
A Nobel approach
to Real Estate™

Brighton

Apr—June 2016

THE **Adam**
Nobel TEAM



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Area Profile

The size of Brighton is approximately 8 square kilometres. It has 5 parks covering nearly 14% of total area.

The population of Brighton in 2006 was 8,612 people. By 2011 the population was 9,010 showing a population growth of 4% in the area during that time.

The predominant age group in Brighton is 0-14 years.

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

In general, people in Brighton work in a Professional occupation.

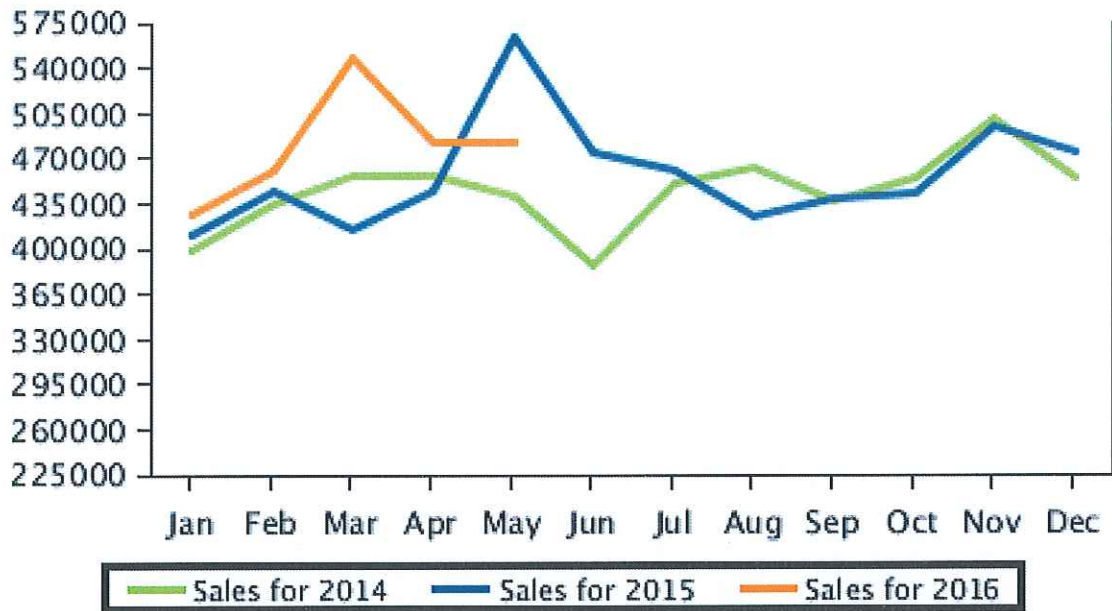
In 2006, 73.9% of the homes in Brighton were owner-occupied compared with 72.2% in 2011.

Currently the median sales price of houses in the area is 482,500.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$400,000	\$410,000	\$427,500
February	\$435,000	\$444,000	\$460,000
March	\$456,000	\$414,000	\$549,000
April	\$457,500	\$445,000	\$482,500
May	\$440,000	\$564,000	\$482,500
June	\$387,500	\$475,000	\$0
July	\$450,000	\$460,000	\$0
August	\$463,500	\$425,000	\$0
September	\$436,000	\$439,250	\$0
October	\$455,000	\$443,500	\$0
November	\$500,000	\$495,000	\$0
December	\$455,000	\$475,000	\$0

Median Sale Price





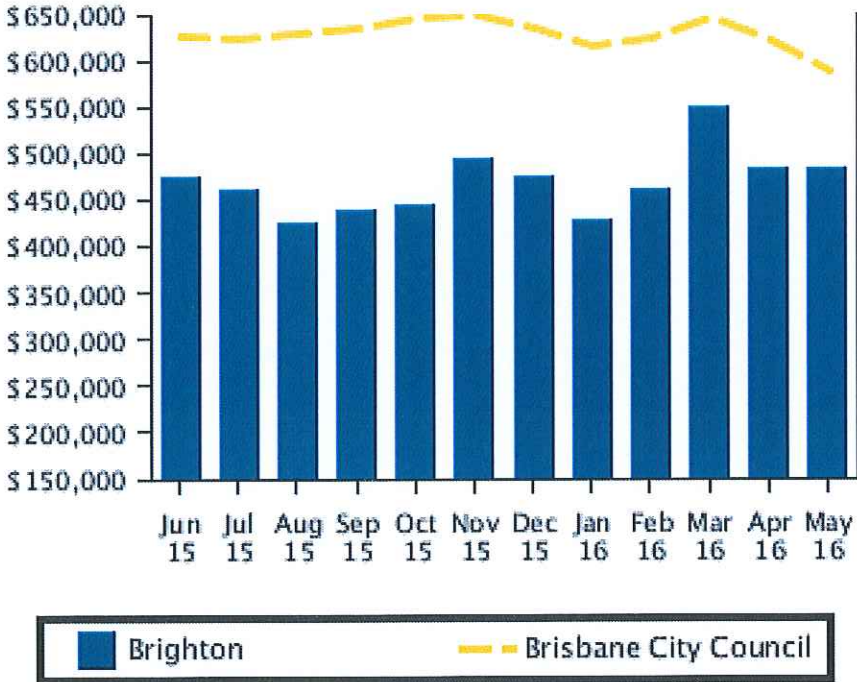
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Recent Median Sale Prices

Recent Median House Sale Prices

Period	Brighton	Brisbane City Council
	Median Price	Median Price
May 2016	\$482,500	\$588,065
April 2016	\$482,500	\$620,000
March 2016	\$549,000	\$645,000
February 2016	\$460,000	\$622,500
January 2016	\$427,500	\$614,875
December 2015	\$475,000	\$635,000
November 2015	\$495,000	\$649,900
October 2015	\$443,500	\$645,000
September 2015	\$439,250	\$635,000
August 2015	\$425,000	\$630,000
July 2015	\$460,000	\$625,000
June 2015	\$475,000	\$625,500

Recent Median House Sale Prices



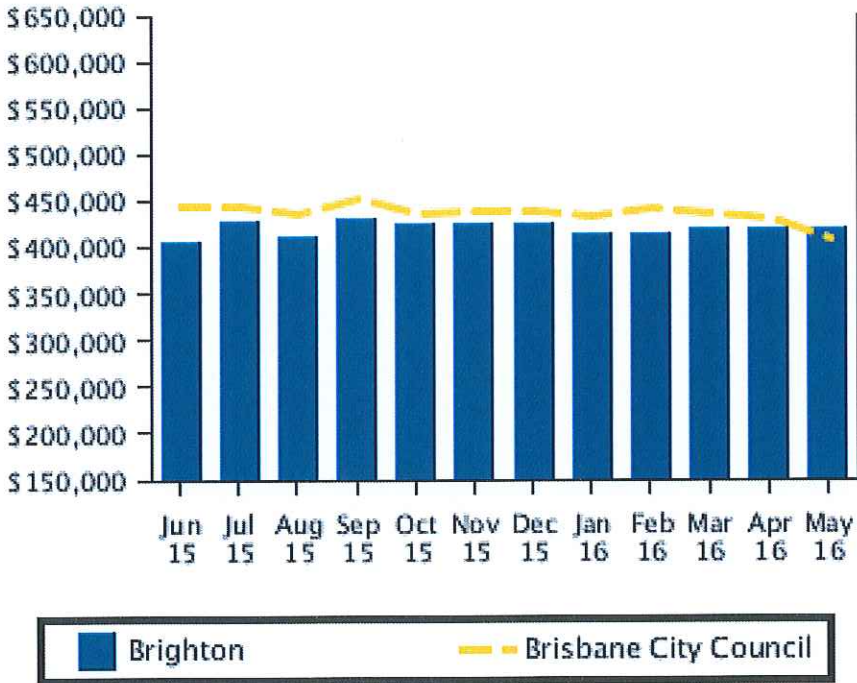


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Recent Median Unit Sale Prices

Period	Brighton	Brisbane City Council
	Median Price	Median Price
May 2016	\$420,000	\$408,750
April 2016	\$420,000	\$429,500
March 2016	\$420,000	\$435,000
February 2016	\$414,275	\$441,050
January 2016	\$414,275	\$432,500
December 2015	\$425,000	\$440,000
November 2015	\$425,000	\$440,000
October 2015	\$425,000	\$435,000
September 2015	\$430,000	\$452,000
August 2015	\$410,000	\$435,500
July 2015	\$428,000	\$445,000
June 2015	\$406,000	\$443,000

Recent Median Unit Sale Prices



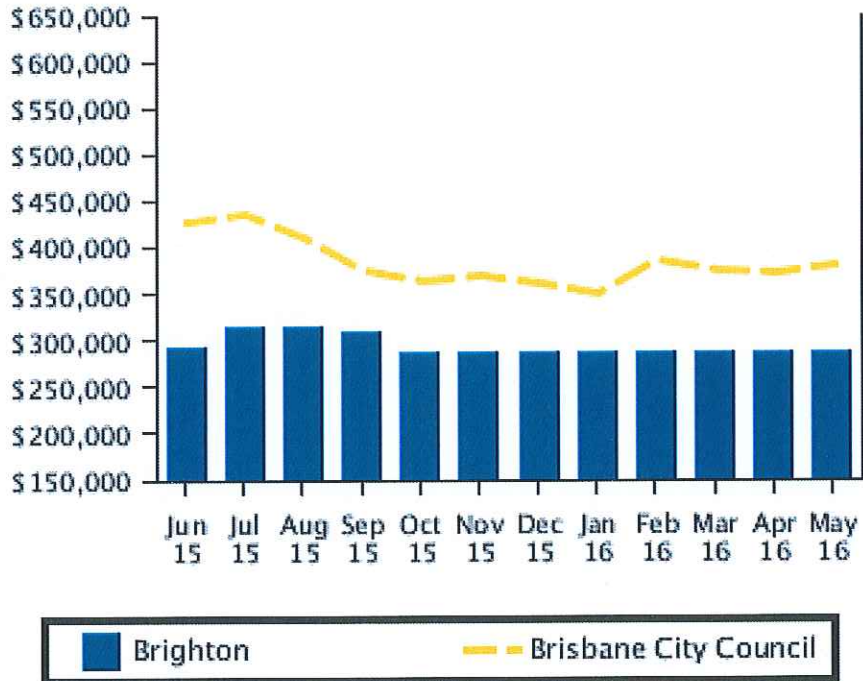


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Recent Median Land Sale Prices

Period	Brighton Median Price	Brisbane City Council Median Price
May 2016	\$287,500	\$380,000
April 2016	\$287,500	\$372,500
March 2016	\$287,500	\$376,000
February 2016	\$287,500	\$385,000
January 2016	\$287,500	\$349,000
December 2015	\$287,500	\$360,000
November 2015	\$287,500	\$370,000
October 2015	\$287,500	\$365,000
September 2015	\$309,500	\$376,050
August 2015	\$315,000	\$410,000
July 2015	\$315,000	\$435,000
June 2015	\$293,000	\$427,500

Recent Median Land Sale Prices





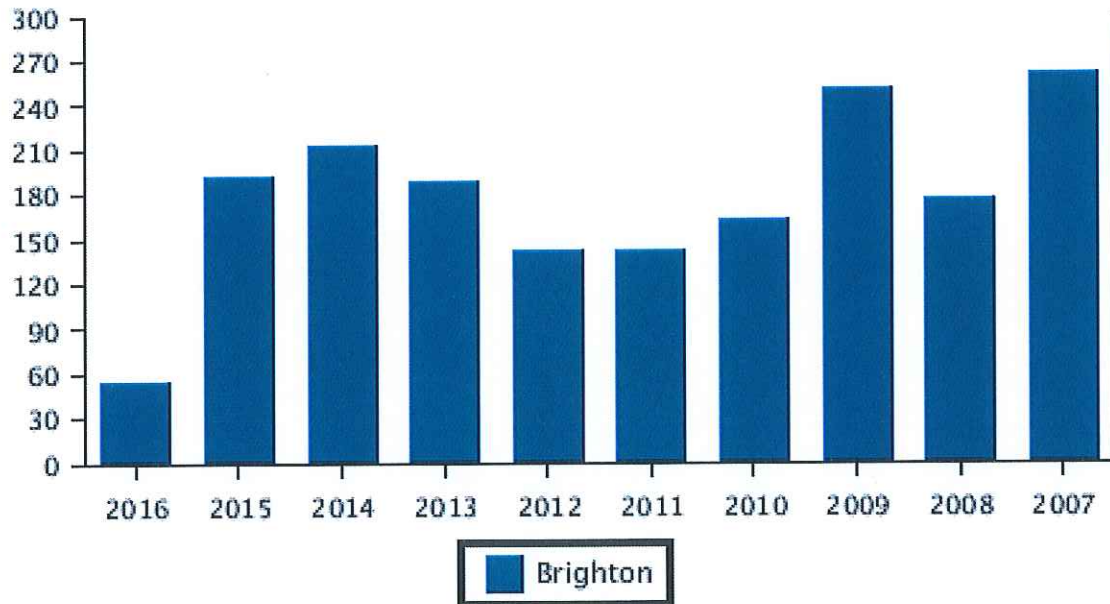
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Sales Per Annum

House Sales Per Annum

Period	Brighton Number
2016	54
2015	193
2014	213
2013	188
2012	143
2011	143
2010	163
2009	251
2008	176
2007	261

House Sales Per Annum



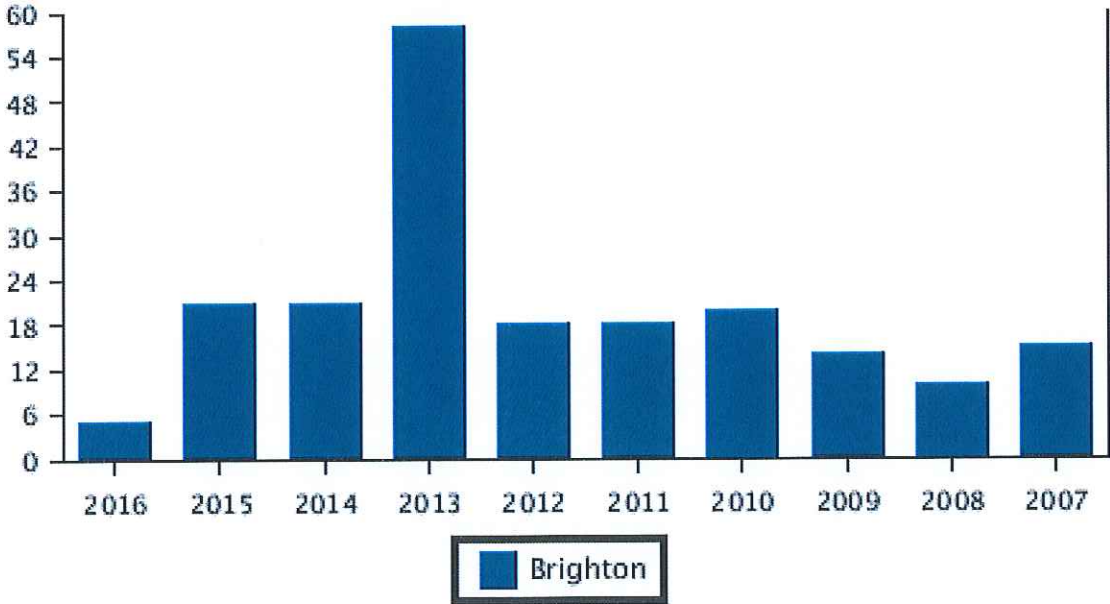


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Unit Sales Per Annum

Period	Brighton Number
2016	5
2015	21
2014	21
2013	58
2012	18
2011	18
2010	20
2009	14
2008	10
2007	15

Unit Sales Per Annum



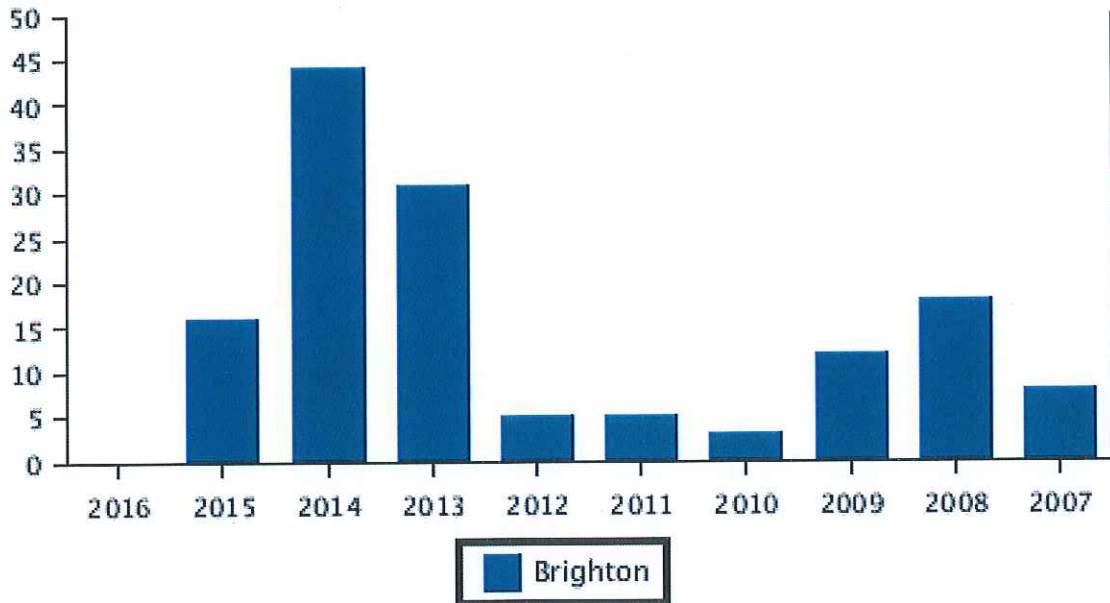


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Land Sales Per Annum

Period	Brighton Number
2016	0
2015	16
2014	44
2013	31
2012	5
2011	5
2010	3
2009	12
2008	18
2007	8

Land Sales Per Annum





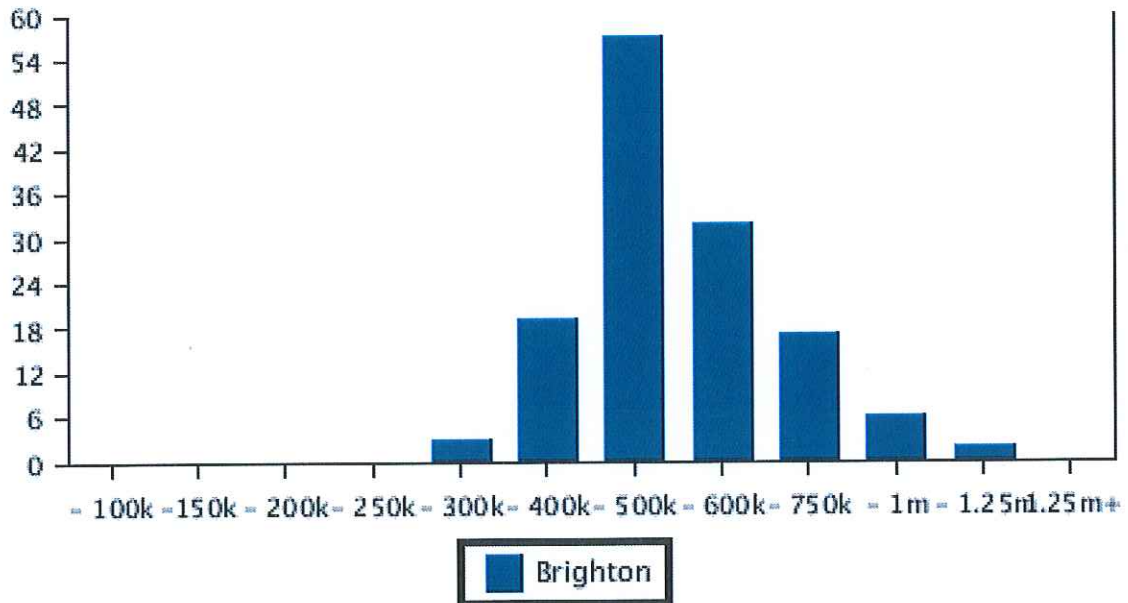
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Sales By Price

House Sale by Price (12 months)

Price	Brighton	
	Number	
0 - 100k	0	
101 -150k	0	
151 - 200k	0	
201 - 250k	0	
251 - 300k	3	
301 - 400k	19	
401 - 500k	57	
501 - 600k	32	
601 - 750k	17	
751 - 1m	6	
> 1m - 1.25m	2	
1.25m+	0	

House Sales By Price (12 months)



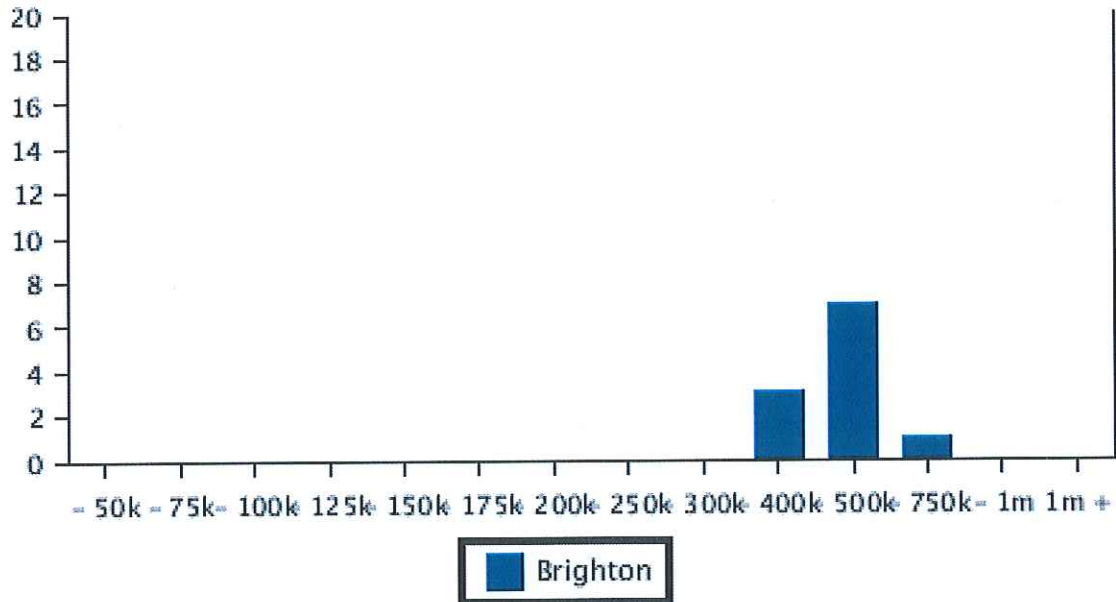


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Unit Sale by Price (12 months)

Price	Brighton 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	3
401 - 500k	7
501 - 750k	1
751 - 1m	0
1m +	0

Unit Sales By Price (12 months)



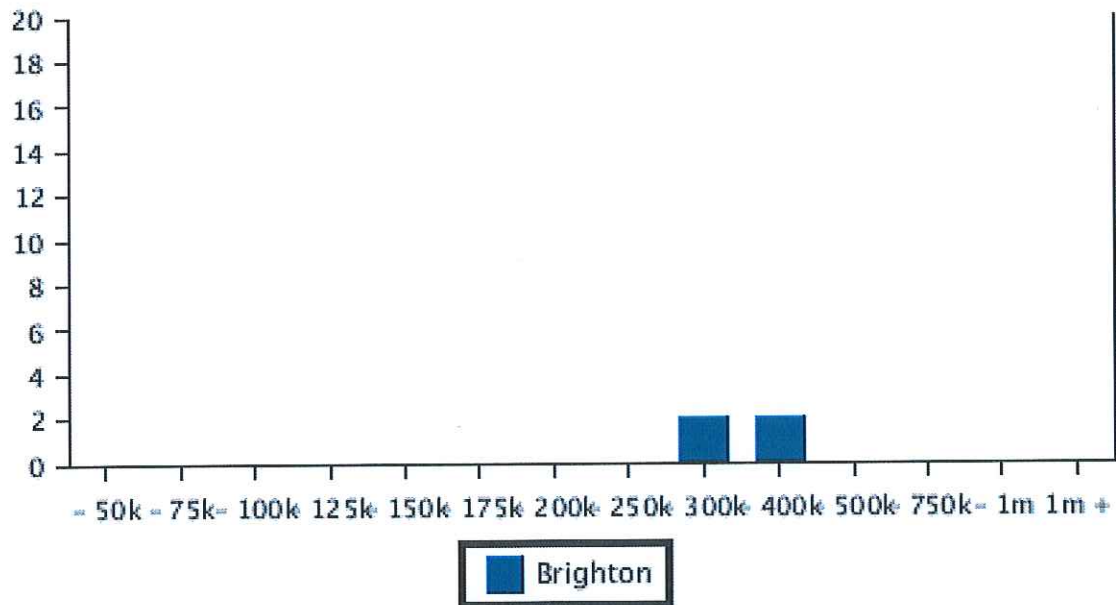


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Land Sale by Price (12 months)

Price	Brighton
	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	2
301 - 400k	2
401 - 500k	0
501 - 750k	0
751 - 1m	0
1m +	0

Land Sales By Price (12 months)





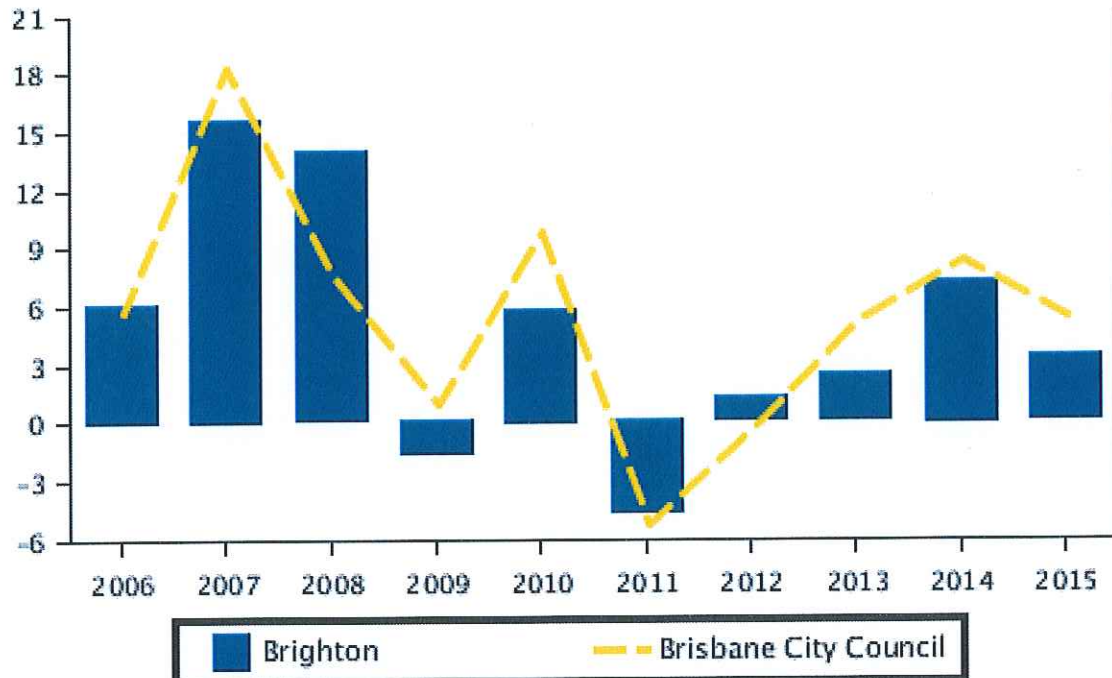
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Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Brighton	Brisbane City Council
	% Change	% Change
2015	3.4%	5.4%
2014	7.3%	8.3%
2013	2.5%	5.2%
2012	1.3%	-0.4%
2011	-4.8%	-5.3%
2010	5.9%	9.8%
2009	-1.8%	1%
2008	14%	7.6%
2007	15.7%	18.3%
2006	6.1%	5.7%

Capital Growth in Median Prices (Houses)



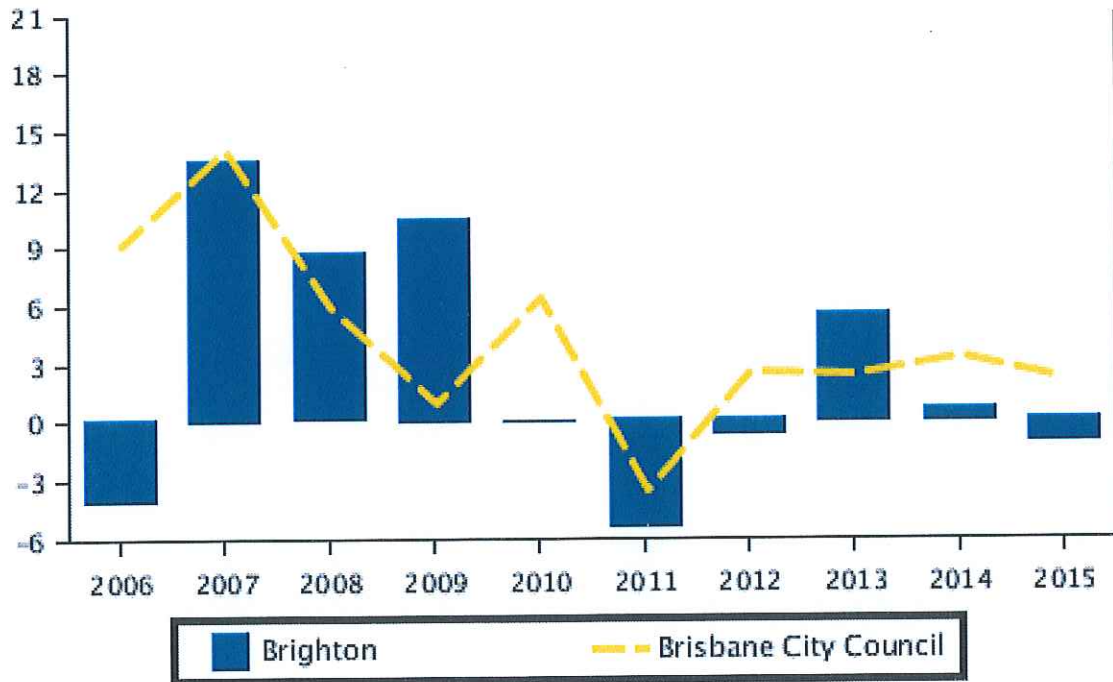


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Capital Growth in Median Prices (Unit)

Period	Brighton % Change	Brisbane City Council % Change
2015	-1.2%	2.1%
2014	0.7%	3.3%
2013	5.6%	2.4%
2012	-0.9%	2.5%
2011	-5.6%	-3.6%
2010	0%	6.4%
2009	10.5%	1%
2008	8.7%	5.8%
2007	13.5%	14.1%
2006	-4.3%	9.2%

Capital Growth in Median Prices (Unit)



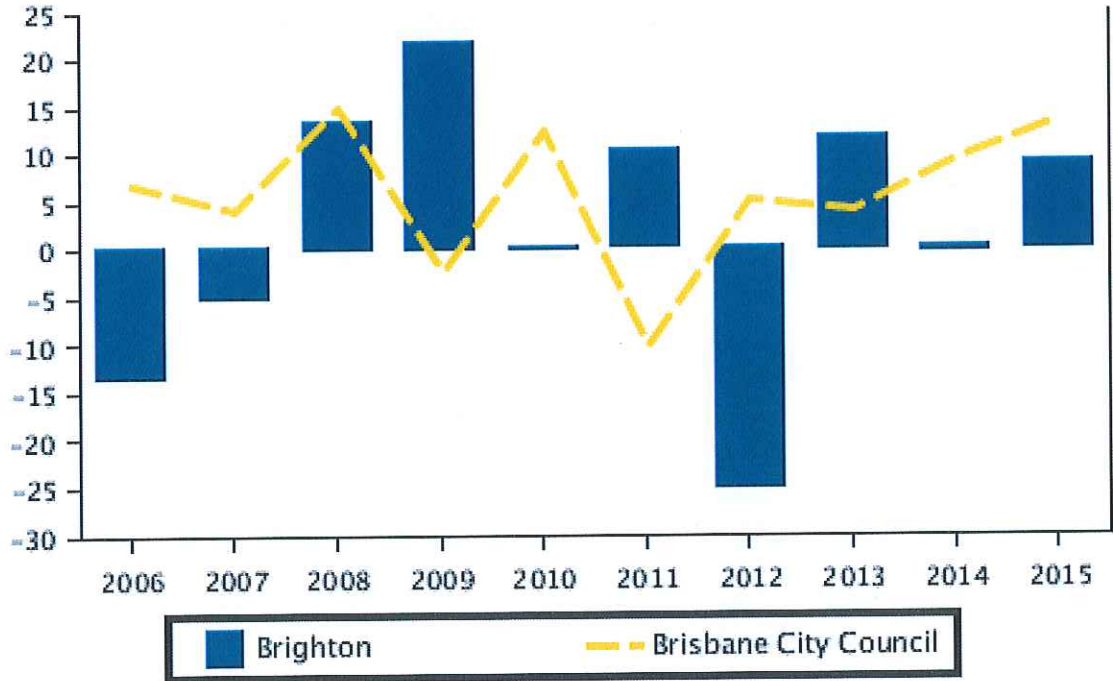


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Capital Growth in Median Prices (Land)

Period	Brighton % Change	Brisbane City Council % Change
2015	9.2%	13.6%
2014	-0.7%	9.4%
2013	12%	4%
2012	-25.6%	5.3%
2011	10.5%	-10.2%
2010	-0.3%	12.5%
2009	22%	-2.4%
2008	13.6%	14.8%
2007	-5.4%	4.2%
2006	-13.9%	6.7%

Capital Growth in Median Prices (Land)





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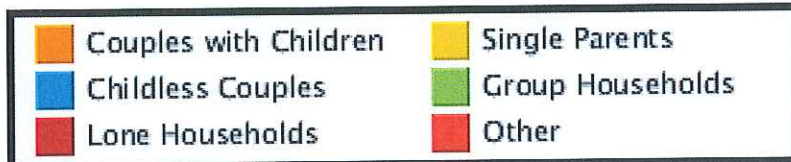
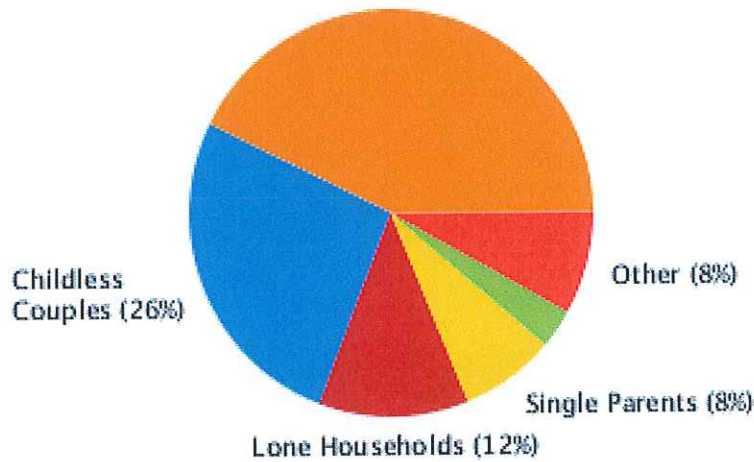
Household

Household Structure

Type	Percent
Couples with Children	42.7
Childless Couples	26.4
Lone Households	12.0
Other	8.2
Single Parents	7.6
Group Households	3.1

Household Structure

Couples with Children (43%)



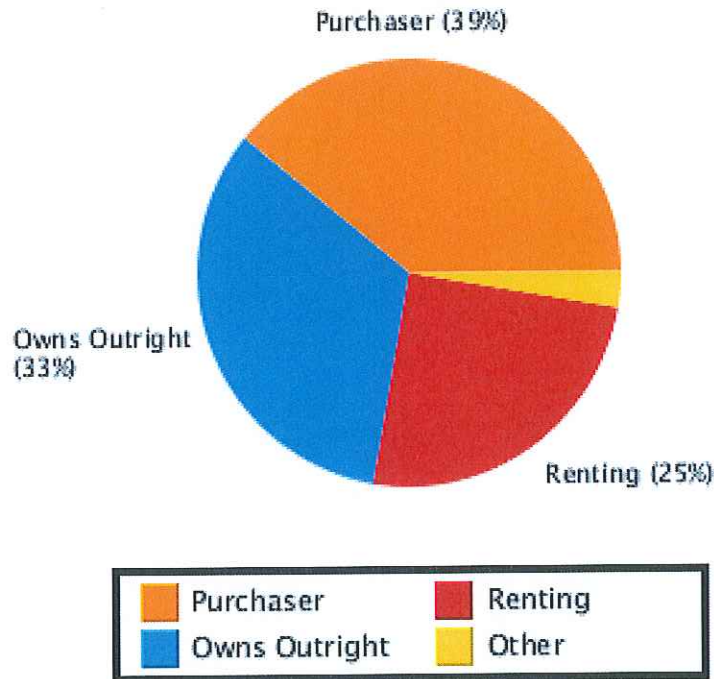


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Household Occupancy

Type	Percent
Purchaser	39.1
Owns Outright	33.1
Renting	25.1
Other	2.7

Household Occupancy



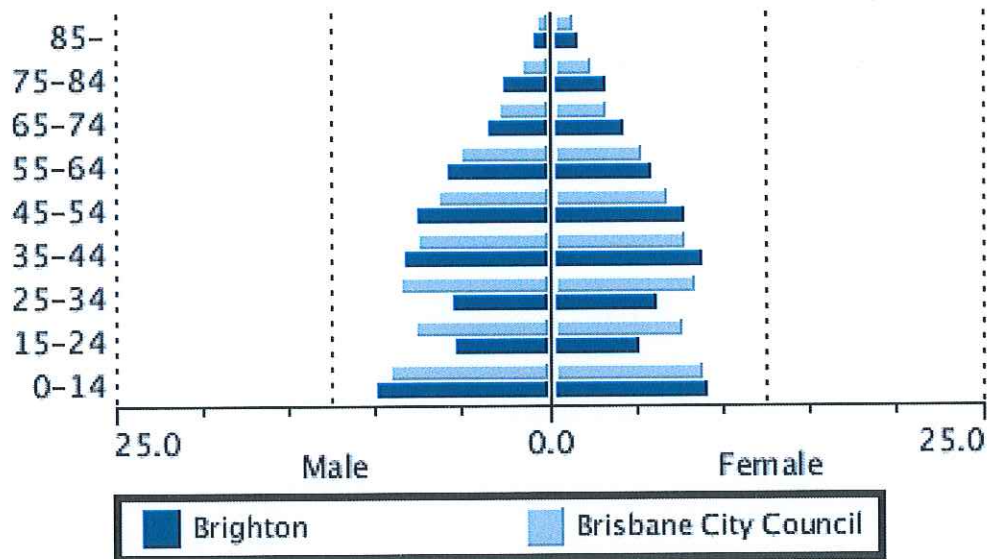


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Age Sex Ratio

Age Group	Brighton		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	9.8	9.0	9.2	8.7
15-24	5.3	5.0	7.7	7.6
25-34	5.5	6.0	8.5	8.3
35-44	8.2	8.7	7.5	7.7
45-54	7.5	7.7	6.4	6.6
55-64	5.8	5.8	5.0	5.2
65-74	3.5	4.2	2.9	3.1
75-84	2.5	3.1	1.6	2.2
85-	0.8	1.5	0.6	1.2

Age Sex Ratio

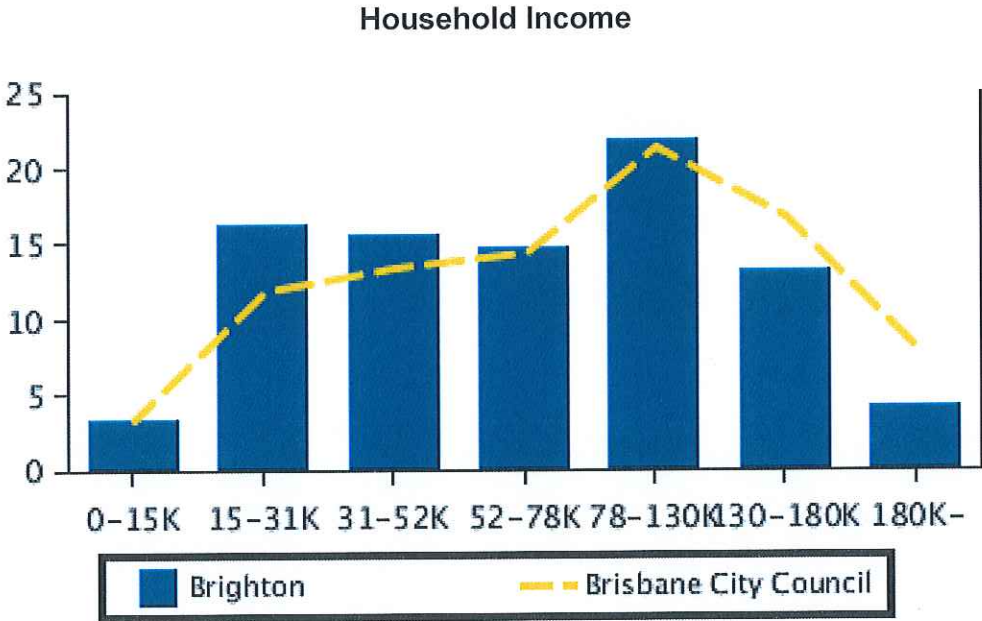




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Household Income

Income Range	Brighton %	Brisbane City Council %
0-15K	3.4	3.3
15-31K	16.3	11.8
31-52K	15.6	13.4
52-78K	14.7	14.4
78-130K	21.9	21.3
130-180K	13.1	16.7
180K-	4.2	7.9





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	7					
HOUSE	29	\$325,000	\$1,600,000	\$490,000	\$532,189	\$15,433,500
TOTAL	36					\$15,433,500

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		7				
HOUSE	2 Bed	5	\$325,000	\$495,000	\$390,000	\$393,200
	3 Bed	17	\$375,000	\$610,000	\$475,000	\$499,147
	4 Bed	7	\$452,000	\$1,600,000	\$520,000	\$711,714
TOTAL		36				\$428,708



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Sold Properties



77 Baskerville Street Brighton QLD 4017

Sale Price: Not Disclosed
Sale Date: 16 Jun 2016
Area: 1,452m²

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



119 Baskerville Street Brighton QLD 4017

Sale Price: \$579,000
Sale Date: 3 Jun 2016
Area: 607m²

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



147 Baskerville Street Brighton QLD 4017

Sale Price: \$375,000
Sale Date: 3 May 2016
Area: 458m²

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



23 Bayview Road Brighton QLD 4017

Sale Price: \$570,000
Sale Date: 15 Jun 2016
Area: 607m²

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



74 Bayview Road Brighton QLD 4017

Sale Price: \$610,000
Sale Date: 12 Apr 2016
Area: 827m²

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



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223 Beaconsfield Terrace Brighton QLD 4017

Sale Price: \$452,000
Sale Date: 4 Apr 2016
Area: 607m2

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



39 Bradfield Street Brighton QLD 4017

Sale Price: \$325,000
Sale Date: 5 Apr 2016
Area: 405m2

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



7 Dunne Street Brighton QLD 4017

Sale Price: \$445,000
Sale Date: 26 May 2016
Area: 640m2

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



338 Flinders Parade Brighton QLD 4017

Sale Price: \$1,600,000
Sale Date: 10 Apr 2016
Area: 807m2

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



17 Fourteenth Avenue Brighton QLD 4017

Sale Price: \$569,000
Sale Date: 10 Jun 2016
Area: 405m2

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



41 Gladstone Street Brighton QLD 4017

Sale Price: \$735,000
Sale Date: 6 Jun 2016
Area: 607m2

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



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54 Gladstone Street Brighton QLD 4017

Sale Price: \$450,000
Sale Date: 12 Apr 2016
Area: 508m2

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



85 Holmes Street Brighton QLD 4017

Sale Price: \$490,000
Sale Date: 7 Apr 2016
Area: 627m2

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



12 Kenbarry Street Brighton QLD 4017

Sale Price: \$475,000
Sale Date: 13 Apr 2016
Area: 784m2

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



25 Lascelles Street Brighton QLD 4017

Sale Price: \$520,000
Sale Date: 23 May 2016
Area: 604m2

Attributes: 3 Beds, 2 Baths, 4 Car Spaces



100 Lascelles Street Brighton QLD 4017

Sale Price: Not Disclosed
Sale Date: 1 Apr 2016
Area: 645m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces



111 Lascelles Street Brighton QLD 4017

Sale Price: \$520,000
Sale Date: 25 Apr 2016
Area: 410m2

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



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168 Lascelles Street Brighton QLD 4017

Sale Price: Not Disclosed

Sale Date: 1 Jun 2016

Area: 410m²

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



287 Lascelles Street Brighton QLD 4017

Sale Price: Not Disclosed

Sale Date: 14 May 2016

Area: 650m²

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



95 North Road Brighton QLD 4017

Sale Price: \$495,000

Sale Date: 16 May 2016

Area: 422m²

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



132 North Road Brighton QLD 4017

Sale Price: \$422,500

Sale Date: 11 Apr 2016

Area: 663m²

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



155 North Road Brighton QLD 4017

Sale Price: \$330,000

Sale Date: 28 Jun 2016

Area: 405m²

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



36 Paul Street Brighton QLD 4017

Sale Price: \$565,000

Sale Date: 29 Apr 2016

Area: 880m²

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



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8 Pomona Street Brighton QLD 4017

Sale Price: Not Disclosed

Sale Date: 23 May 2016

Area: 498m2

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



5 Prince Street Brighton QLD 4017

Sale Price: \$426,000

Sale Date: 10 Jun 2016

Area: 610m2

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



176 Queens Parade Brighton QLD 4017

Sale Price: \$475,000

Sale Date: 8 Apr 2016

Area: 533m2

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



195 Queens Parade Brighton QLD 4017

Sale Price: \$665,000

Sale Date: 4 Apr 2016

Area: 483m2

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



8 Sandown Street Brighton QLD 4017

Sale Price: \$455,000

Sale Date: 27 Jun 2016

Area: 642m2

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



6 Sandralee Street Brighton QLD 4017

Sale Price: Not Disclosed

Sale Date: 27 May 2016

Area: 546m2

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



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43 Saul Street Brighton QLD 4017

Sale Price: \$520,000
Sale Date: 28 Apr 2016
Area: 645m2

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



6 Seaview Street Brighton QLD 4017

Sale Price: \$445,000
Sale Date: 20 Jun 2016
Area: 607m2

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



19 Speight Street Brighton QLD 4017

Sale Price: \$475,000
Sale Date: 20 May 2016
Area: 647m2

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



95 Speight Street Brighton QLD 4017

Sale Price: \$555,000
Sale Date: 23 May 2016
Area: 607m2

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



13 Stanley Terrace Brighton QLD 4017

Sale Price: Not Disclosed
Sale Date: 7 May 2016
Area: 463m2

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



39 Townsend Street Brighton QLD 4017

Sale Price: \$390,000
Sale Date: 17 Jun 2016
Area: 405m2

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



Space Property South Brisbane
130 Vulture Street, SOUTH BRISBANE
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33 Twenty-Third Avenue Brighton QLD 4017

Sale Price: \$500,000

Sale Date: 16 Apr 2016

Area: 615m2

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



Space Property South Brisbane
130 Vulture Street, SOUTH BRISBANE
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