
A Nobel approach
to Real Estate™

Bridgeman Downs

Apr—June 2016

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Area Profile

The size of Bridgeman Downs is approximately 9 square kilometres. It has 1 park covering nearly 5% of total area.

The population of Bridgeman Downs in 2006 was 7,374 people. By 2011 the population was 7,450 showing a population growth of 1% in the area during that time.

The predominant age group in Bridgeman Downs is 0-14 years.

Households in Bridgeman Downs are primarily couples with children and are likely to be repaying between \$1800 - \$2400 per month on mortgage repayments.

In general, people in Bridgeman Downs work in a Professional occupation.

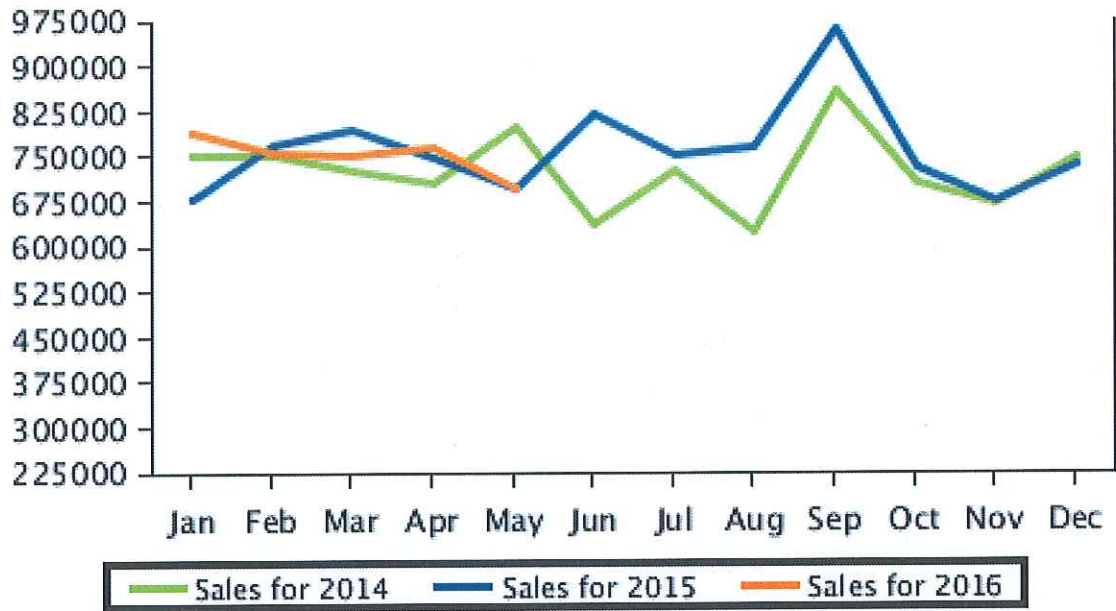
In 2006, 85.7% of the homes in Bridgeman Downs were owner-occupied compared with 87.1% in 2011.

Currently the median sales price of houses in the area is 695,000.

Median Sale Price

| Period | Year 2014 | Year 2015 | Year 2016 |
|-----------|--------------|--------------|--------------|
| | Median Price | Median Price | Median Price |
| January | \$750,000 | \$680,000 | \$790,000 |
| February | \$750,000 | \$770,000 | \$755,000 |
| March | \$725,000 | \$795,000 | \$751,000 |
| April | \$705,500 | \$749,000 | \$765,000 |
| May | \$797,500 | \$693,800 | \$695,000 |
| June | \$635,000 | \$820,000 | \$0 |
| July | \$725,000 | \$750,000 | \$0 |
| August | \$625,000 | \$765,000 | \$0 |
| September | \$857,500 | \$958,000 | \$0 |
| October | \$705,000 | \$730,000 | \$0 |
| November | \$670,000 | \$675,000 | \$0 |
| December | \$745,000 | \$735,000 | \$0 |

Median Sale Price





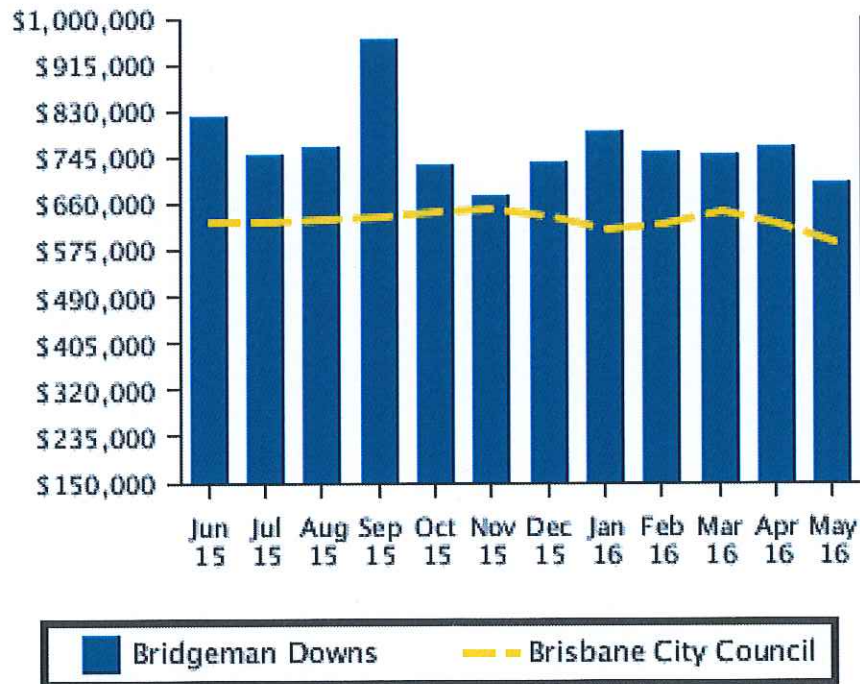
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Recent Median Sale Prices

Recent Median House Sale Prices

| Period | Bridgeman Downs | Brisbane City Council |
|----------------|-----------------|-----------------------|
| | Median Price | Median Price |
| May 2016 | \$695,000 | \$588,065 |
| April 2016 | \$765,000 | \$620,000 |
| March 2016 | \$751,000 | \$645,000 |
| February 2016 | \$755,000 | \$622,500 |
| January 2016 | \$790,000 | \$614,875 |
| December 2015 | \$735,000 | \$635,000 |
| November 2015 | \$675,000 | \$649,900 |
| October 2015 | \$730,000 | \$645,000 |
| September 2015 | \$958,000 | \$635,000 |
| August 2015 | \$765,000 | \$630,000 |
| July 2015 | \$750,000 | \$625,000 |
| June 2015 | \$820,000 | \$625,500 |

Recent Median House Sale Prices



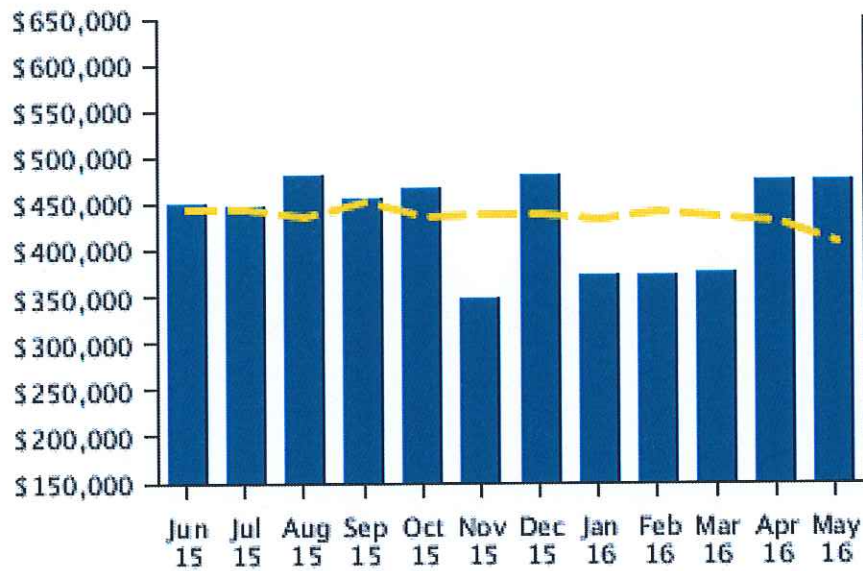


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Recent Median Unit Sale Prices

| Period | Bridgeman Downs | Brisbane City Council |
|----------------|-----------------|-----------------------|
| | Median Price | Median Price |
| May 2016 | \$474,999 | \$408,750 |
| April 2016 | \$474,999 | \$429,500 |
| March 2016 | \$374,000 | \$435,000 |
| February 2016 | \$373,500 | \$441,050 |
| January 2016 | \$373,500 | \$432,500 |
| December 2015 | \$479,999 | \$440,000 |
| November 2015 | \$347,000 | \$440,000 |
| October 2015 | \$467,499 | \$435,000 |
| September 2015 | \$454,999 | \$452,000 |
| August 2015 | \$479,999 | \$435,500 |
| July 2015 | \$447,499 | \$445,000 |
| June 2015 | \$449,999 | \$443,000 |

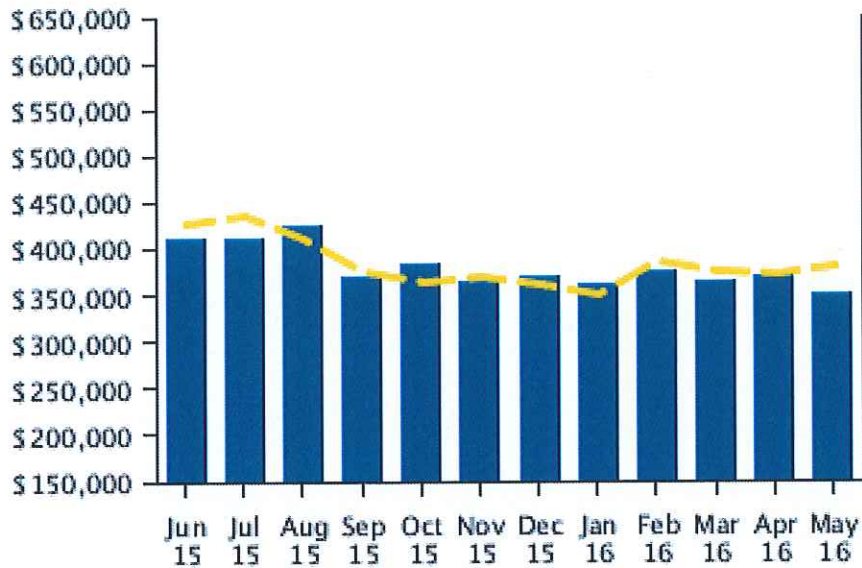
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

| Period | Bridgeman Downs | Brisbane City Council |
|----------------|-----------------|-----------------------|
| | Median Price | Median Price |
| May 2016 | \$350,000 | \$380,000 |
| April 2016 | \$370,000 | \$372,500 |
| March 2016 | \$365,000 | \$376,000 |
| February 2016 | \$375,000 | \$385,000 |
| January 2016 | \$362,500 | \$349,000 |
| December 2015 | \$370,000 | \$360,000 |
| November 2015 | \$365,000 | \$370,000 |
| October 2015 | \$382,500 | \$365,000 |
| September 2015 | \$370,000 | \$376,050 |
| August 2015 | \$425,000 | \$410,000 |
| July 2015 | \$410,000 | \$435,000 |
| June 2015 | \$410,000 | \$427,500 |

Recent Median Land Sale Prices

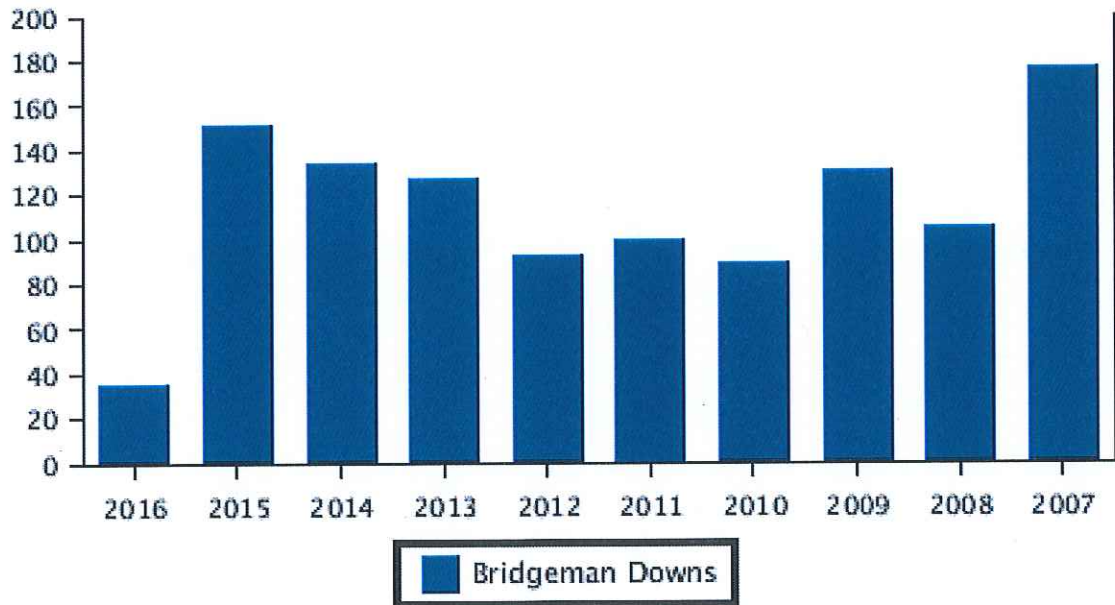


Sales Per Annum

House Sales Per Annum

| Period | Bridgeman Downs |
|--------|-----------------|
| | Number |
| 2016 | 35 |
| 2015 | 151 |
| 2014 | 134 |
| 2013 | 127 |
| 2012 | 92 |
| 2011 | 100 |
| 2010 | 89 |
| 2009 | 131 |
| 2008 | 105 |
| 2007 | 176 |

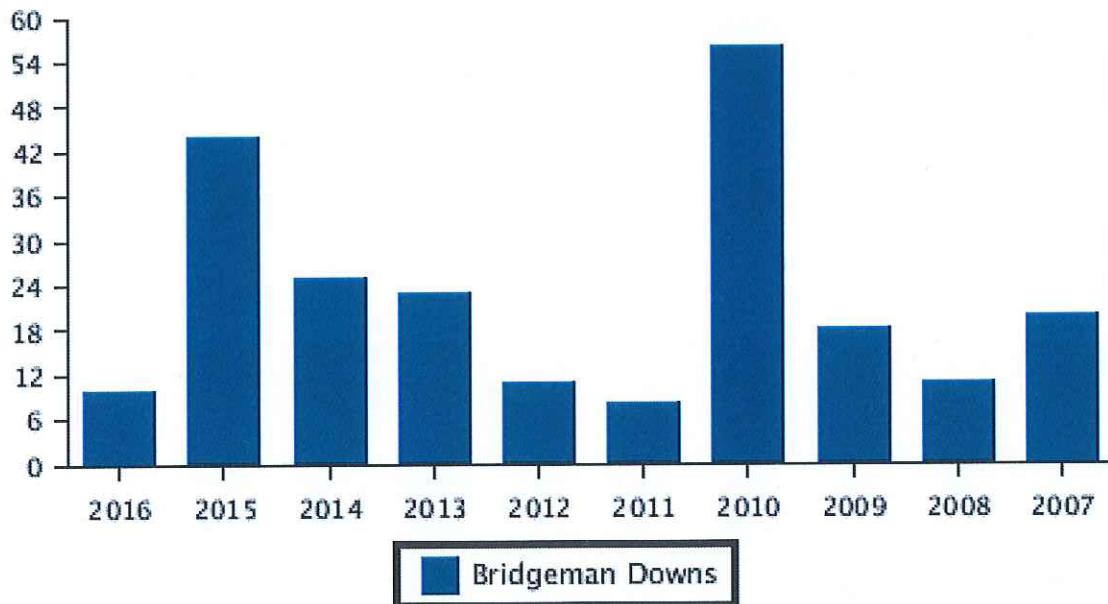
House Sales Per Annum



Unit Sales Per Annum

| Period | Bridgeman Downs Number |
|--------|---------------------------|
| 2016 | 10 |
| 2015 | 44 |
| 2014 | 25 |
| 2013 | 23 |
| 2012 | 11 |
| 2011 | 8 |
| 2010 | 56 |
| 2009 | 18 |
| 2008 | 11 |
| 2007 | 20 |

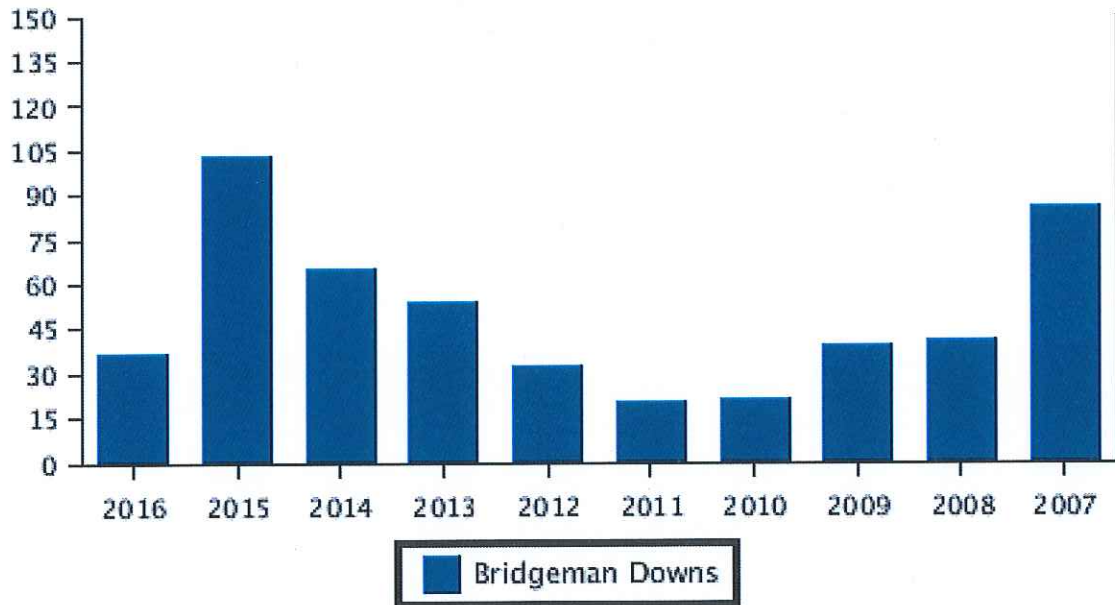
Unit Sales Per Annum



Land Sales Per Annum

| Period | Bridgeman Downs |
|--------|-----------------|
| | Number |
| 2016 | 37 |
| 2015 | 103 |
| 2014 | 65 |
| 2013 | 54 |
| 2012 | 32 |
| 2011 | 20 |
| 2010 | 21 |
| 2009 | 39 |
| 2008 | 41 |
| 2007 | 86 |

Land Sales Per Annum

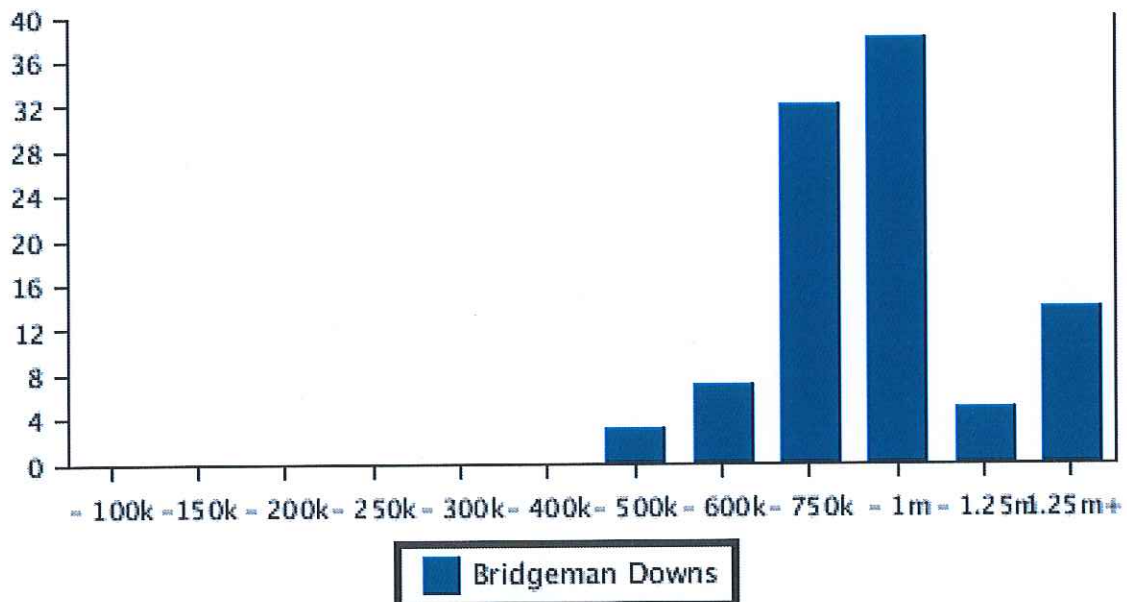


Sales By Price

House Sale by Price (12 months)

| Price | Bridgeman Downs | |
|--------------|-----------------|--|
| | Number | |
| 0 - 100k | 0 | |
| 101 -150k | 0 | |
| 151 - 200k | 0 | |
| 201 - 250k | 0 | |
| 251 - 300k | 0 | |
| 301 - 400k | 0 | |
| 401 - 500k | 3 | |
| 501 - 600k | 7 | |
| 601 - 750k | 32 | |
| 751 - 1m | 38 | |
| > 1m - 1.25m | 5 | |
| 1.25m+ | 14 | |

House Sales By Price (12 months)



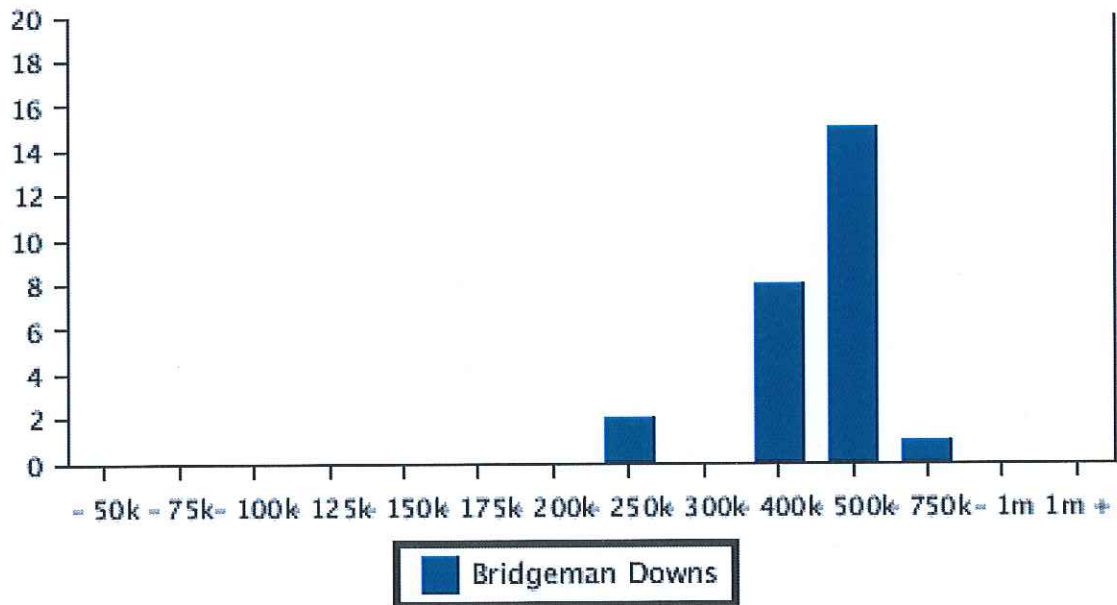


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Unit Sale by Price (12 months)

| Price | Bridgeman Downs | |
|------------|-----------------|--|
| | 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 | 0 | |
| 301 - 400k | 8 | |
| 401 - 500k | 15 | |
| 501 - 750k | 1 | |
| 751 - 1m | 0 | |
| 1m + | 0 | |

Unit Sales By Price (12 months)



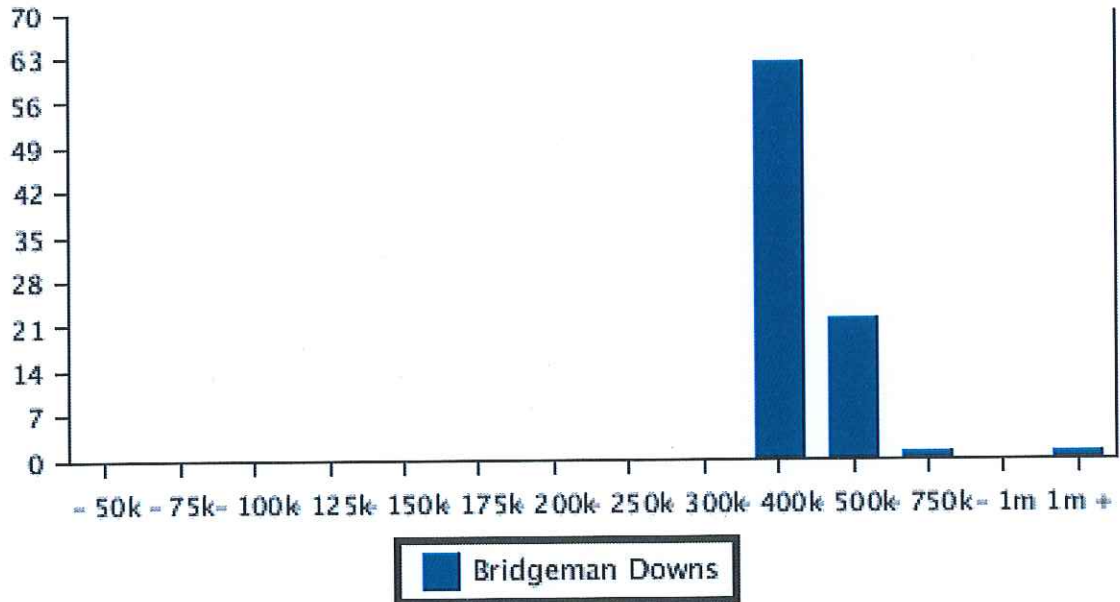


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Land Sale by Price (12 months)

| Price | Bridgeman Downs | |
|------------|-----------------|--|
| | 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 | 62 | |
| 401 - 500k | 22 | |
| 501 - 750k | 1 | |
| 751 - 1m | 0 | |
| 1m + | 1 | |

Land Sales By Price (12 months)





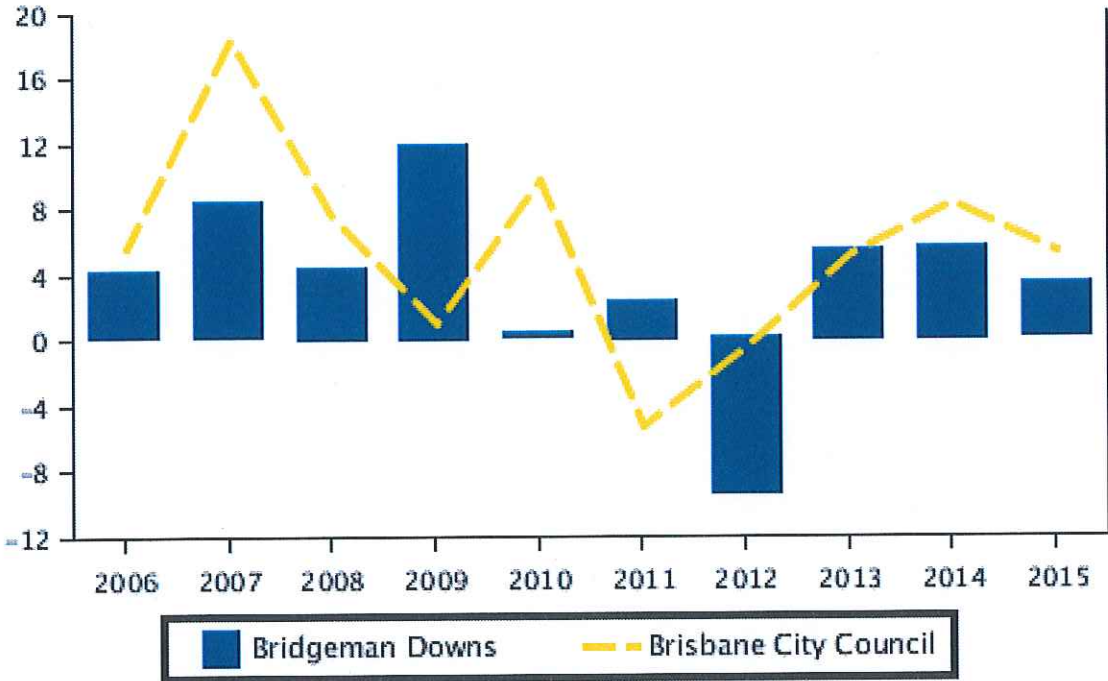
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Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

| Period | Bridgeman Downs | Brisbane City Council |
|--------|-----------------|-----------------------|
| | % Change | % Change |
| 2015 | 3.4% | 5.4% |
| 2014 | 5.7% | 8.3% |
| 2013 | 5.5% | 5.2% |
| 2012 | -9.7% | -0.4% |
| 2011 | 2.4% | -5.3% |
| 2010 | 0.4% | 9.8% |
| 2009 | 12% | 1% |
| 2008 | 4.4% | 7.6% |
| 2007 | 8.4% | 18.3% |
| 2006 | 4.2% | 5.7% |

Capital Growth in Median Prices (Houses)



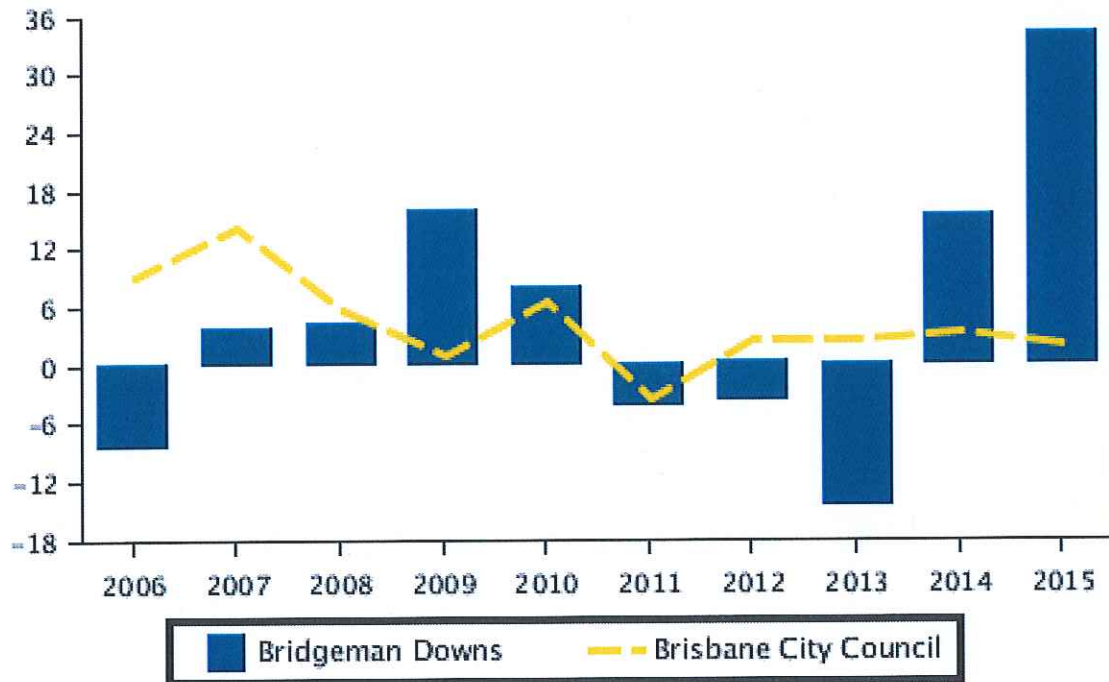


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Capital Growth in Median Prices (Unit)

| Period | Bridgeman Downs | Brisbane City Council |
|--------|-----------------|-----------------------|
| | % Change | % Change |
| 2015 | 34.3% | 2.1% |
| 2014 | 15.5% | 3.3% |
| 2013 | -14.7% | 2.4% |
| 2012 | -4% | 2.5% |
| 2011 | -4.3% | -3.6% |
| 2010 | 8% | 6.4% |
| 2009 | 16.1% | 1% |
| 2008 | 4.3% | 5.8% |
| 2007 | 3.8% | 14.1% |
| 2006 | -8.5% | 9.2% |

Capital Growth in Median Prices (Unit)





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Capital Growth in Median Prices (Land)

| Period | Bridgeman Downs | Brisbane City Council |
|--------|-----------------|-----------------------|
| | % Change | % Change |
| 2015 | 1.8% | 13.6% |
| 2014 | 6.2% | 9.4% |
| 2013 | 5.7% | 4% |
| 2012 | 1.7% | 5.3% |
| 2011 | -28.3% | -10.2% |
| 2010 | 37.1% | 12.5% |
| 2009 | 9.4% | -2.4% |
| 2008 | 5.3% | 14.8% |
| 2007 | 3.4% | 4.2% |
| 2006 | -1.2% | 6.7% |

Capital Growth in Median Prices (Land)





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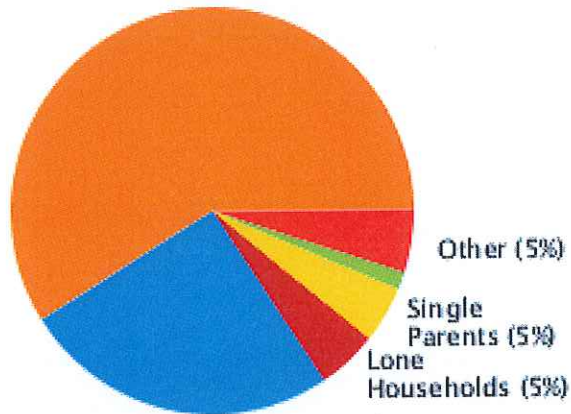
Household

Household Structure

| Type | Percent |
|-----------------------|---------|
| Couples with Children | 58.8 |
| Childless Couples | 25.5 |
| Other | 5.0 |
| Lone Households | 4.8 |
| Single Parents | 4.5 |
| Group Households | 1.4 |

Household Structure

Couples with Children (59%)



Childless Couples (25%)



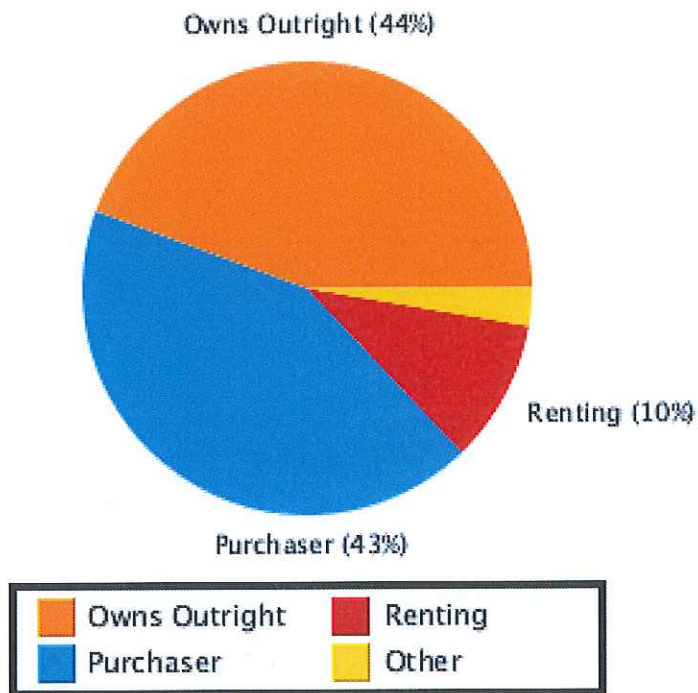


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Household Occupancy

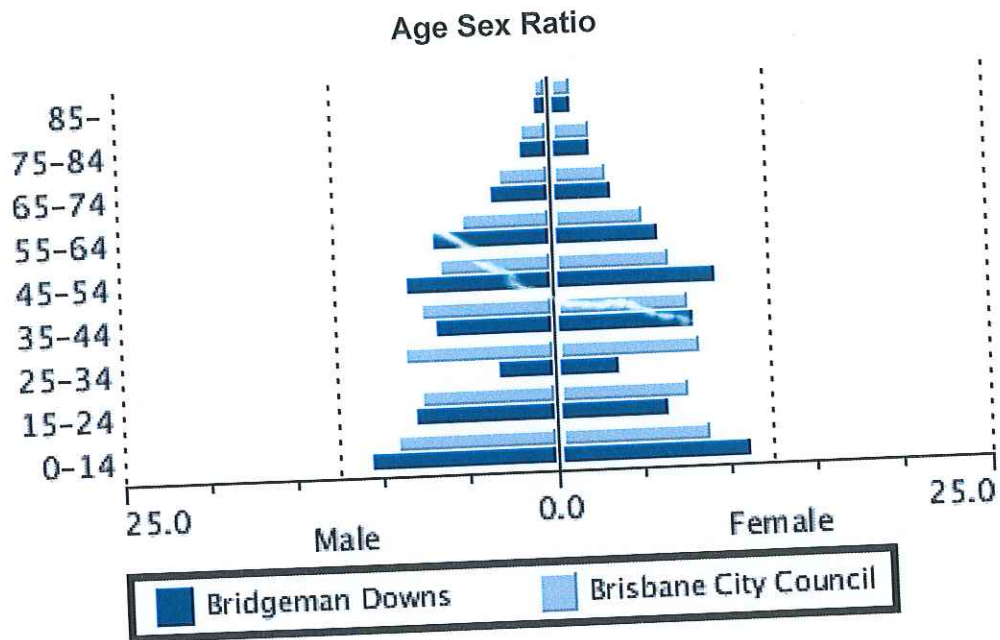
| Type | Percent |
|---------------|---------|
| Owns Outright | 44.4 |
| Purchaser | 42.7 |
| Renting | 10.2 |
| Other | 2.7 |

Household Occupancy



Age Sex Ratio

| Age Group | Bridgeman Downs | | Brisbane City Council | |
|-----------|-----------------|----------|-----------------------|----------|
| | Male % | Female % | Male % | Female % |
| 0-14 | 10.6 | 11.1 | 9.2 | 8.7 |
| 15-24 | 7.9 | 6.4 | 7.7 | 7.6 |
| 25-34 | 3.2 | 3.6 | 8.5 | 8.3 |
| 35-44 | 6.6 | 7.9 | 7.5 | 7.7 |
| 45-54 | 8.3 | 9.3 | 6.4 | 6.6 |
| 55-64 | 6.6 | 6.1 | 5.0 | 5.2 |
| 65-74 | 3.3 | 3.5 | 2.9 | 3.1 |
| 75-84 | 1.5 | 2.2 | 1.6 | 2.2 |
| 85- | 0.6 | 1.3 | 0.6 | 1.2 |



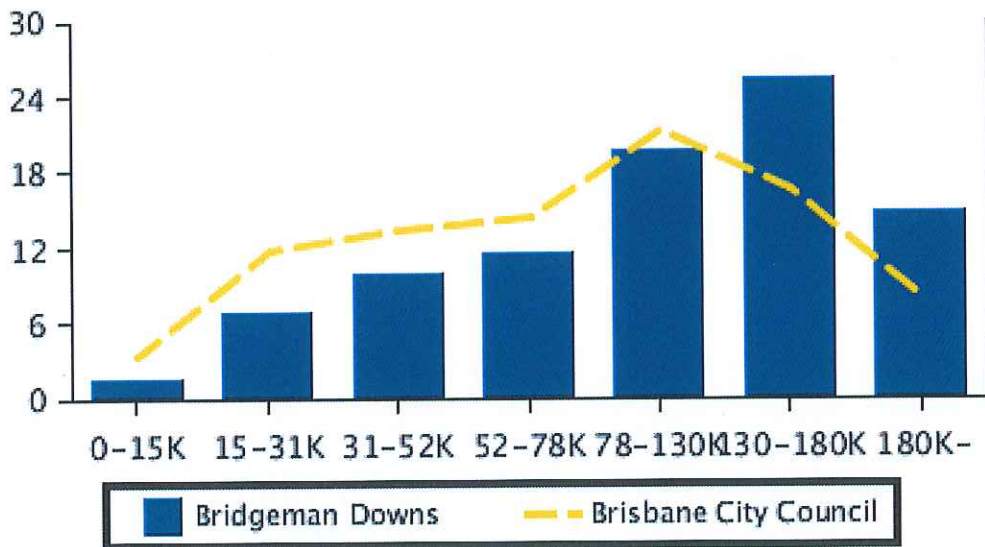


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Household Income

| Income Range | Bridgeman Downs % | Brisbane City Council % |
|--------------|-------------------|-------------------------|
| 0-15K | 1.6 | 3.3 |
| 15-31K | 6.9 | 11.8 |
| 31-52K | 9.8 | 13.4 |
| 52-78K | 11.6 | 14.4 |
| 78-130K | 19.6 | 21.3 |
| 130-180K | 25.4 | 16.7 |
| 180K- | 14.7 | 7.9 |

Household Income





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Summary

Summary Sales History

| | Quantity | Lowest Sale | Highest Sale | Median Value | Average | Total Value |
|--------------|-----------|-------------|--------------|--------------|-----------|---------------------|
| *EXCLUDED | 2 | | | | | |
| HOUSE | 14 | \$635,000 | \$915,000 | \$758,000 | \$765,642 | \$10,719,000 |
| LAND | 11 | \$300,000 | \$445,000 | \$370,000 | \$374,000 | \$4,114,000 |
| UNIT | 1 | \$474,999 | \$474,999 | \$474,999 | \$474,999 | \$474,999 |
| TOTAL | 28 | | | | | \$15,307,999 |

Sales History By Property Attributes

| | | Quantity | Lowest Sale | Highest Sale | Median Value | Average Value |
|--------------|--------|-----------|-------------|--------------|--------------|------------------|
| *EXCLUDED | | 2 | | | | |
| HOUSE | 4 Bed | 9 | \$695,000 | \$915,000 | \$760,000 | \$772,666 |
| | 5+ Bed | 5 | \$635,000 | \$861,000 | \$756,000 | \$753,000 |
| LAND | 3 Bed | 1 | \$360,000 | \$360,000 | \$360,000 | \$360,000 |
| | 4 Bed | 2 | \$365,000 | \$445,000 | \$405,000 | \$405,000 |
| | N/A | 8 | \$300,000 | \$409,000 | \$370,000 | \$368,000 |
| UNIT | N/A | 1 | \$474,999 | \$474,999 | \$474,999 | \$474,999 |
| TOTAL | | 28 | | | | \$546,714 |

Sold Properties



44 April Crescent Bridgeman Downs QLD 4035

Sale Price: \$360,000
Sale Date: 4 Apr 2016
Area: 402m2

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



203 Bangalow Street Bridgeman Downs QLD 4035

Sale Price: \$756,000
Sale Date: 6 Apr 2016
Area: 850m2

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

15 Beazley Circuit Bridgeman Downs QLD 4035

Sale Price: \$370,000
Sale Date: 14 Apr 2016
Area: 400m2

Attributes:

25 Beazley Circuit Bridgeman Downs QLD 4035

Sale Price: \$370,000
Sale Date: 18 Apr 2016
Area: 400m2

Attributes:

42 Beazley Circuit Bridgeman Downs QLD 4035

Sale Price: \$395,000
Sale Date: 20 Apr 2016
Area: 522m2

Attributes:



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3 Brookland Close Bridgeman Downs QLD 4035

Sale Price: \$725,000
Sale Date: 24 May 2016
Area: 754m²

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



12 Capricorn Place Bridgeman Downs QLD 4035

Sale Price: Not Disclosed
Sale Date: 30 May 2016
Area: 1,478m²

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



4 Cassia Street Bridgeman Downs QLD 4035

Sale Price: \$760,000
Sale Date: 26 Apr 2016
Area: 678m²

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



13 Cassia Street Bridgeman Downs QLD 4035

Sale Price: \$445,000
Sale Date: 5 Apr 2016
Area: 692m²

Attributes: 4 Beds, 2 Baths, 2 Lock Up Garages, 1 Ensuities

15 Cassia Street Bridgeman Downs QLD 4035

Sale Price: \$300,000
Sale Date: 30 May 2016
Area: 692m²

Attributes:



71 Casuarina Street Bridgeman Downs QLD 4035

Sale Price: \$765,000
Sale Date: 20 May 2016
Area: 813m²

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



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19 Celebration Place Bridgeman Downs QLD 4035

Sale Price: \$635,000
Sale Date: 26 Apr 2016
Area: 420m2

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



25 Celebration Place Bridgeman Downs QLD 4035

Sale Price: \$409,000
Sale Date: 8 Apr 2016
Area: 453m2

Attributes:



10 Darien Street Bridgeman Downs QLD 4035

Sale Price: Not Disclosed
Sale Date: 30 Jun 2016
Area: 600m2

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



36 Dicaprio Circuit Bridgeman Downs QLD 4035

Sale Price: \$740,000
Sale Date: 3 Jun 2016
Area: 625m2

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

27/1 Emerald Place Bridgeman Downs QLD 4035

Sale Price: \$474,999
Sale Date: 5 Apr 2016
Area: 140m2

Attributes:



26 Fiddlewood Place Bridgeman Downs QLD 4035

Sale Price: \$915,000
Sale Date: 6 May 2016
Area: 1,296m2

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



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15 Grey Gum Close Bridgeman Downs QLD 4035

Sale Price: \$885,000

Sale Date: 7 Jun 2016

Area: 817m2

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



15 Mac Street Bridgeman Downs QLD 4035

Sale Price: \$365,000

Sale Date: 5 Apr 2016

Area: 451m2

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

17 Mac Street Bridgeman Downs QLD 4035

Sale Price: \$350,000

Sale Date: 14 Apr 2016

Area: 400m2

Attributes:

20 Mac Street Bridgeman Downs QLD 4035

Sale Price: \$350,000

Sale Date: 18 Apr 2016

Area: 400m2

Attributes:

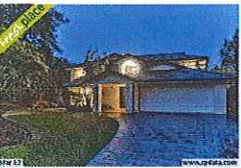
32 Majestic Street Bridgeman Downs QLD 4035

Sale Price: \$400,000

Sale Date: 3 May 2016

Area: 500m2

Attributes:



5 Orbital Close Bridgeman Downs QLD 4035

Sale Price: \$843,000

Sale Date: 12 Jun 2016

Area: 842m2

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



36 Orion Place Bridgeman Downs QLD 4035

Sale Price: \$765,000

Sale Date: 13 Apr 2016

Area: 461m²

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



125 Ridley Road Bridgeman Downs QLD 4035

Sale Price: \$670,000

Sale Date: 17 Jun 2016

Area: 1,024m²

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



198 Saturn Crescent Bridgeman Downs QLD 4035

Sale Price: \$704,000

Sale Date: 2 May 2016

Area: 465m²

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



71 Voyager Circuit Bridgeman Downs QLD 4035

Sale Price: \$861,000

Sale Date: 9 Apr 2016

Area: 829m²

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



21 Waterford Place Bridgeman Downs QLD 4035

Sale Price: \$695,000

Sale Date: 4 May 2016

Area: 716m²

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



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