

---

A Nobel approach  
to Real Estate™

---

Chermside  
Apr—June 2016

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



Mobile 0417 007 001  
Facsimile 07 3844 7395  
adam.nobel@spaceproperty.com.au  
www.adamnobel.com.au  
130 Vulture Street,  
WEST END QLD 4101



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

## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	1					
HOUSE	16	\$377,600	\$975,000	\$637,750	\$647,740	\$10,363,850
LAND	3	\$380,000	\$595,000	\$545,000	\$506,666	\$1,520,000
UNIT	6	\$361,000	\$451,000	\$416,500	\$414,500	\$2,487,000
<b>TOTAL</b>	<b>26</b>					<b>\$14,370,850</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		1				
HOUSE	3 Bed	3	\$495,000	\$565,000	\$555,000	\$538,333
	4 Bed	9	\$377,600	\$761,250	\$650,000	\$620,038
	5+ Bed	4	\$625,500	\$975,000	\$784,000	\$792,125
LAND	4 Bed	2	\$380,000	\$595,000	\$487,500	\$487,500
	N/A	1	\$545,000	\$545,000	\$545,000	\$545,000
UNIT	3 Bed	4	\$361,000	\$451,000	\$412,500	\$409,250
	4 Bed	2	\$418,000	\$432,000	\$425,000	\$425,000
<b>TOTAL</b>		<b>26</b>				<b>\$552,725</b>



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

---

## Sold Properties



### 2 Azahar Street Carseldine QLD 4034

Sale Price: \$601,500  
Sale Date: 6 May 2016  
Area: 603m<sup>2</sup>

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



### 36 Balcara Avenue Carseldine QLD 4034

Sale Price: \$377,600  
Sale Date: 13 Apr 2016  
Area: 721m<sup>2</sup>

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



### 15/589 Beams Road Carseldine QLD 4034

Sale Price: \$361,000  
Sale Date: 26 Apr 2016  
Area: 134m<sup>2</sup>

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



### 5 Cheddar Court Carseldine QLD 4034

Sale Price: \$625,500  
Sale Date: 26 May 2016  
Area: 401m<sup>2</sup>

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



### 86 Cowie Road Carseldine QLD 4034

Sale Price: \$650,000  
Sale Date: 15 Jun 2016  
Area: 600m<sup>2</sup>

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



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



**82A Dorville Road Carseldine QLD 4034**

Sale Price: \$555,000  
Sale Date: 26 May 2016  
Area: 415m2

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



**28 Farndon Place Carseldine QLD 4034**

Sale Price: \$975,000  
Sale Date: 27 Apr 2016  
Area: 866m2

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



**24 Hawbridge Street Carseldine QLD 4034**

Sale Price: \$758,000  
Sale Date: 11 Apr 2016  
Area: 714m2

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



**9/21 Lacey Road Carseldine QLD 4034**

Sale Price: \$410,000  
Sale Date: 20 May 2016  
Area: 194m2

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



**27/21 Lacey Road Carseldine QLD 4034**

Sale Price: \$451,000  
Sale Date: 21 Apr 2016  
Area: 194m2

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



**29/21 Lacey Road Carseldine QLD 4034**

Sale Price: \$415,000  
Sale Date: 6 Jun 2016  
Area: 194m2

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



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



### 8 Mccallum Street Carseldine QLD 4034

Sale Price: \$672,500  
Sale Date: 18 Apr 2016  
Area: 609m2

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

### 76 Mccallum Street Carseldine QLD 4034

Sale Price: \$545,000  
Sale Date: 9 Jun 2016  
Area: 1,493m2

Attributes:



### 58/25 Northmarque Street Carseldine QLD 4034

Sale Price: \$418,000  
Sale Date: 29 Apr 2016  
Area: 97m2 Approx

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



### 42 Pressland Street Carseldine QLD 4034

Sale Price: \$595,000  
Sale Date: 10 May 2016  
Area: 719m2

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



### 5 Shepton Street Carseldine QLD 4034

Sale Price: \$810,000  
Sale Date: 30 May 2016  
Area: 609m2

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



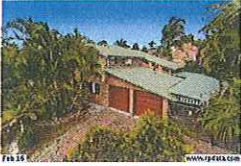
### 37 Sherry Street Carseldine QLD 4034

Sale Price: \$552,500  
Sale Date: 16 Apr 2016  
Area: 688m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces



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



### 67 Sherry Street Carseldine QLD 4034

Sale Price: \$600,000  
Sale Date: 11 May 2016  
Area: 636m2

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



### 11/30 Slade Street Carseldine QLD 4034

Sale Price: \$432,000  
Sale Date: 20 Jun 2016  
Area: 189m2 Approx

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



### 17 Somerset Drive Carseldine QLD 4034

Sale Price: \$761,250  
Sale Date: 27 Apr 2016  
Area: 600m2

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



### 12 Sueby Close Carseldine QLD 4034

Sale Price: \$380,000  
Sale Date: 12 Apr 2016  
Area: 548m2

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



### 12 Treviso Street Carseldine QLD 4034

Sale Price: \$665,000  
Sale Date: 10 Jun 2016  
Area: 835m2

Attributes: 4 Beds, 2 Baths, 5 Car Spaces, 2 Lock Up Garages, 1 Ensuites



### 78 Waterlily Circuit Carseldine QLD 4034

Sale Price: Not Disclosed  
Sale Date: 10 Jun 2016  
Area: 450m2

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



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



**25 Willara Street Carseldine QLD 4034**

Sale Price: \$565,000  
Sale Date: 16 May 2016  
Area: 641m2

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



**67 Wimbledon Circuit Carseldine QLD 4034**

Sale Price: \$495,000  
Sale Date: 9 May 2016  
Area: 600m2

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



**15 Yaldara Street Carseldine QLD 4034**

Sale Price: \$700,000  
Sale Date: 13 Jun 2016  
Area: 764m2

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



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

---

## Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2016. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.





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

## Area Profile

The size of Chermside is approximately 4 square kilometres. It has 3 parks covering nearly 21% of total area.

The population of Chermside in 2006 was 7,151 people. By 2011 the population was 8,178 showing a population growth of 14% in the area during that time.

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

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

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

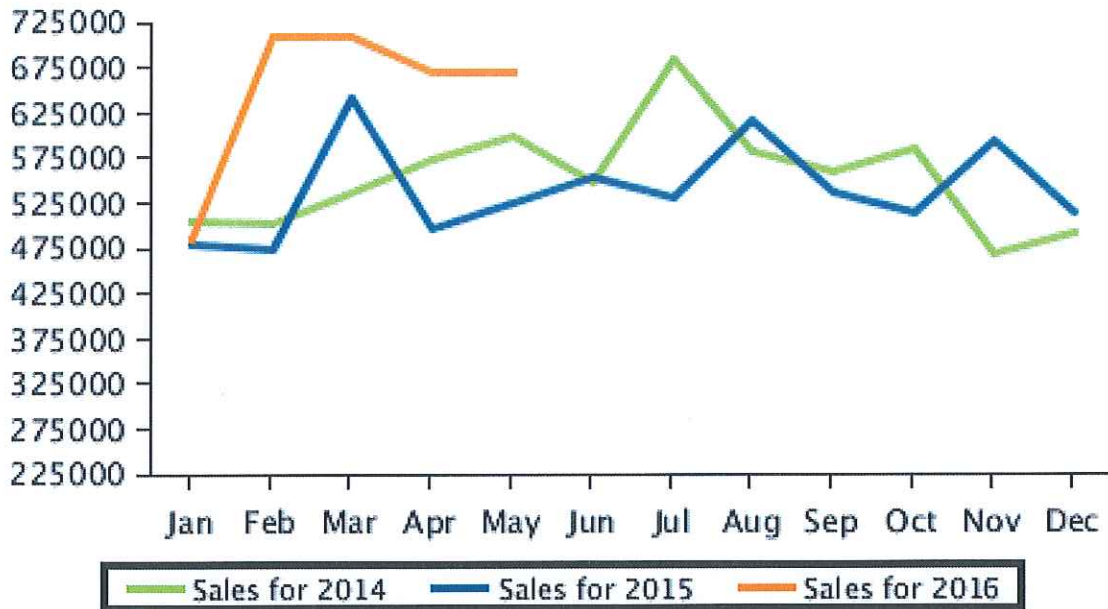
In 2006, 40.2% of the homes in Chermside were owner-occupied compared with 34.4% in 2011.

Currently the median sales price of houses in the area is 670,000.

### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$505,000	\$480,000	\$485,000
February	\$503,000	\$474,500	\$709,500
March	\$535,000	\$640,000	\$710,000
April	\$572,000	\$495,000	\$670,000
May	\$600,000	\$525,000	\$670,000
June	\$548,500	\$553,750	\$0
July	\$682,500	\$530,000	\$0
August	\$582,500	\$616,250	\$0
September	\$559,125	\$535,000	\$0
October	\$583,000	\$512,500	\$0
November	\$468,050	\$593,875	\$0
December	\$490,000	\$514,000	\$0

**Median Sale Price**





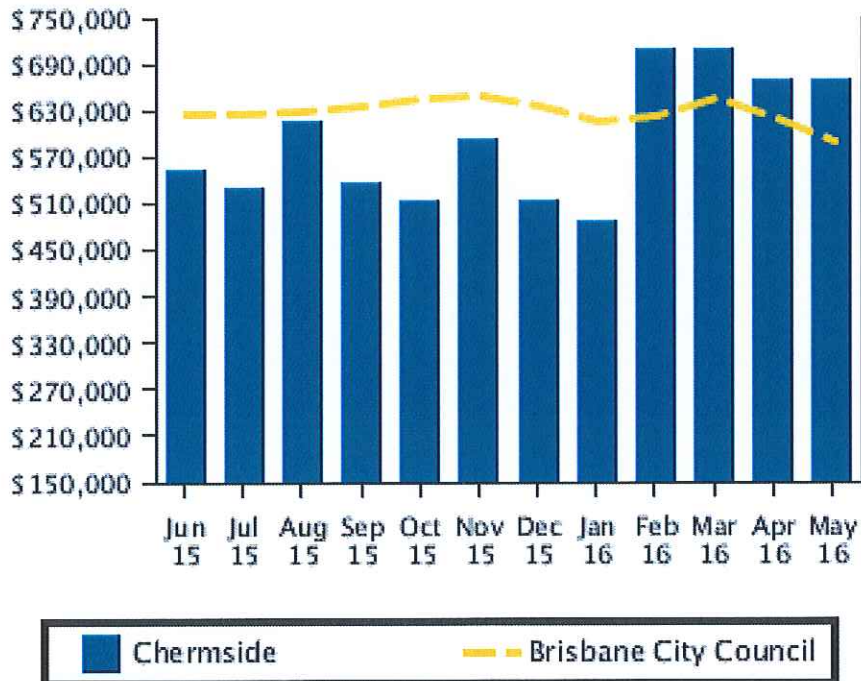
Space Property South Brisbane  
 130 Vulture Street, SOUTH BRISBANE  
 QLD 4101 AUS  
 Ph: +61(07)38464333 Fax: +61(07)38447395  
 Email: southbrisbane@spaceproperty.com.au

## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Chermside	Brisbane City Council
	Median Price	Median Price
May 2016	\$670,000	\$588,065
April 2016	\$670,000	\$620,000
March 2016	\$710,000	\$645,000
February 2016	\$709,500	\$622,500
January 2016	\$485,000	\$614,875
December 2015	\$514,000	\$635,000
November 2015	\$593,875	\$649,900
October 2015	\$512,500	\$645,000
September 2015	\$535,000	\$635,000
August 2015	\$616,250	\$630,000
July 2015	\$530,000	\$625,000
June 2015	\$553,750	\$625,500

### Recent Median House Sale Prices



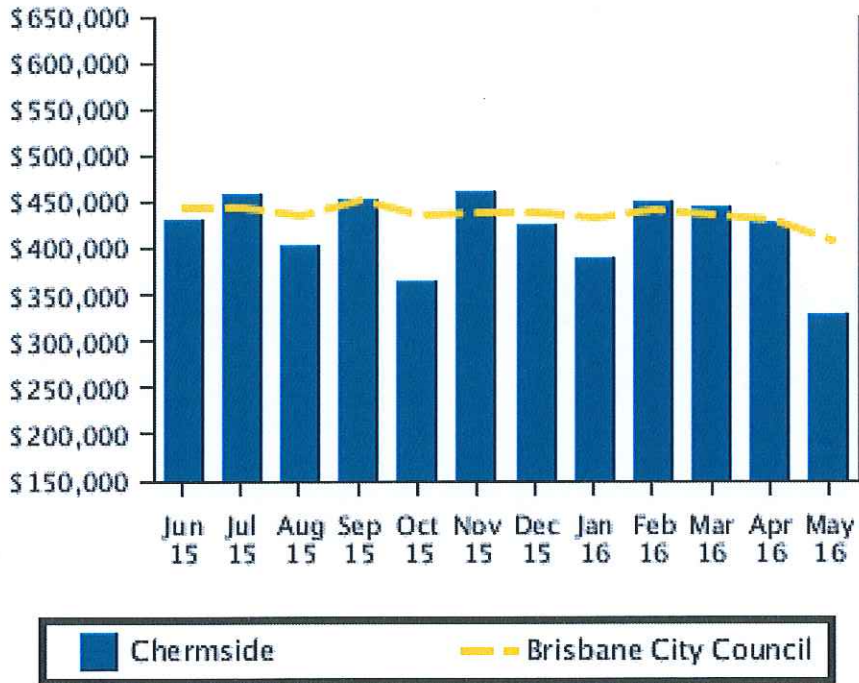


Space Property South Brisbane  
 130 Vulture Street, SOUTH BRISBANE  
 QLD 4101 AUS  
 Ph: +61(07)38464333 Fax: +61(07)38447395  
 Email: southbrisbane@spaceproperty.com.au

### Recent Median Unit Sale Prices

Period	Chermside	Brisbane City Council
	Median Price	Median Price
May 2016	\$328,000	\$408,750
April 2016	\$427,500	\$429,500
March 2016	\$445,000	\$435,000
February 2016	\$450,000	\$441,050
January 2016	\$390,000	\$432,500
December 2015	\$424,475	\$440,000
November 2015	\$460,000	\$440,000
October 2015	\$364,750	\$435,000
September 2015	\$452,000	\$452,000
August 2015	\$403,000	\$435,500
July 2015	\$457,000	\$445,000
June 2015	\$430,000	\$443,000

### Recent Median Unit Sale Prices



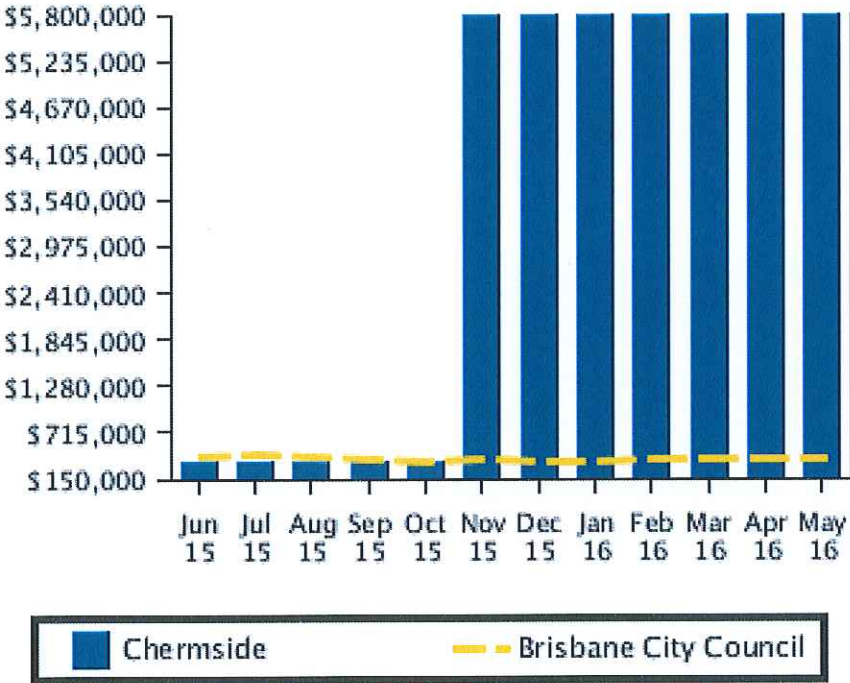


Space Property South Brisbane  
 130 Vulture Street, SOUTH BRISBANE  
 QLD 4101 AUS  
 Ph: +61(07)38464333 Fax: +61(07)38447395  
 Email: southbrisbane@spaceproperty.com.au

**Recent Median Land Sale Prices**

Period	Chermside Median Price	Brisbane City Council Median Price
May 2016	\$5,772,465	\$380,000
April 2016	\$5,772,465	\$372,500
March 2016	\$5,772,465	\$376,000
February 2016	\$5,772,465	\$385,000
January 2016	\$5,772,465	\$349,000
December 2015	\$5,772,465	\$360,000
November 2015	\$5,772,465	\$370,000
October 2015	\$355,000	\$365,000
September 2015	\$355,000	\$376,050
August 2015	\$355,000	\$410,000
July 2015	\$355,000	\$435,000
June 2015	\$355,000	\$427,500

**Recent Median Land Sale Prices**





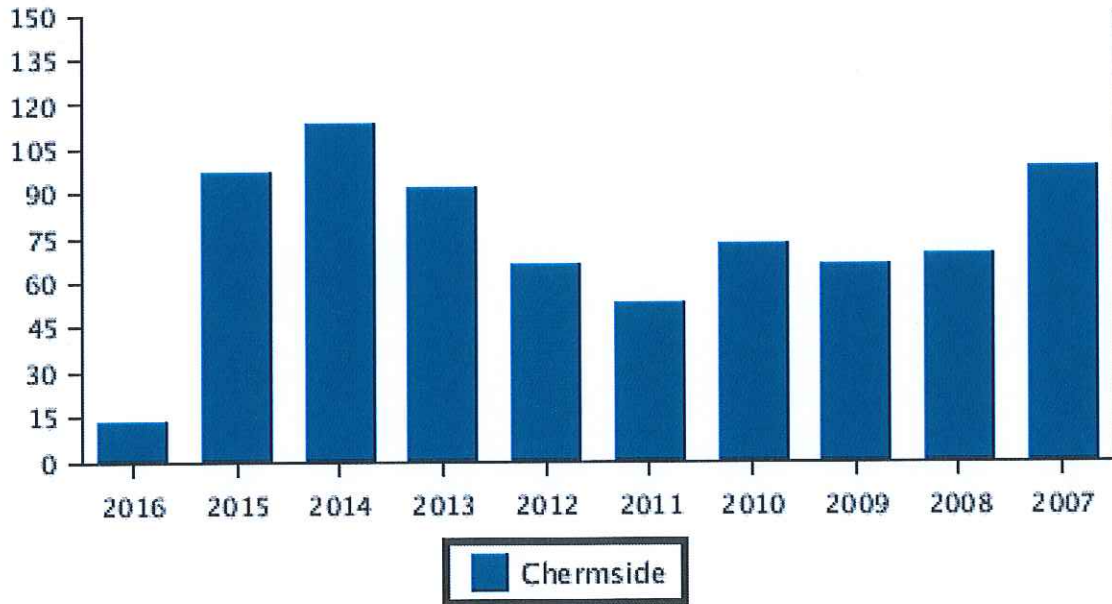
Space Property South Brisbane  
 130 Vulture Street, SOUTH BRISBANE  
 QLD 4101 AUS  
 Ph: +61(07)38464333 Fax: +61(07)38447395  
 Email: southbrisbane@spaceproperty.com.au

# Sales Per Annum

## House Sales Per Annum

Period	Chermside Number
2016	13
2015	97
2014	113
2013	92
2012	66
2011	53
2010	73
2009	66
2008	69
2007	99

## House Sales Per Annum



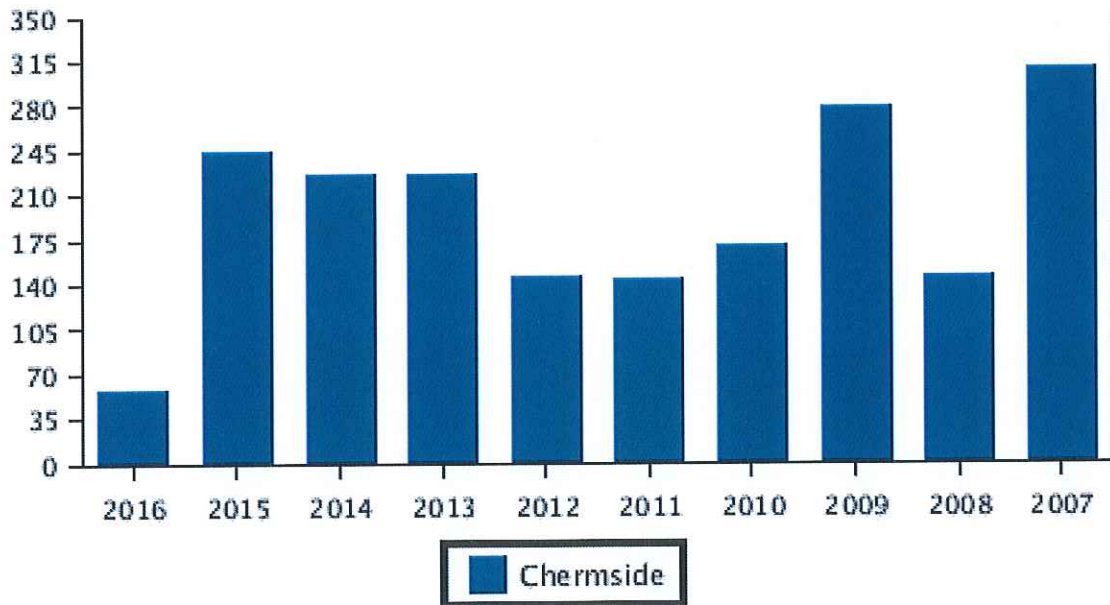


Space Property South Brisbane  
 130 Vulture Street, SOUTH BRISBANE  
 QLD 4101 AUS  
 Ph: +61(07)38464333 Fax: +61(07)38447395  
 Email: southbrisbane@spaceproperty.com.au

### Unit Sales Per Annum

Period	Chermside
	Number
2016	58
2015	245
2014	226
2013	226
2012	146
2011	144
2010	170
2009	278
2008	146
2007	308

### Unit Sales Per Annum



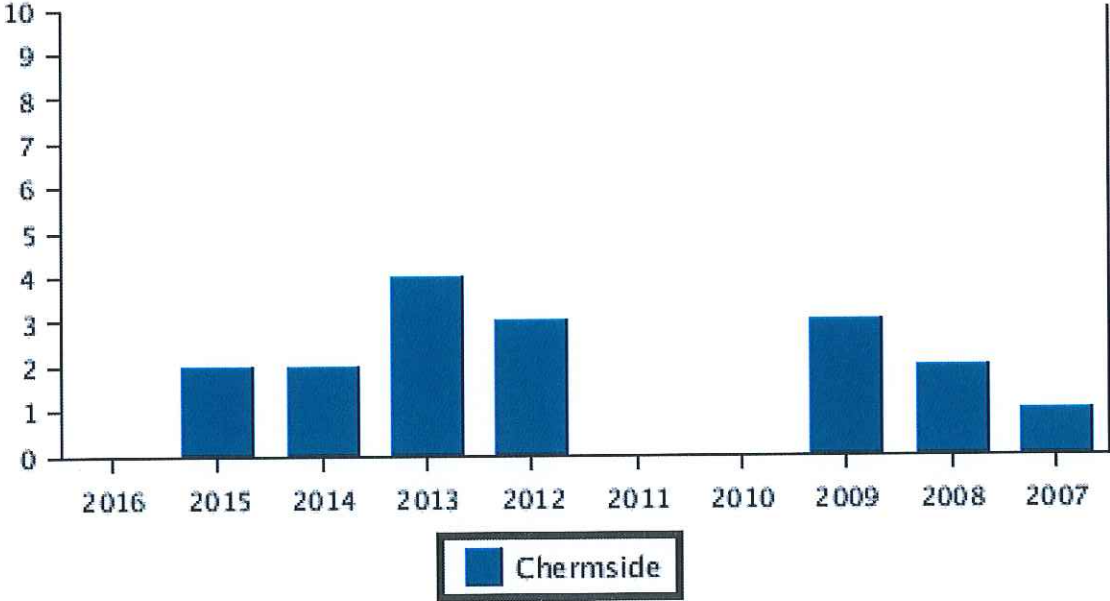


Space Property South Brisbane  
 130 Vulture Street, SOUTH BRISBANE  
 QLD 4101 AUS  
 Ph: +61(07)38464333 Fax: +61(07)38447395  
 Email: southbrisbane@spaceproperty.com.au

**Land Sales Per Annum**

Period	Chermside Number
2016	0
2015	2
2014	2
2013	4
2012	3
2011	0
2010	0
2009	3
2008	2
2007	1

**Land Sales Per Annum**







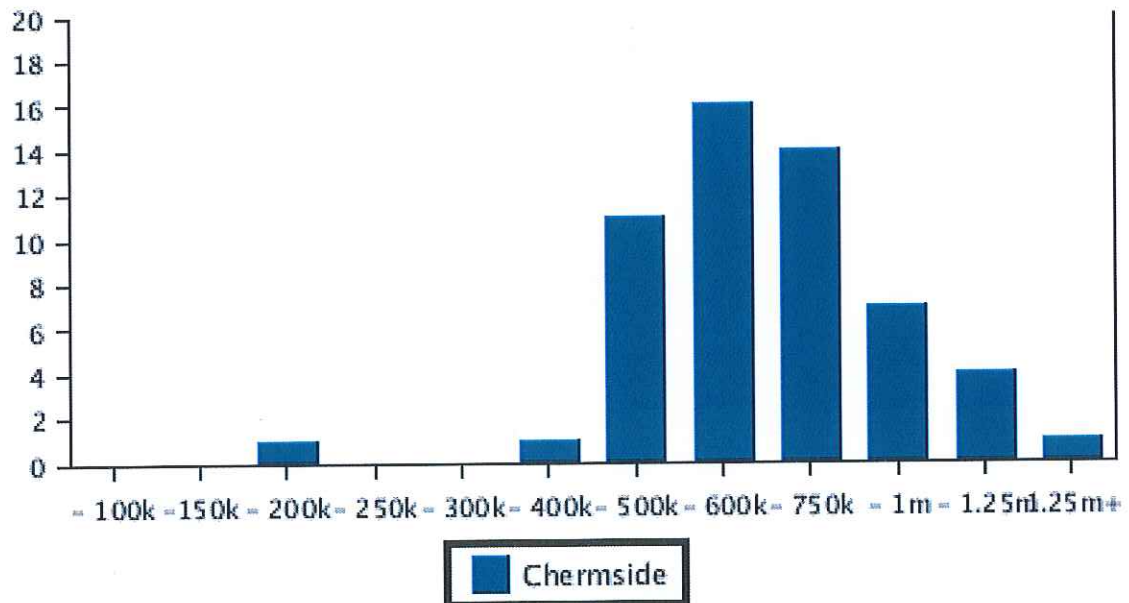
Space Property South Brisbane  
 130 Vulture Street, SOUTH BRISBANE  
 QLD 4101 AUS  
 Ph: +61(07)38464333 Fax: +61(07)38447395  
 Email: southbrisbane@spaceproperty.com.au

## Sales By Price

House Sale by Price (12 months)

Price	Chermside	
	Number	
0 - 100k	0	
101 -150k	0	
151 - 200k	1	
201 - 250k	0	
251 - 300k	0	
301 - 400k	1	
401 - 500k	11	
501 - 600k	16	
601 - 750k	14	
751 - 1m	7	
> 1m - 1.25m	4	
1.25m+	1	

House Sales By Price (12 months)



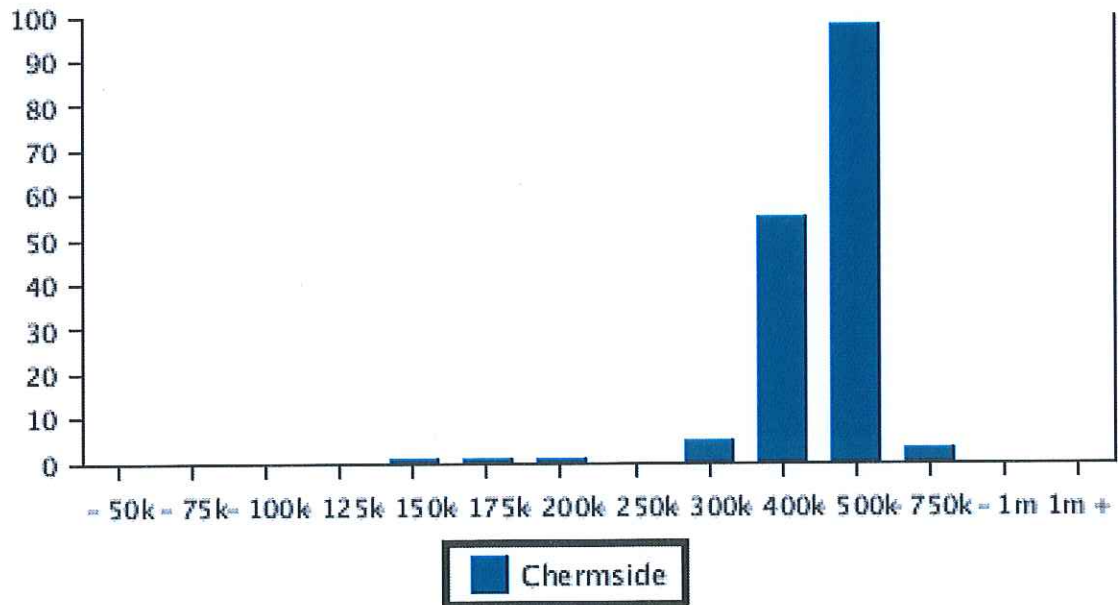


Space Property South Brisbane  
 130 Vulture Street, SOUTH BRISBANE  
 QLD 4101 AUS  
 Ph: +61(07)38464333 Fax: +61(07)38447395  
 Email: southbrisbane@spaceproperty.com.au

### Unit Sale by Price (12 months)

Price	Chermside	
	Price	Number
0 - 50k		0
51 - 75k		0
76 - 100k		0
101 - 125k		0
126 - 150k		1
151 - 175k		1
176 - 200k		1
201 - 250k		0
251 - 300k		5
301 - 400k		55
401 - 500k		98
501 - 750k		3
751 - 1m		0
1m +		0

### Unit Sales By Price (12 months)



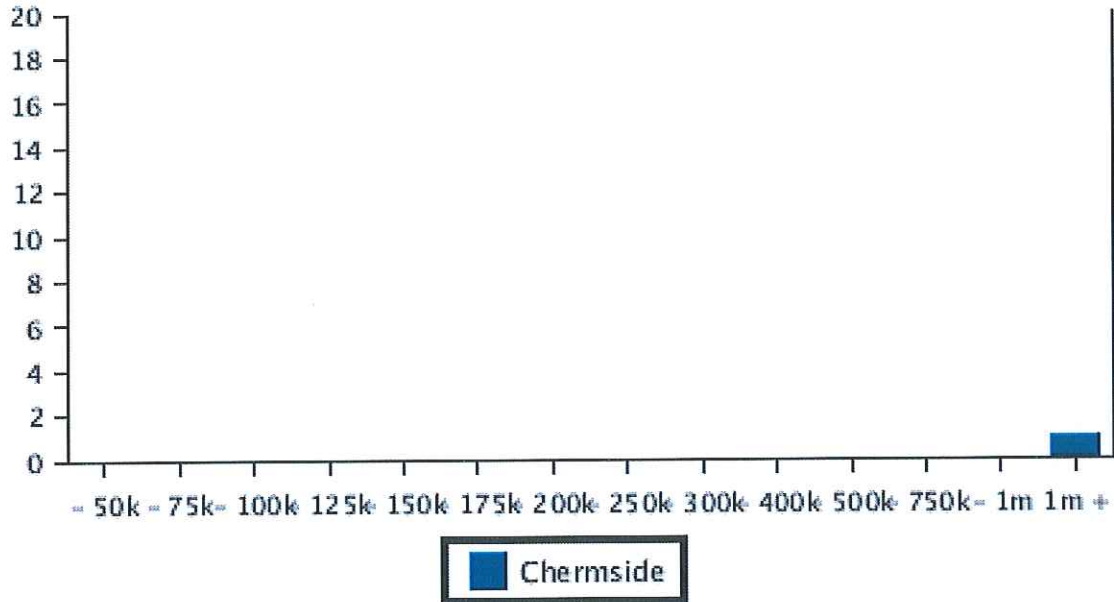


Space Property South Brisbane  
 130 Vulture Street, SOUTH BRISBANE  
 QLD 4101 AUS  
 Ph: +61(07)38464333 Fax: +61(07)38447395  
 Email: southbrisbane@spaceproperty.com.au

### Land Sale by Price (12 months)

Price	Chermside	
	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 +	1	

### Land Sales By Price (12 months)





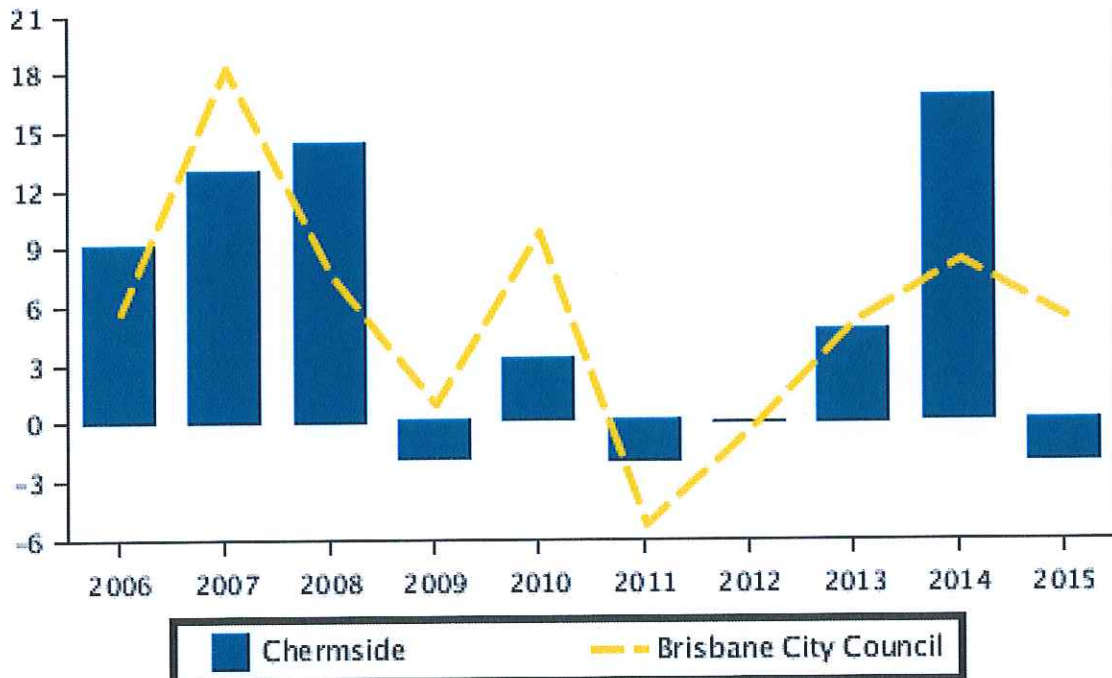
Space Property South Brisbane  
 130 Vulture Street, SOUTH BRISBANE  
 QLD 4101 AUS  
 Ph: +61(07)38464333 Fax: +61(07)38447395  
 Email: southbrisbane@spaceproperty.com.au

# Capital Growth Median Prices

## Capital Growth in Median Prices (Houses)

Period	Chermside % Change	Brisbane City Council % Change
2015	-2.2%	5.4%
2014	16.8%	8.3%
2013	4.8%	5.2%
2012	0%	-0.4%
2011	-2.2%	-5.3%
2010	3.3%	9.8%
2009	-2%	1%
2008	14.5%	7.6%
2007	13%	18.3%
2006	9.2%	5.7%

## Capital Growth in Median Prices (Houses)



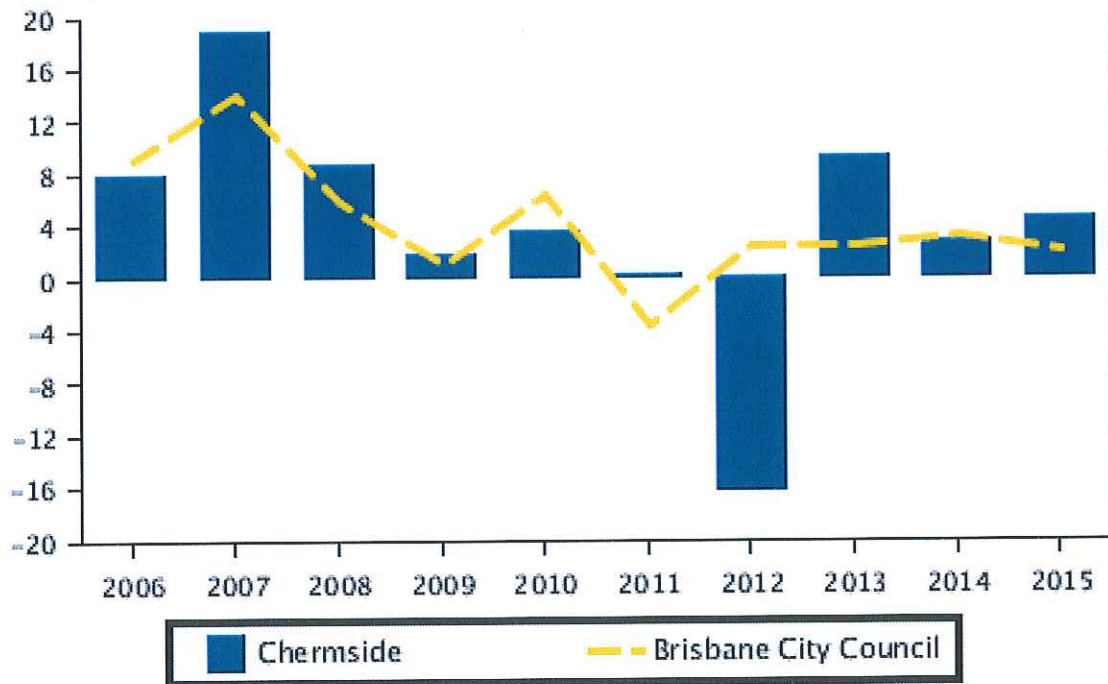


Space Property South Brisbane  
 130 Vulture Street, SOUTH BRISBANE  
 QLD 4101 AUS  
 Ph: +61(07)38464333 Fax: +61(07)38447395  
 Email: southbrisbane@spaceproperty.com.au

### Capital Growth in Median Prices (Unit)

Period	Chermside % Change	Brisbane City Council % Change
2015	4.6%	2.1%
2014	2.8%	3.3%
2013	9.3%	2.4%
2012	-16.4%	2.5%
2011	0.2%	-3.6%
2010	3.6%	6.4%
2009	1.8%	1%
2008	8.7%	5.8%
2007	19%	14.1%
2006	8%	9.2%

### Capital Growth in Median Prices (Unit)





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

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

Period	Chermside % Change	Brisbane City Council % Change
2015	-3.7%	13.6%
2014	0%	9.4%
2013	2.1%	4%
2012	-5.2%	5.3%
2011	0%	-10.2%
2010	0%	12.5%
2009	0%	-2.4%
2008	0%	14.8%
2007	0%	4.2%
2006	0%	6.7%

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





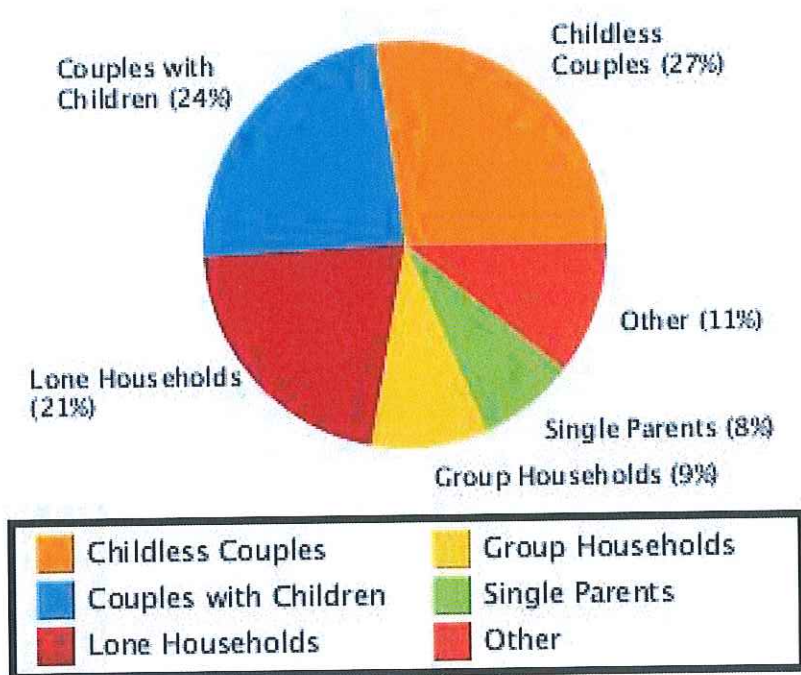
Space Property South Brisbane  
 130 Vulture Street, SOUTH BRISBANE  
 QLD 4101 AUS  
 Ph: +61(07)38464333 Fax: +61(07)38447395  
 Email: southbrisbane@spaceproperty.com.au

# Household

## Household Structure

Type	Percent
Childless Couples	27.2
Couples with Children	23.6
Lone Households	21.4
Other	10.7
Group Households	9.3
Single Parents	7.8

## Household Structure



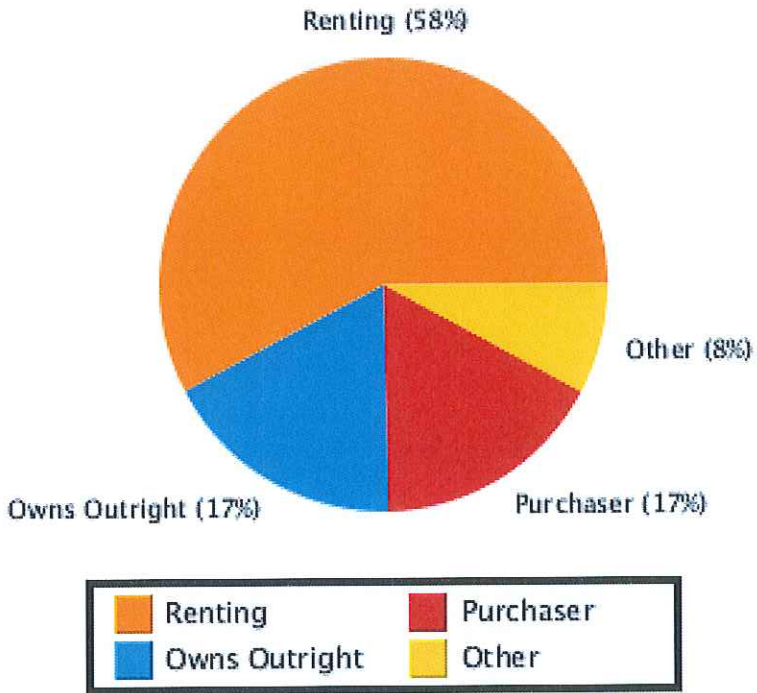


Space Property South Brisbane  
130 Vulture Street, SOUTH BRISBANE  
QLD 4101 AUS  
Ph: +61(07)38464333 Fax: +61(07)38447395  
Email: southbrisbane@spaceproperty.com.au

### Household Occupancy

Type	Percent
Renting	57.7
Owns Outright	17.6
Purchaser	16.8
Other	7.9

### Household Occupancy



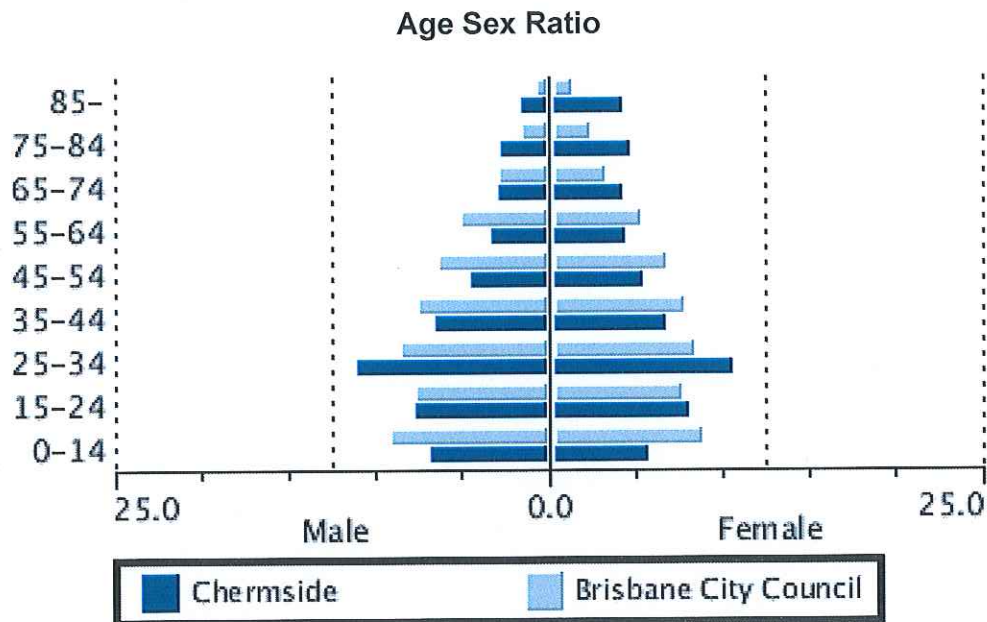




Space Property South Brisbane  
 130 Vulture Street, SOUTH BRISBANE  
 QLD 4101 AUS  
 Ph: +61(07)38464333 Fax: +61(07)38447395  
 Email: southbrisbane@spaceproperty.com.au

## Age Sex Ratio

Age Group	Chermside		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	6.8	5.7	9.2	8.7
15-24	7.7	7.9	7.7	7.6
25-34	11.0	10.4	8.5	8.3
35-44	6.5	6.7	7.5	7.7
45-54	4.5	5.4	6.4	6.6
55-64	3.3	4.3	5.0	5.2
65-74	2.8	4.1	2.9	3.1
75-84	2.7	4.6	1.6	2.2
85-	1.6	4.1	0.6	1.2





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

# Household Income

Income Range	Chermside %	Brisbane City Council %
0-15K	5.3	3.3
15-31K	18.1	11.8
31-52K	17.7	13.4
52-78K	16.2	14.4
78-130K	19.0	21.3
130-180K	9.4	16.7
180K-	2.4	7.9

