
A Nobel approach
to Real Estate™

Darra

April—June 2016

THE **Adam**
Nobel TEAM



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Area Profile

The size of Darra is approximately 5 square kilometres. It has 8 parks covering nearly 9% of total area.

The population of Darra in 2006 was 3,817 people. By 2011 the population was 3,845 showing a stable population in the area during that time.

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

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

In general, people in Darra work in a non-specific occupation.

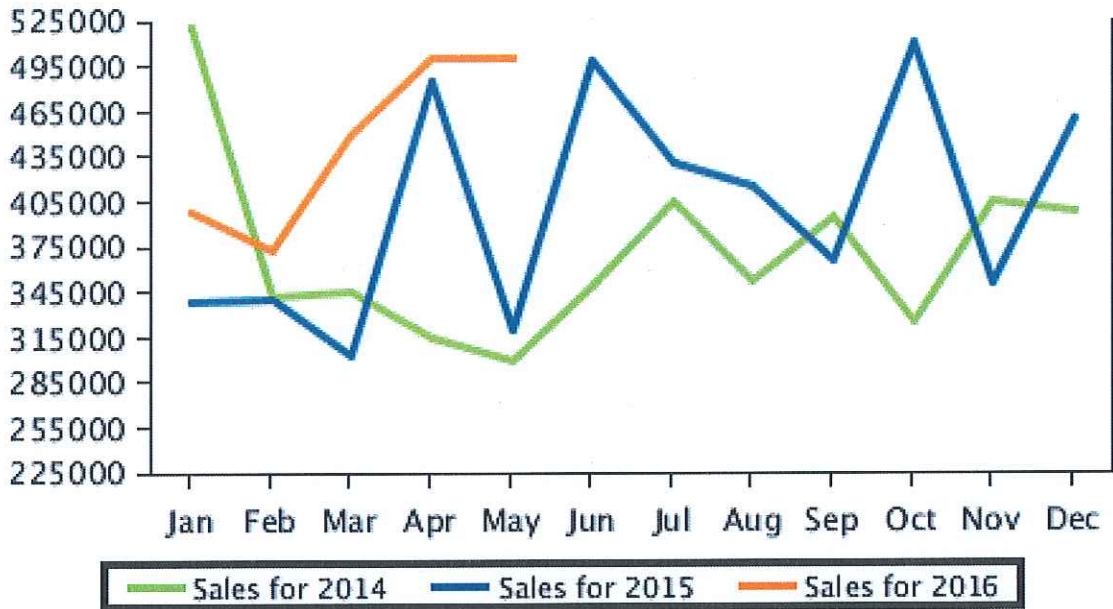
In 2006, 60.4% of the homes in Darra were owner-occupied compared with 59.2% in 2011.

Currently the median sales price of houses in the area is 500,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$520,000	\$338,500	\$397,650
February	\$342,000	\$340,000	\$373,000
March	\$345,000	\$302,500	\$450,000
April	\$315,000	\$485,000	\$500,000
May	\$300,000	\$320,000	\$500,000
June	\$348,000	\$498,750	\$0
July	\$405,000	\$430,000	\$0
August	\$352,000	\$415,750	\$0
September	\$395,000	\$365,000	\$0
October	\$325,000	\$511,000	\$0
November	\$405,000	\$350,750	\$0
December	\$397,500	\$460,000	\$0

Median Sale Price





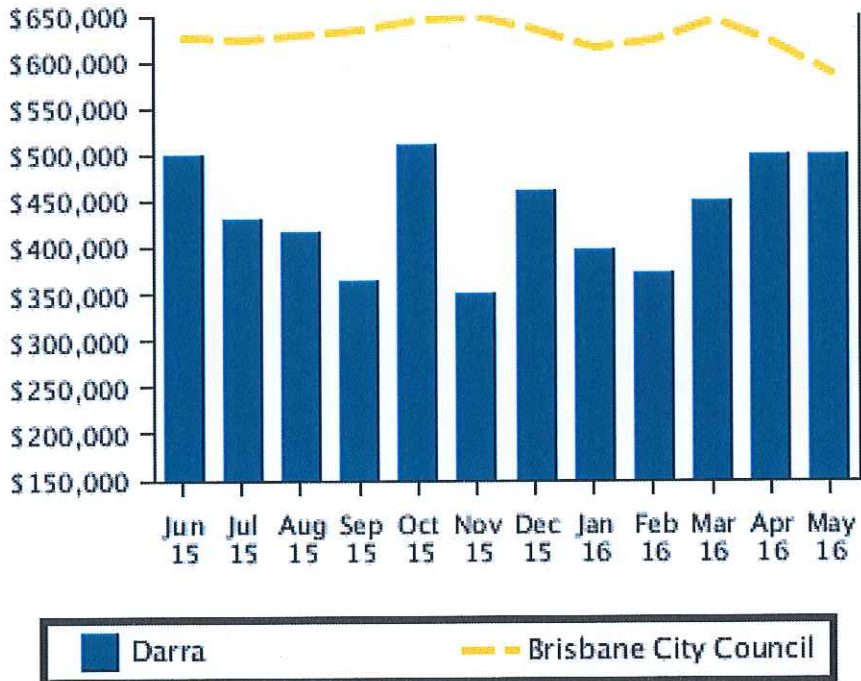
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Recent Median Sale Prices

Recent Median House Sale Prices

Period	Darra	Brisbane City Council
	Median Price	Median Price
May 2016	\$500,000	\$588,065
April 2016	\$500,000	\$620,000
March 2016	\$450,000	\$645,000
February 2016	\$373,000	\$622,500
January 2016	\$397,650	\$614,875
December 2015	\$460,000	\$635,000
November 2015	\$350,750	\$649,900
October 2015	\$511,000	\$645,000
September 2015	\$365,000	\$635,000
August 2015	\$415,750	\$630,000
July 2015	\$430,000	\$625,000
June 2015	\$498,750	\$625,500

Recent Median House Sale Prices



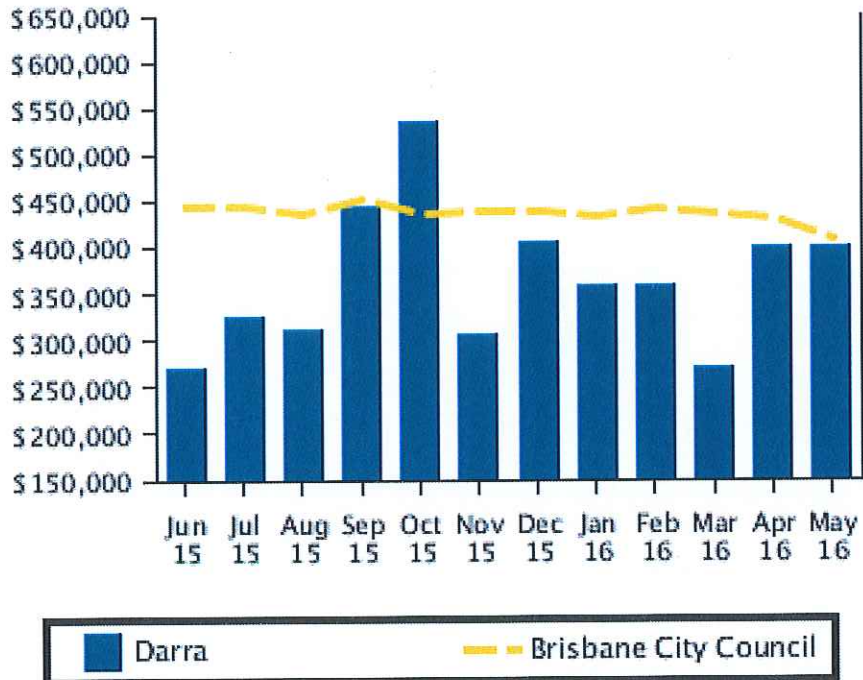


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Recent Median Unit Sale Prices

Period	Darra	Brisbane City Council
	Median Price	Median Price
May 2016	\$400,000	\$408,750
April 2016	\$400,000	\$429,500
March 2016	\$270,000	\$435,000
February 2016	\$358,000	\$441,050
January 2016	\$358,000	\$432,500
December 2015	\$404,500	\$440,000
November 2015	\$305,000	\$440,000
October 2015	\$535,000	\$435,000
September 2015	\$442,941	\$452,000
August 2015	\$311,500	\$435,500
July 2015	\$324,500	\$445,000
June 2015	\$270,000	\$443,000

Recent Median Unit Sale Prices



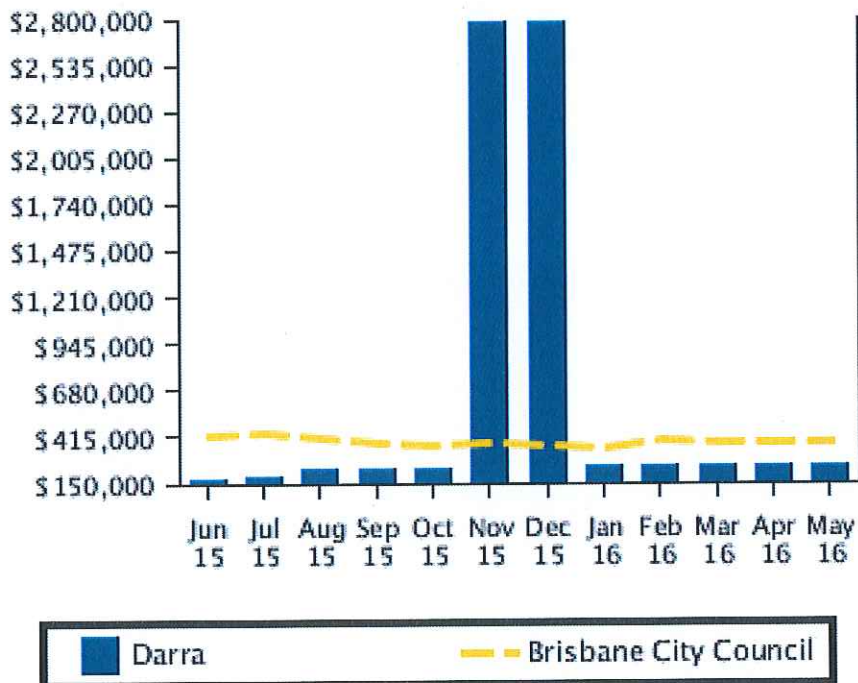


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Recent Median Land Sale Prices

Period	Darra Median Price	Brisbane City Council Median Price
May 2016	\$245,000	\$380,000
April 2016	\$245,000	\$372,500
March 2016	\$245,000	\$376,000
February 2016	\$245,000	\$385,000
January 2016	\$245,000	\$349,000
December 2015	\$2,775,355	\$360,000
November 2015	\$2,775,355	\$370,000
October 2015	\$235,000	\$365,000
September 2015	\$235,000	\$376,050
August 2015	\$235,000	\$410,000
July 2015	\$181,500	\$435,000
June 2015	\$177,727	\$427,500

Recent Median Land Sale Prices





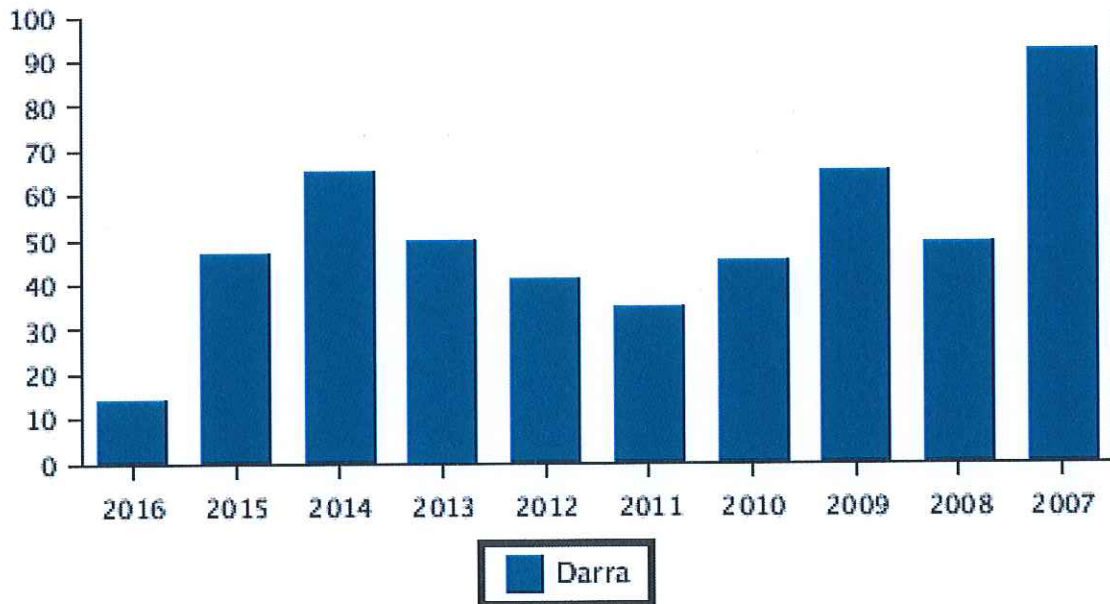
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Sales Per Annum

House Sales Per Annum

Period	Darra Number
2016	14
2015	47
2014	65
2013	50
2012	41
2011	35
2010	45
2009	65
2008	49
2007	92

House Sales Per Annum



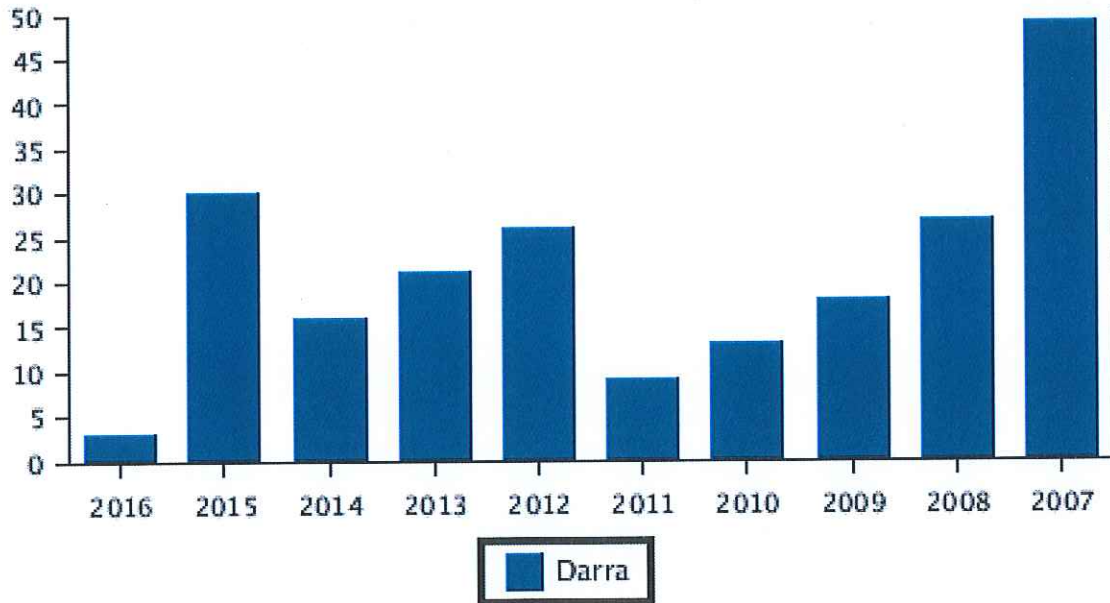


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Unit Sales Per Annum

Period	Darra Number
2016	3
2015	30
2014	16
2013	21
2012	26
2011	9
2010	13
2009	18
2008	27
2007	49

Unit Sales Per Annum



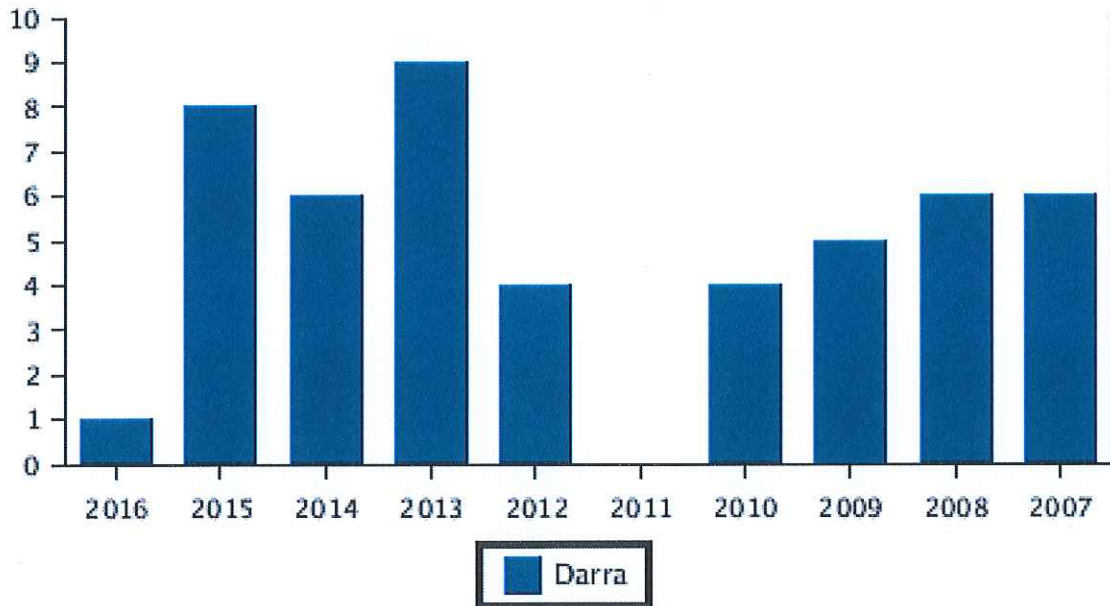


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Land Sales Per Annum

Period	Darra Number
2016	1
2015	8
2014	6
2013	9
2012	4
2011	0
2010	4
2009	5
2008	6
2007	6

Land Sales Per Annum





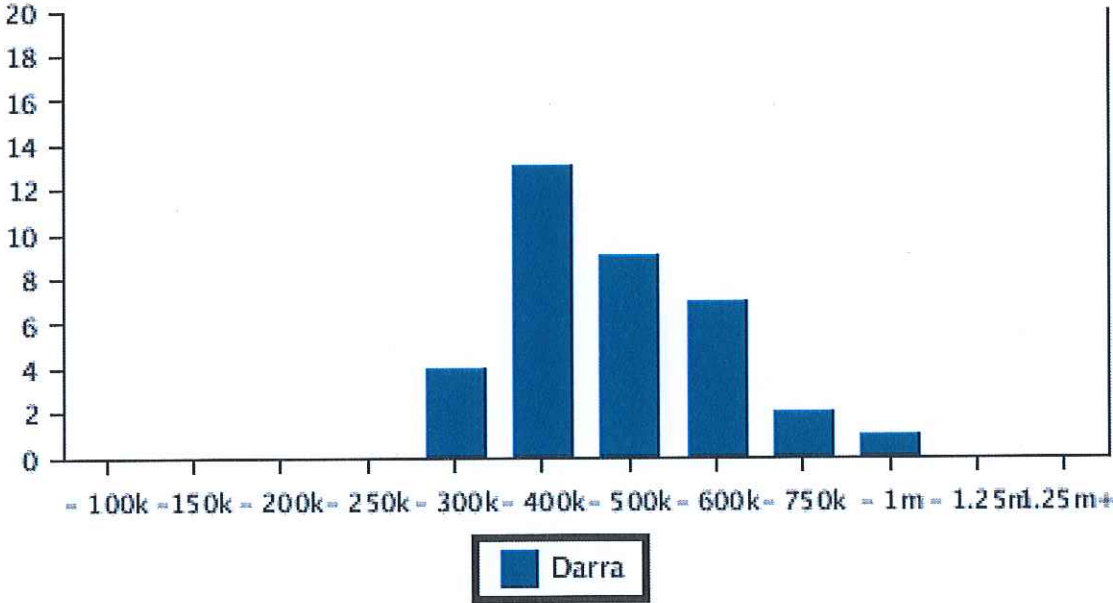
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Sales By Price

House Sale by Price (12 months)

Price	Darra	
	Number	
0 - 100k	0	
101 -150k	0	
151 - 200k	0	
201 - 250k	0	
251 - 300k	4	
301 - 400k	13	
401 - 500k	9	
501 - 600k	7	
601 - 750k	2	
751 - 1m	1	
> 1m - 1.25m	0	
1.25m+	0	

House Sales By Price (12 months)



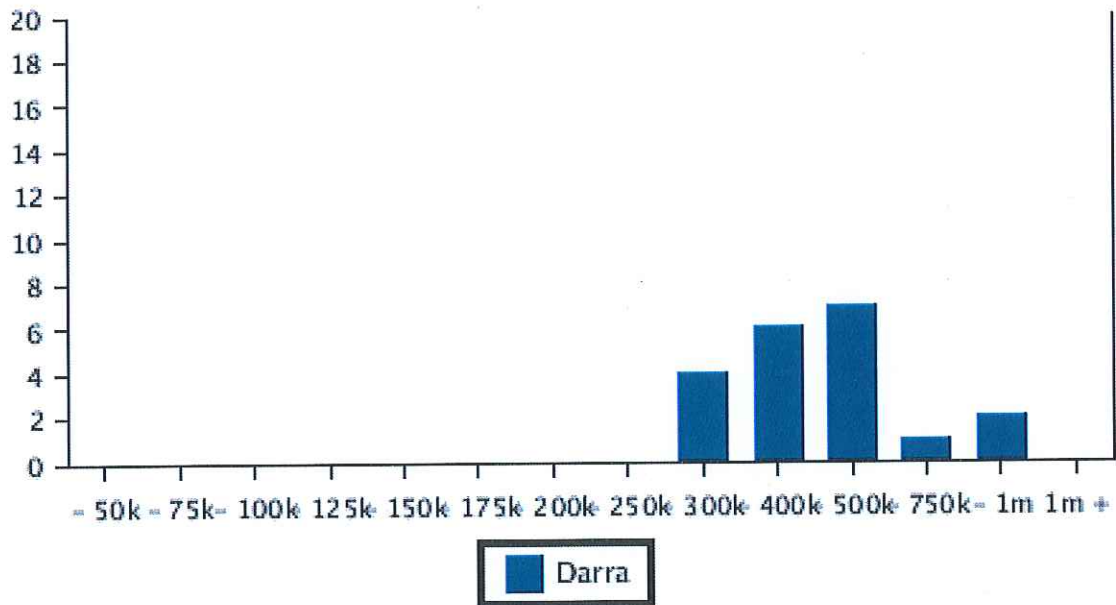


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Unit Sale by Price (12 months)

Price	Darra	
	Price	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		4
301 - 400k		6
401 - 500k		7
501 - 750k		1
751 - 1m		2
1m +		0

Unit Sales By Price (12 months)



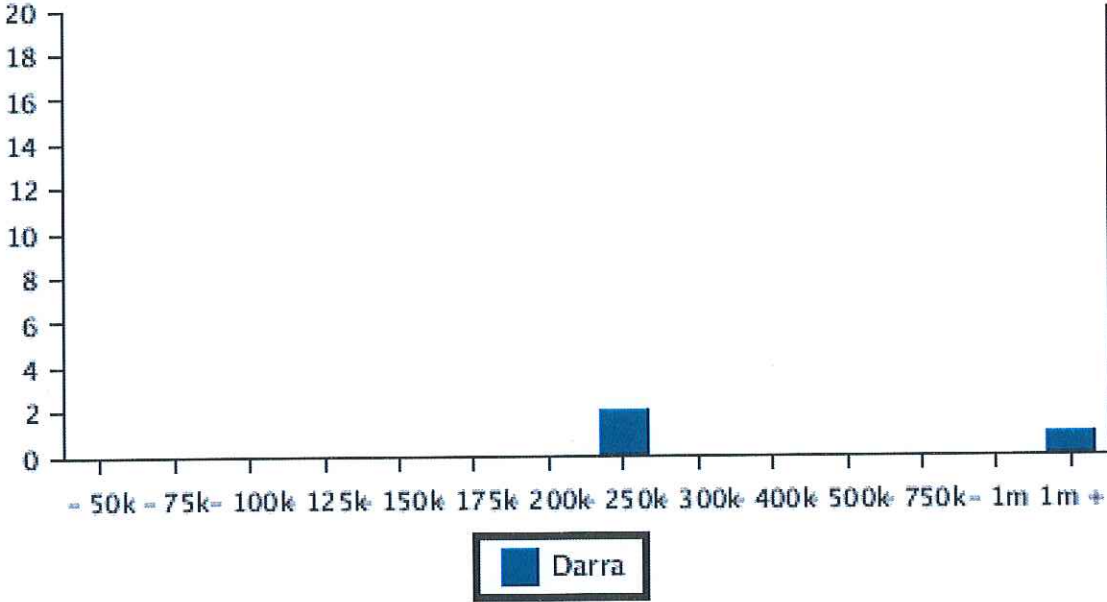


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Land Sale by Price (12 months)

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

Land Sales By Price (12 months)





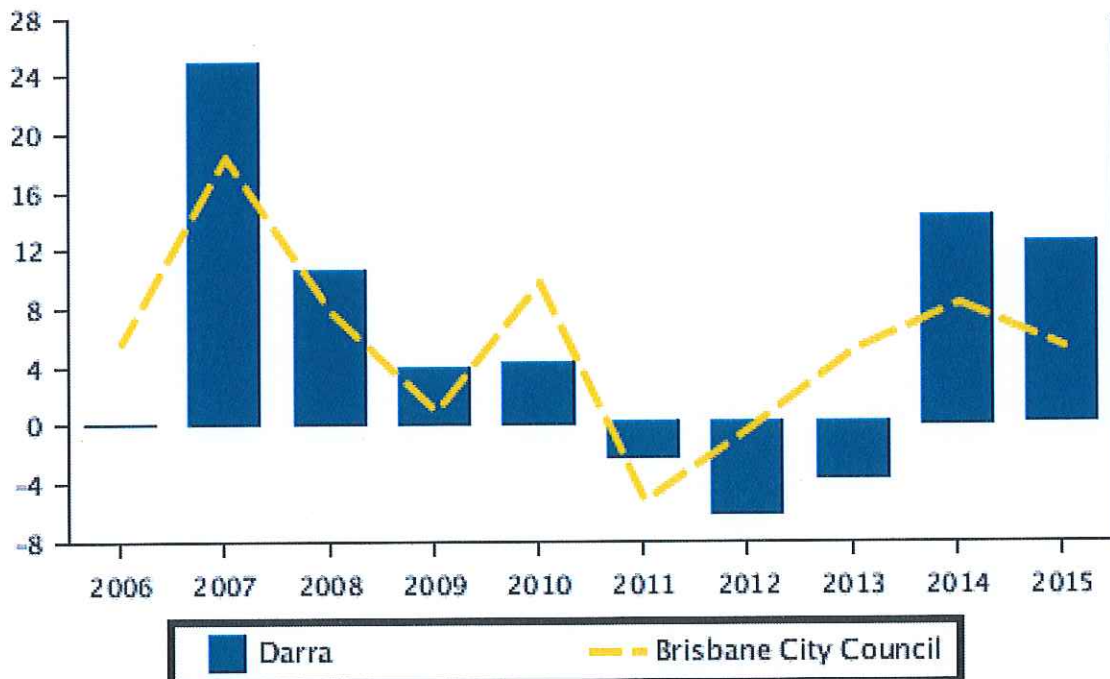
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Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Darra % Change	Brisbane City Council % Change
2015	12.5%	5.4%
2014	14.3%	8.3%
2013	-4%	5.2%
2012	-6.4%	-0.4%
2011	-2.6%	-5.3%
2010	4.3%	9.8%
2009	3.9%	1%
2008	10.7%	7.6%
2007	25%	18.3%
2006	0%	5.7%

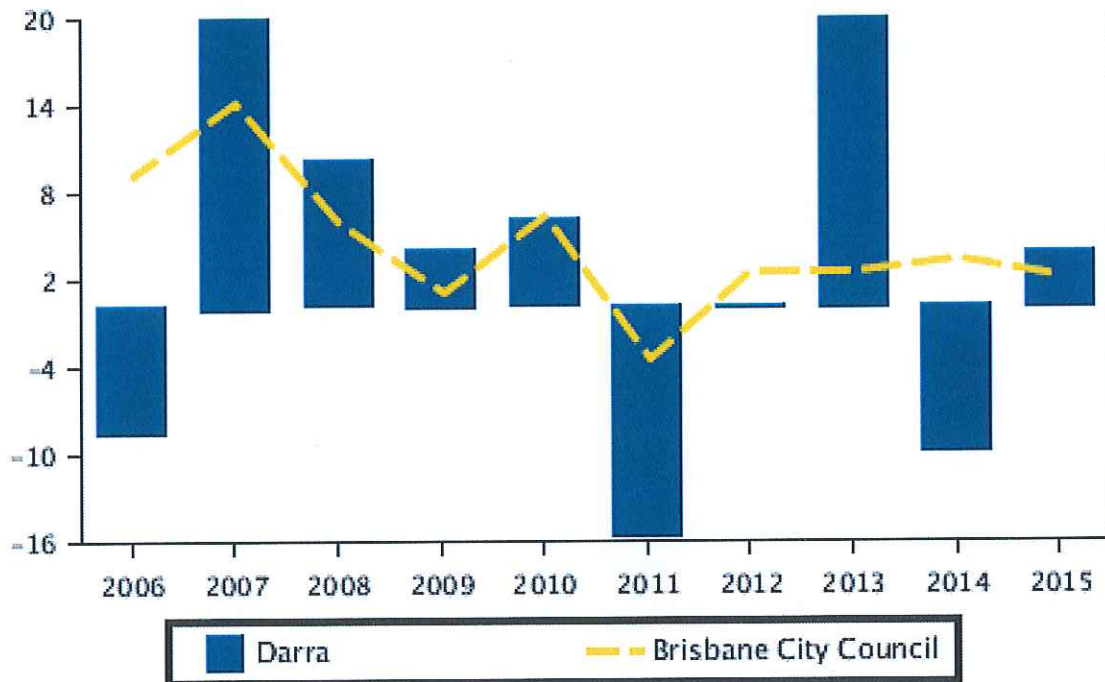
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Darra % Change	Brisbane City Council % Change
2015	3.9%	2.1%
2014	-10.2%	3.3%
2013	23.4%	2.4%
2012	-0.3%	2.5%
2011	-15.9%	-3.6%
2010	6.1%	6.4%
2009	4.1%	1%
2008	10.2%	5.8%
2007	35.7%	14.1%
2006	-8.9%	9.2%

Capital Growth in Median Prices (Unit)



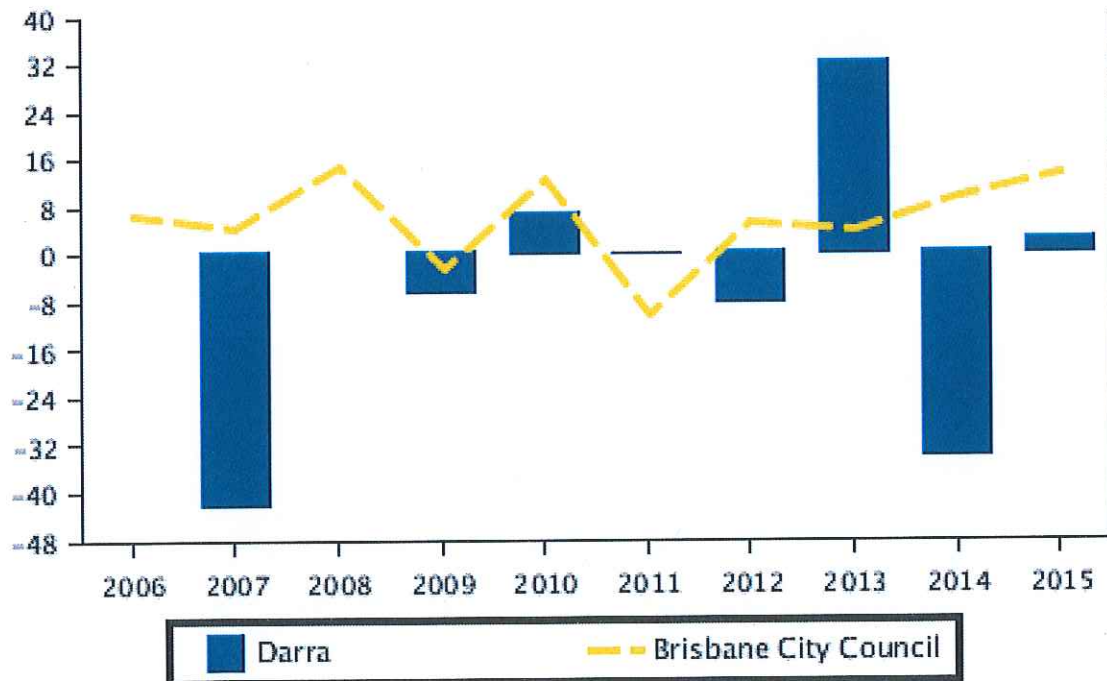


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Capital Growth in Median Prices (Land)

Period	Darra % Change	Brisbane City Council % Change
2015	2.8%	13.6%
2014	-34.7%	9.4%
2013	32.5%	4%
2012	-8.7%	5.3%
2011	0%	-10.2%
2010	7.2%	12.5%
2009	-7.2%	-2.4%
2008	0%	14.8%
2007	-42.8%	4.2%
2006	0%	6.7%

Capital Growth in Median Prices (Land)





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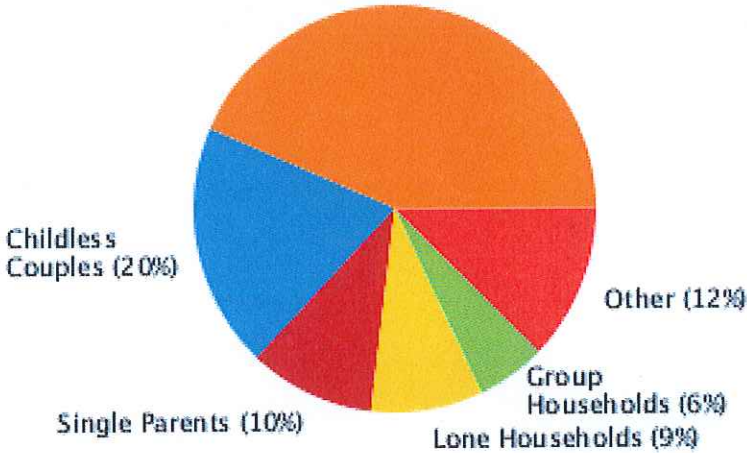
Household

Household Structure

Type	Percent
Couples with Children	43.4
Childless Couples	19.4
Other	12.4
Single Parents	10.1
Lone Households	8.9
Group Households	5.6

Household Structure

Couples with Children (43%)



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

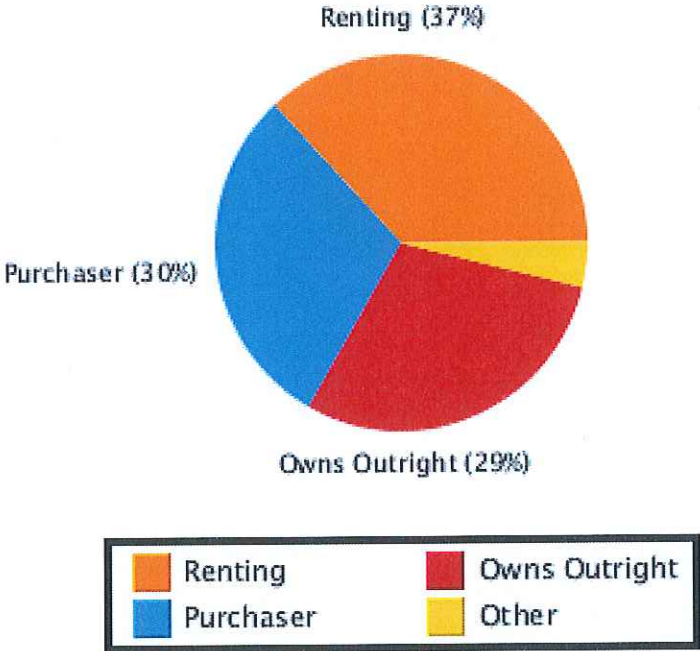


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Household Occupancy

Type	Percent
Renting	36.8
Purchaser	29.8
Owns Outright	29.4
Other	3.9

Household Occupancy

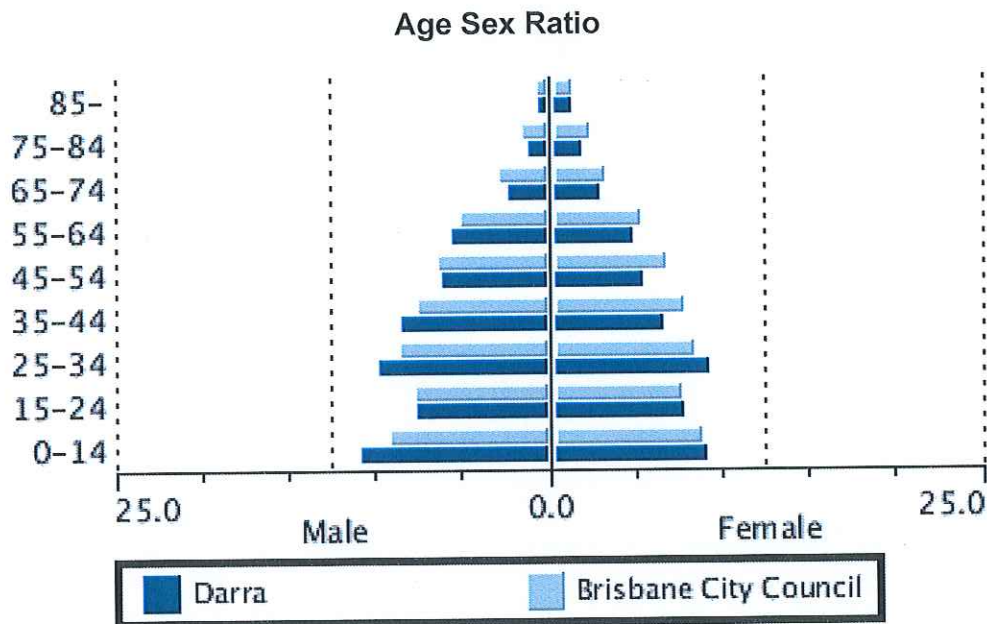




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Age Sex Ratio

Age Group	Darra		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	10.8	9.0	9.2	8.7
15-24	7.5	7.7	7.7	7.6
25-34	9.7	9.1	8.5	8.3
35-44	8.4	6.5	7.5	7.7
45-54	6.0	5.4	6.4	6.6
55-64	5.5	4.7	5.0	5.2
65-74	2.3	2.8	2.9	3.1
75-84	1.1	1.8	1.6	2.2
85-	0.5	1.2	0.6	1.2



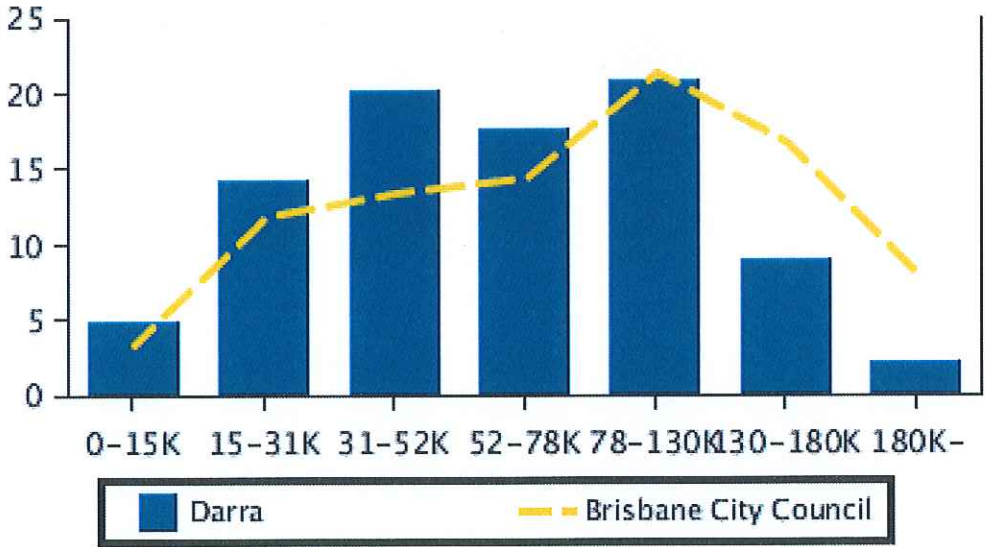


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Household Income

Income Range	Darra %	Brisbane City Council %
0-15K	4.8	3.3
15-31K	14.2	11.8
31-52K	20.2	13.4
52-78K	17.6	14.4
78-130K	20.8	21.3
130-180K	9.0	16.7
180K-	2.2	7.9

Household Income





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	2					
HOUSE	6	\$325,000	\$555,000	\$444,500	\$438,166	\$2,629,000
UNIT	3	\$255,000	\$400,000	\$280,000	\$311,666	\$935,000
TOTAL	11					\$3,564,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		2				
HOUSE	3 Bed	3	\$360,000	\$500,000	\$450,000	\$436,666
	4 Bed	2	\$439,000	\$555,000	\$497,000	\$497,000
	N/A	1	\$325,000	\$325,000	\$325,000	\$325,000
UNIT	3 Bed	2	\$255,000	\$280,000	\$267,500	\$267,500
	N/A	1	\$400,000	\$400,000	\$400,000	\$400,000
TOTAL		11				\$324,000



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Sold Properties



27 Aberdare Street Darra QLD 4076

Sale Price: Not Disclosed
Sale Date: 25 Jun 2016
Area: 526m²

Attributes: 3 Beds, 1 Baths, 2 Car Spaces



29 Aberdare Street Darra QLD 4076

Sale Price: \$325,000
Sale Date: 17 May 2016
Area: 757m²

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



9/20 Archerfield Road Darra QLD 4076

Sale Price: \$400,000
Sale Date: 4 Apr 2016
Area: 107m² Approx

Attributes: 2 Car Spaces



4/35 Ashridge Road Darra QLD 4076

Sale Price: \$255,000
Sale Date: 6 Jun 2016
Area: 125m²

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



86/35 Ashridge Road Darra QLD 4076

Sale Price: \$280,000
Sale Date: 23 May 2016
Area: 136m²

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



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90 Gordon Avenue Darra QLD 4076

Sale Price: \$555,000
Sale Date: 6 Jun 2016
Area: 1,012m²

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



27 Harrington Street Darra QLD 4076

Sale Price: Not Disclosed
Sale Date: 19 May 2016
Area: 611m²

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



60 Harrington Street Darra QLD 4076

Sale Price: \$450,000
Sale Date: 3 Jun 2016
Area: 503m²

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



19 Rowe Terrace Darra QLD 4076

Sale Price: \$439,000
Sale Date: 17 Jun 2016
Area: 709m²

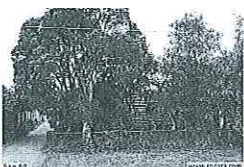
Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



53 Strathaird Street Darra QLD 4076

Sale Price: \$360,000
Sale Date: 20 May 2016
Area: 506m²

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



38 Warrender Street Darra QLD 4076

Sale Price: \$500,000
Sale Date: 14 Apr 2016
Area: 1,012m²

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



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