
A Nobel approach
to Real Estate™

Archerfield
April—June 2016

THE **Adam**
Nobel TEAM



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Area Profile

The size of Archerfield is approximately 4 square kilometres. It has 3 parks covering nearly 64% of total area.

The population of Archerfield in 2006 was 582 people. By 2011 the population was 510 showing a population decline of 12% in the area during that time.

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

Households in Archerfield are primarily couples with children and are likely to be repaying between \$1400 - \$1800 per month on mortgage repayments.

In general, people in Archerfield work in a non-specific occupation.

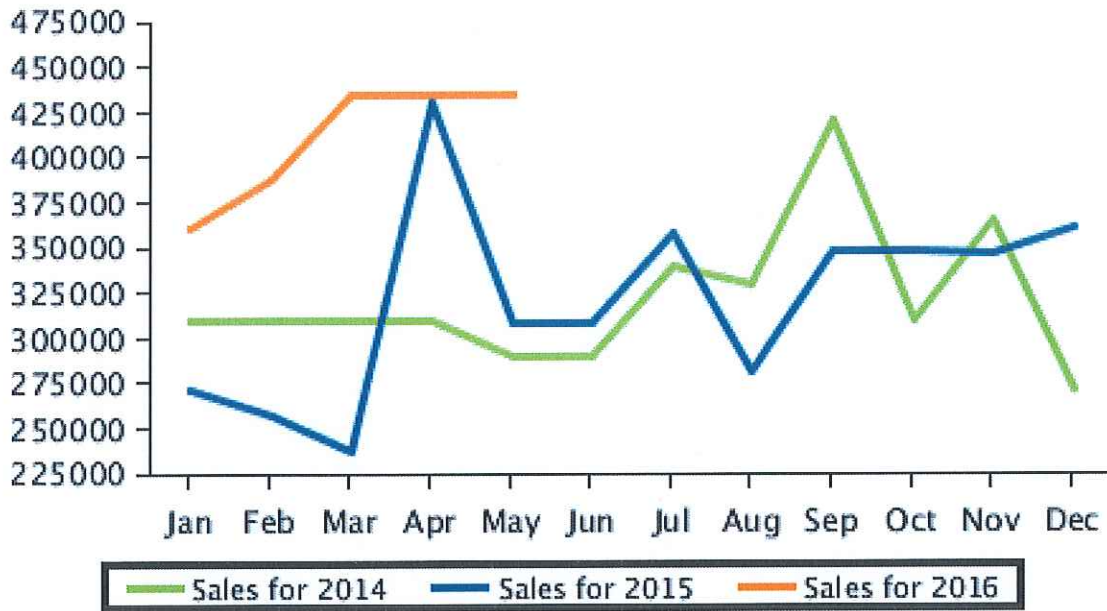
In 2006, 66.5% of the homes in Archerfield were owner-occupied compared with 55.8% in 2011.

Currently the median sales price of houses in the area is 435,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$310,000	\$271,000	\$360,000
February	\$310,000	\$257,000	\$388,000
March	\$310,000	\$237,500	\$435,000
April	\$310,000	\$430,000	\$435,000
May	\$290,000	\$307,500	\$435,000
June	\$290,000	\$307,500	\$0
July	\$340,000	\$357,500	\$0
August	\$330,000	\$281,000	\$0
September	\$420,000	\$347,500	\$0
October	\$310,000	\$347,500	\$0
November	\$365,000	\$346,500	\$0
December	\$271,000	\$360,000	\$0

Median Sale Price





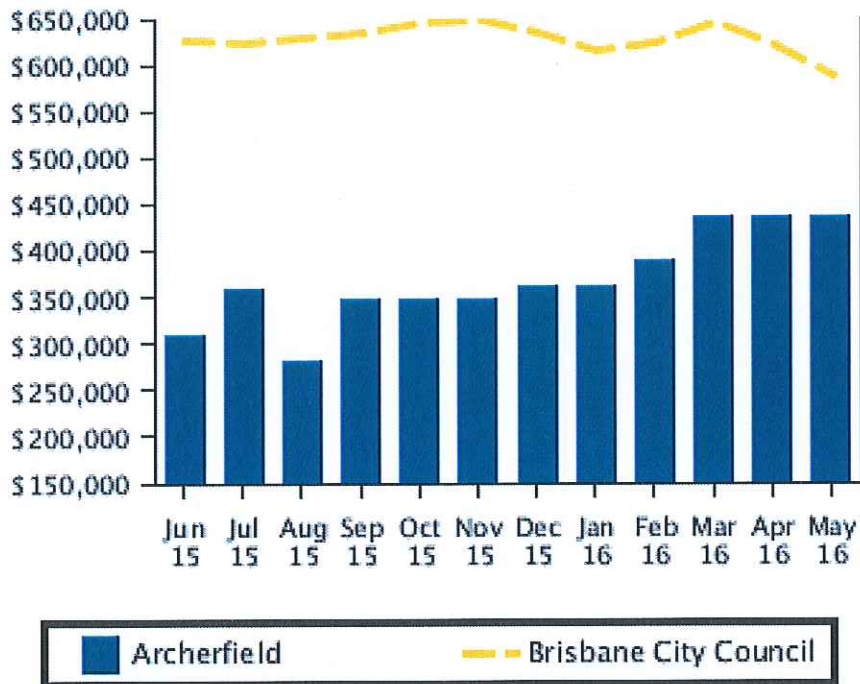
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Recent Median Sale Prices

Recent Median House Sale Prices

Period	Archerfield Median Price	Brisbane City Council Median Price
May 2016	\$435,000	\$588,065
April 2016	\$435,000	\$620,000
March 2016	\$435,000	\$645,000
February 2016	\$388,000	\$622,500
January 2016	\$360,000	\$614,875
December 2015	\$360,000	\$635,000
November 2015	\$346,500	\$649,900
October 2015	\$347,500	\$645,000
September 2015	\$347,500	\$635,000
August 2015	\$281,000	\$630,000
July 2015	\$357,500	\$625,000
June 2015	\$307,500	\$625,500

Recent Median House Sale Prices



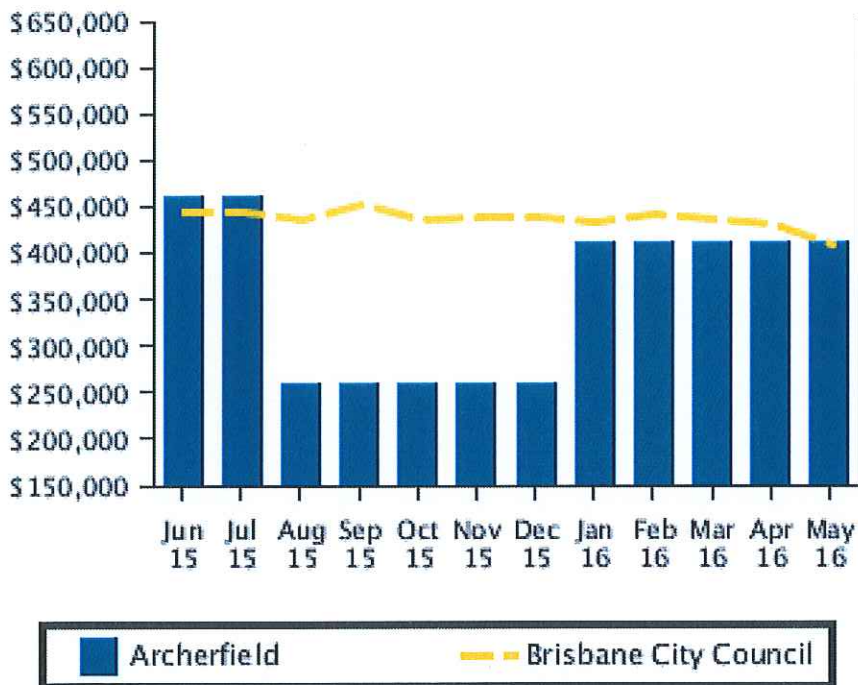


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Recent Median Unit Sale Prices

Period	Archerfield Median Price	Brisbane City Council Median Price
May 2016	\$410,000	\$408,750
April 2016	\$410,000	\$429,500
March 2016	\$410,000	\$435,000
February 2016	\$410,000	\$441,050
January 2016	\$410,000	\$432,500
December 2015	\$260,000	\$440,000
November 2015	\$260,000	\$440,000
October 2015	\$260,000	\$435,000
September 2015	\$260,000	\$452,000
August 2015	\$260,000	\$435,500
July 2015	\$460,000	\$445,000
June 2015	\$460,000	\$443,000

Recent Median Unit Sale Prices



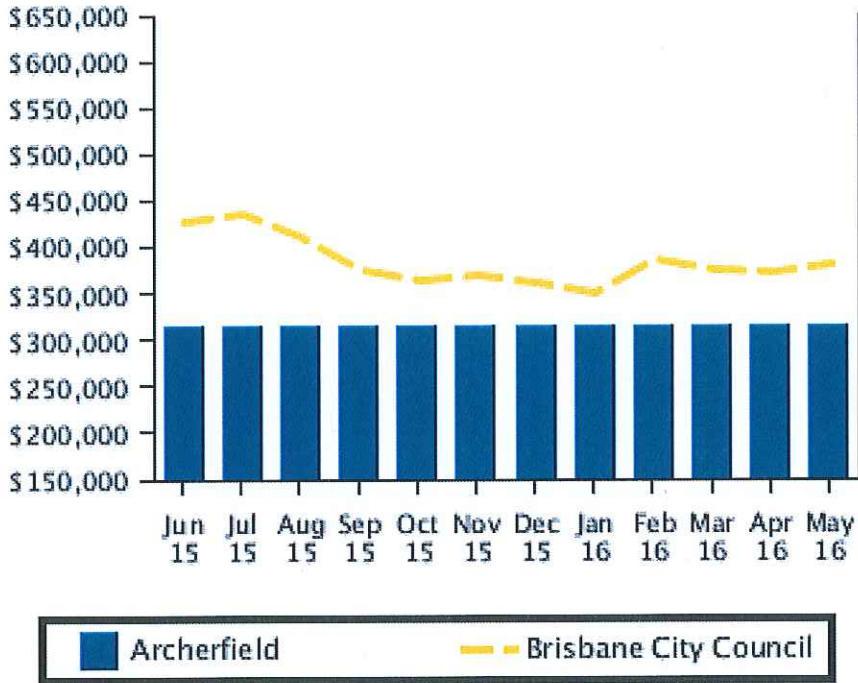


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Recent Median Land Sale Prices

Period	Archerfield Median Price	Brisbane City Council Median Price
May 2016	\$315,000	\$380,000
April 2016	\$315,000	\$372,500
March 2016	\$315,000	\$376,000
February 2016	\$315,000	\$385,000
January 2016	\$315,000	\$349,000
December 2015	\$315,000	\$360,000
November 2015	\$315,000	\$370,000
October 2015	\$315,000	\$365,000
September 2015	\$315,000	\$376,050
August 2015	\$315,000	\$410,000
July 2015	\$315,000	\$435,000
June 2015	\$315,000	\$427,500

Recent Median Land Sale Prices





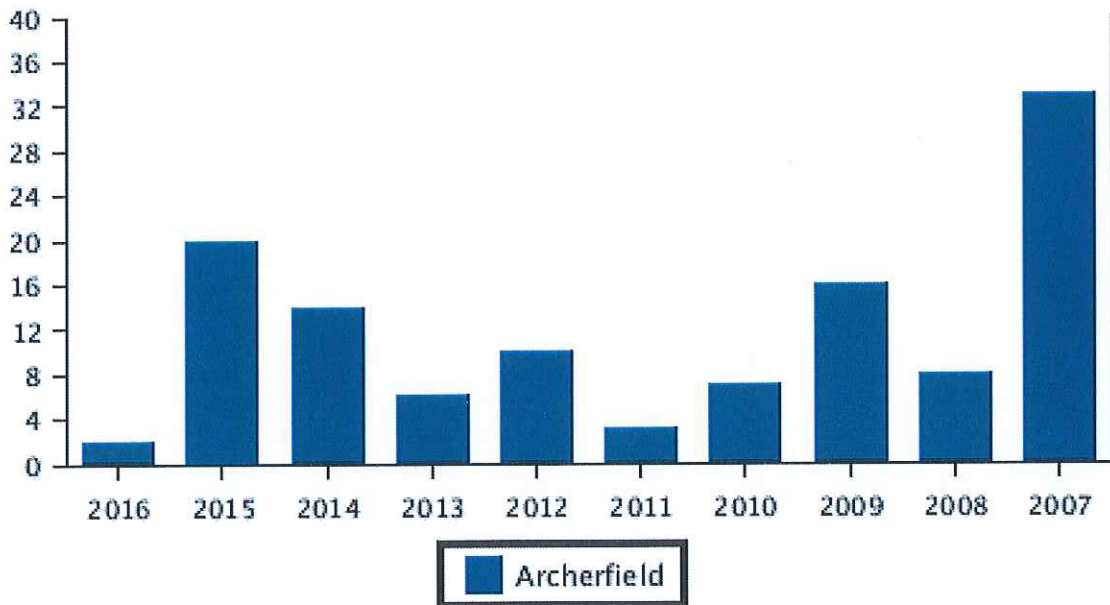
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Sales Per Annum

House Sales Per Annum

Period	Archerfield
	Number
2016	2
2015	20
2014	14
2013	6
2012	10
2011	3
2010	7
2009	16
2008	8
2007	33

House Sales Per Annum



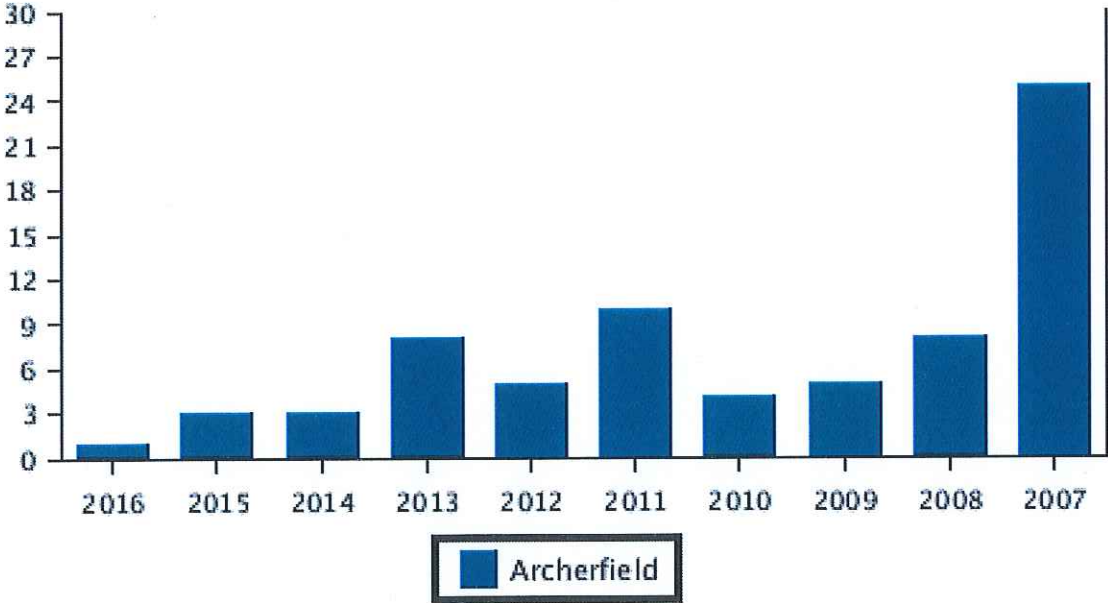


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Unit Sales Per Annum

Period	Archerfield Number
2016	1
2015	3
2014	3
2013	8
2012	5
2011	10
2010	4
2009	5
2008	8
2007	25

Unit Sales Per Annum



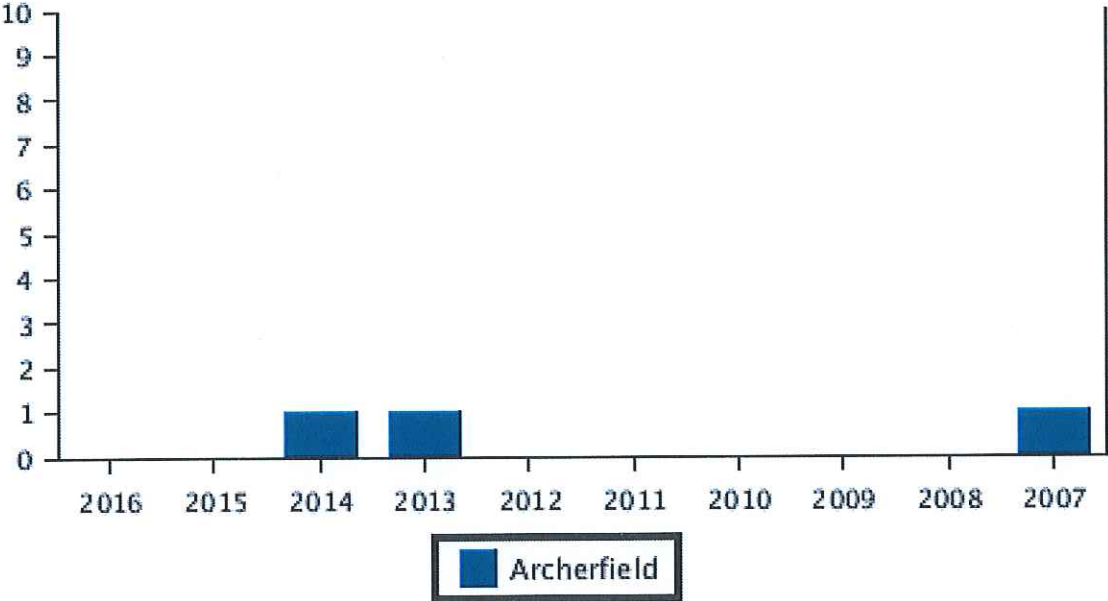


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Land Sales Per Annum

Period	Archerfield Number
2016	0
2015	0
2014	1
2013	1
2012	0
2011	0
2010	0
2009	0
2008	0
2007	1

Land Sales Per Annum





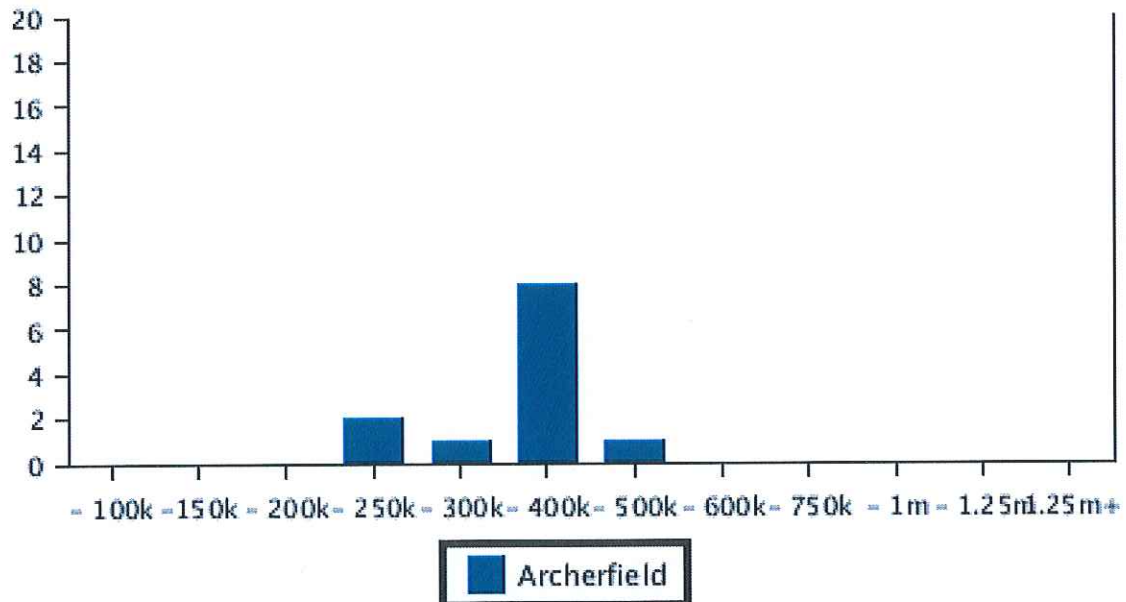
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Sales By Price

House Sale by Price (12 months)

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

House Sales By Price (12 months)



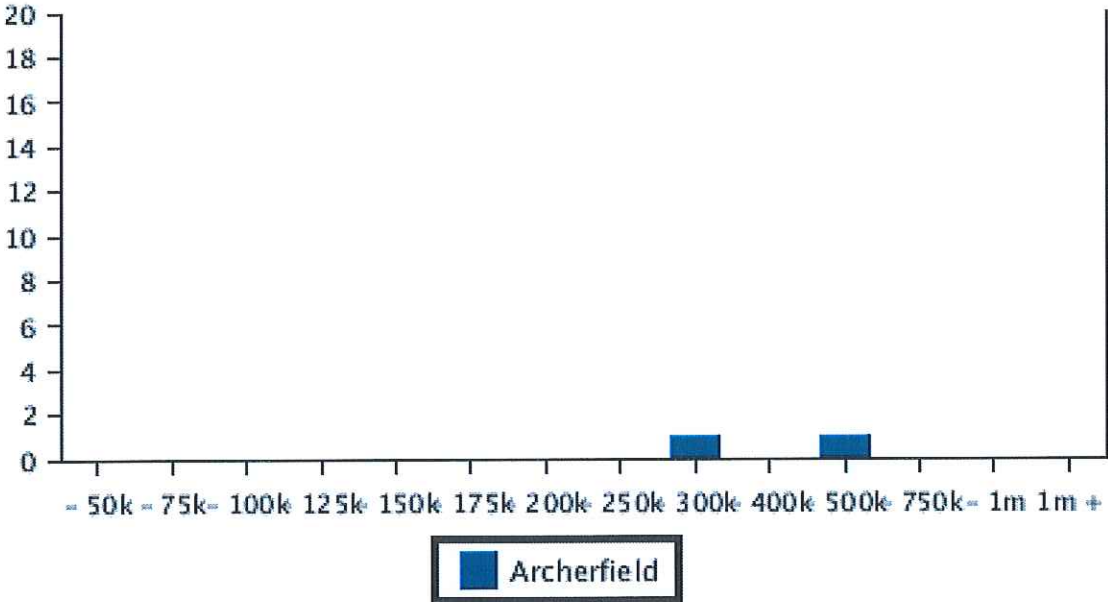


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Unit Sale by Price (12 months)

Price	Archerfield 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	1
301 - 400k	0
401 - 500k	1
501 - 750k	0
751 - 1m	0
1m +	0

Unit Sales By Price (12 months)



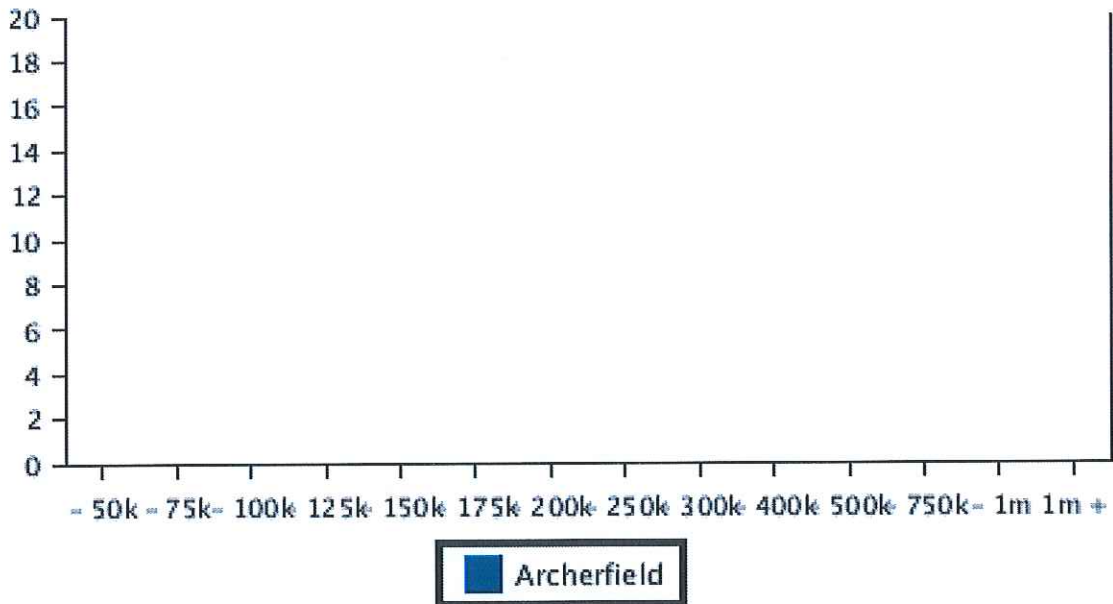


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Land Sale by Price (12 months)

Price	Archerfield 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)





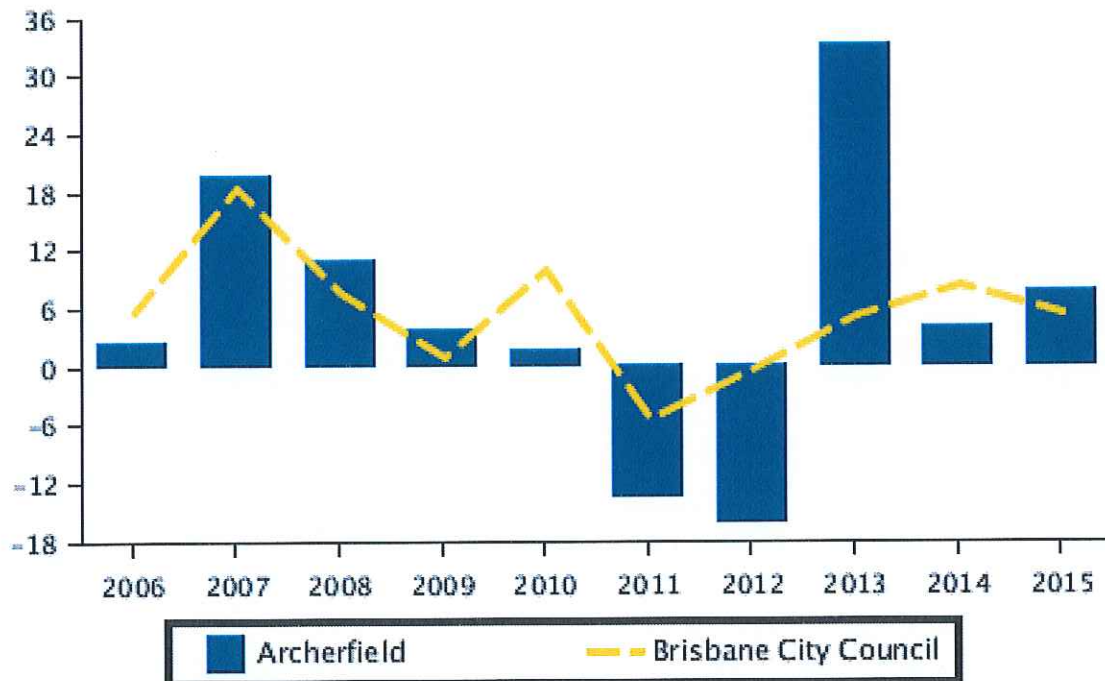
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Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Archerfield % Change	Brisbane City Council % Change
2015	7.8%	5.4%
2014	4.1%	8.3%
2013	33.3%	5.2%
2012	-16.3%	-0.4%
2011	-13.6%	-5.3%
2010	1.8%	9.8%
2009	3.8%	1%
2008	11%	7.6%
2007	19.6%	18.3%
2006	2.5%	5.7%

Capital Growth in Median Prices (Houses)



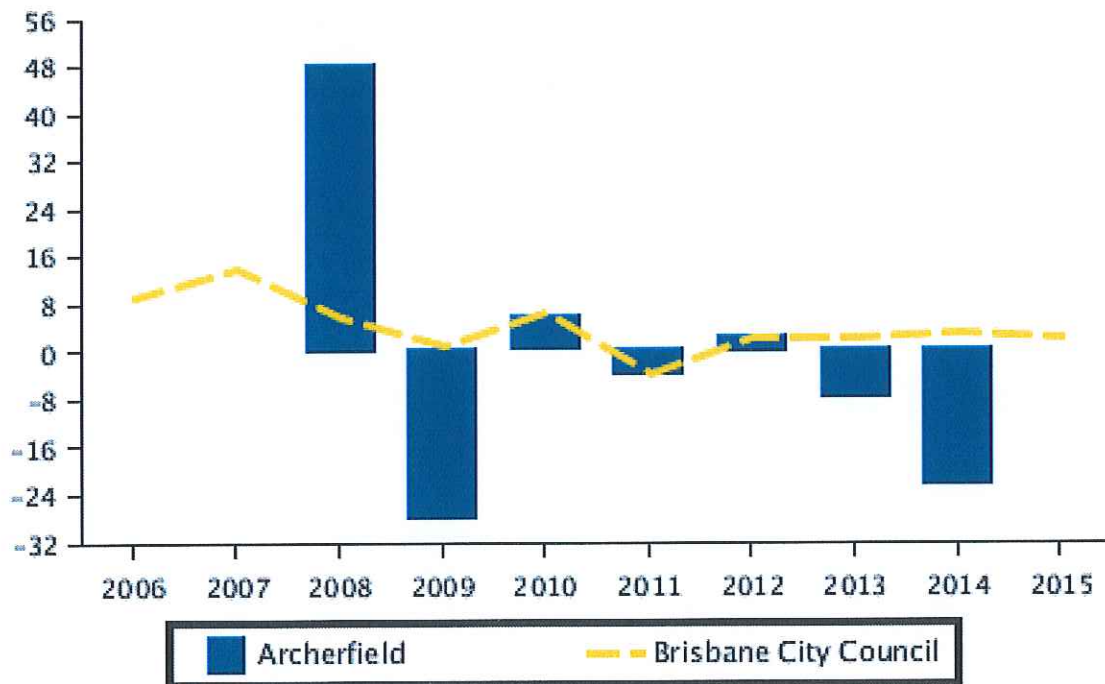


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Capital Growth in Median Prices (Unit)

Period	Archerfield % Change	Brisbane City Council % Change
2015	0%	2.1%
2014	-22.9%	3.3%
2013	-8.5%	2.4%
2012	2.8%	2.5%
2011	-4.6%	-3.6%
2010	6%	6.4%
2009	-28.7%	1%
2008	48.6%	5.8%
2007	0%	14.1%
2006	0%	9.2%

Capital Growth in Median Prices (Unit)



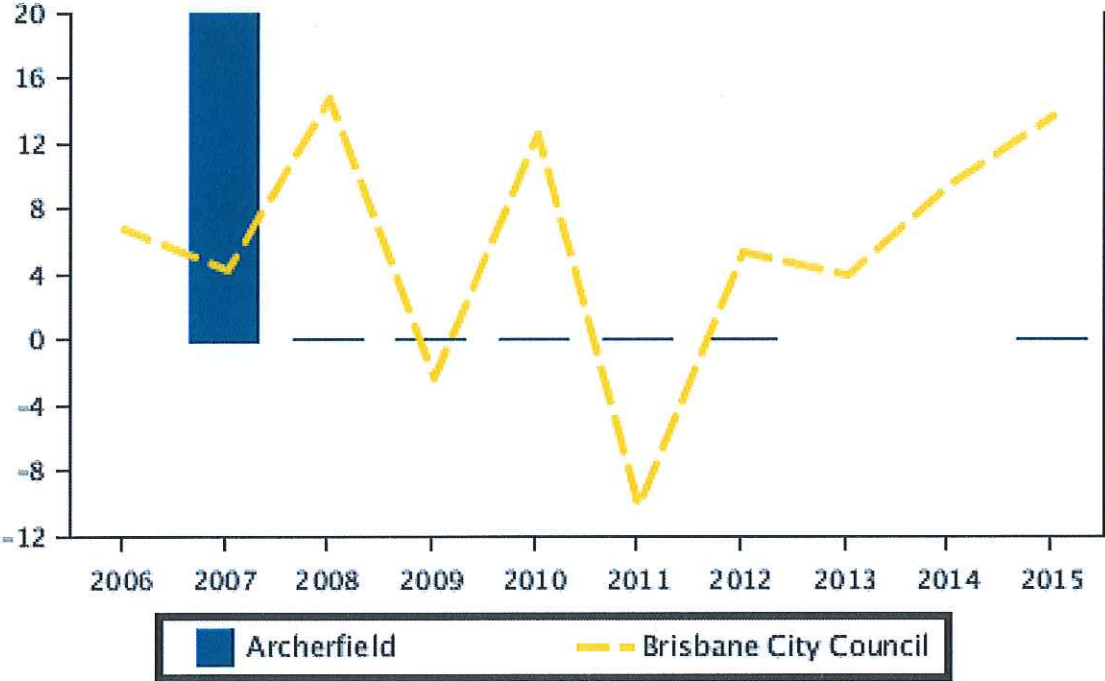


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Capital Growth in Median Prices (Land)

Period	Archerfield % Change	Brisbane City Council % Change
2015	0%	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	23.9%	4.2%
2006	0%	6.7%

Capital Growth in Median Prices (Land)





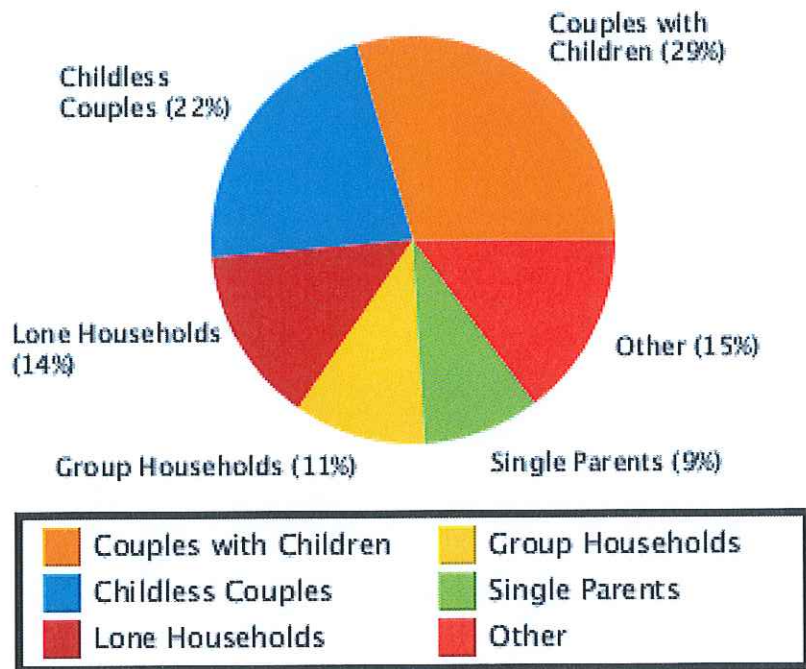
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Household

Household Structure

Type	Percent
Couples with Children	29.5
Childless Couples	21.8
Other	14.8
Lone Households	14.0
Group Households	10.6
Single Parents	9.3

Household Structure



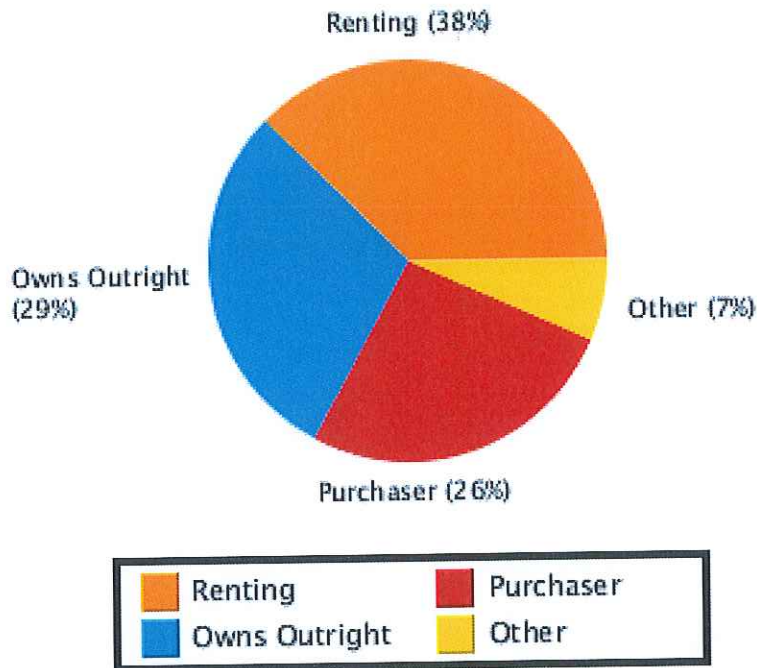


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Household Occupancy

Type	Percent
Renting	37.6
Owns Outright	29.4
Purchaser	26.4
Other	6.6

Household Occupancy

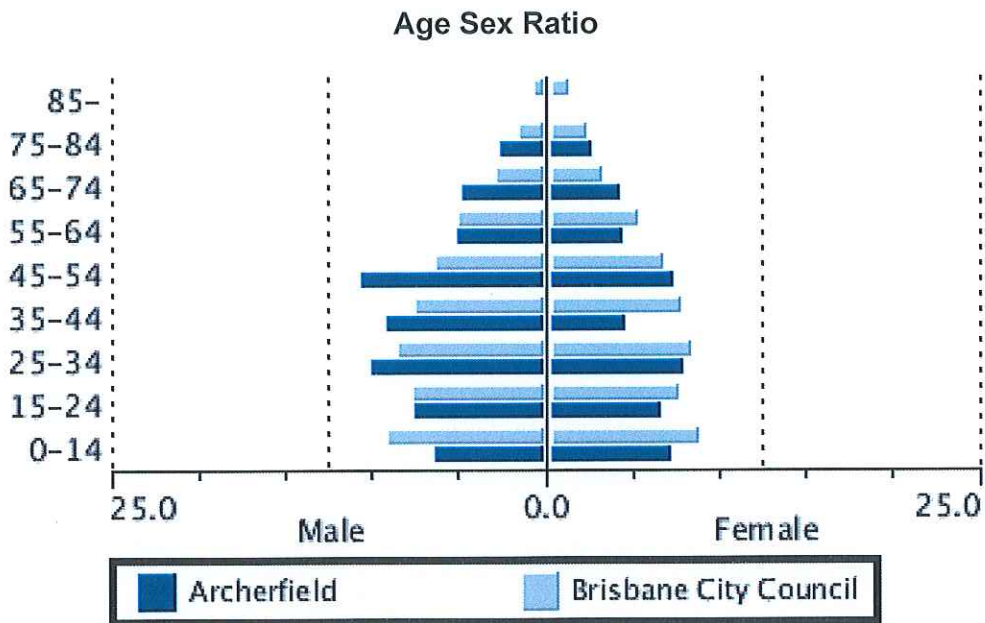




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Age Sex Ratio

Age Group	Archerfield		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	6.3	7.1	9.2	8.7
15-24	7.5	6.5	7.7	7.6
25-34	10.0	7.8	8.5	8.3
35-44	9.2	4.5	7.5	7.7
45-54	10.6	7.3	6.4	6.6
55-64	5.1	4.3	5.0	5.2
65-74	4.7	4.1	2.9	3.1
75-84	2.5	2.5	1.6	2.2
85-	0.0	0.0	0.6	1.2

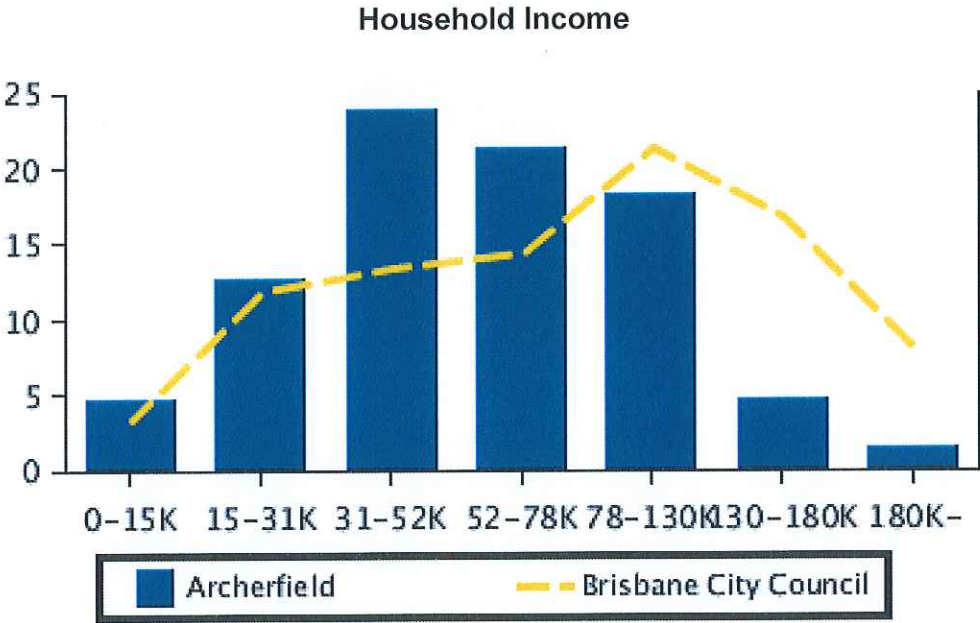




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Household Income

Income Range	Archerfield %	Brisbane City Council %
0-15K	4.6	3.3
15-31K	12.7	11.8
31-52K	23.9	13.4
52-78K	21.3	14.4
78-130K	18.3	21.3
130-180K	4.6	16.7
180K-	1.5	7.9





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
COMMERCIAL	1	\$323,000	\$323,000	\$323,000	\$323,000	\$323,000
HOUSE	2	\$341,324	\$460,000	\$400,662	\$400,662	\$801,324
TOTAL	3					\$1,124,324

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
COMMERCIAL	N/A	1	\$323,000	\$323,000	\$323,000	\$323,000
HOUSE	3 Bed	2	\$341,324	\$460,000	\$400,662	\$400,662
TOTAL		3				\$374,774

Sold Properties



140 Granard Road Archerfield QLD 4108

Sale Price: \$341,324
Sale Date: 24 May 2016
Area: 607m²

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



24 Rocklea Street Archerfield QLD 4108

Sale Price: \$460,000
Sale Date: 27 Jun 2016
Area: 1,371m²

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



8/1 Stockwell Place Archerfield QLD 4108

Sale Price: \$323,000
Sale Date: 5 Apr 2016
Area: 163m² Approx

Attributes: 4 Car Spaces



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