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A Nobel approach  
to Real Estate™

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Carole Park  
April—June 2016

THE Adam  
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## Area Profile

The size of Carole Park is approximately 1 square kilometres. It has 3 parks covering nearly 2% of total area.

The population of Carole Park in 2006 was 1,870 people. By 2011 the population was 6 showing a population decline of 99% in the area during that time.

The predominant age group in Carole Park is 55-64 years.

Households in Carole Park are primarily lone households and are likely to be repaying between \$400 - \$600 per month on mortgage repayments.

In general, people in Carole Park work in a Trades occupation.

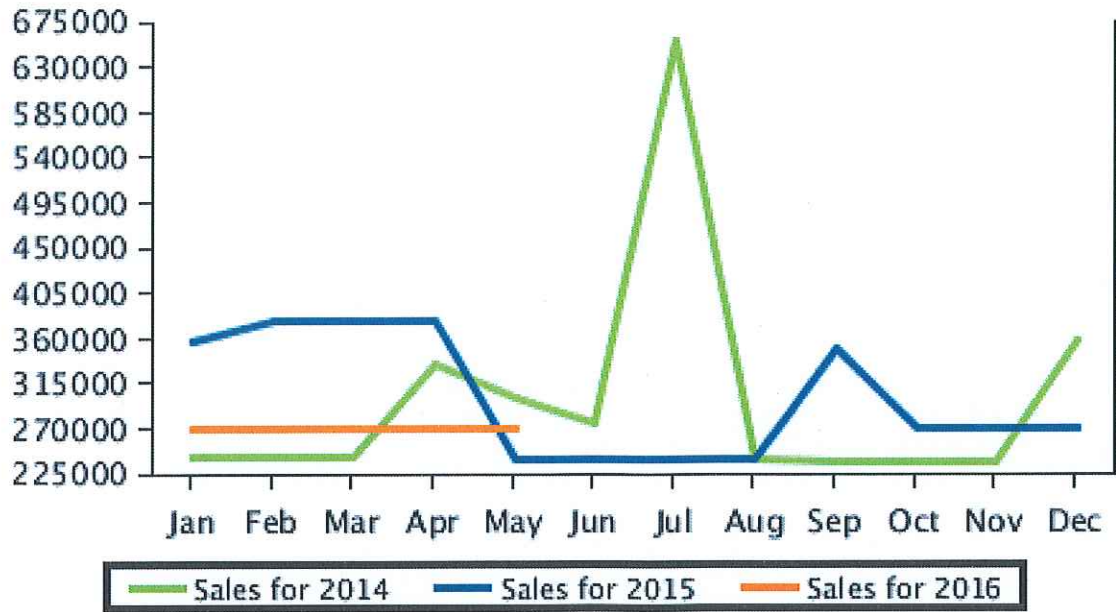
In 2006, 32.3% of the homes in Carole Park were owner-occupied.

Currently the median sales price of houses in the area is 270,000.

### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$242,500	\$356,000	\$270,000
February	\$242,500	\$377,500	\$270,000
March	\$242,500	\$377,500	\$270,000
April	\$332,500	\$377,500	\$270,000
May	\$300,000	\$240,000	\$270,000
June	\$275,000	\$240,000	\$0
July	\$655,000	\$240,000	\$0
August	\$240,000	\$240,000	\$0
September	\$237,500	\$350,000	\$0
October	\$237,500	\$270,000	\$0
November	\$237,500	\$270,000	\$0
December	\$356,000	\$270,000	\$0

**Median Sale Price**





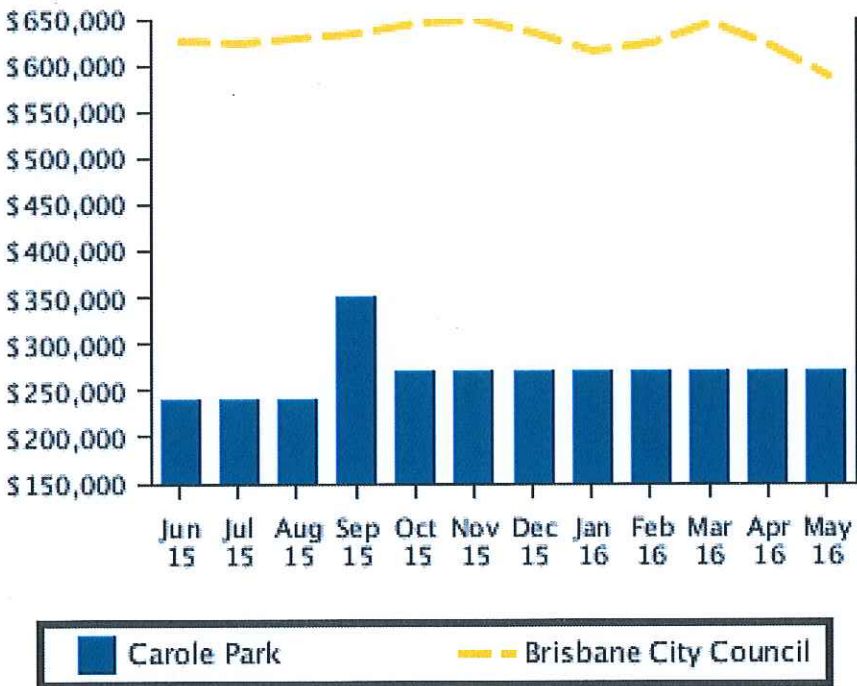
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# Recent Median Sale Prices

## Recent Median House Sale Prices

Period	Carole Park Median Price	Brisbane City Council Median Price
May 2016	\$270,000	\$588,065
April 2016	\$270,000	\$620,000
March 2016	\$270,000	\$645,000
February 2016	\$270,000	\$622,500
January 2016	\$270,000	\$614,875
December 2015	\$270,000	\$635,000
November 2015	\$270,000	\$649,900
October 2015	\$270,000	\$645,000
September 2015	\$350,000	\$635,000
August 2015	\$240,000	\$630,000
July 2015	\$240,000	\$625,000
June 2015	\$240,000	\$625,500

## Recent Median House Sale Prices





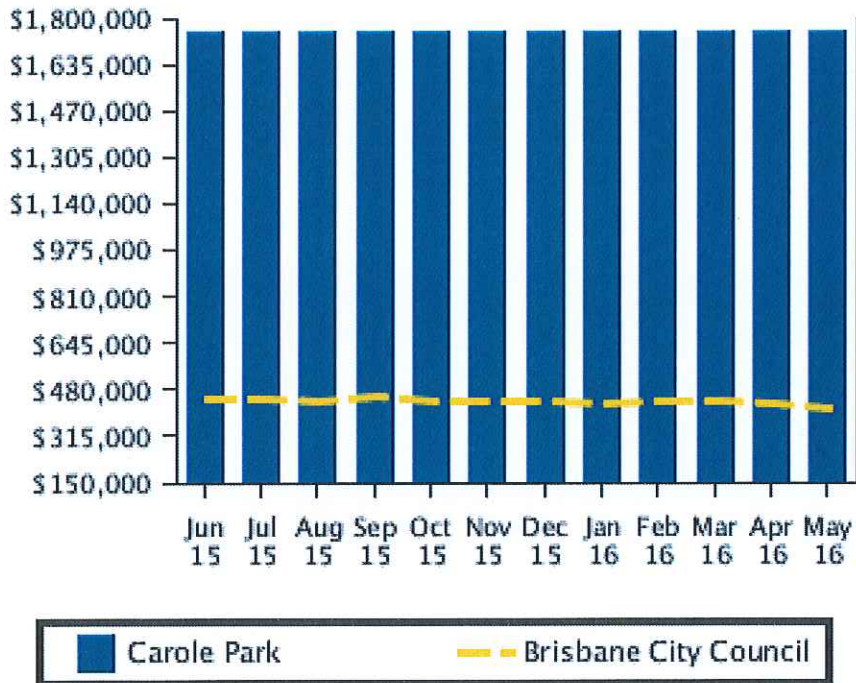


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### Recent Median Unit Sale Prices

Period	Carole Park Median Price	Brisbane City Council Median Price
May 2016	\$1,750,000	\$408,750
April 2016	\$1,750,000	\$429,500
March 2016	\$1,750,000	\$435,000
February 2016	\$1,750,000	\$441,050
January 2016	\$1,750,000	\$432,500
December 2015	\$1,750,000	\$440,000
November 2015	\$1,750,000	\$440,000
October 2015	\$1,750,000	\$435,000
September 2015	\$1,750,000	\$452,000
August 2015	\$1,750,000	\$435,500
July 2015	\$1,750,000	\$445,000
June 2015	\$1,750,000	\$443,000

### Recent Median Unit Sale Prices



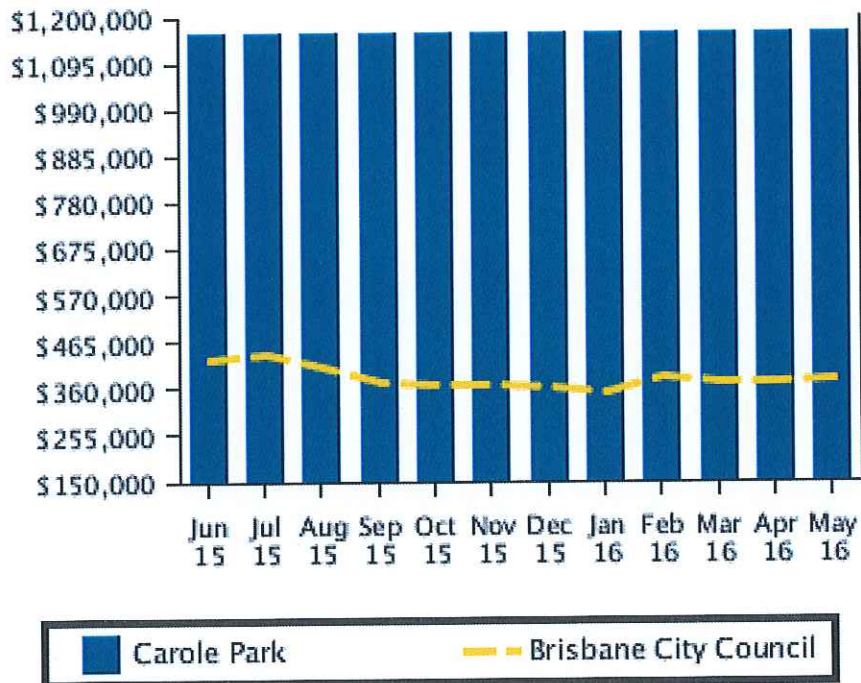


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### Recent Median Land Sale Prices

Period	Carole Park Median Price	Brisbane City Council Median Price
May 2016	\$1,163,294	\$380,000
April 2016	\$1,163,294	\$372,500
March 2016	\$1,163,294	\$376,000
February 2016	\$1,163,294	\$385,000
January 2016	\$1,163,294	\$349,000
December 2015	\$1,163,294	\$360,000
November 2015	\$1,163,294	\$370,000
October 2015	\$1,163,294	\$365,000
September 2015	\$1,163,294	\$376,050
August 2015	\$1,163,294	\$410,000
July 2015	\$1,163,294	\$435,000
June 2015	\$1,163,294	\$427,500

### Recent Median Land Sale Prices





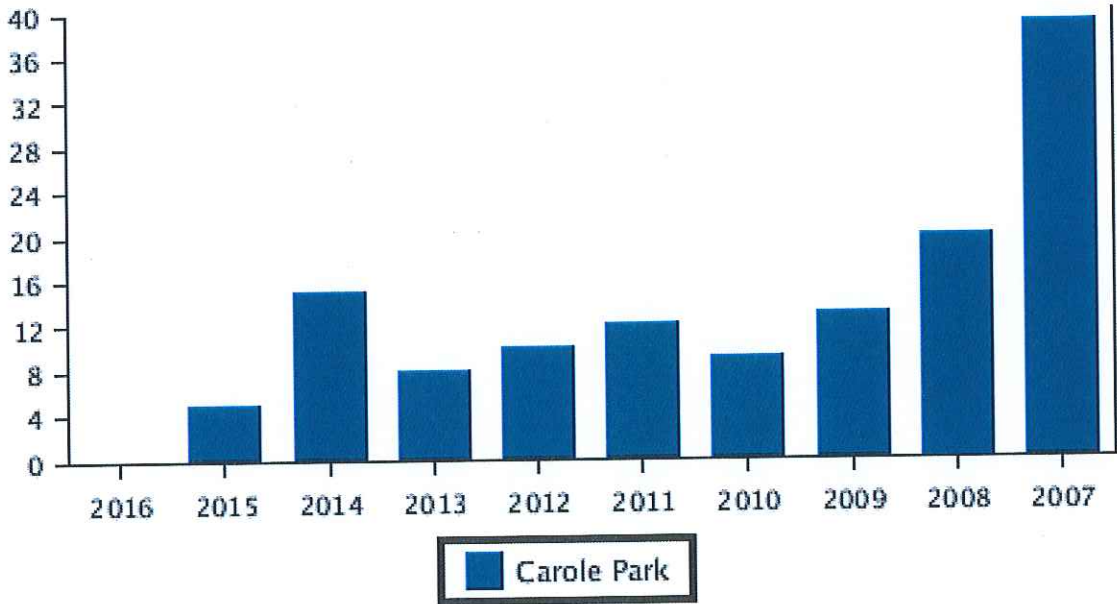
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# Sales Per Annum

## House Sales Per Annum

Period	Carole Park
	Number
2016	0
2015	5
2014	15
2013	8
2012	10
2011	12
2010	9
2009	13
2008	20
2007	39

## House Sales Per Annum





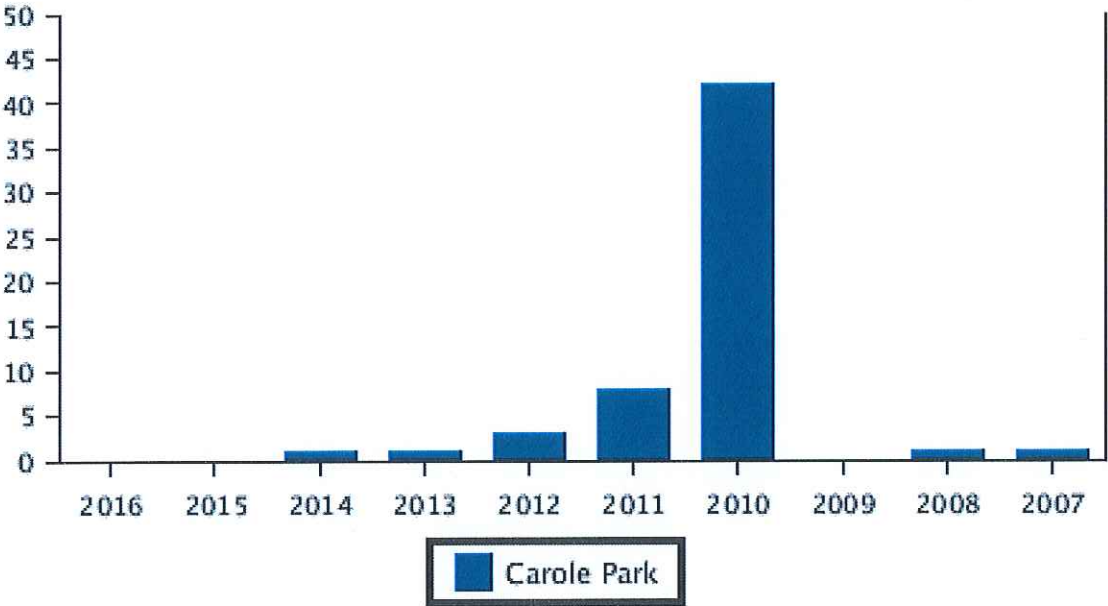


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**Unit Sales Per Annum**

Period	Carole Park Number
2016	0
2015	0
2014	1
2013	1
2012	3
2011	8
2010	42
2009	0
2008	1
2007	1

**Unit Sales Per Annum**





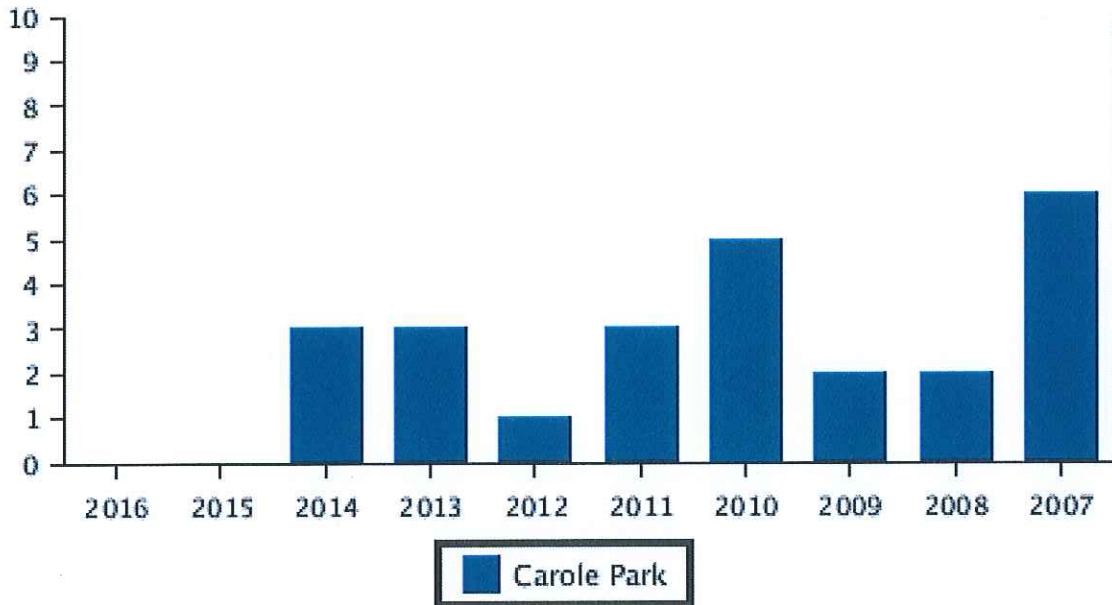


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### Land Sales Per Annum

Period	Carole Park Number
2016	0
2015	0
2014	3
2013	3
2012	1
2011	3
2010	5
2009	2
2008	2
2007	6

### Land Sales Per Annum





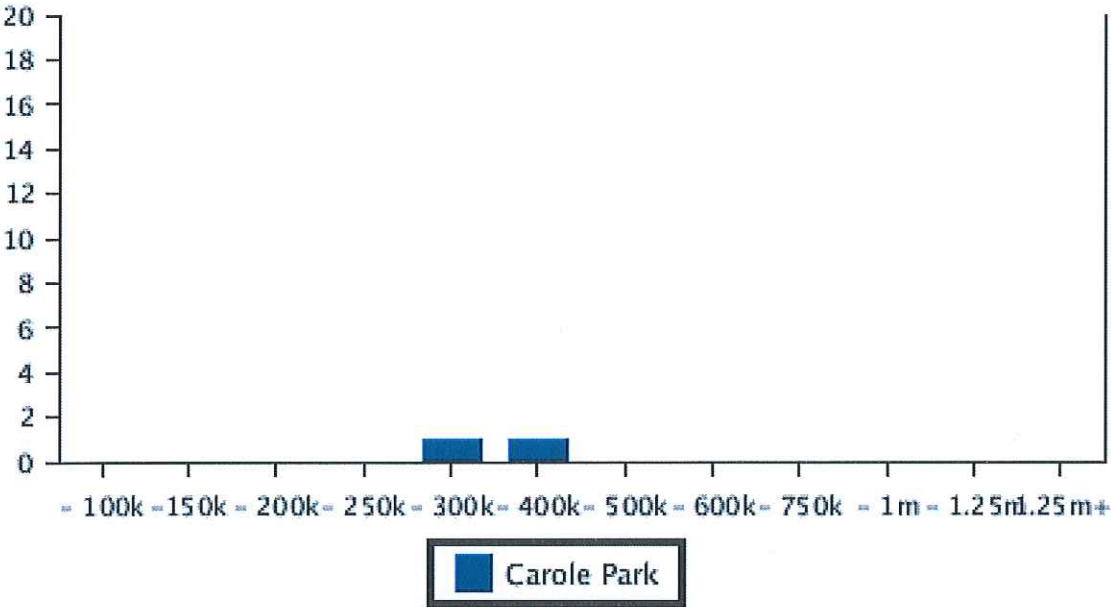
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# Sales By Price

## House Sale by Price (12 months)

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

## House Sales By Price (12 months)





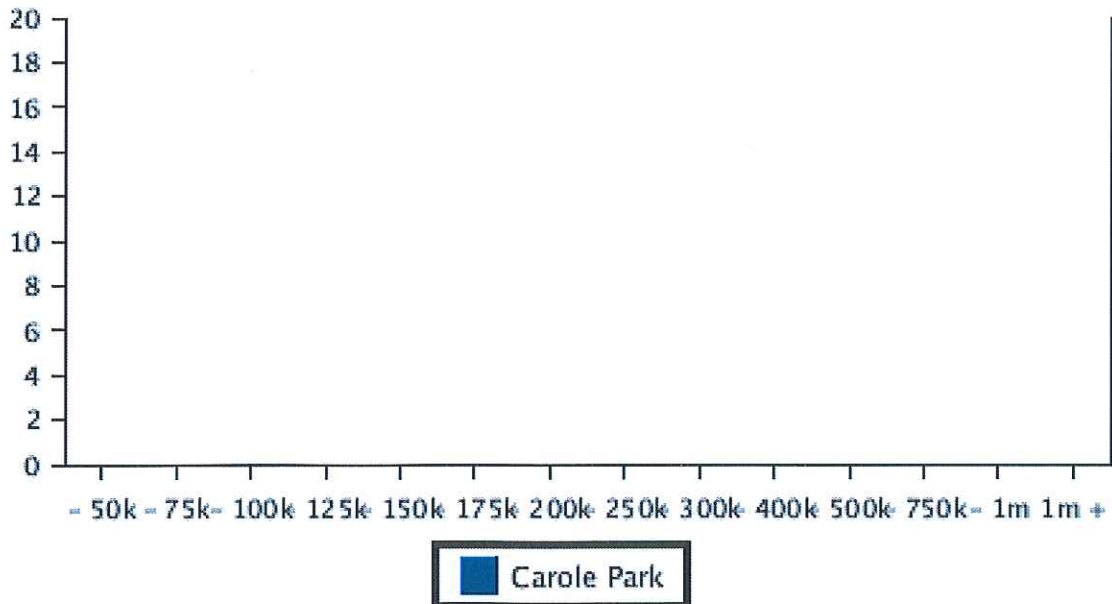


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### Unit Sale by Price (12 months)

Price	Carole Park	
	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	

### Unit Sales By Price (12 months)



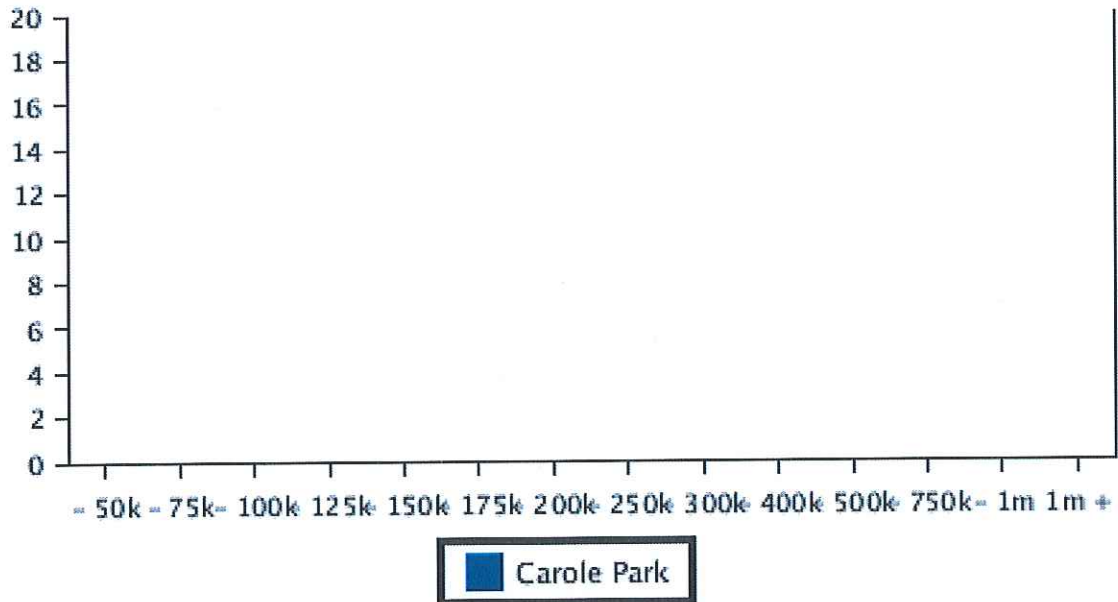


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### Land Sale by Price (12 months)

Price	Carole Park	
	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)







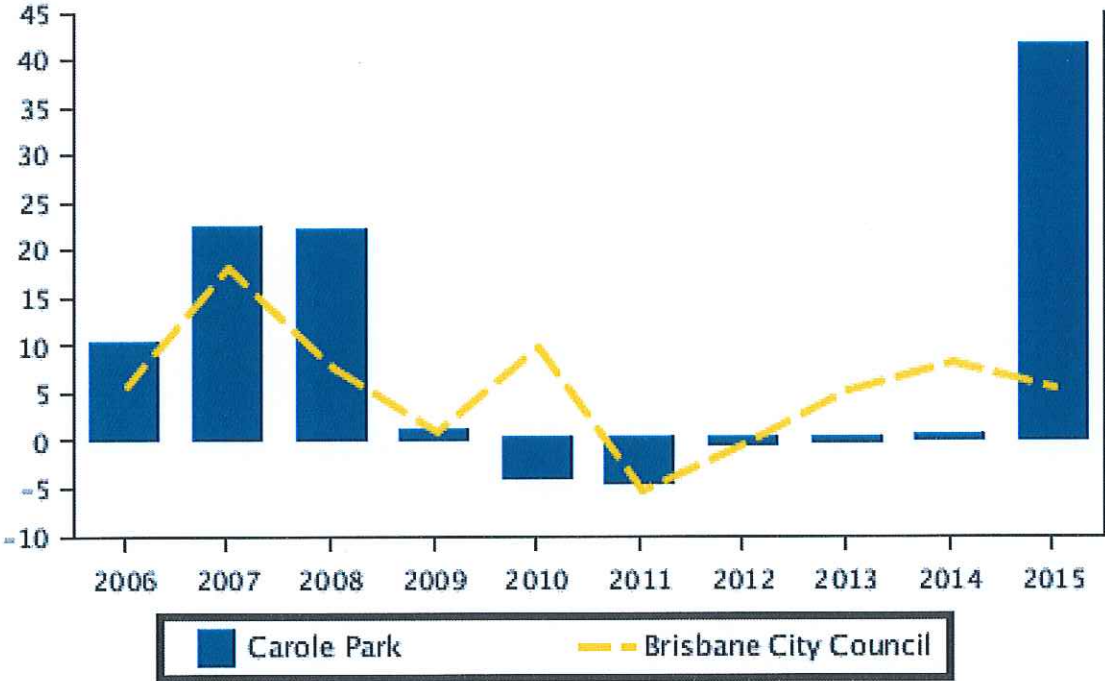
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# Capital Growth Median Prices

## Capital Growth in Median Prices (Houses)

Period	Carole Park % Change	Brisbane City Council % Change
2015	41.7%	5.4%
2014	0.6%	8.3%
2013	-0.6%	5.2%
2012	-0.9%	-0.4%
2011	-5%	-5.3%
2010	-4.5%	9.8%
2009	1.1%	1%
2008	22.2%	7.6%
2007	22.4%	18.3%
2006	10.3%	5.7%

## Capital Growth in Median Prices (Houses)



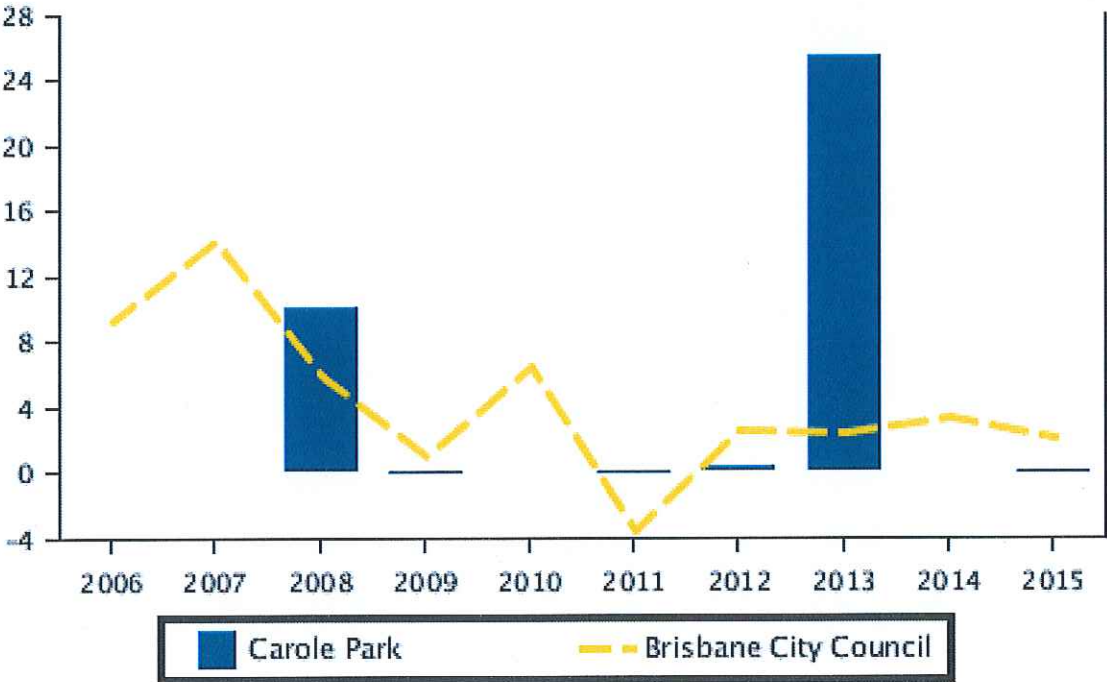


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**Capital Growth in Median Prices (Unit)**

Period	Carole Park % Change	Brisbane City Council % Change
2015	0%	2.1%
2014	0%	3.3%
2013	25.4%	2.4%
2012	0.3%	2.5%
2011	0%	-3.6%
2010	0%	6.4%
2009	0%	1%
2008	10%	5.8%
2007	0%	14.1%
2006	0%	9.2%

**Capital Growth in Median Prices (Unit)**





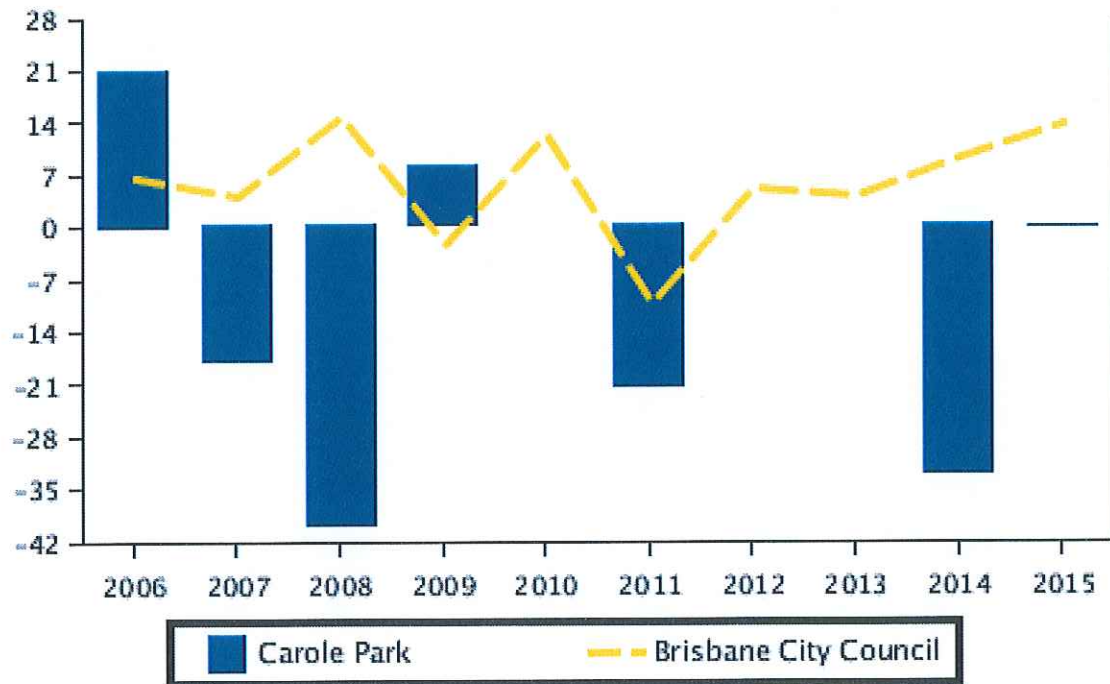


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### Capital Growth in Median Prices (Land)

Period	Carole Park % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	-33.5%	9.4%
2013	0%	4%
2012	0%	5.3%
2011	-21.7%	-10.2%
2010	0%	12.5%
2009	8.2%	-2.4%
2008	-40.2%	14.8%
2007	-18.5%	4.2%
2006	21%	6.7%

### Capital Growth in Median Prices (Land)





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# Household

## Household Structure

Type	Percent
Lone Households	100.0
Childless Couples	0.0
Couples with Children	0.0
Single Parents	0.0
Group Households	0.0
Other	0.0

## Household Structure

Lone Households (100%)



Lone Households



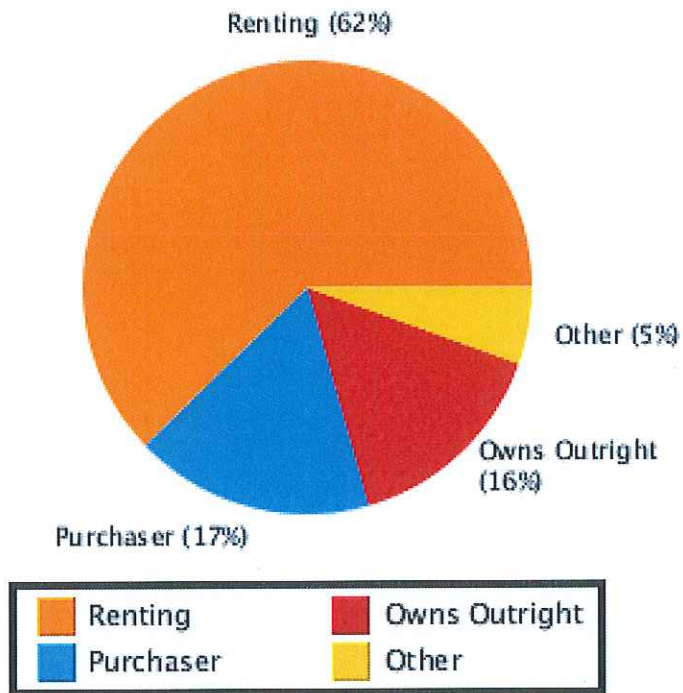


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### Household Occupancy

Type	Percent
Renting	62.2
Purchaser	17.2
Owns Outright	15.1
Other	5.5

### Household Occupancy



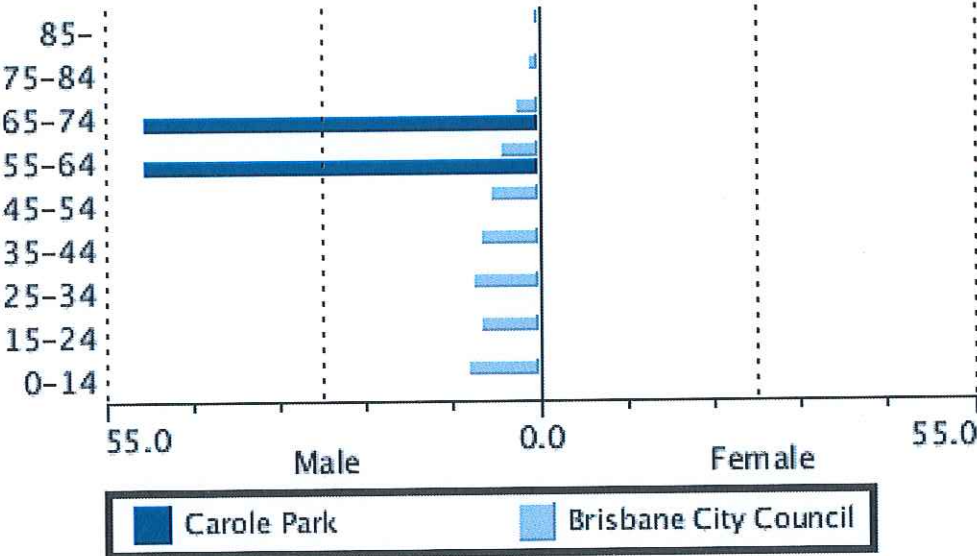


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# Age Sex Ratio

Age Group	Carole Park		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	0.0	0.0	9.2	8.7
15-24	0.0	0.0	7.7	7.6
25-34	0.0	0.0	8.5	8.3
35-44	0.0	0.0	7.5	7.7
45-54	0.0	0.0	6.4	6.6
55-64	50.0	0.0	5.0	5.2
65-74	50.0	0.0	2.9	3.1
75-84	0.0	0.0	1.6	2.2
85-	0.0	0.0	0.6	1.2

Age Sex Ratio



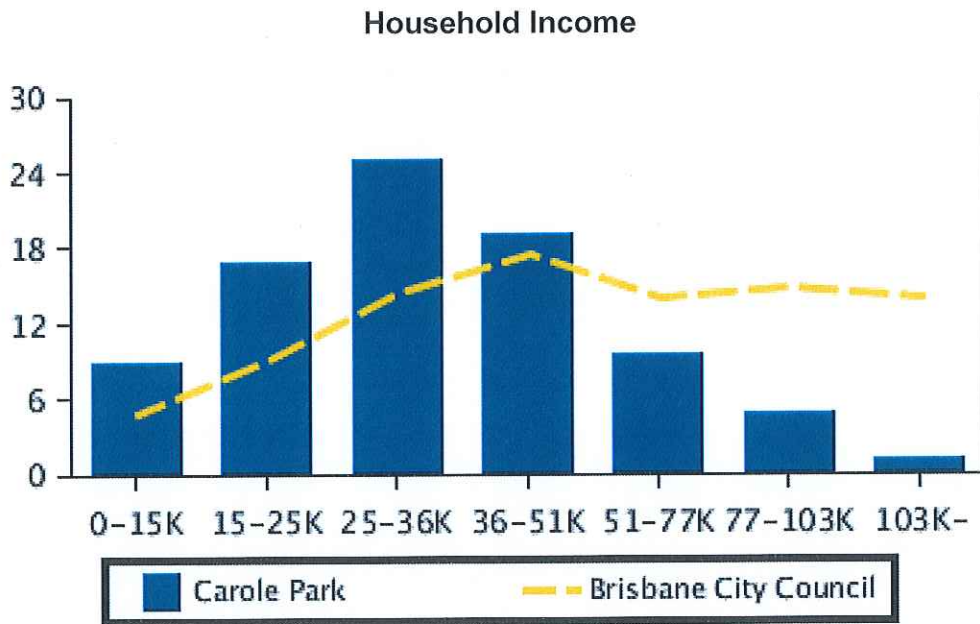




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## Household Income

Income Range	Carole Park %	Brisbane City Council %
0-15K	8.8	4.8
15-25K	16.8	9.1
25-36K	25.1	14.4
36-51K	19.1	17.5
51-77K	9.4	14.0
77-103K	4.7	14.8
103K-	1.2	13.9



## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
COMMERCIAL	1	\$3,630,000	\$3,630,000	\$3,630,000	\$3,630,000	\$3,630,000
<b>TOTAL</b>	<b>1</b>					<b>\$3,630,000</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
COMMERCIAL	N/A	1	\$3,630,000	\$3,630,000	\$3,630,000	\$3,630,000
<b>TOTAL</b>		<b>1</b>				<b>\$3,630,000</b>





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## Sold Properties

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### 11 Silica Street Carole Park QLD 4300

Sale Price: \$3,630,000

Sale Date: 13 Apr 2016

Area: 6,256m<sup>2</sup>

Attributes: 25 Car Spaces



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