
A Nobel approach
to Real Estate™

Clayfield

Apr—June 2016

THE **Adam**
Nobel TEAM

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130 Vulture Street,

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Space Property South Brisbane
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Area Profile

The size of Clayfield is approximately 3 square kilometres. It has 1 park covering nearly 7% of total area.

The population of Clayfield in 2006 was 9,532 people. By 2011 the population was 10,000 showing a population growth of 4% in the area during that time.

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

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

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

In 2006, 53.3% of the homes in Clayfield were owner-occupied compared with 52.9% in 2011.

Currently the median sales price of houses in the area is 1,300,000.

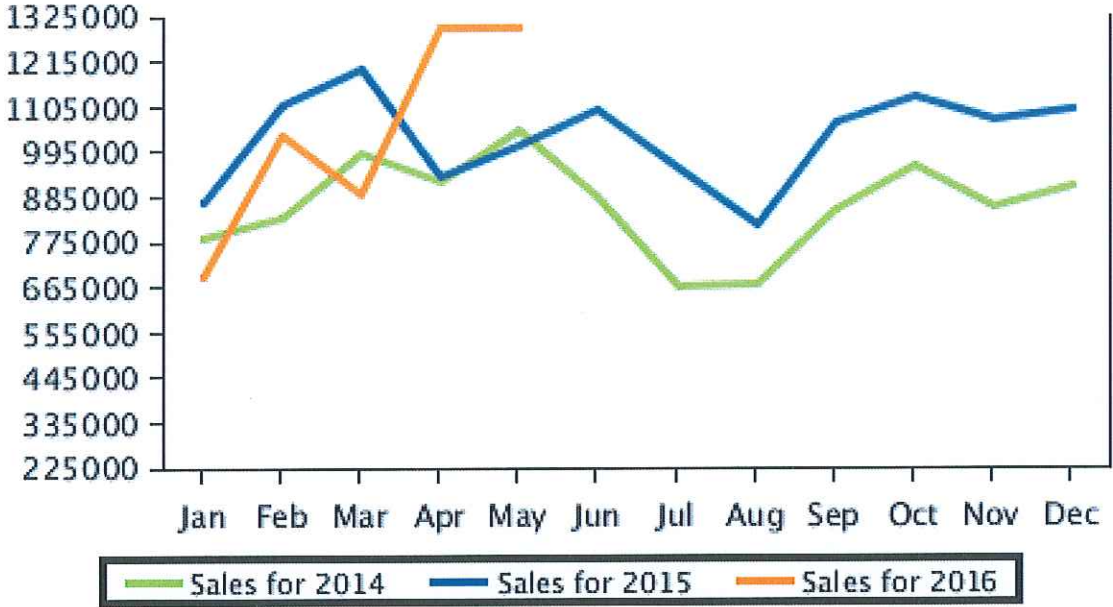
Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$785,000	\$875,000	\$690,000
February	\$836,000	\$1,110,000	\$1,037,500
March	\$990,000	\$1,200,000	\$891,000
April	\$924,000	\$935,000	\$1,300,000
May	\$1,047,500	\$1,012,500	\$1,300,000
June	\$885,000	\$1,100,000	\$0
July	\$664,250	\$950,500	\$0
August	\$675,000	\$817,500	\$0
September	\$852,000	\$1,065,000	\$0
October	\$960,000	\$1,130,000	\$0
November	\$862,500	\$1,075,000	\$0
December	\$907,500	\$1,097,500	\$0



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Median Sale Price





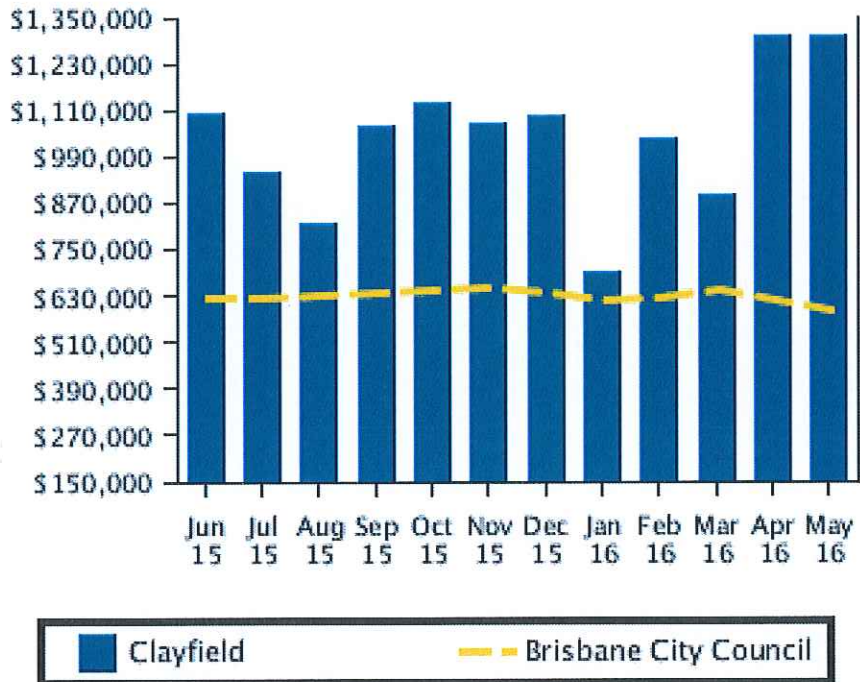
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Recent Median Sale Prices

Recent Median House Sale Prices

Period	Clayfield Median Price	Brisbane City Council Median Price
May 2016	\$1,300,000	\$588,065
April 2016	\$1,300,000	\$620,000
March 2016	\$891,000	\$645,000
February 2016	\$1,037,500	\$622,500
January 2016	\$690,000	\$614,875
December 2015	\$1,097,500	\$635,000
November 2015	\$1,075,000	\$649,900
October 2015	\$1,130,000	\$645,000
September 2015	\$1,065,000	\$635,000
August 2015	\$817,500	\$630,000
July 2015	\$950,500	\$625,000
June 2015	\$1,100,000	\$625,500

Recent Median House Sale Prices



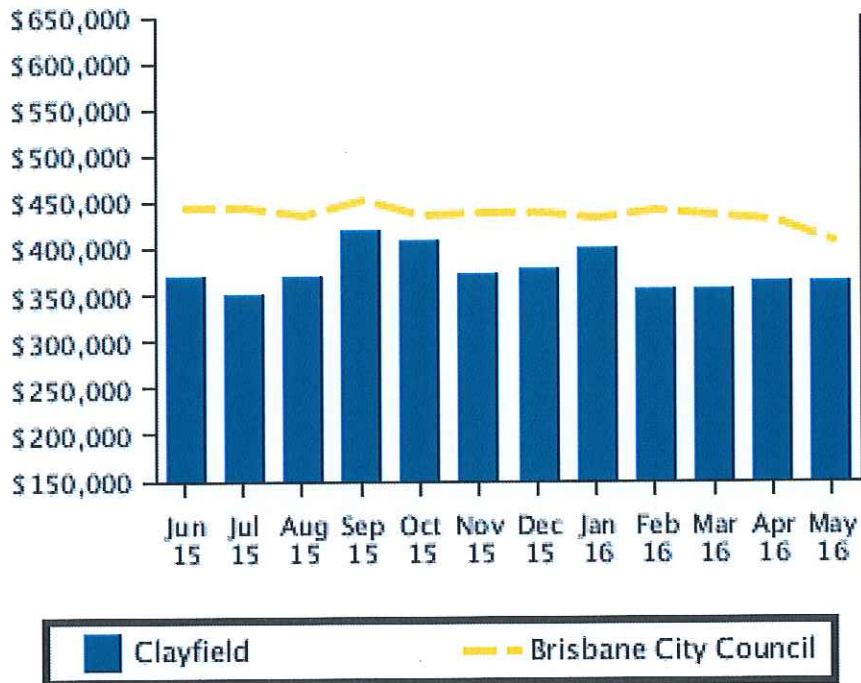


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Recent Median Unit Sale Prices

Period	Clayfield Median Price	Brisbane City Council Median Price
May 2016	\$364,000	\$408,750
April 2016	\$364,000	\$429,500
March 2016	\$355,000	\$435,000
February 2016	\$356,000	\$441,050
January 2016	\$400,000	\$432,500
December 2015	\$377,500	\$440,000
November 2015	\$372,500	\$440,000
October 2015	\$409,000	\$435,000
September 2015	\$420,000	\$452,000
August 2015	\$370,000	\$435,500
July 2015	\$350,000	\$445,000
June 2015	\$369,000	\$443,000

Recent Median Unit Sale Prices



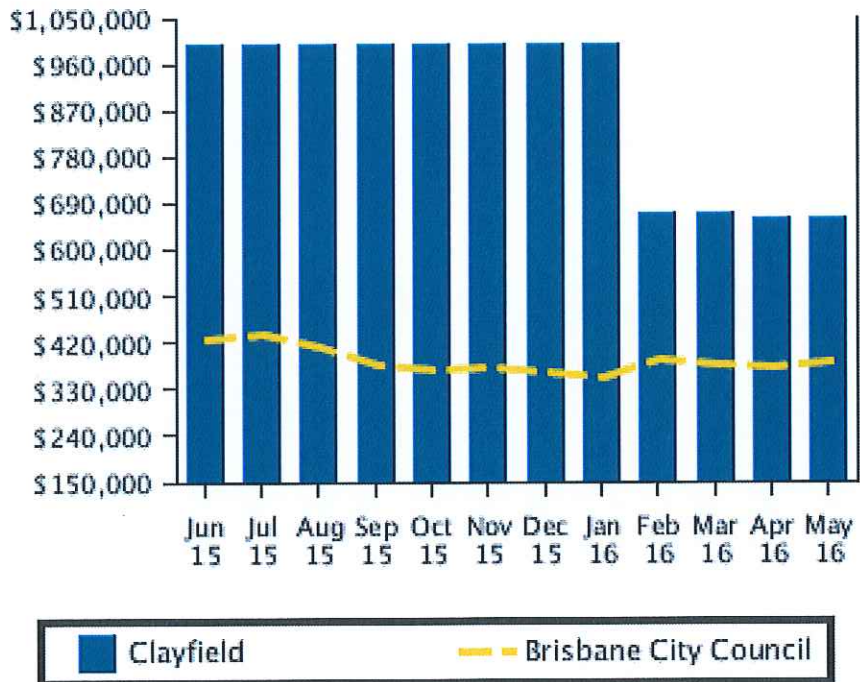


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Recent Median Land Sale Prices

Period	Clayfield Median Price	Brisbane City Council Median Price
May 2016	\$661,000	\$380,000
April 2016	\$661,000	\$372,500
March 2016	\$670,000	\$376,000
February 2016	\$670,000	\$385,000
January 2016	\$1,000,000	\$349,000
December 2015	\$1,000,000	\$360,000
November 2015	\$1,000,000	\$370,000
October 2015	\$1,000,000	\$365,000
September 2015	\$1,000,000	\$376,050
August 2015	\$1,000,000	\$410,000
July 2015	\$1,000,000	\$435,000
June 2015	\$1,000,000	\$427,500

Recent Median Land Sale Prices





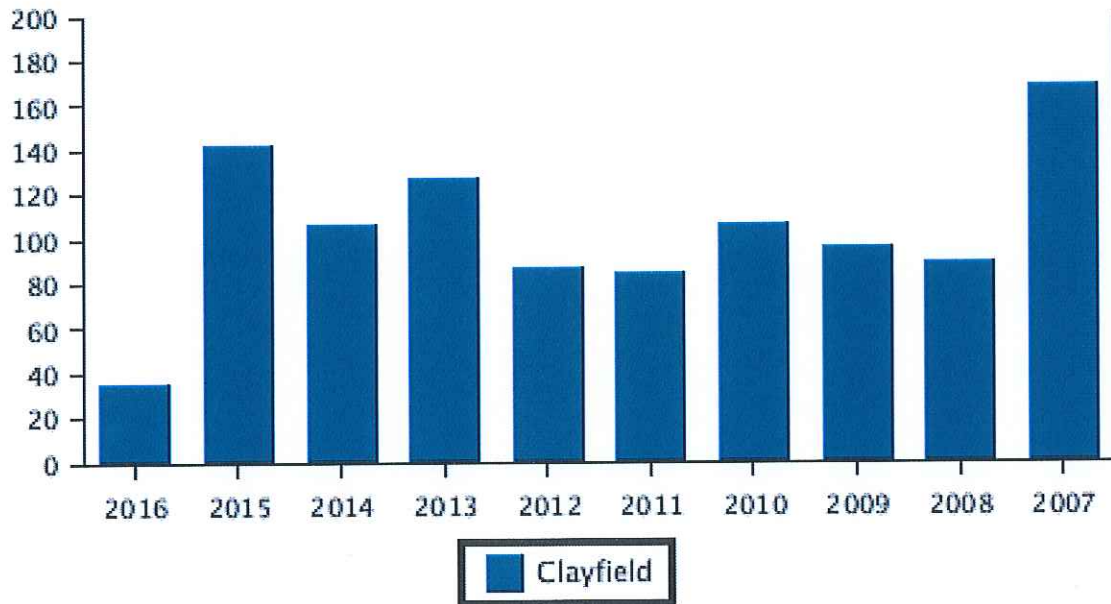
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Sales Per Annum

House Sales Per Annum

Period	Clayfield Number
2016	35
2015	142
2014	106
2013	127
2012	87
2011	84
2010	106
2009	96
2008	89
2007	168

House Sales Per Annum



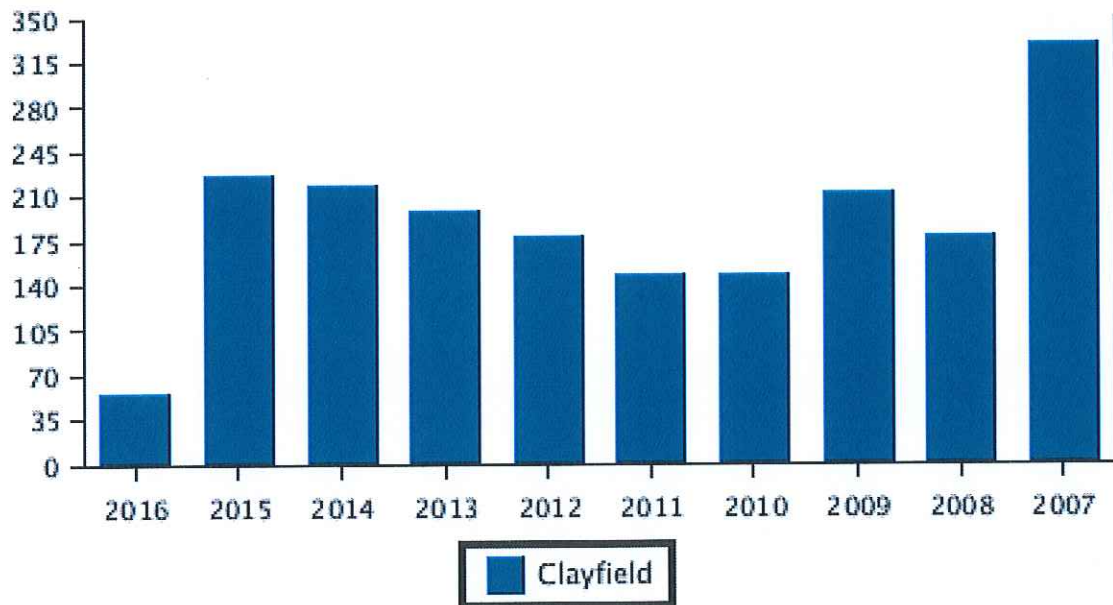


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Unit Sales Per Annum

Period	Clayfield Number
2016	55
2015	227
2014	218
2013	198
2012	178
2011	147
2010	147
2009	212
2008	179
2007	329

Unit Sales Per Annum



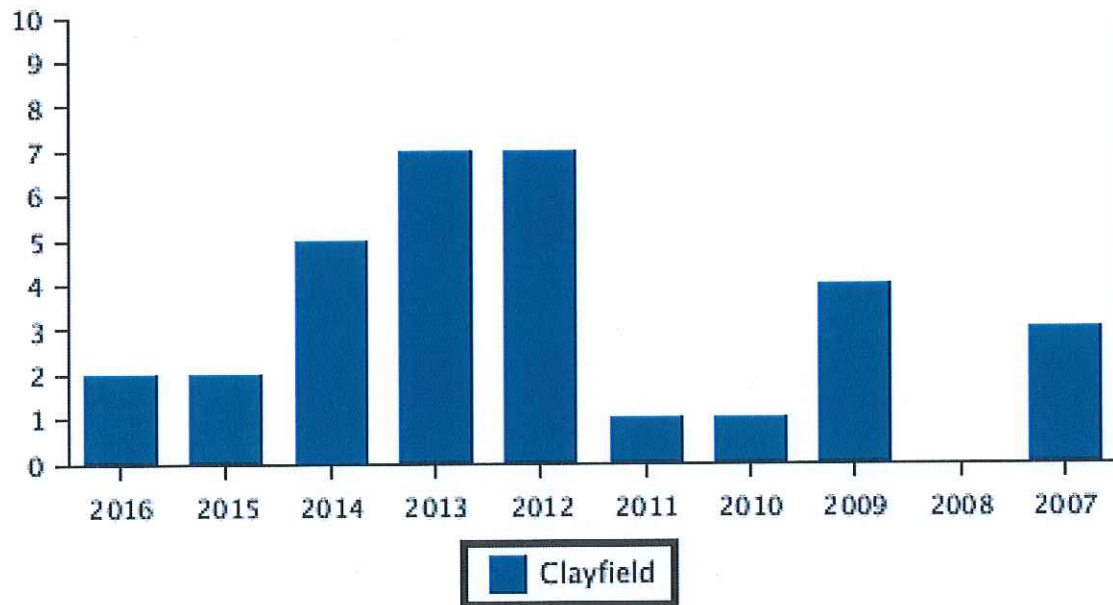


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Land Sales Per Annum

Period	Clayfield Number
2016	2
2015	2
2014	5
2013	7
2012	7
2011	1
2010	1
2009	4
2008	0
2007	3

Land Sales Per Annum





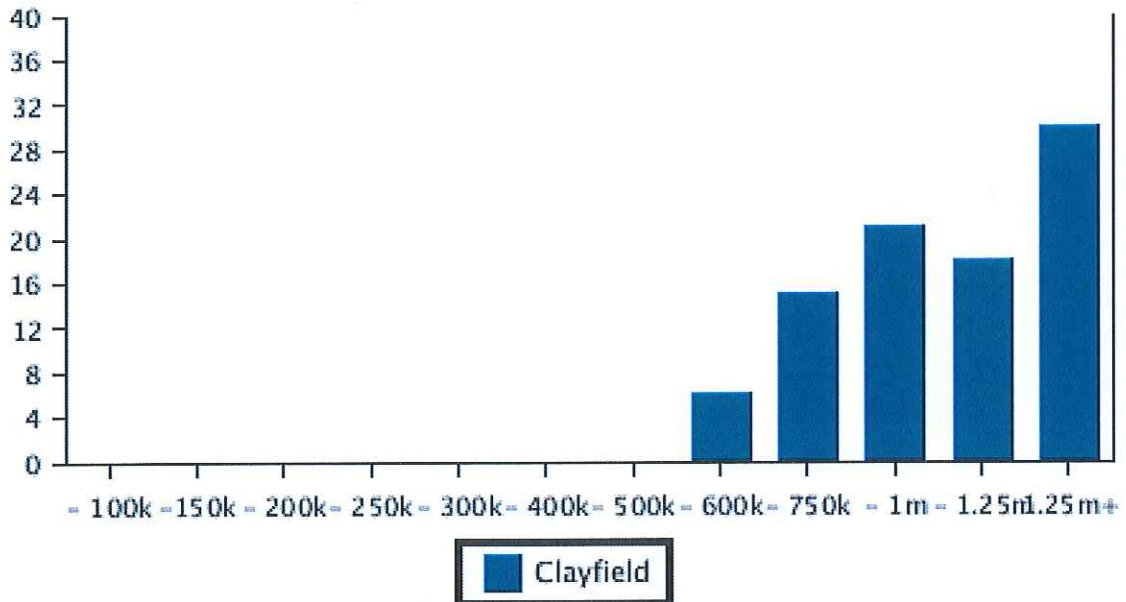
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Sales By Price

House Sale by Price (12 months)

Price	Clayfield
	Number
0 - 100k	0
101 -150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	0
501 - 600k	6
601 - 750k	15
751 - 1m	21
> 1m - 1.25m	18
1.25m+	30

House Sales By Price (12 months)



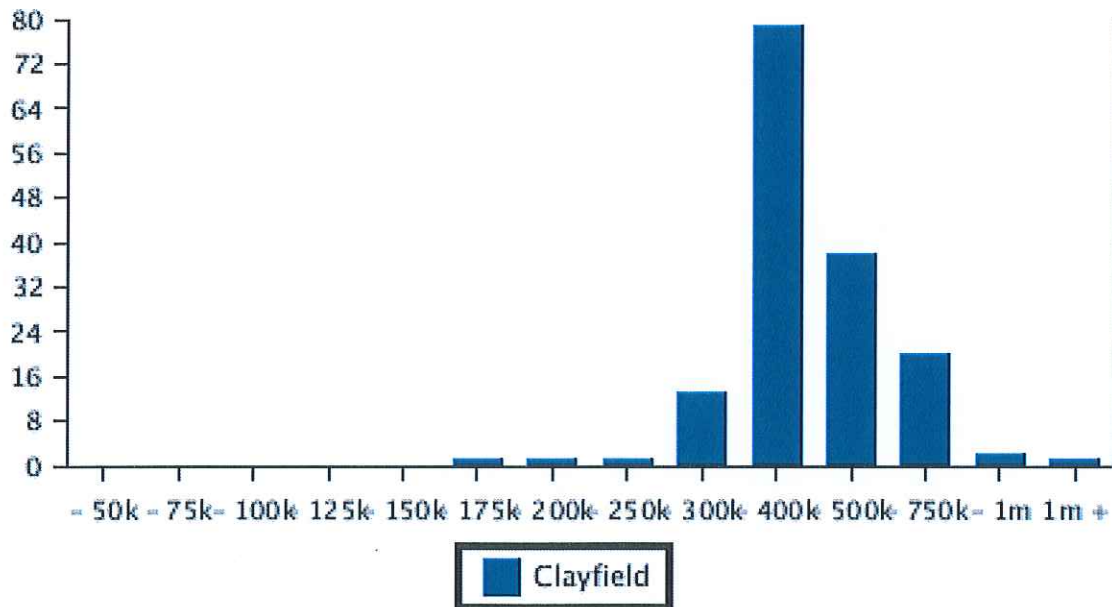


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Unit Sale by Price (12 months)

Price	Clayfield Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	1
176 - 200k	1
201 - 250k	1
251 - 300k	13
301 - 400k	79
401 - 500k	38
501 - 750k	20
751 - 1m	2
1m +	1

Unit Sales By Price (12 months)



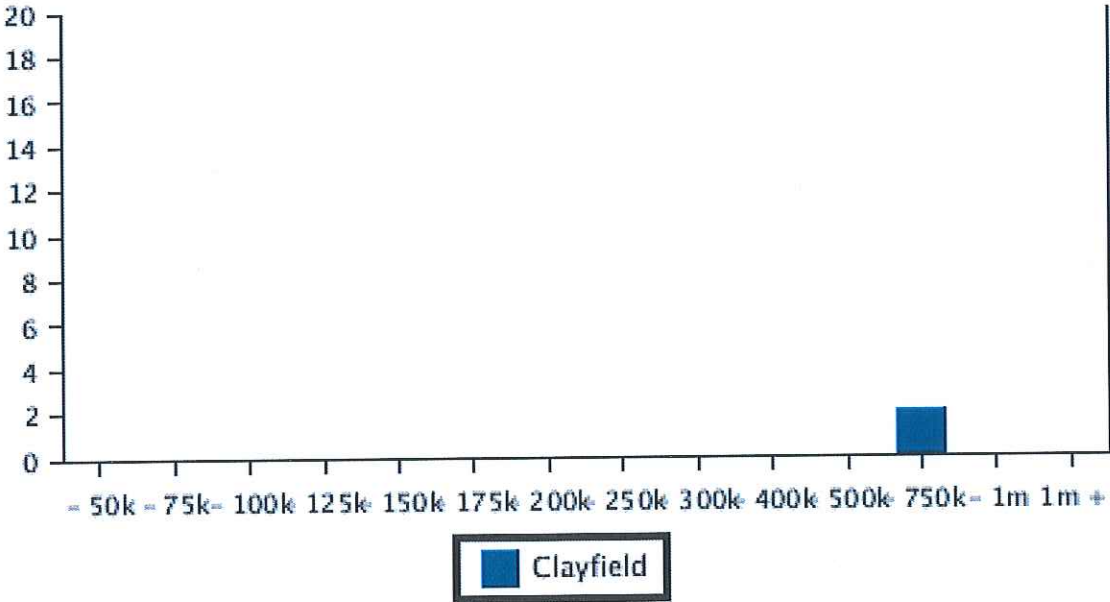


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Land Sale by Price (12 months)

Price	Clayfield 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	2
751 - 1m	0
1m +	0

Land Sales By Price (12 months)





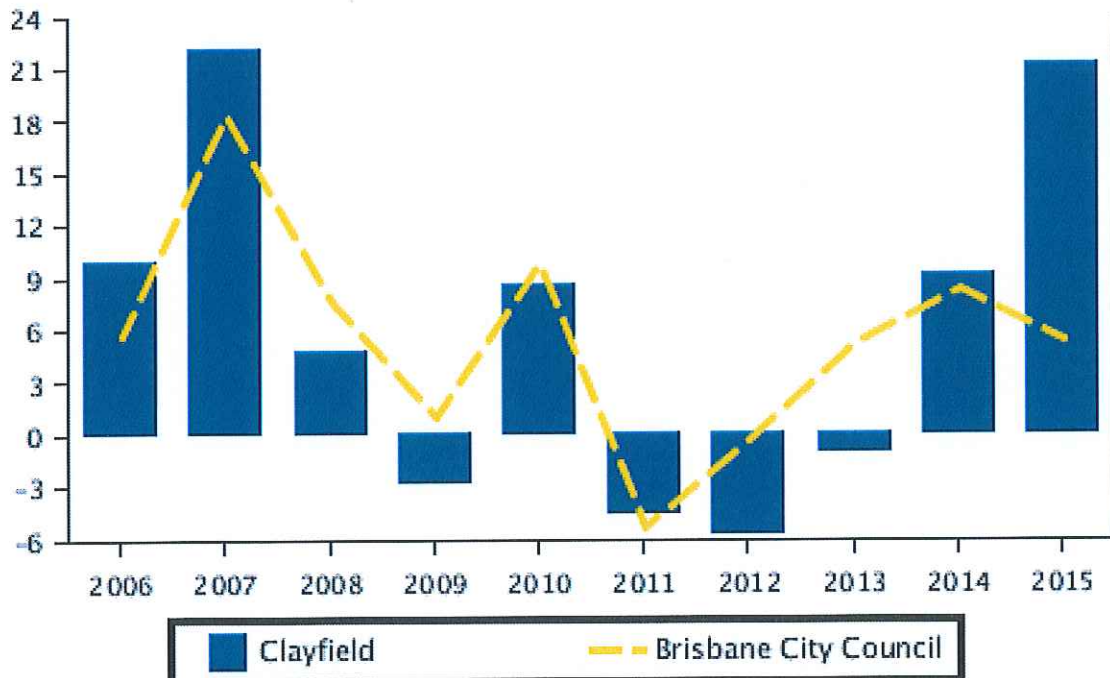
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Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Clayfield % Change	Brisbane City Council % Change
2015	21.3%	5.4%
2014	9.2%	8.3%
2013	-1.1%	5.2%
2012	-5.8%	-0.4%
2011	-4.6%	-5.3%
2010	8.6%	9.8%
2009	-2.9%	1%
2008	4.8%	7.6%
2007	22.1%	18.3%
2006	9.9%	5.7%

Capital Growth in Median Prices (Houses)





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Capital Growth in Median Prices (Unit)

Period	Clayfield % Change	Brisbane City Council % Change
2015	-3.5%	2.1%
2014	6.8%	3.3%
2013	2.8%	2.4%
2012	-1.7%	2.5%
2011	2.5%	-3.6%
2010	-1.1%	6.4%
2009	1.4%	1%
2008	10.1%	5.8%
2007	20.6%	14.1%
2006	7%	9.2%

Capital Growth in Median Prices (Unit)



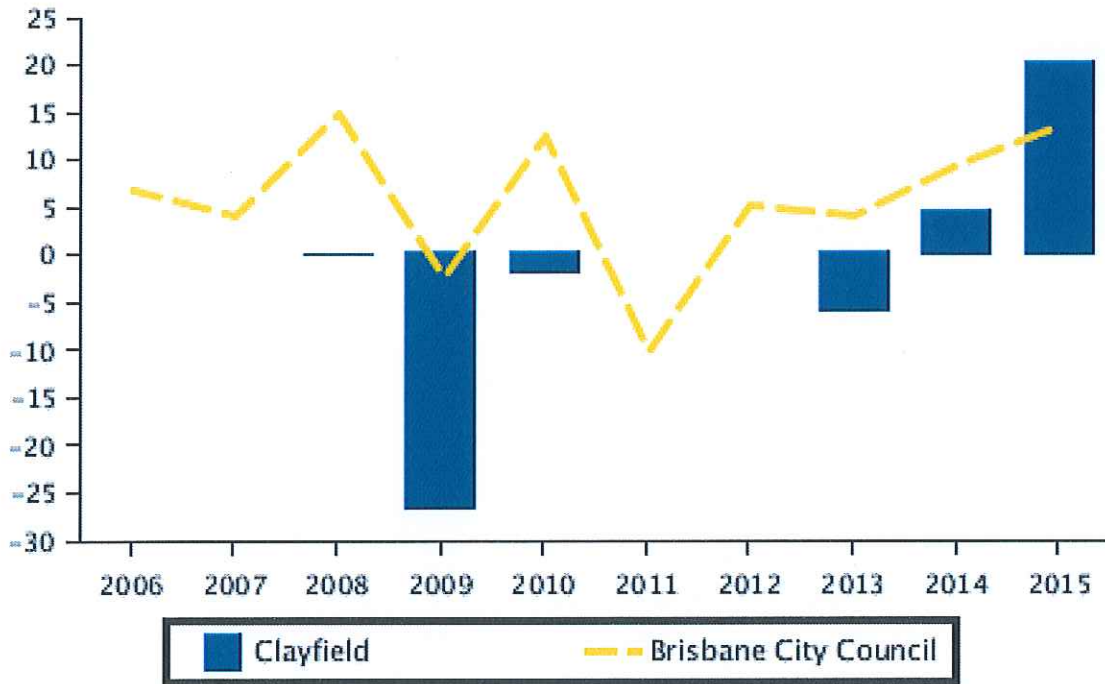


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Capital Growth in Median Prices (Land)

Period	Clayfield % Change	Brisbane City Council % Change
2015	20.4%	13.6%
2014	4.7%	9.4%
2013	-6.4%	4%
2012	0%	5.3%
2011	0%	-10.2%
2010	-2.3%	12.5%
2009	-27.1%	-2.4%
2008	0%	14.8%
2007	0%	4.2%
2006	0%	6.7%

Capital Growth in Median Prices (Land)





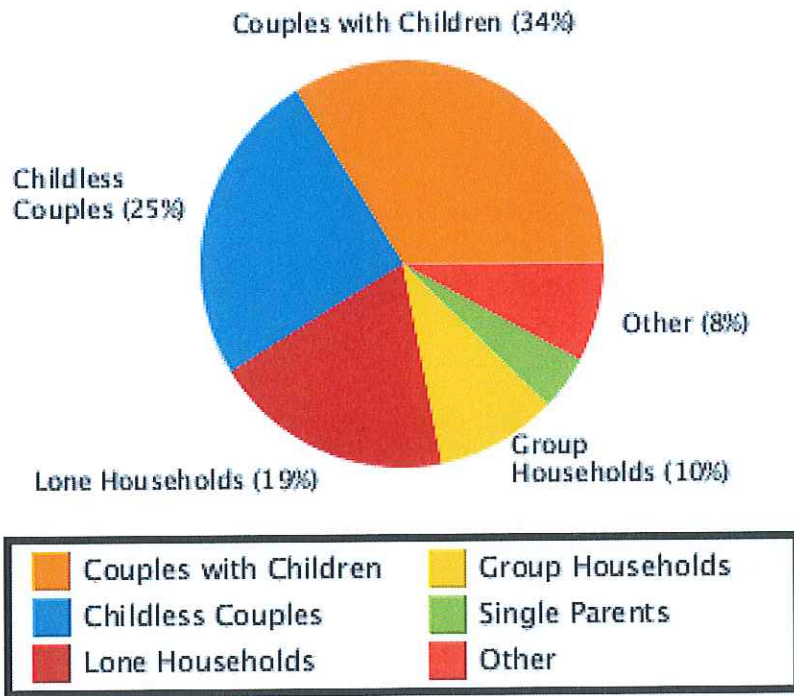
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Household

Household Structure

Type	Percent
Couples with Children	33.7
Childless Couples	25.0
Lone Households	19.3
Group Households	9.7
Other	7.9
Single Parents	4.3

Household Structure



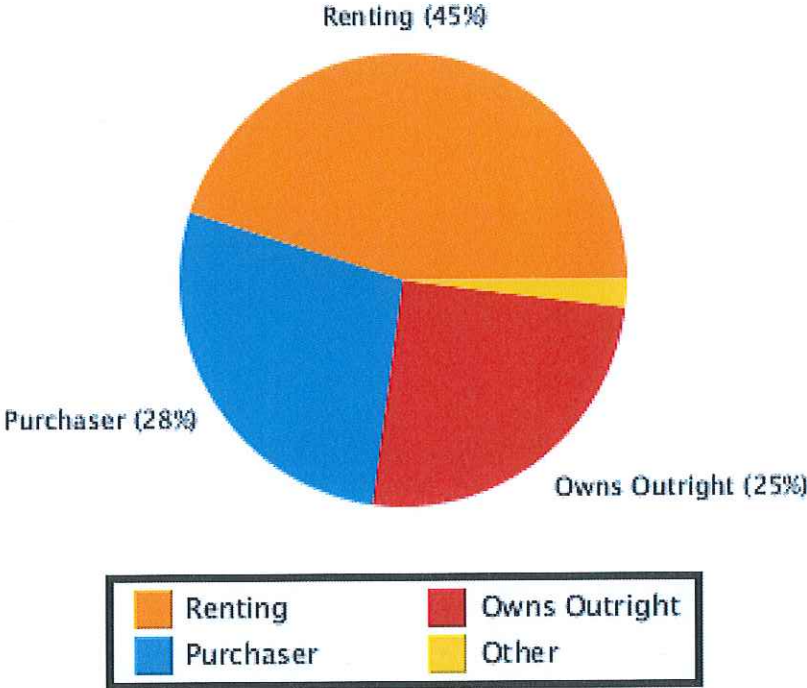


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Household Occupancy

Type	Percent
Renting	45.1
Purchaser	27.7
Owns Outright	25.2
Other	2.0

Household Occupancy

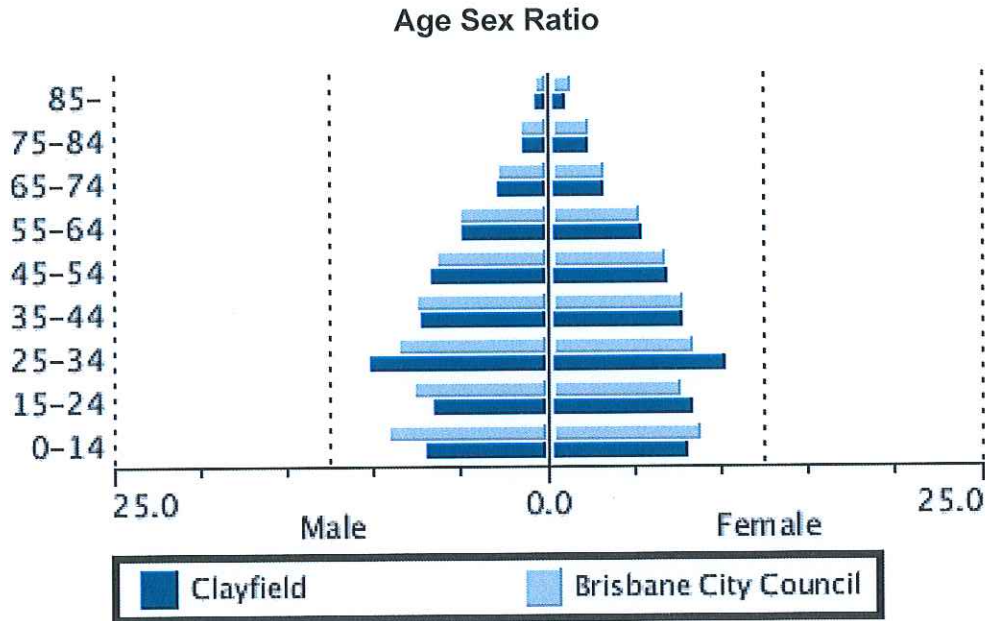




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Age Sex Ratio

Age Group	Clayfield		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	7.0	8.0	9.2	8.7
15-24	6.5	8.2	7.7	7.6
25-34	10.1	10.2	8.5	8.3
35-44	7.3	7.7	7.5	7.7
45-54	6.7	6.8	6.4	6.6
55-64	4.9	5.3	5.0	5.2
65-74	2.9	3.2	2.9	3.1
75-84	1.4	2.2	1.6	2.2
85-	0.6	1.0	0.6	1.2



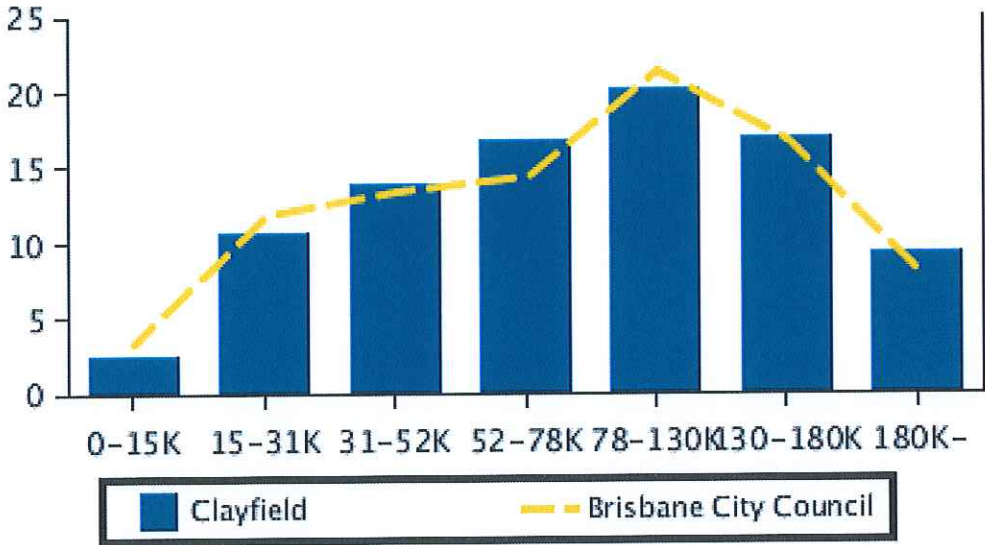


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Household Income

Income Range	Clayfield %	Brisbane City Council %
0-15K	2.5	3.3
15-31K	10.7	11.8
31-52K	13.8	13.4
52-78K	16.8	14.4
78-130K	20.1	21.3
130-180K	17.0	16.7
180K-	9.2	7.9

Household Income





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	11					
FLATS	1	\$1,550,000	\$1,550,000	\$1,550,000	\$1,550,000	\$1,550,000
HOUSE	14	\$760,000	\$1,850,000	\$1,127,500	\$1,164,464	\$16,302,500
LAND	1	\$661,000	\$661,000	\$661,000	\$661,000	\$661,000
UNIT	17	\$160,000	\$510,000	\$350,000	\$354,764	\$6,031,000
TOTAL	44					\$24,544,500

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		11				
FLATS	5+ Bed	1	\$1,550,000	\$1,550,000	\$1,550,000	\$1,550,000
HOUSE	2 Bed	1	\$1,300,000	\$1,300,000	\$1,300,000	\$1,300,000
	3 Bed	5	\$850,000	\$1,500,000	\$1,050,000	\$1,105,000
	4 Bed	5	\$760,000	\$1,850,000	\$942,500	\$1,121,500
	5+ Bed	3	\$1,080,000	\$1,425,000	\$1,365,000	\$1,290,000
LAND	N/A	1	\$661,000	\$661,000	\$661,000	\$661,000
UNIT	1 Bed	1	\$255,000	\$255,000	\$255,000	\$255,000
	2 Bed	13	\$160,000	\$447,500	\$348,000	\$339,730
	3 Bed	3	\$389,500	\$510,000	\$460,000	\$453,166
TOTAL		44				\$557,829



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Sold Properties



33 Adelaide Street Clayfield QLD 4011

Sale Price: \$1,365,000
Sale Date: 5 Apr 2016
Area: 539m2

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



131A Alexandra Road Clayfield QLD 4011

Sale Price: \$1,425,000
Sale Date: 15 Apr 2016
Area: 405m2

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



3/42 Alma Road Clayfield QLD 4011

Sale Price: \$314,000
Sale Date: 23 Jun 2016
Area: -

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



23 Armagh Street Clayfield QLD 4011

Sale Price: \$925,000
Sale Date: 4 Apr 2016
Area: 574m2

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



8/6 Barlow Street Clayfield QLD 4011

Sale Price: \$364,000
Sale Date: 1 Apr 2016
Area: -

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



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94 Barlow Street Clayfield QLD 4011

Sale Price: \$1,200,000
Sale Date: 15 Apr 2016
Area: 506m2

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



11 Bayview Terrace Clayfield QLD 4011

Sale Price: Not Disclosed
Sale Date: 3 Jun 2016
Area: 612m2

Attributes: 5 Beds, 2 Baths, 2 Car Spaces, 1 Ensuites



23 Bellevue Terrace Clayfield QLD 4011

Sale Price: \$1,050,000
Sale Date: 5 Jun 2016
Area: 493m2

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



33 Bonney Avenue Clayfield QLD 4011

Sale Price: \$850,000
Sale Date: 13 May 2016
Area: 402m2

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



2/6 Childs Street Clayfield QLD 4011

Sale Price: \$255,000
Sale Date: 13 Apr 2016
Area: -

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



22 Dublin Street Clayfield QLD 4011

Sale Price: Not Disclosed
Sale Date: 27 May 2016
Area: 680m2

Attributes: 6 Beds, 4 Baths, 3 Car Spaces, 3 Lock Up Garages, 3 Ensuites



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6/24 Eliza Street Clayfield QLD 4011

Sale Price: \$375,000

Sale Date: 1 Jun 2016

Area: -

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



47 Elliott Street Clayfield QLD 4011

Sale Price: \$942,500

Sale Date: 16 Apr 2016

Area: 401m2

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



5/11 Ford Street Clayfield QLD 4011

Sale Price: \$447,500

Sale Date: 9 Apr 2016

Area: 185m2

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



5/12 Gellibrand Street Clayfield QLD 4011

Sale Price: \$330,000

Sale Date: 9 Jun 2016

Area: 1,011m2 Approx

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



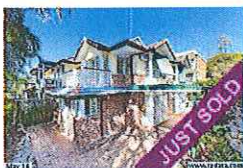
6/55 Gellibrand Street Clayfield QLD 4011

Sale Price: Not Disclosed

Sale Date: 27 Apr 2016

Area: -

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



1/44 Gregory Street Clayfield QLD 4011

Sale Price: Not Disclosed

Sale Date: 22 Jun 2016

Area: 302m2 Approx

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



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68 Jackson Street Clayfield QLD 4011

Sale Price: \$1,080,000
Sale Date: 16 Apr 2016
Area: 900m2

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



24 Jolly Street Clayfield QLD 4011

Sale Price: Not Disclosed
Sale Date: 4 Jun 2016
Area: 868m2

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



4/139 Junction Road Clayfield QLD 4011

Sale Price: \$400,000
Sale Date: 24 May 2016
Area: 63m2

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



187 Junction Road Clayfield QLD 4011

Sale Price: \$760,000
Sale Date: 2 Apr 2016
Area: 683m2

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



6/192 Junction Road Clayfield QLD 4011

Sale Price: \$338,000
Sale Date: 15 Jun 2016
Area: -

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



86 Liverpool Road Clayfield QLD 4011

Sale Price: \$1,175,000
Sale Date: 12 Apr 2016
Area: 405m2

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



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2/29 Montpelier Street Clayfield QLD 4011

Sale Price: \$348,000
Sale Date: 13 Jun 2016
Area: -

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



37 Noble Street Clayfield QLD 4011

Sale Price: \$880,000
Sale Date: 2 Jun 2016
Area: 498m2

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



5/21 Oriel Road Clayfield QLD 4011

Sale Price: \$389,500
Sale Date: 14 Apr 2016
Area: -

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



1/33 Queens Road Clayfield QLD 4011

Sale Price: \$350,000
Sale Date: 30 May 2016
Area: -

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



6/46 Reeve Street Clayfield QLD 4011

Sale Price: \$300,000
Sale Date: 1 May 2016
Area: -

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



112 Reeve Street Clayfield QLD 4011

Sale Price: \$1,300,000
Sale Date: 21 Apr 2016
Area: 809m2

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



Space Property South Brisbane
130 Vulture Street, SOUTH BRISBANE
QLD 4101 AUS
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Email: southbrisbane@spaceproperty.com.au



58 Riverton Street Clayfield QLD 4011

Sale Price: \$661,000
Sale Date: 21 Apr 2016
Area: 402m2

Attributes: 1 Baths



566 Sandgate Road Clayfield QLD 4011

Sale Price: \$1,550,000
Sale Date: 20 May 2016
Area: 759m2

Attributes: 10 Beds, 7 Baths, 3 Car Spaces, 3 Lock Up Garages



712 Sandgate Road Clayfield QLD 4011

Sale Price: Not Disclosed
Sale Date: 16 May 2016
Area: 405m2

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



2/747 Sandgate Road Clayfield QLD 4011

Sale Price: \$305,000
Sale Date: 22 Apr 2016
Area: -

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



1/763 Sandgate Road Clayfield QLD 4011

Sale Price: Not Disclosed
Sale Date: 1 Jun 2016
Area: 131m2

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



31 Sefton Avenue Clayfield QLD 4011

Sale Price: \$1,500,000
Sale Date: 10 Apr 2016
Area: 637m2

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



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38 Sefton Road Clayfield QLD 4011

Sale Price: Not Disclosed
Sale Date: 20 Jun 2016
Area: 703m2

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



1/10 Stuckey Road Clayfield QLD 4011

Sale Price: \$160,000
Sale Date: 11 May 2016
Area: -

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



32 Victoria Parade Clayfield QLD 4011

Sale Price: \$1,850,000
Sale Date: 23 Jun 2016
Area: 405m2

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



4/33 Wagner Road Clayfield QLD 4011

Sale Price: \$385,000
Sale Date: 3 May 2016
Area: -

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



1/10 Wellington Street Clayfield QLD 4011

Sale Price: Not Disclosed
Sale Date: 14 Jun 2016
Area: -

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



2/12 Wolseley Street Clayfield QLD 4011

Sale Price: \$510,000
Sale Date: 14 Jun 2016
Area: 132m2 Approx

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



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11/12 Wolseley Street Clayfield QLD 4011

Sale Price: \$460,000
Sale Date: 17 Jun 2016
Area: 211m2 Approx

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



4/5 Wongara Street Clayfield QLD 4011

Sale Price: Not Disclosed
Sale Date: 28 May 2016
Area: -

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



2/33 Wongara Street Clayfield QLD 4011

Sale Price: Not Disclosed
Sale Date: 22 Apr 2016
Area: -

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



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