
A Nobel approach
to Real Estate™

South Brisbane
April—June 2016

THE Adam
Nobel TEAM



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Area Profile

The size of South Brisbane is approximately 2 square kilometres. It has 1 park covering nearly 3% of total area.

The population of South Brisbane in 2006 was 3,655 people. By 2011 the population was 5,420 showing a population growth of 48% in the area during that time.

The predominant age group in South Brisbane is 25-34 years.

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

In general, people in South Brisbane work in a Professional occupation.

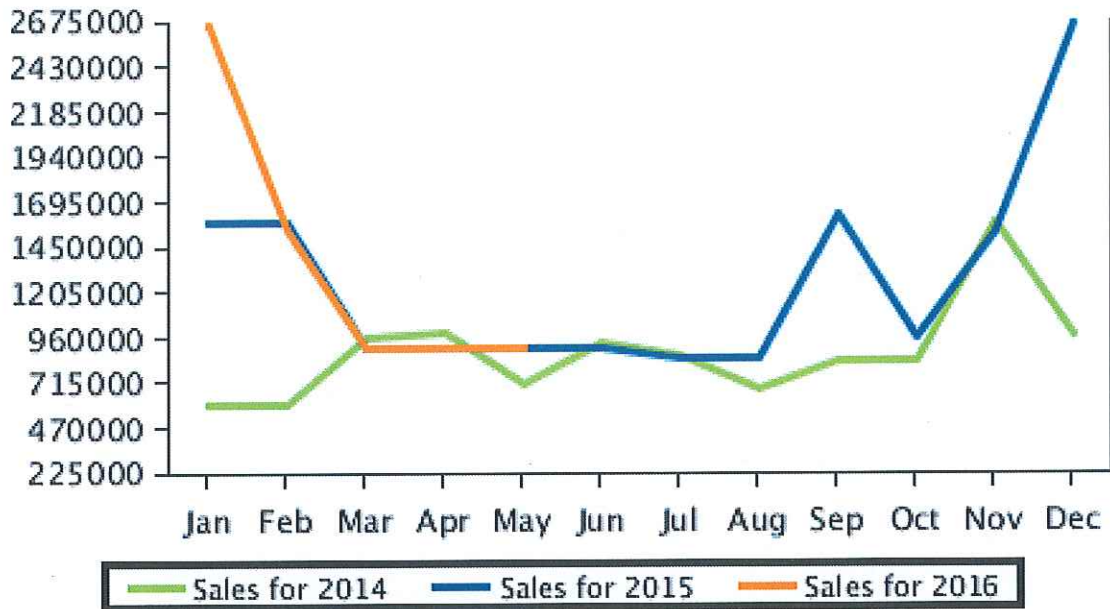
In 2006, 31.5% of the homes in South Brisbane were owner-occupied compared with 32.6% in 2011.

Currently the median sales price of houses in the area is 900,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$597,000	\$1,587,500	\$2,650,000
February	\$597,000	\$1,587,500	\$1,537,500
March	\$950,000	\$901,000	\$900,000
April	\$987,500	\$901,000	\$900,000
May	\$710,000	\$901,000	\$900,000
June	\$933,606	\$901,000	\$0
July	\$865,000	\$845,000	\$0
August	\$680,000	\$845,000	\$0
September	\$832,500	\$1,620,500	\$0
October	\$832,500	\$957,500	\$0
November	\$1,575,500	\$1,527,500	\$0
December	\$966,000	\$2,650,000	\$0

Median Sale Price

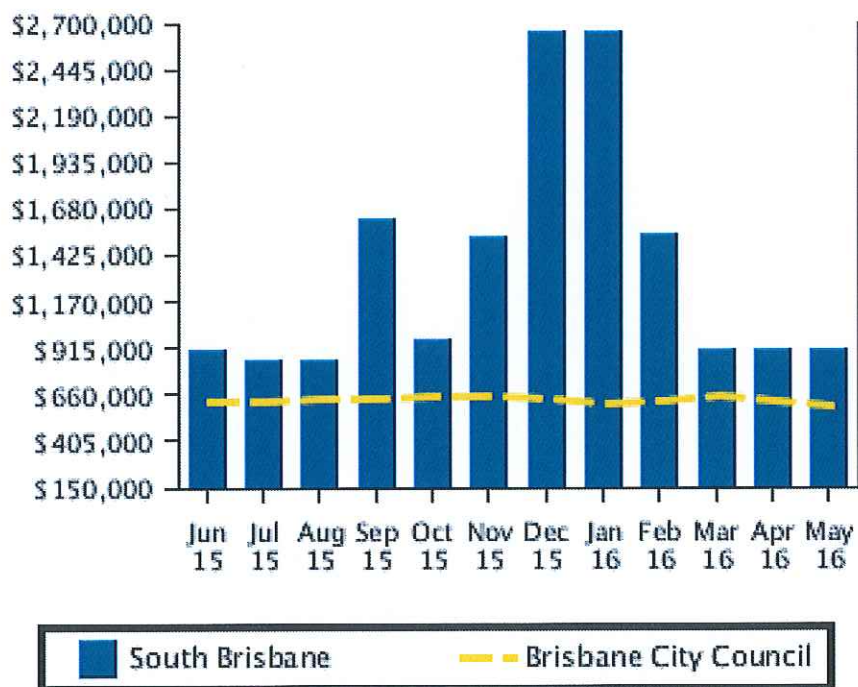


Recent Median Sale Prices

Recent Median House Sale Prices

Period	South Brisbane Median Price	Brisbane City Council Median Price
May 2016	\$900,000	\$588,065
April 2016	\$900,000	\$620,000
March 2016	\$900,000	\$645,000
February 2016	\$1,537,500	\$622,500
January 2016	\$2,650,000	\$614,875
December 2015	\$2,650,000	\$635,000
November 2015	\$1,527,500	\$649,900
October 2015	\$957,500	\$645,000
September 2015	\$1,620,500	\$635,000
August 2015	\$845,000	\$630,000
July 2015	\$845,000	\$625,000
June 2015	\$901,000	\$625,500

Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	South Brisbane Median Price	Brisbane City Council Median Price
May 2016	\$520,000	\$408,750
April 2016	\$520,000	\$429,500
March 2016	\$482,000	\$435,000
February 2016	\$470,000	\$441,050
January 2016	\$471,000	\$432,500
December 2015	\$537,000	\$440,000
November 2015	\$514,000	\$440,000
October 2015	\$436,000	\$435,000
September 2015	\$500,000	\$452,000
August 2015	\$514,500	\$435,500
July 2015	\$528,500	\$445,000
June 2015	\$480,000	\$443,000

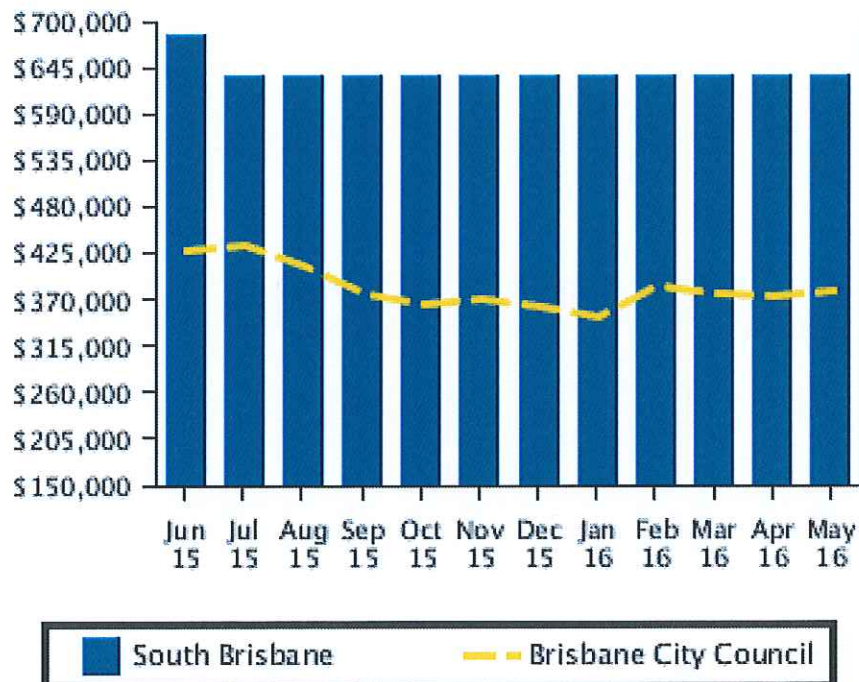
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	South Brisbane Median Price	Brisbane City Council Median Price
May 2016	\$635,000	\$380,000
April 2016	\$635,000	\$372,500
March 2016	\$635,000	\$376,000
February 2016	\$635,000	\$385,000
January 2016	\$635,000	\$349,000
December 2015	\$635,000	\$360,000
November 2015	\$635,000	\$370,000
October 2015	\$635,000	\$365,000
September 2015	\$635,000	\$376,050
August 2015	\$635,000	\$410,000
July 2015	\$635,000	\$435,000
June 2015	\$683,200	\$427,500

Recent Median Land Sale Prices

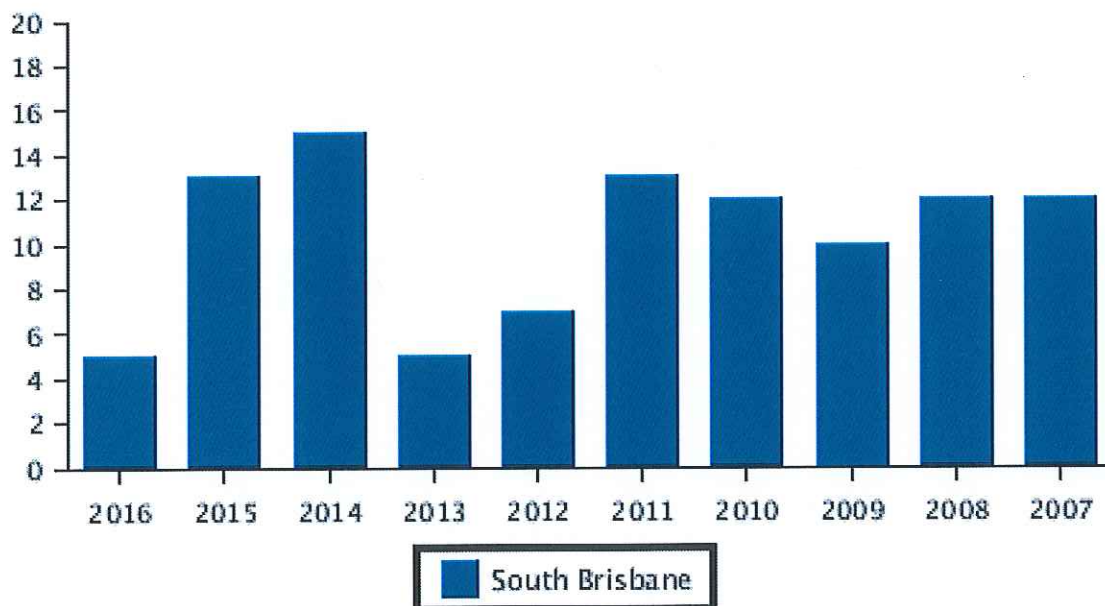


Sales Per Annum

House Sales Per Annum

Period	South Brisbane Number
2016	5
2015	13
2014	15
2013	5
2012	7
2011	13
2010	12
2009	10
2008	12
2007	12

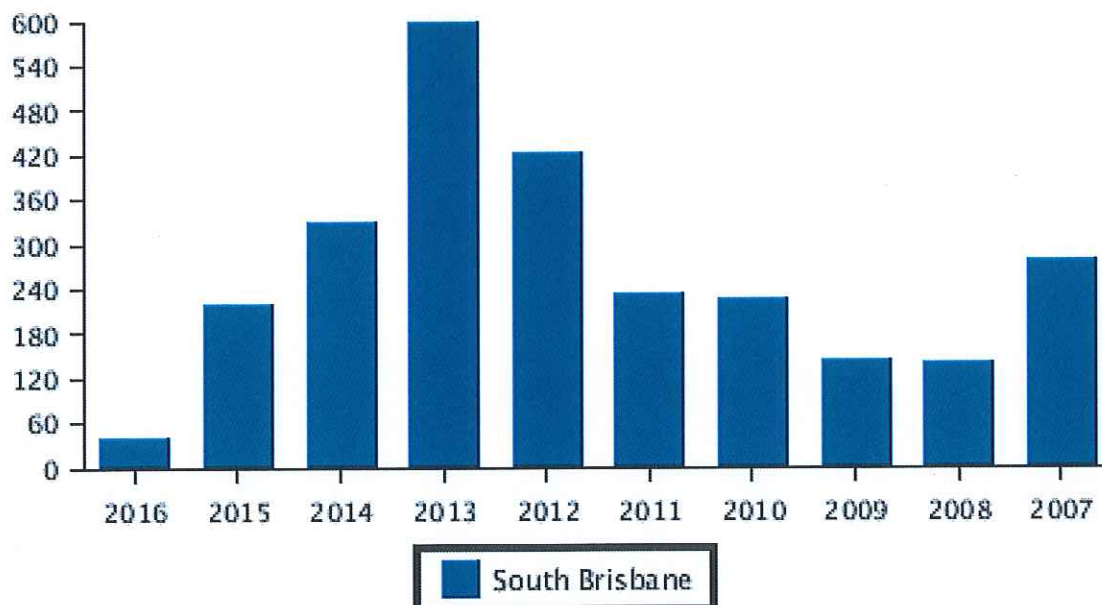
House Sales Per Annum



Unit Sales Per Annum

Period	South Brisbane Number
2016	40
2015	219
2014	330
2013	597
2012	424
2011	232
2010	227
2009	143
2008	139
2007	276

Unit Sales Per Annum



Land Sales Per Annum

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

Land Sales Per Annum

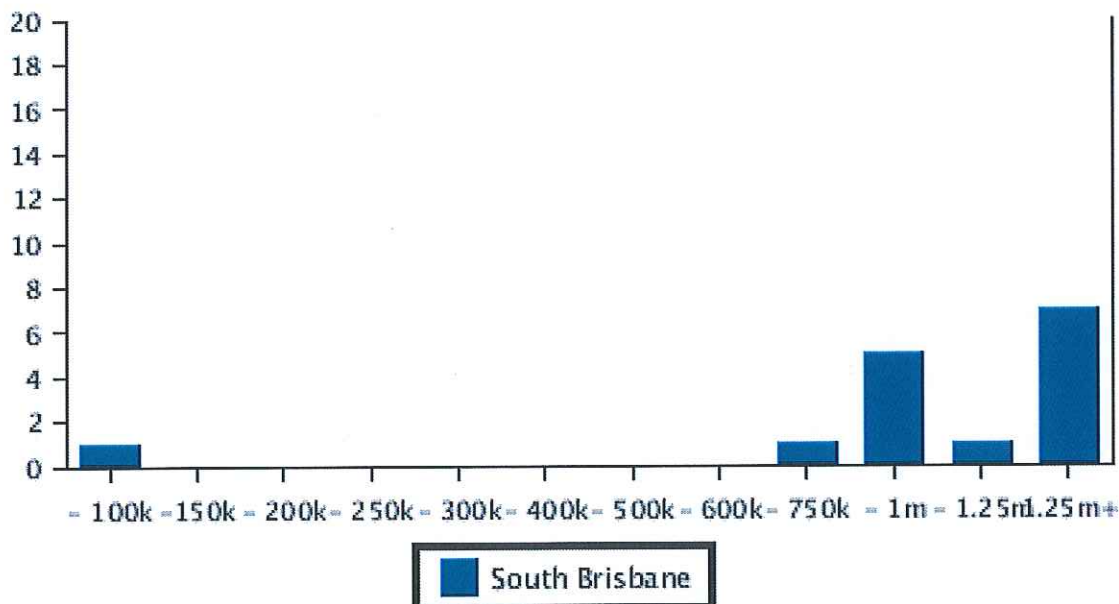


Sales By Price

House Sale by Price (12 months)

Price	South Brisbane	
	Number	
0 - 100k	1	
101 -150k	0	
151 - 200k	0	
201 - 250k	0	
251 - 300k	0	
301 - 400k	0	
401 - 500k	0	
501 - 600k	0	
601 - 750k	1	
751 - 1m	5	
> 1m - 1.25m	1	
1.25m+	7	

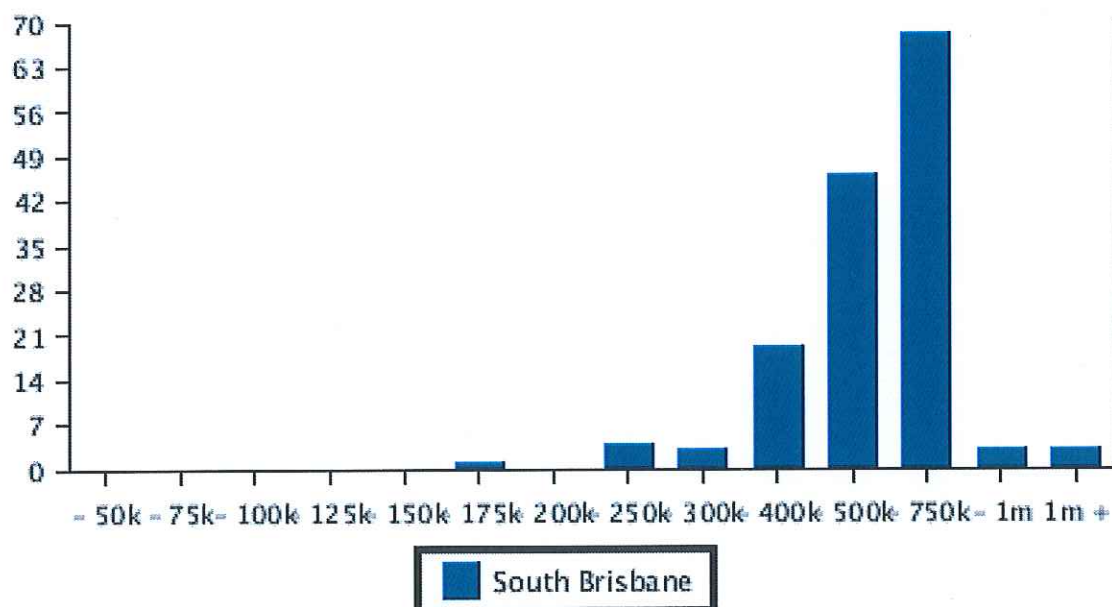
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	South Brisbane Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	1
176 - 200k	0
201 - 250k	4
251 - 300k	3
301 - 400k	19
401 - 500k	46
501 - 750k	68
751 - 1m	3
1m +	3

Unit Sales By Price (12 months)



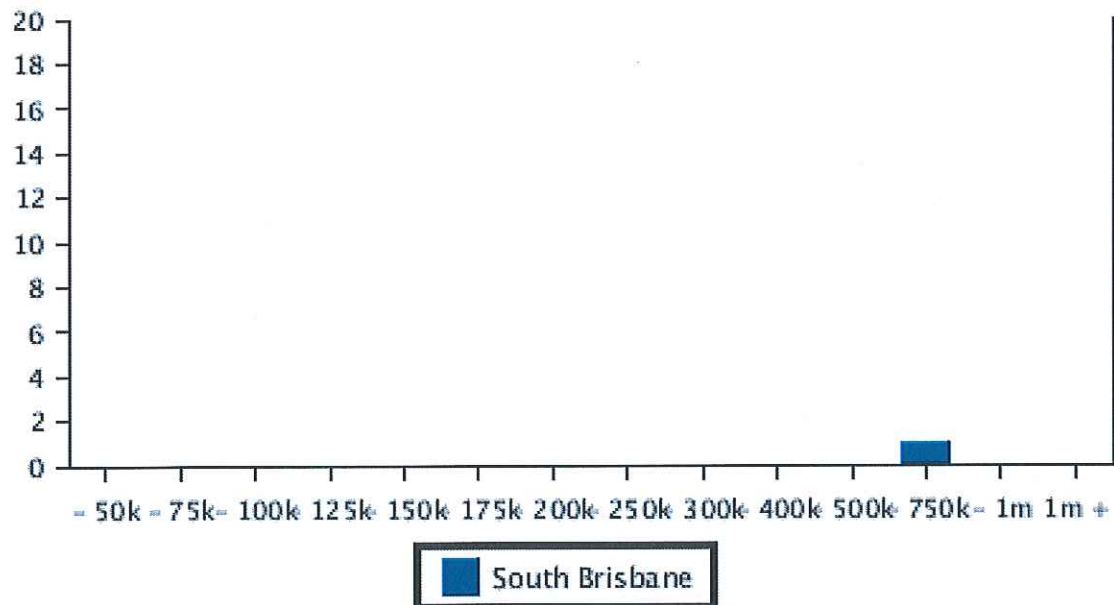


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Land Sale by Price (12 months)

Price	South Brisbane 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	1
751 - 1m	0
1m +	0

Land Sales By Price (12 months)

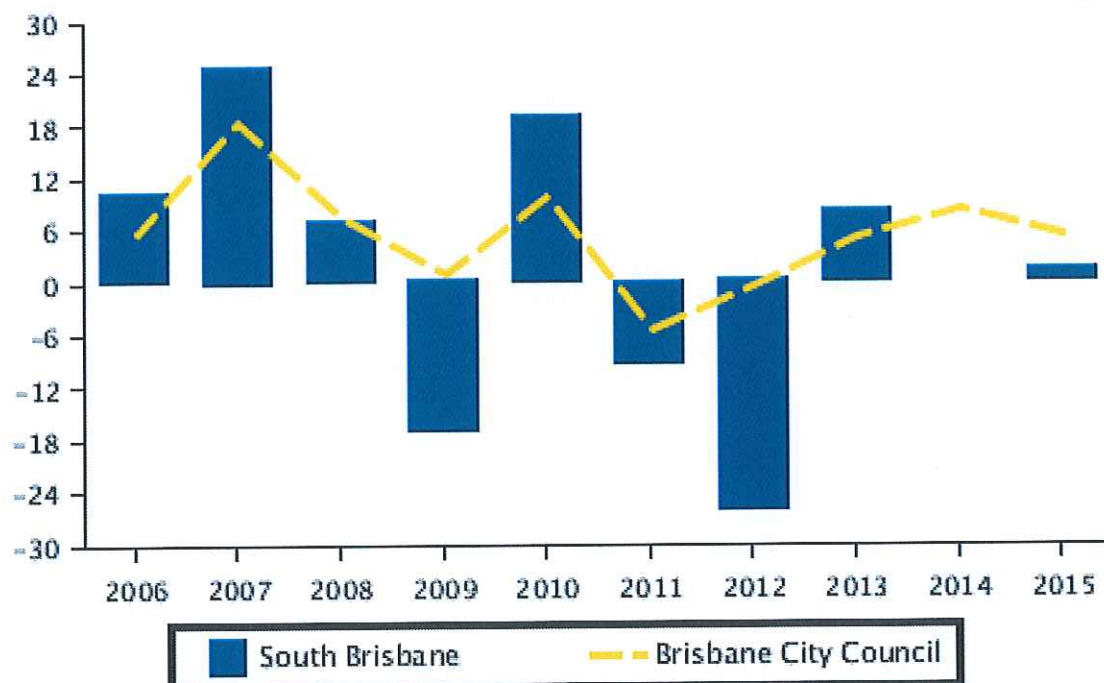


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	South Brisbane % Change	Brisbane City Council % Change
2015	1.6%	5.4%
2014	0%	8.3%
2013	8.5%	5.2%
2012	-26.7%	-0.4%
2011	-9.6%	-5.3%
2010	19.3%	9.8%
2009	-17.6%	1%
2008	7.3%	7.6%
2007	25%	18.3%
2006	10.5%	5.7%

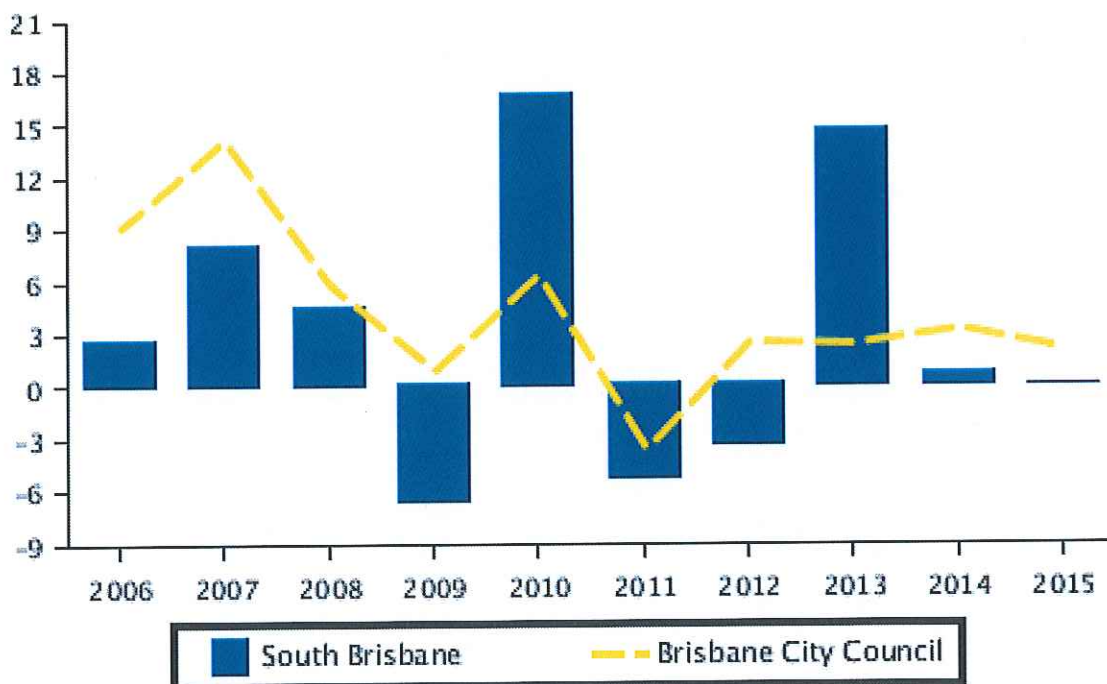
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	South Brisbane % Change	Brisbane City Council % Change
2015	0%	2.1%
2014	0.8%	3.3%
2013	14.8%	2.4%
2012	-3.6%	2.5%
2011	-5.5%	-3.6%
2010	16.8%	6.4%
2009	-6.9%	1%
2008	4.6%	5.8%
2007	8.1%	14.1%
2006	2.7%	9.2%

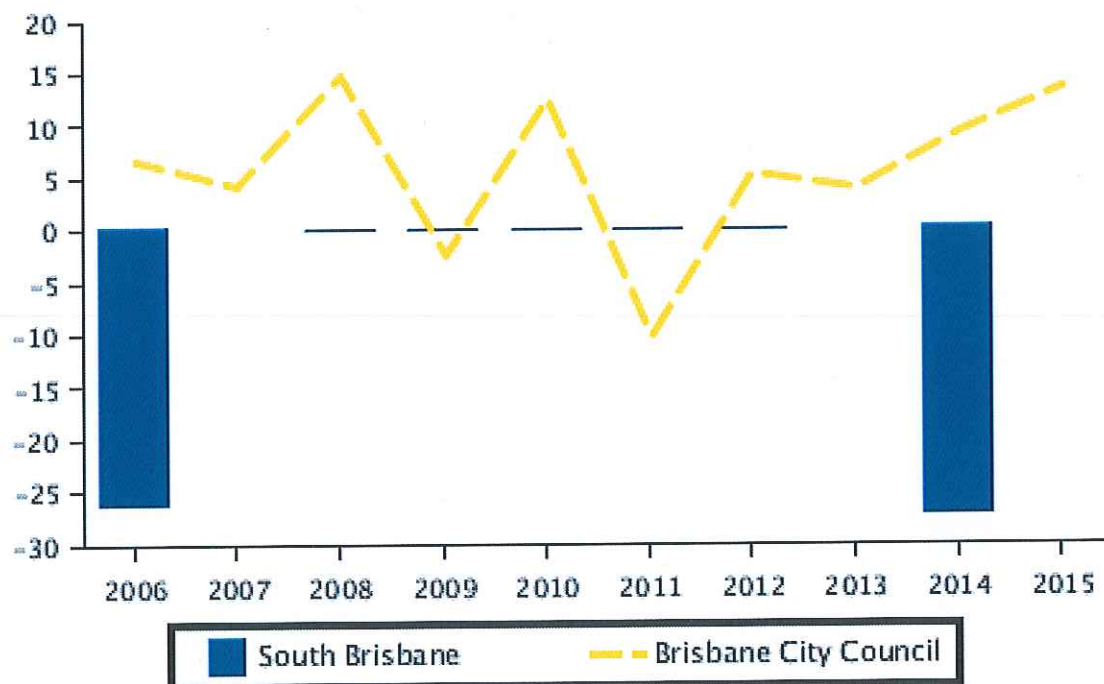
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	South Brisbane % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	-27.6%	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	-26.7%	6.7%

Capital Growth in Median Prices (Land)

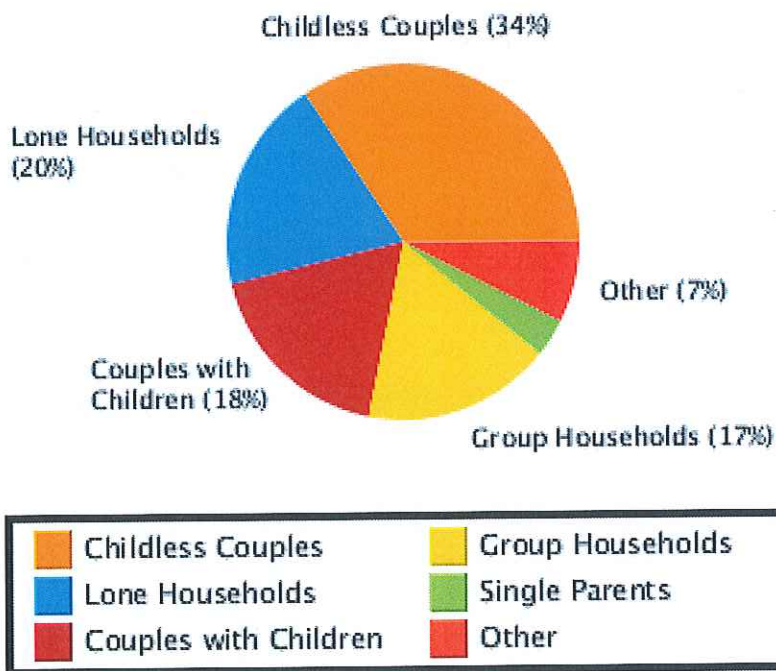


Household

Household Structure

Type	Percent
Childless Couples	34.3
Lone Households	19.4
Couples with Children	18.1
Group Households	17.3
Other	7.5
Single Parents	3.4

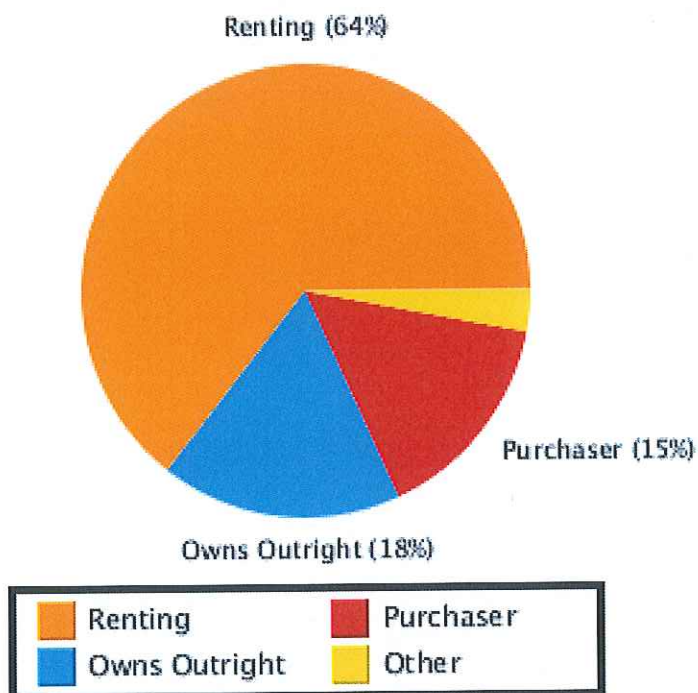
Household Structure



Household Occupancy

Type	Percent
Renting	64.3
Owns Outright	17.4
Purchaser	15.2
Other	3.0

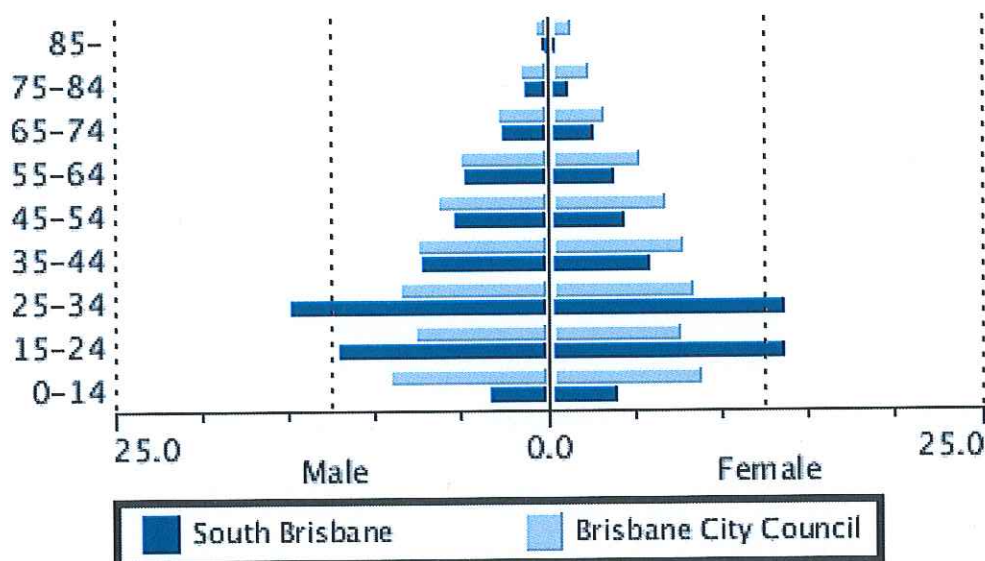
Household Occupancy



Age Sex Ratio

Age Group	South Brisbane		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	3.3	3.9	9.2	8.7
15-24	12.0	13.5	7.7	7.6
25-34	14.9	13.5	8.5	8.3
35-44	7.2	5.8	7.5	7.7
45-54	5.3	4.3	6.4	6.6
55-64	4.7	3.7	5.0	5.2
65-74	2.6	2.5	2.9	3.1
75-84	1.2	1.1	1.6	2.2
85-	0.1	0.4	0.6	1.2

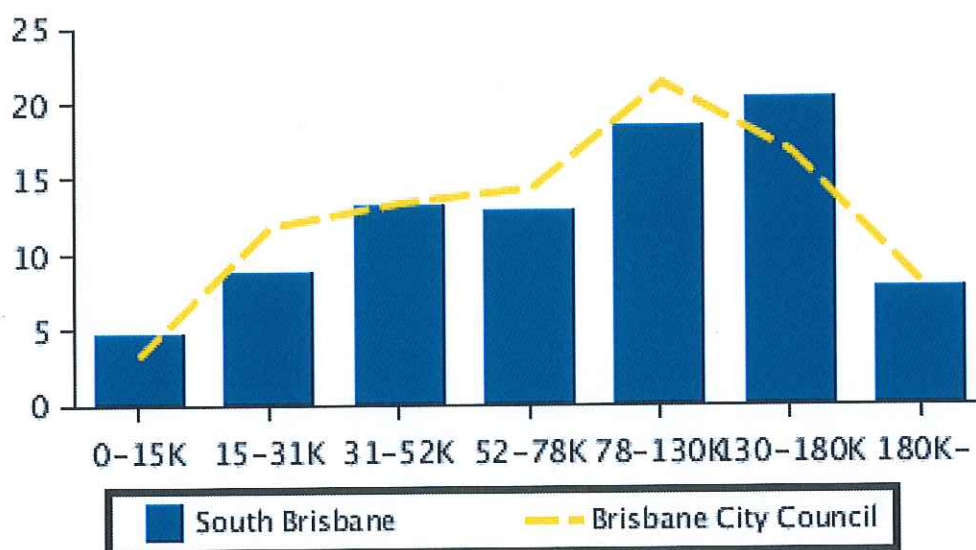
Age Sex Ratio



Household Income

Income Range	South Brisbane %	Brisbane City Council %
0-15K	4.7	3.3
15-31K	8.7	11.8
31-52K	13.2	13.4
52-78K	12.8	14.4
78-130K	18.5	21.3
130-180K	20.3	16.7
180K-	7.8	7.9

Household Income



Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	4					
COMMERCIAL	2	\$982,500	\$2,050,000	\$1,516,250	\$1,516,250	\$3,032,500
HOUSE	2	\$1,300,000	\$2,500,000	\$1,900,000	\$1,900,000	\$3,800,000
UNIT	12	\$220,000	\$1,040,000	\$507,500	\$557,259	\$6,687,110
TOTAL	20					\$13,519,610

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		4				
COMMERCIAL	5+ Bed	1	\$2,050,000	\$2,050,000	\$2,050,000	\$2,050,000
	N/A	1	\$982,500	\$982,500	\$982,500	\$982,500
HOUSE	1 Bed	1	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000
	5+ Bed	1	\$1,300,000	\$1,300,000	\$1,300,000	\$1,300,000
UNIT	1 Bed	2	\$220,000	\$435,110	\$327,555	\$327,555
	2 Bed	10	\$430,000	\$1,040,000	\$537,500	\$603,200
TOTAL		20				\$675,980

Sold Properties



14 Brook Street South Brisbane QLD 4101

Sale Price: \$1,300,000

Sale Date: 31 May 2016

Area: 352m2

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



5/64 Browning Street South Brisbane QLD 4101

Sale Price: \$555,000

Sale Date: 27 Jun 2016

Area: 440m2 Approx

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



41/62 Cordelia Street South Brisbane QLD 4101

Sale Price: \$470,000

Sale Date: 19 Apr 2016

Area: 80m2

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



44/62 Cordelia Street South Brisbane QLD 4101

Sale Price: \$465,000

Sale Date: 20 Jun 2016

Area: 80m2

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



92/62 Cordelia Street South Brisbane QLD 4101

Sale Price: Not Disclosed

Sale Date: 25 May 2016

Area: 87m2

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



14/21 Dock Street South Brisbane QLD 4101

Sale Price: \$700,000
Sale Date: 20 Jun 2016
Area: 96m2

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



59/21 Dock Street South Brisbane QLD 4101

Sale Price: Not Disclosed
Sale Date: 23 Jun 2016
Area: 96m2

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



1402/77 Grey Street South Brisbane QLD 4101

Sale Price: Not Disclosed
Sale Date: 21 Jun 2016
Area: 60m2

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



38/10 Lower River Terrace South Brisbane QLD 4101

Sale Price: Not Disclosed
Sale Date: 14 May 2016
Area: 5,702m2 Approx

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



20/11 Manning Street South Brisbane QLD 4101

Sale Price: \$430,000
Sale Date: 13 Apr 2016
Area: 94m2

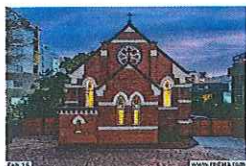
Attributes: 2 Beds, 2 Baths, 1 Car Spaces, 1 Lock Up Garages, 1 Ensuities



35/11 Manning Street South Brisbane QLD 4101

Sale Price: \$435,110
Sale Date: 20 Jun 2016
Area: 95m2

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



16 Manning Street South Brisbane QLD 4101

Sale Price: \$2,500,000

Sale Date: 26 Apr 2016

Area: 911m2

Attributes: 1 Beds, 2 Baths, 8 Car Spaces, 8 Lock Up Garages



3/125 Melbourne Street South Brisbane QLD 4101

Sale Price: \$520,000

Sale Date: 13 Apr 2016

Area: 92m2

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



8/220 Melbourne Street South Brisbane QLD 4101

Sale Price: \$982,500

Sale Date: 15 Jun 2016

Area: 81m2

Attributes: 1 Baths, 1 Car Spaces



16/78 Merivale Street South Brisbane QLD 4101

Sale Price: \$495,000

Sale Date: 2 Jun 2016

Area: 94m2

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



508/7 Montague Road South Brisbane QLD 4101

Sale Price: \$220,000

Sale Date: 1 Apr 2016

Area: 1,653m2 Approx

Attributes: 1 Beds, 1 Baths



8/410 Stanley Street South Brisbane QLD 4101

Sale Price: \$1,040,000

Sale Date: 17 Jun 2016

Area: -

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



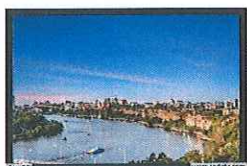
118 Vulture Street South Brisbane QLD 4101

Sale Price: \$2,050,000

Sale Date: 5 May 2016

Area: 1,193m²

Attributes: 5 Beds, 3 Baths, 4 Car Spaces



62/260 Vulture Street South Brisbane QLD 4101

Sale Price: \$652,000

Sale Date: 12 Apr 2016

Area: 138m²

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



73/260 Vulture Street South Brisbane QLD 4101

Sale Price: \$705,000

Sale Date: 14 Apr 2016

Area: 145m²

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



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