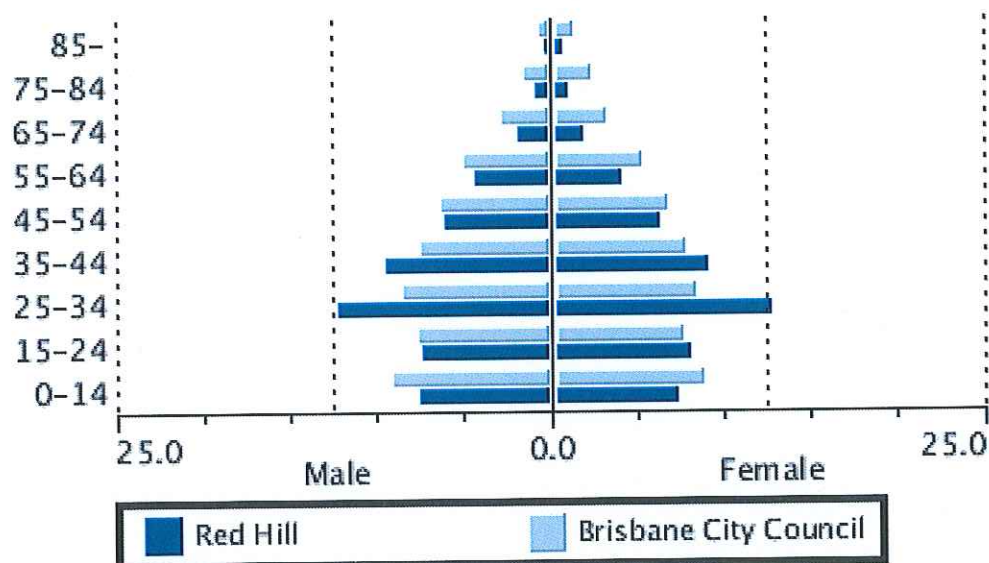
Household Occupancy



Age Sex Ratio

Age Group	Red Hill		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	7.5	7.2	9.2	8.7
15-24	7.4	7.9	7.7	7.6
25-34	12.2	12.6	8.5	8.3
35-44	9.5	9.0	7.5	7.7
45-54	6.0	6.2	6.4	6.6
55-64	4.3	4.0	5.0	5.2
65-74	1.9	1.8	2.9	3.1
75-84	0.8	1.0	1.6	2.2
85-	0.2	0.6	0.6	1.2

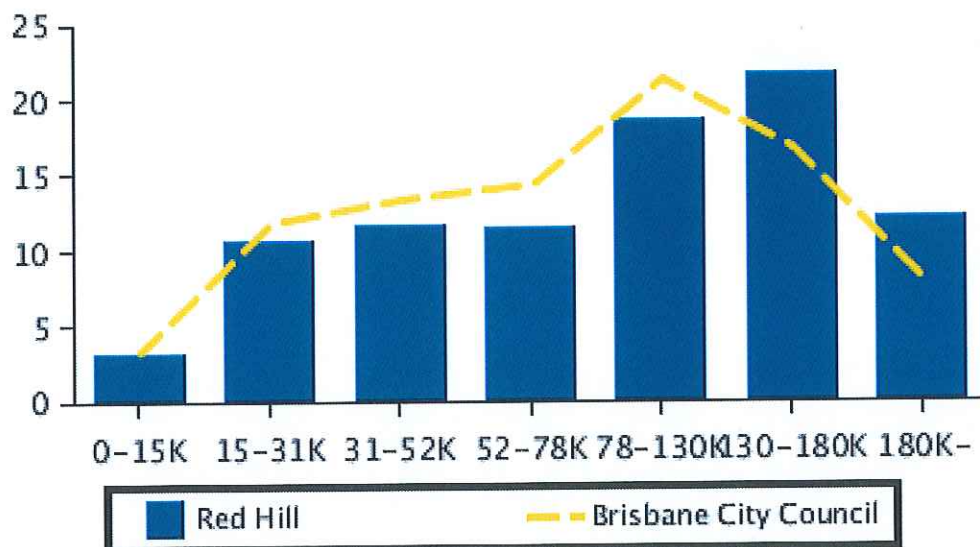
Age Sex Ratio



Household Income

Income Range	Red Hill %	Brisbane City Council %
0-15K	3.2	3.3
15-31K	10.7	11.8
31-52K	11.6	13.4
52-78K	11.5	14.4
78-130K	18.6	21.3
130-180K	21.7	16.7
180K-	12.2	7.9

Household Income



Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	1					
COMMERCIAL	1	\$2,450,000	\$2,450,000	\$2,450,000	\$2,450,000	\$2,450,000
HOUSE	12	\$515,000	\$1,405,000	\$832,500	\$908,416	\$10,901,000
UNIT	1	\$310,000	\$310,000	\$310,000	\$310,000	\$310,000
TOTAL	15					\$13,661,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		1				
COMMERCIAL	3 Bed	1	\$2,450,000	\$2,450,000	\$2,450,000	\$2,450,000
HOUSE	2 Bed	3	\$515,000	\$679,000	\$670,000	\$621,333
	3 Bed	5	\$770,000	\$1,055,000	\$880,000	\$890,400
	4 Bed	4	\$785,000	\$1,405,000	\$1,197,500	\$1,146,250
UNIT	2 Bed	1	\$310,000	\$310,000	\$310,000	\$310,000
TOTAL		15				\$910,733

Sold Properties



2 Arthur Terrace Red Hill QLD 4059

Sale Price: \$770,000
Sale Date: 18 Apr 2016
Area: 405m2

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



76 Arthur Terrace Red Hill QLD 4059

Sale Price: \$515,000
Sale Date: 4 Jun 2016
Area: 405m2

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



137 Arthur Terrace Red Hill QLD 4059

Sale Price: \$1,405,000
Sale Date: 8 Apr 2016
Area: 409m2

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



21 Bathurst Street Red Hill QLD 4059

Sale Price: \$962,000
Sale Date: 4 Apr 2016
Area: 405m2

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



15 Cairns Street Red Hill QLD 4059

Sale Price: \$785,000
Sale Date: 7 May 2016
Area: 410m2

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



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11 Dean Street Red Hill QLD 4059

Sale Price: \$670,000

Sale Date: 23 May 2016

Area: 405m2

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



22 Dean Street Red Hill QLD 4059

Sale Price: \$880,000

Sale Date: 3 May 2016

Area: 405m2

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



23 Enoggera Terrace Red Hill QLD 4059

Sale Price: \$2,450,000

Sale Date: 18 Apr 2016

Area: 1,127m2

Attributes: 3 Beds, 1 Baths, 15 Car Spaces, 3 Lock Up Garages



40 Haughton Street Red Hill QLD 4059

Sale Price: \$1,170,000

Sale Date: 30 May 2016

Area: 506m2

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



9 Jay Street Red Hill QLD 4059

Sale Price: \$1,225,000

Sale Date: 7 May 2016

Area: 379m2

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



1/54 Lemnos Street Red Hill QLD 4059

Sale Price: \$310,000

Sale Date: 13 Apr 2016

Area: -

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



12 Stoneleigh Street Red Hill QLD 4059

Sale Price: Not Disclosed

Sale Date: 7 May 2016

Area: 387m2

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



25 Stoneleigh Street Red Hill QLD 4059

Sale Price: \$1,055,000

Sale Date: 16 Apr 2016

Area: 387m2

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



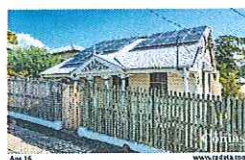
2 Woolcock Street Red Hill QLD 4059

Sale Price: \$785,000

Sale Date: 9 Apr 2016

Area: 276m2

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



12 Woolcock Street Red Hill QLD 4059

Sale Price: \$679,000

Sale Date: 8 Apr 2016

Area: 276m2

Attributes: 2 Beds, 1 Baths

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