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A Nobel approach  
to Real Estate™

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Carseldine

Apr—June 2016

THE **Adam**  
**Nobel** TEAM



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## Area Profile

The size of Carseldine is approximately 4 square kilometres. It has 4 parks covering nearly 1% of total area.

The population of Carseldine in 2006 was 6,672 people. By 2011 the population was 8,758 showing a population growth of 31% in the area during that time.

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

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

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

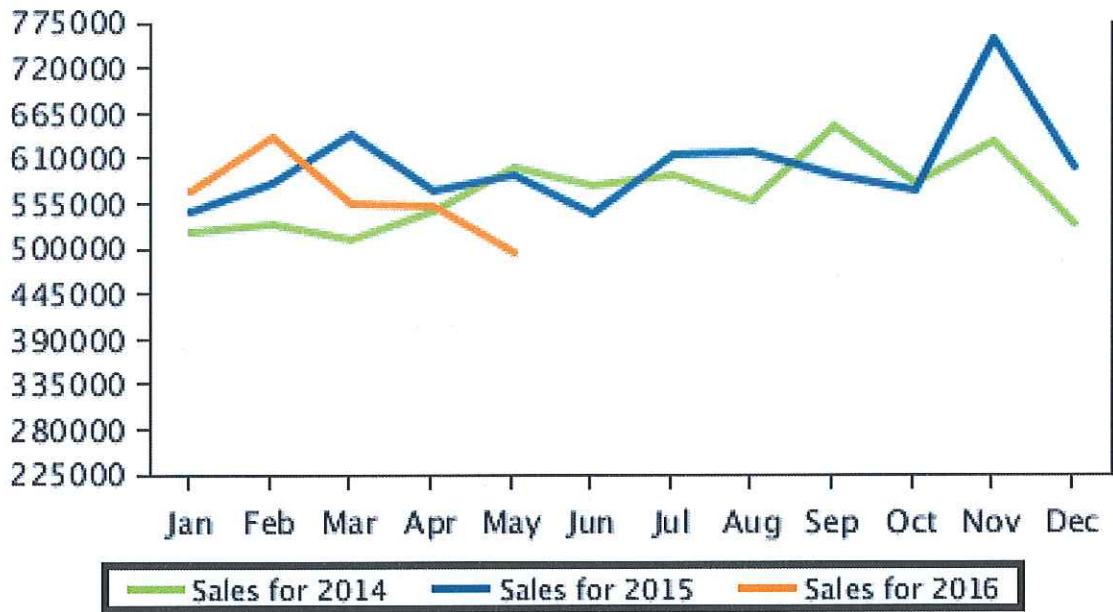
In 2006, 75.2% of the homes in Carseldine were owner-occupied compared with 72.3% in 2011.

Currently the median sales price of houses in the area is 495,000.

### Median Sale Price

| Period    | Year 2014    | Year 2015    | Year 2016    |
|-----------|--------------|--------------|--------------|
|           | Median Price | Median Price | Median Price |
| January   | \$520,000    | \$545,000    | \$570,000    |
| February  | \$530,000    | \$579,000    | \$635,000    |
| March     | \$510,000    | \$640,000    | \$555,750    |
| April     | \$545,000    | \$571,000    | \$552,500    |
| May       | \$599,500    | \$588,000    | \$495,000    |
| June      | \$577,500    | \$542,000    | \$0          |
| July      | \$590,000    | \$613,500    | \$0          |
| August    | \$557,500    | \$616,200    | \$0          |
| September | \$650,000    | \$589,000    | \$0          |
| October   | \$580,000    | \$570,000    | \$0          |
| November  | \$630,000    | \$754,000    | \$0          |
| December  | \$530,000    | \$600,000    | \$0          |

**Median Sale Price**





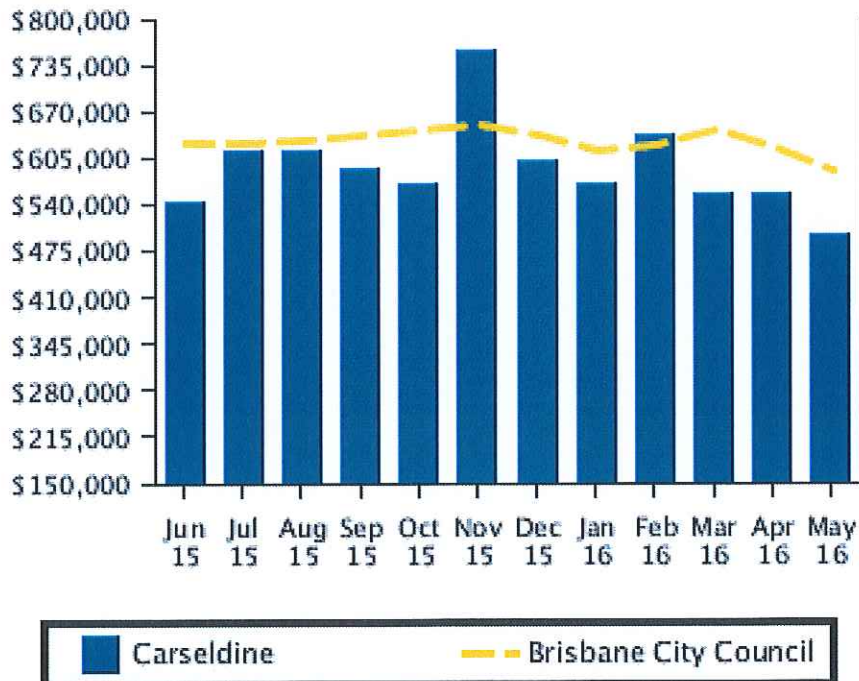
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## Recent Median Sale Prices

### Recent Median House Sale Prices

| Period         | Carseldine<br>Median Price | Brisbane City Council<br>Median Price |
|----------------|----------------------------|---------------------------------------|
| May 2016       | \$495,000                  | \$588,065                             |
| April 2016     | \$552,500                  | \$620,000                             |
| March 2016     | \$555,750                  | \$645,000                             |
| February 2016  | \$635,000                  | \$622,500                             |
| January 2016   | \$570,000                  | \$614,875                             |
| December 2015  | \$600,000                  | \$635,000                             |
| November 2015  | \$754,000                  | \$649,900                             |
| October 2015   | \$570,000                  | \$645,000                             |
| September 2015 | \$589,000                  | \$635,000                             |
| August 2015    | \$616,200                  | \$630,000                             |
| July 2015      | \$613,500                  | \$625,000                             |
| June 2015      | \$542,000                  | \$625,500                             |

### Recent Median House Sale Prices



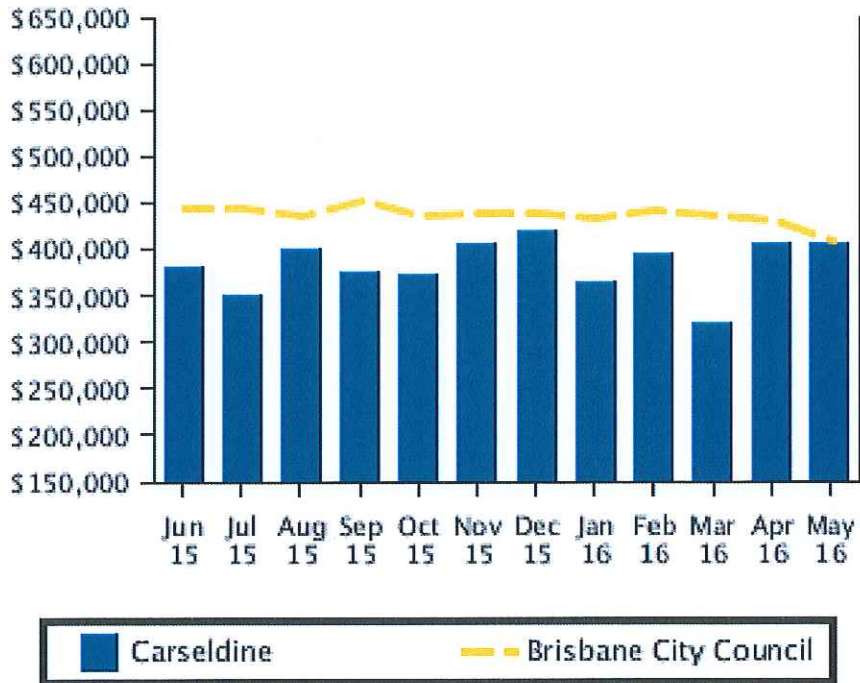


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### Recent Median Unit Sale Prices

| Period         | Carseldine   | Brisbane City Council |
|----------------|--------------|-----------------------|
|                | Median Price | Median Price          |
| May 2016       | \$406,000    | \$408,750             |
| April 2016     | \$406,000    | \$429,500             |
| March 2016     | \$320,000    | \$435,000             |
| February 2016  | \$393,550    | \$441,050             |
| January 2016   | \$365,000    | \$432,500             |
| December 2015  | \$420,000    | \$440,000             |
| November 2015  | \$406,000    | \$440,000             |
| October 2015   | \$372,250    | \$435,000             |
| September 2015 | \$374,000    | \$452,000             |
| August 2015    | \$400,000    | \$435,500             |
| July 2015      | \$351,500    | \$445,000             |
| June 2015      | \$380,000    | \$443,000             |

### Recent Median Unit Sale Prices



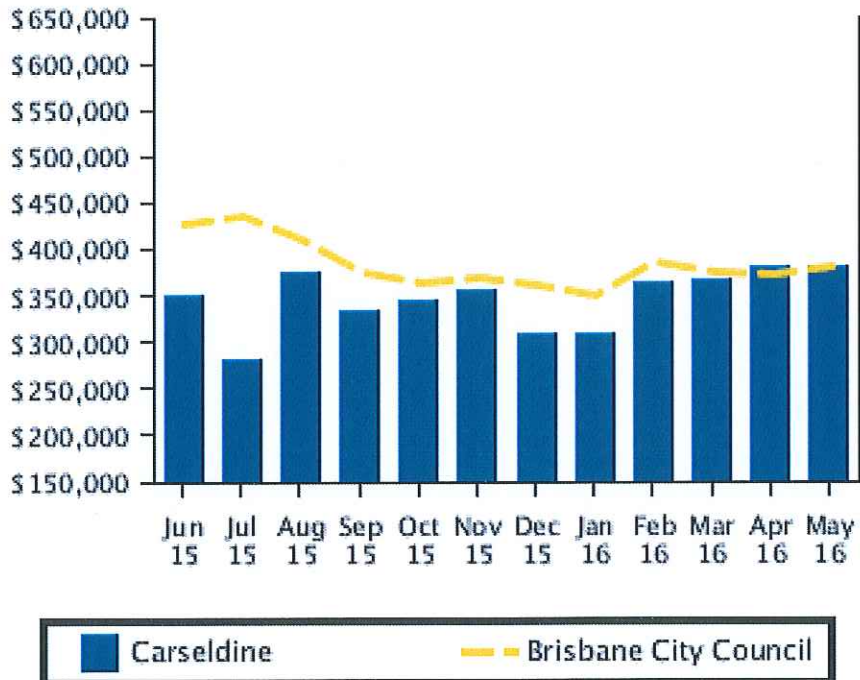


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### Recent Median Land Sale Prices

| Period         | Carseldine   | Brisbane City Council |
|----------------|--------------|-----------------------|
|                | Median Price | Median Price          |
| May 2016       | \$380,000    | \$380,000             |
| April 2016     | \$380,000    | \$372,500             |
| March 2016     | \$368,000    | \$376,000             |
| February 2016  | \$365,000    | \$385,000             |
| January 2016   | \$310,000    | \$349,000             |
| December 2015  | \$310,000    | \$360,000             |
| November 2015  | \$355,000    | \$370,000             |
| October 2015   | \$345,000    | \$365,000             |
| September 2015 | \$335,000    | \$376,050             |
| August 2015    | \$375,000    | \$410,000             |
| July 2015      | \$280,000    | \$435,000             |
| June 2015      | \$350,000    | \$427,500             |

### Recent Median Land Sale Prices





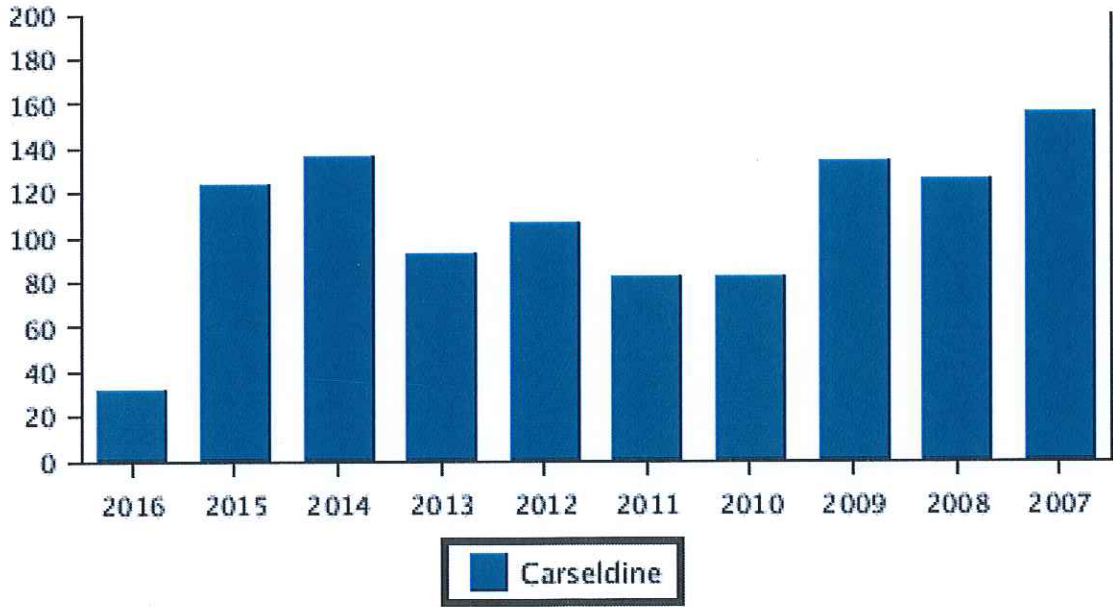
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# Sales Per Annum

## House Sales Per Annum

| Period | Carseldine |  |
|--------|------------|--|
|        | Number     |  |
| 2016   | 32         |  |
| 2015   | 123        |  |
| 2014   | 136        |  |
| 2013   | 92         |  |
| 2012   | 106        |  |
| 2011   | 82         |  |
| 2010   | 82         |  |
| 2009   | 134        |  |
| 2008   | 126        |  |
| 2007   | 156        |  |

## House Sales Per Annum



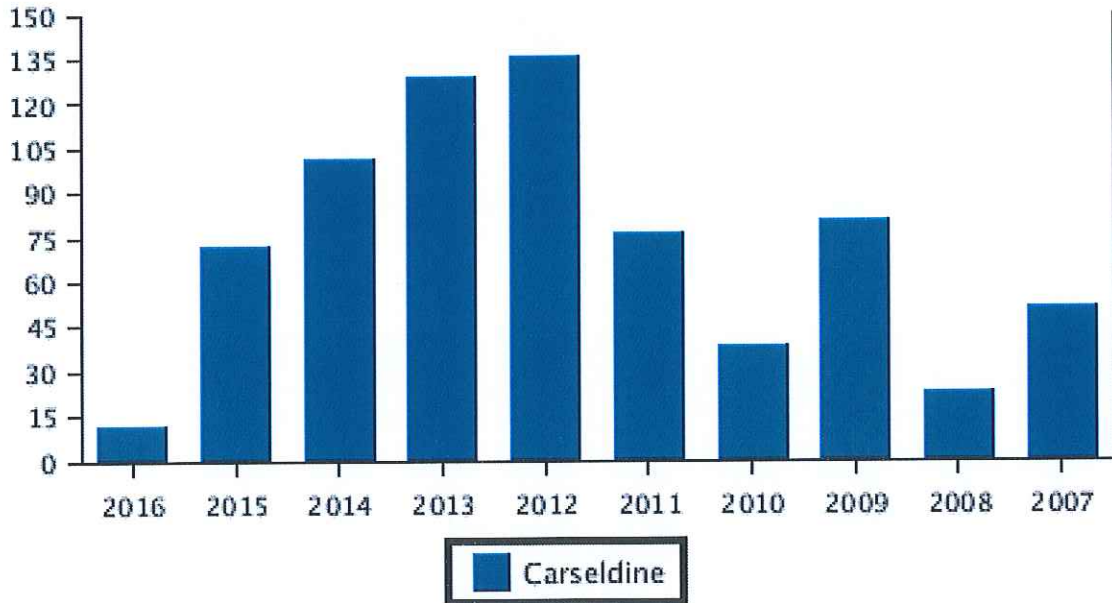


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### Unit Sales Per Annum

| Period | Carseldine Number |
|--------|-------------------|
| 2016   | 12                |
| 2015   | 72                |
| 2014   | 101               |
| 2013   | 129               |
| 2012   | 136               |
| 2011   | 76                |
| 2010   | 38                |
| 2009   | 81                |
| 2008   | 23                |
| 2007   | 51                |

### Unit Sales Per Annum





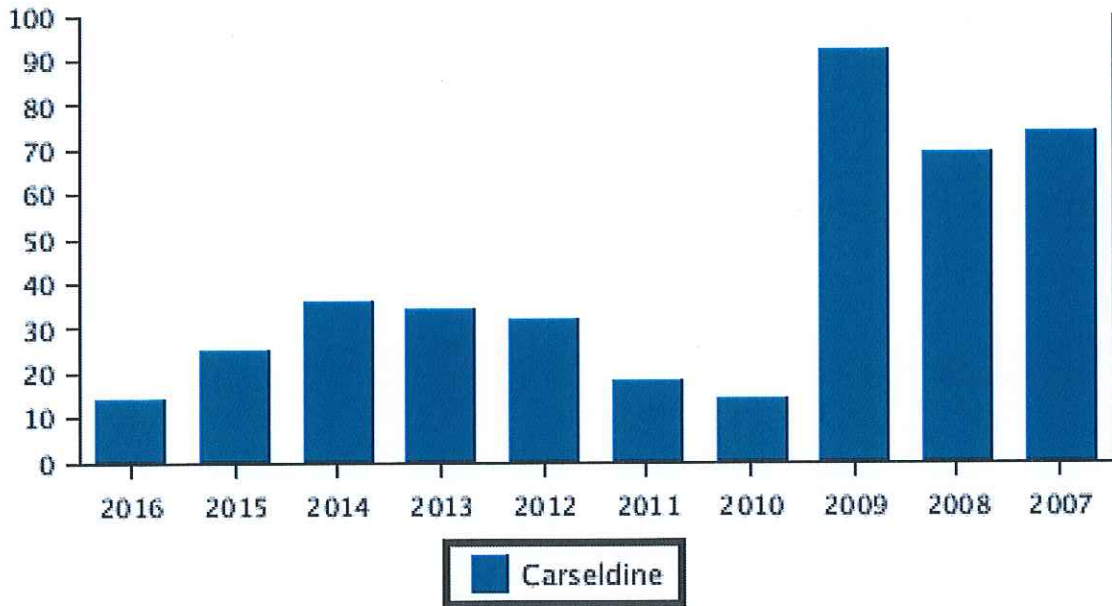


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### Land Sales Per Annum

| Period | Carseldine Number |
|--------|-------------------|
| 2016   | 14                |
| 2015   | 25                |
| 2014   | 36                |
| 2013   | 34                |
| 2012   | 32                |
| 2011   | 18                |
| 2010   | 14                |
| 2009   | 92                |
| 2008   | 69                |
| 2007   | 74                |

### Land Sales Per Annum





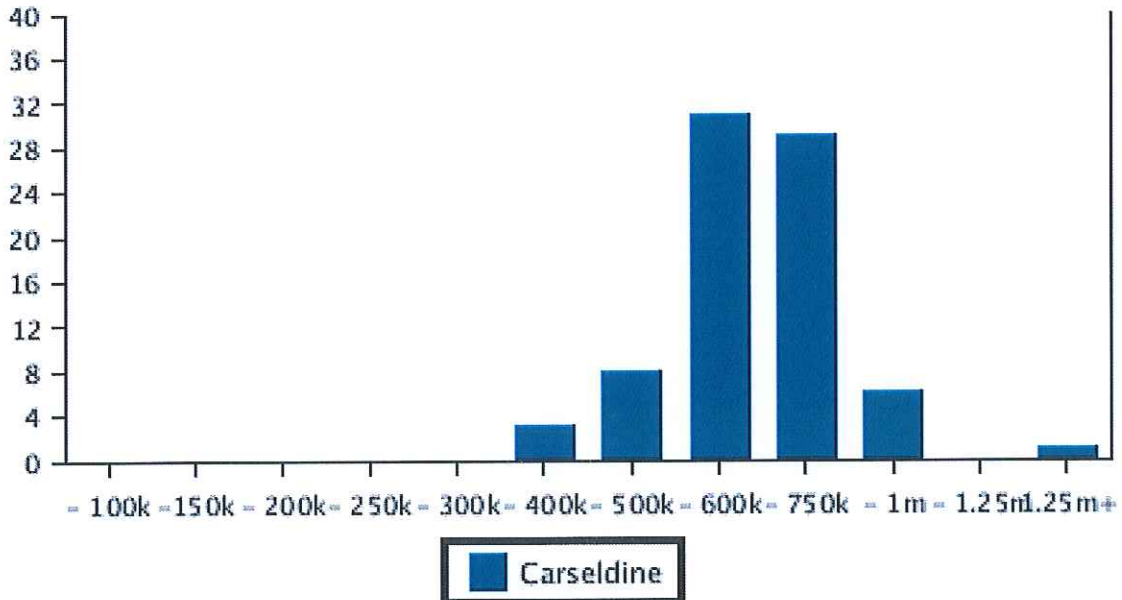
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# Sales By Price

## House Sale by Price (12 months)

| Price        | Carseldine |        |
|--------------|------------|--------|
|              |            | Number |
| 0 - 100k     |            | 0      |
| 101 -150k    |            | 0      |
| 151 - 200k   |            | 0      |
| 201 - 250k   |            | 0      |
| 251 - 300k   |            | 0      |
| 301 - 400k   |            | 3      |
| 401 - 500k   |            | 8      |
| 501 - 600k   |            | 31     |
| 601 - 750k   |            | 29     |
| 751 - 1m     |            | 6      |
| > 1m - 1.25m |            | 0      |
| 1.25m+       |            | 1      |

## House Sales By Price (12 months)



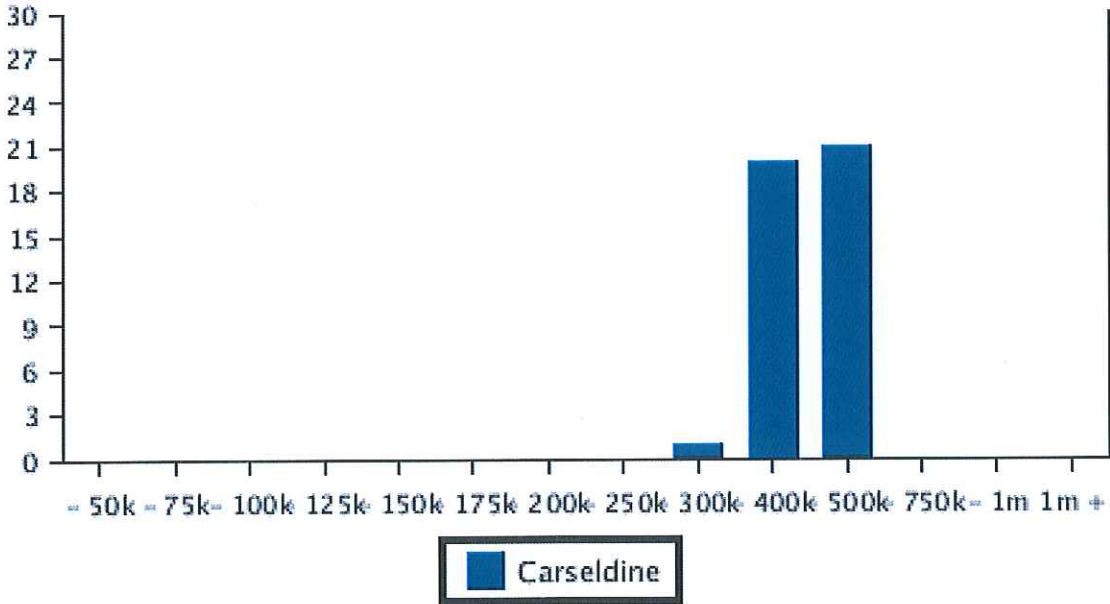


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**Unit Sale by Price (12 months)**

| Price      | Carseldine |  |
|------------|------------|--|
|            | 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 | 20         |  |
| 401 - 500k | 21         |  |
| 501 - 750k | 0          |  |
| 751 - 1m   | 0          |  |
| 1m +       | 0          |  |

**Unit Sales By Price (12 months)**



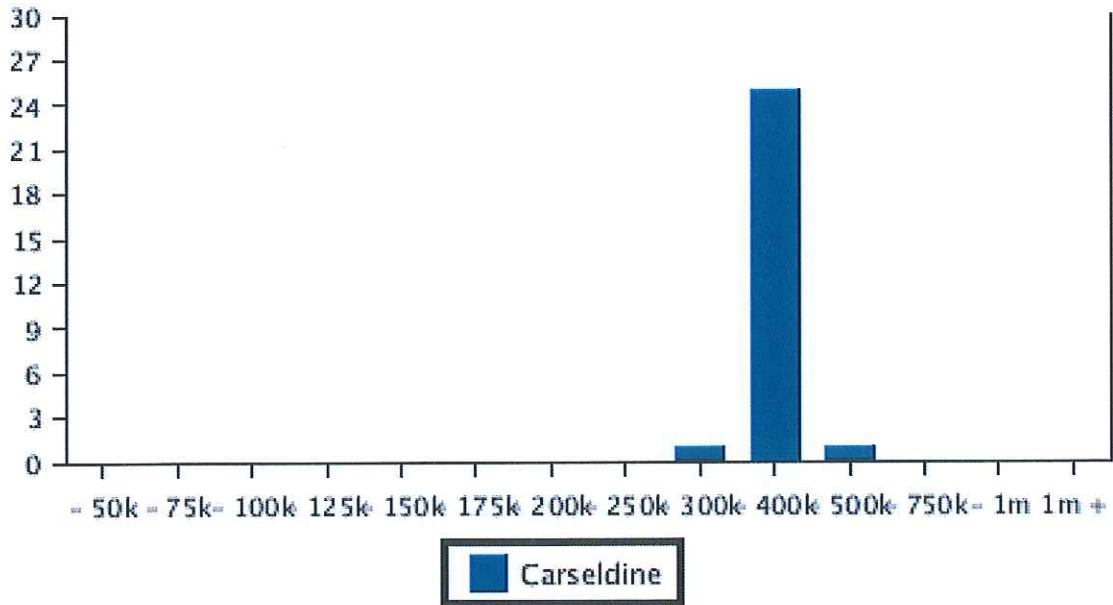


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### Land Sale by Price (12 months)

| Price      | Carseldine |        |
|------------|------------|--------|
|            |            | 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 |            | 25     |
| 401 - 500k |            | 1      |
| 501 - 750k |            | 0      |
| 751 - 1m   |            | 0      |
| 1m +       |            | 0      |

### Land Sales By Price (12 months)





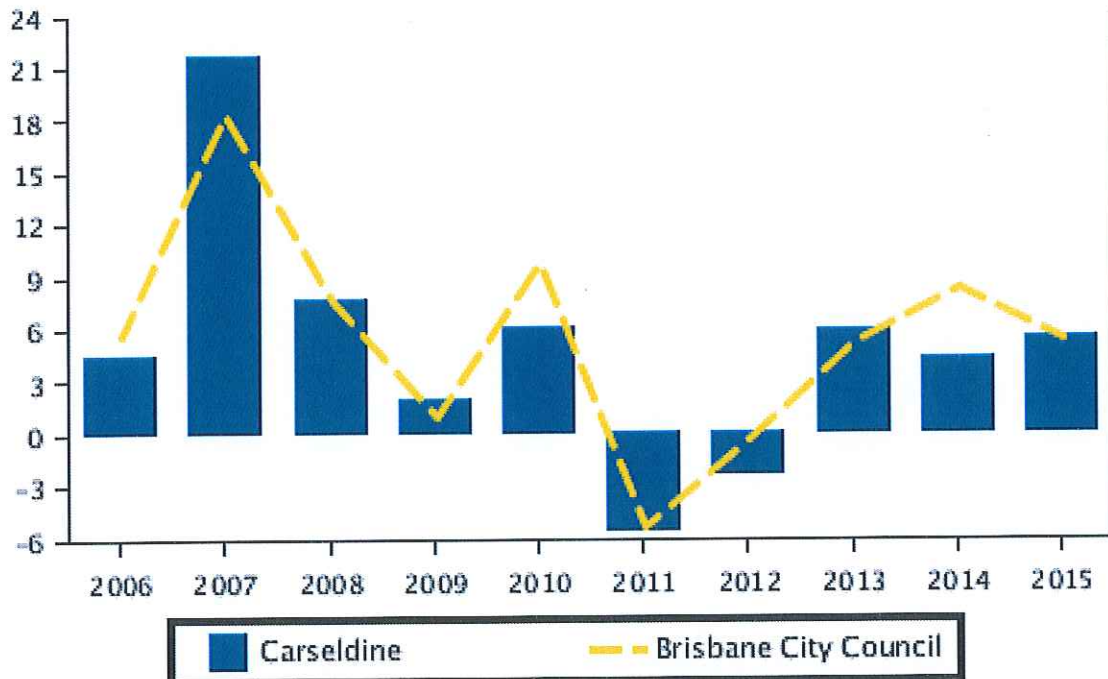
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# Capital Growth Median Prices

## Capital Growth in Median Prices (Houses)

| Period | Carseldine<br>% Change | Brisbane City Council<br>% Change |
|--------|------------------------|-----------------------------------|
| 2015   | 5.5%                   | 5.4%                              |
| 2014   | 4.3%                   | 8.3%                              |
| 2013   | 6%                     | 5.2%                              |
| 2012   | -2.4%                  | -0.4%                             |
| 2011   | -5.6%                  | -5.3%                             |
| 2010   | 6.1%                   | 9.8%                              |
| 2009   | 2%                     | 1%                                |
| 2008   | 7.7%                   | 7.6%                              |
| 2007   | 21.7%                  | 18.3%                             |
| 2006   | 4.5%                   | 5.7%                              |

## Capital Growth in Median Prices (Houses)



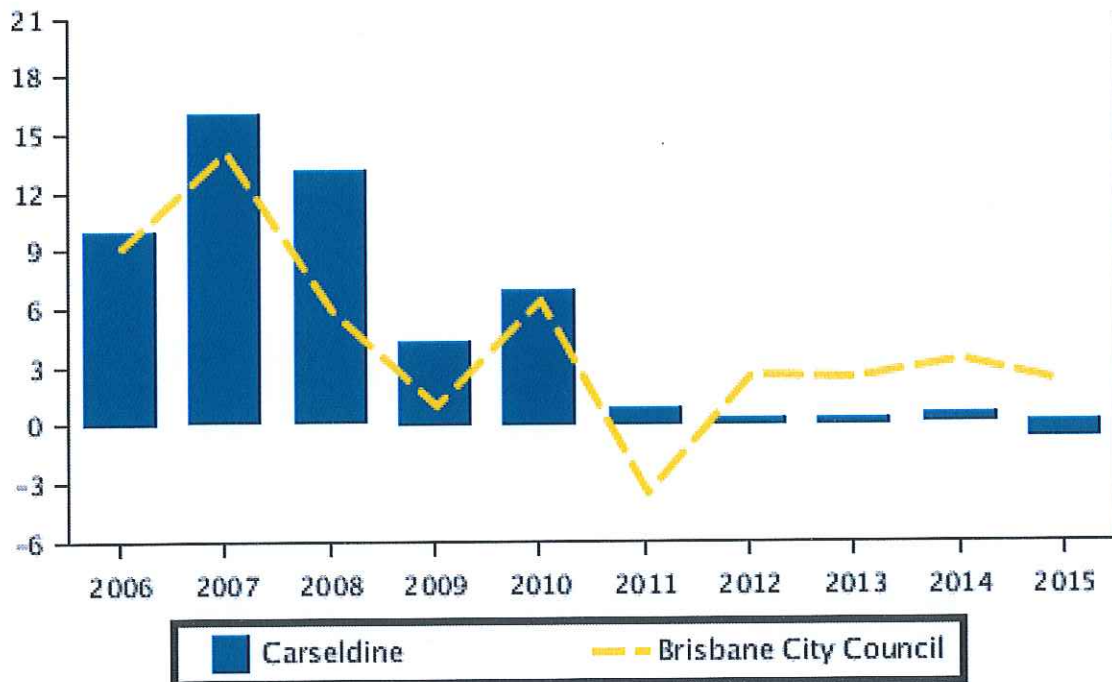


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### Capital Growth in Median Prices (Unit)

| Period | Carseldine<br>% Change | Brisbane City Council<br>% Change |
|--------|------------------------|-----------------------------------|
| 2015   | -0.8%                  | 2.1%                              |
| 2014   | 0.5%                   | 3.3%                              |
| 2013   | 0.3%                   | 2.4%                              |
| 2012   | 0.3%                   | 2.5%                              |
| 2011   | 0.8%                   | -3.6%                             |
| 2010   | 6.9%                   | 6.4%                              |
| 2009   | 4.3%                   | 1%                                |
| 2008   | 13.1%                  | 5.8%                              |
| 2007   | 16%                    | 14.1%                             |
| 2006   | 10%                    | 9.2%                              |

### Capital Growth in Median Prices (Unit)



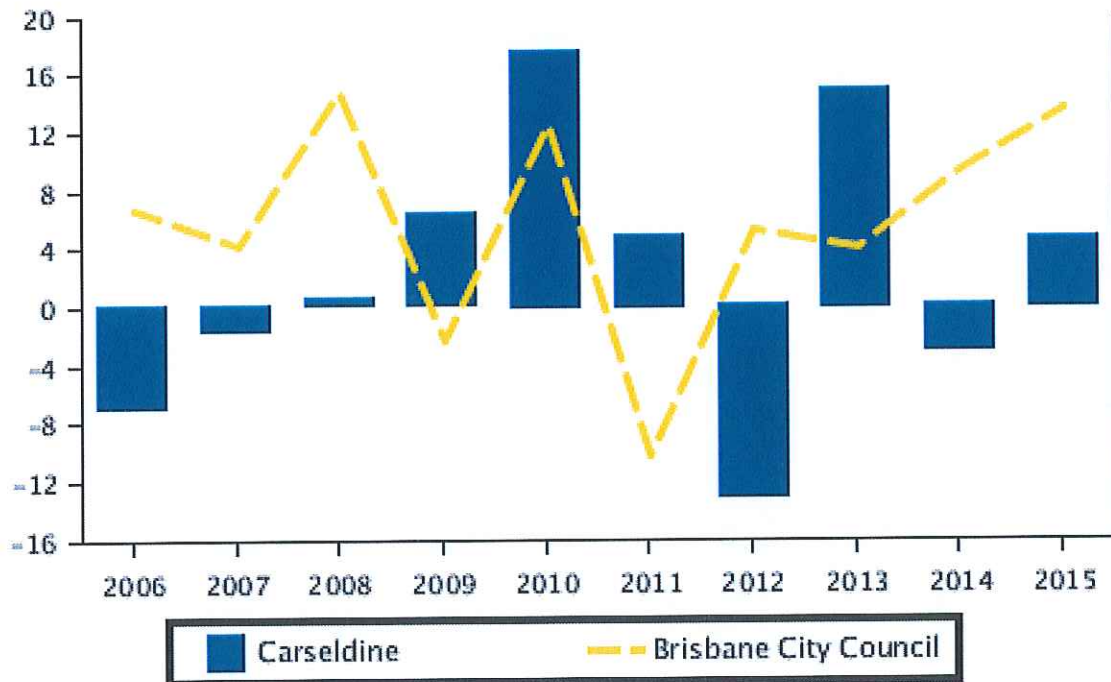


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### Capital Growth in Median Prices (Land)

| Period | Carseldine<br>% Change | Brisbane City Council<br>% Change |
|--------|------------------------|-----------------------------------|
| 2015   | 4.8%                   | 13.6%                             |
| 2014   | -3.2%                  | 9.4%                              |
| 2013   | 15%                    | 4%                                |
| 2012   | -13.3%                 | 5.3%                              |
| 2011   | 5%                     | -10.2%                            |
| 2010   | 17.7%                  | 12.5%                             |
| 2009   | 6.5%                   | -2.4%                             |
| 2008   | 0.7%                   | 14.8%                             |
| 2007   | -1.8%                  | 4.2%                              |
| 2006   | -7.2%                  | 6.7%                              |

### Capital Growth in Median Prices (Land)





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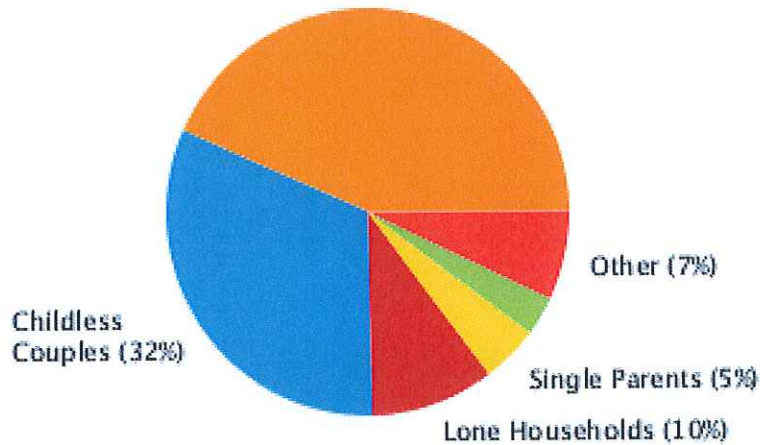
# Household

## Household Structure

| Type                  | Percent |
|-----------------------|---------|
| Couples with Children | 43.4    |
| Childless Couples     | 32.0    |
| Lone Households       | 9.9     |
| Other                 | 7.1     |
| Single Parents        | 4.6     |
| Group Households      | 3.1     |

## Household Structure

Couples with Children (43%)



|                       |                  |
|-----------------------|------------------|
| Couples with Children | Single Parents   |
| Childless Couples     | Group Households |
| Lone Households       | Other            |



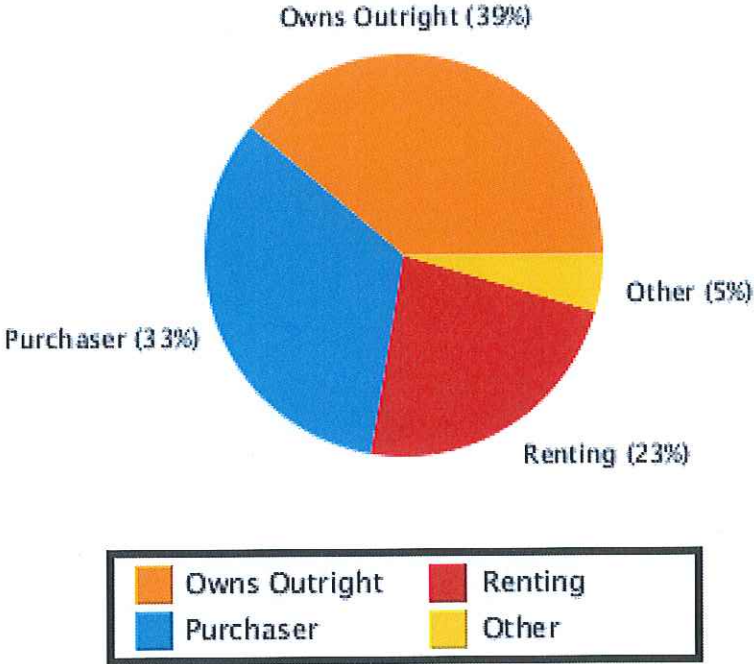


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### Household Occupancy

| Type          | Percent |
|---------------|---------|
| Owns Outright | 38.9    |
| Purchaser     | 33.4    |
| Renting       | 23.1    |
| Other         | 4.6     |

### Household Occupancy

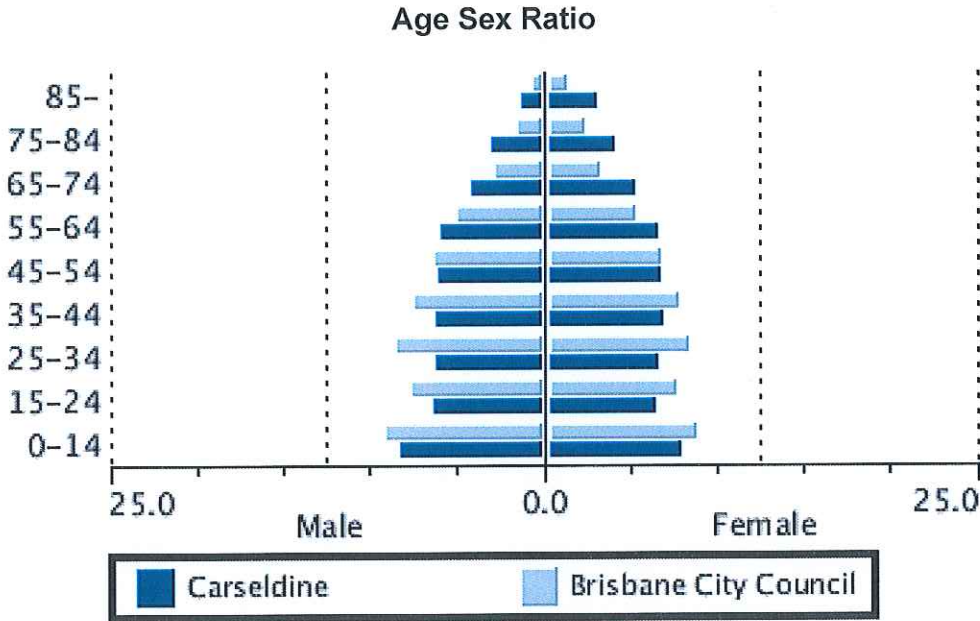




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# Age Sex Ratio

| Age Group | Carseldine |          | Brisbane City Council |          |
|-----------|------------|----------|-----------------------|----------|
|           | Male %     | Female % | Male %                | Female % |
| 0-14      | 8.3        | 7.8      | 9.2                   | 8.7      |
| 15-24     | 6.3        | 6.3      | 7.7                   | 7.6      |
| 25-34     | 6.2        | 6.5      | 8.5                   | 8.3      |
| 35-44     | 6.2        | 6.8      | 7.5                   | 7.7      |
| 45-54     | 6.0        | 6.6      | 6.4                   | 6.6      |
| 55-64     | 5.9        | 6.5      | 5.0                   | 5.2      |
| 65-74     | 4.2        | 5.2      | 2.9                   | 3.1      |
| 75-84     | 3.0        | 4.0      | 1.6                   | 2.2      |
| 85-       | 1.2        | 3.0      | 0.6                   | 1.2      |

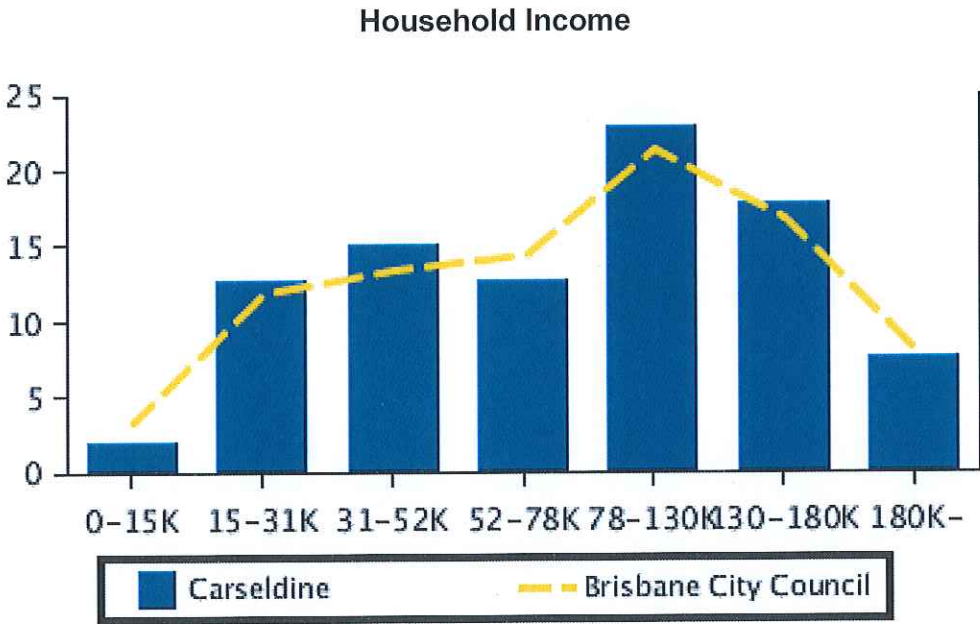




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# Household Income

| Income Range | Carseldine % | Brisbane City Council % |
|--------------|--------------|-------------------------|
| 0-15K        | 2.0          | 3.3                     |
| 15-31K       | 12.6         | 11.8                    |
| 31-52K       | 15.1         | 13.4                    |
| 52-78K       | 12.6         | 14.4                    |
| 78-130K      | 22.8         | 21.3                    |
| 130-180K     | 17.8         | 16.7                    |
| 180K-        | 7.6          | 7.9                     |





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## Summary

### Summary Sales History

|              | Quantity  | Lowest Sale | Highest Sale | Median Value | Average   | Total Value         |
|--------------|-----------|-------------|--------------|--------------|-----------|---------------------|
| *EXCLUDED    | 7         |             |              |              |           |                     |
| HOUSE        | 16        | \$465,000   | \$1,290,000  | \$576,250    | \$673,138 | \$10,770,220        |
| UNIT         | 13        | \$240,000   | \$485,000    | \$369,000    | \$384,769 | \$5,002,000         |
| <b>TOTAL</b> | <b>36</b> |             |              |              |           | <b>\$15,772,220</b> |

### Sales History By Property Attributes

|              |       | Quantity  | Lowest Sale | Highest Sale | Median Value | Average Value    |
|--------------|-------|-----------|-------------|--------------|--------------|------------------|
| *EXCLUDED    |       | 7         |             |              |              |                  |
| HOUSE        | 2 Bed | 2         | \$535,000   | \$670,000    | \$602,500    | \$602,500        |
|              | 3 Bed | 10        | \$465,000   | \$880,000    | \$555,610    | \$587,422        |
|              | 4 Bed | 4         | \$670,000   | \$1,290,000  | \$865,500    | \$922,750        |
| UNIT         | 2 Bed | 6         | \$307,000   | \$427,500    | \$336,500    | \$348,750        |
|              | 3 Bed | 2         | \$452,500   | \$485,000    | \$468,750    | \$468,750        |
|              | N/A   | 5         | \$240,000   | \$484,000    | \$420,000    | \$394,400        |
| <b>TOTAL</b> |       | <b>36</b> |             |              |              | <b>\$438,117</b> |



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## Sold Properties



### 7 Alleena Street Chermerside QLD 4032

Sale Price: \$1,050,000  
Sale Date: 27 May 2016  
Area: 607m2

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



### 27 Alleena Street Chermerside QLD 4032

Sale Price: \$1,290,000  
Sale Date: 25 May 2016  
Area: 597m2

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



### 5/11 Davenport Street Chermerside QLD 4032

Sale Price: \$452,500  
Sale Date: 21 Apr 2016  
Area: 81m2 Approx

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



### 16 Eastleigh Street Chermerside QLD 4032

Sale Price: \$681,000  
Sale Date: 30 Apr 2016  
Area: 610m2

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



### 17 Fee Street Chermerside QLD 4032

Sale Price: \$506,000  
Sale Date: 14 Apr 2016  
Area: 708m2

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



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### 1022 Gympie Road Chermside QLD 4032

Sale Price: \$670,000  
Sale Date: 8 Apr 2016  
Area: 857m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces



### 23 Hall Street Chermside QLD 4032

Sale Price: \$670,000  
Sale Date: 2 Jun 2016  
Area: 607m2

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



### 448 Hamilton Road Chermside QLD 4032

Sale Price: \$880,000  
Sale Date: 1 Apr 2016  
Area: 845m2

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



### 14 Henry Street Chermside QLD 4032

Sale Price: Not Disclosed  
Sale Date: 28 May 2016  
Area: 602m2

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



### 1/22 Kingsmill Street Chermside QLD 4032

Sale Price: Not Disclosed  
Sale Date: 14 Jun 2016  
Area: 249m2

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

### 76/107 Kittyhawk Drive Chermside QLD 4032

Sale Price: \$240,000  
Sale Date: 5 Apr 2016  
Area: 90m2

Attributes:



Space Property South Brisbane  
130 Vulture Street, SOUTH BRISBANE  
QLD 4101 AUS  
Ph: +61(07)38464333 Fax: +61(07)38447395  
Email: southbrisbane@spaceproperty.com.au

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### 12 Kuran Street Chermside QLD 4032

Sale Price: Not Disclosed  
Sale Date: 11 May 2016  
Area: 539m<sup>2</sup>

Attributes:

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### 14 Kuran Street Chermside QLD 4032

Sale Price: Not Disclosed  
Sale Date: 11 May 2016  
Area: 1,617m<sup>2</sup>

Attributes:



### 2/32 Kuran Street Chermside QLD 4032

Sale Price: \$325,000  
Sale Date: 31 May 2016  
Area: 70m<sup>2</sup> Approx

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



### 47 Latham Street Chermside QLD 4032

Sale Price: \$535,000  
Sale Date: 4 May 2016  
Area: 556m<sup>2</sup>

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



### 6 Meemar Street Chermside QLD 4032

Sale Price: \$567,220  
Sale Date: 21 Apr 2016  
Area: 622m<sup>2</sup>

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



### 41 Meemar Street Chermside QLD 4032

Sale Price: \$585,000  
Sale Date: 30 May 2016  
Area: 680m<sup>2</sup>

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



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### 9/105 Meemar Street Chermside QLD 4032

Sale Price: Not Disclosed

Sale Date: 30 May 2016

Area: -

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



### 10 Miller Street Chermside QLD 4032

Sale Price: \$567,500

Sale Date: 14 May 2016

Area: 640m2

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



### 43 Mylne Street Chermside QLD 4032

Sale Price: \$520,000

Sale Date: 19 May 2016

Area: 673m2

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



### 27 Norla Street Chermside QLD 4032

Sale Price: \$699,500

Sale Date: 18 Apr 2016

Area: 615m2

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



### 14 Nystrom Street Chermside QLD 4032

Sale Price: \$465,000

Sale Date: 9 Apr 2016

Area: 607m2

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



### 5/10 Parkhill Street Chermside QLD 4032

Sale Price: \$307,000

Sale Date: 30 May 2016

Area: -

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





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**26 Pechey Street Chermside QLD 4032**

Sale Price: \$540,000  
Sale Date: 15 Jun 2016  
Area: 658m2

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



**49 Pechey Street Chermside QLD 4032**

Sale Price: \$544,000  
Sale Date: 4 Jun 2016  
Area: 673m2

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



**5/28 Pilba Street Chermside QLD 4032**

Sale Price: \$328,000  
Sale Date: 5 May 2016  
Area: -

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



**205/15 Playfield Street Chermside QLD 4032**

Sale Price: \$427,500  
Sale Date: 11 Apr 2016  
Area: -

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

**2105/17 Playfield Street Chermside QLD 4032**

Sale Price: \$459,000  
Sale Date: 14 Apr 2016  
Area: 102m2

Attributes:

**2606/17 Playfield Street Chermside QLD 4032**

Sale Price: \$420,000  
Sale Date: 7 Apr 2016  
Area: 91m2

Attributes:



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**2704/17 Playfield Street Chermside QLD 4032**

Sale Price: \$369,000  
Sale Date: 22 Apr 2016  
Area: 74m2

Attributes:



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**407/20 Playfield Street Chermside QLD 4032**

Sale Price: Not Disclosed  
Sale Date: 19 May 2016  
Area: -

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

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**508/40 Playfield Street Chermside QLD 4032**

Sale Price: \$484,000  
Sale Date: 14 Apr 2016  
Area: 89m2

Attributes:



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**2 Rainey Street Chermside QLD 4032**

Sale Price: Not Disclosed  
Sale Date: 19 May 2016  
Area: 604m2

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



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**2/411 Rode Road Chermside QLD 4032**

Sale Price: \$345,000  
Sale Date: 2 Jun 2016  
Area: 379m2 Approx

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



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**5/35 Sammells Drive Chermside QLD 4032**

Sale Price: \$485,000  
Sale Date: 18 Apr 2016  
Area: 106m2 Approx

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



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**3/16-20 Wallace Street Chermside QLD 4032**

Sale Price: \$360,000

Sale Date: 1 Apr 2016

Area: -

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



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