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A Nobel approach  
to Real Estate™

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Ellen Grove  
April—June 2016

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



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## Area Profile

The size of Ellen Grove is approximately 4 square kilometres. It has 2 parks covering nearly 1% of total area.

The population of Ellen Grove in 2006 was 351 people. By 2011 the population was 2,524 showing a population growth of 619% in the area during that time.

The predominant age group in Ellen Grove is 0-14 years.

Households in Ellen Grove are primarily couples with children and are likely to be repaying between \$1000 - \$1400 per month on mortgage repayments.

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

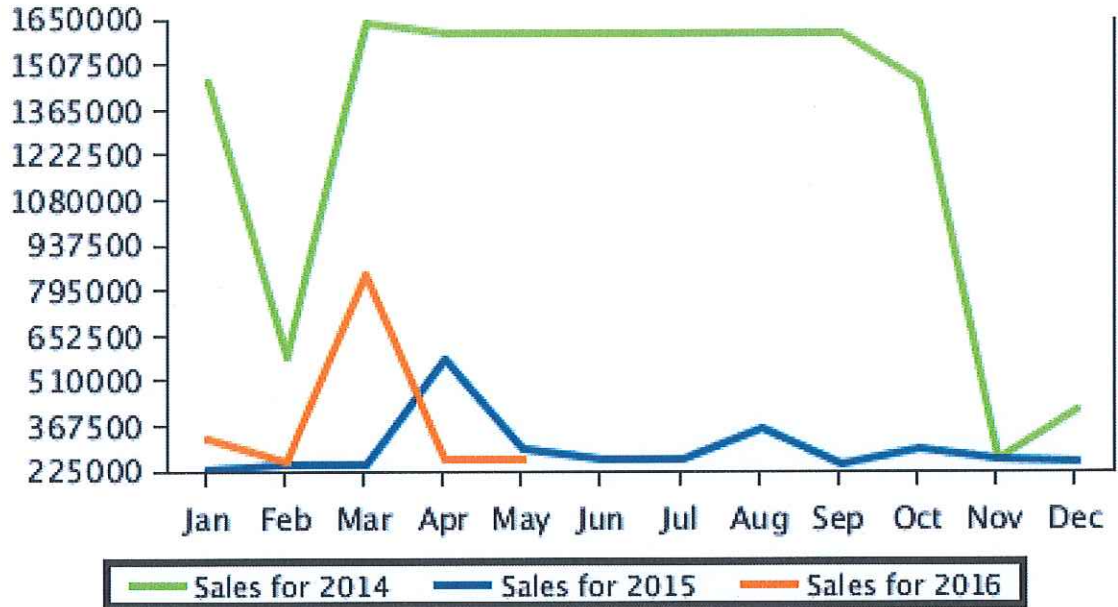
In 2006, 84.5% of the homes in Ellen Grove were owner-occupied compared with 37.0% in 2011.

Currently the median sales price of houses in the area is 265,000.

### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$1,450,000	\$227,500	\$330,000
February	\$585,000	\$247,500	\$251,000
March	\$1,635,000	\$247,500	\$846,500
April	\$1,601,925	\$575,350	\$265,000
May	\$1,601,925	\$295,000	\$265,000
June	\$1,601,925	\$260,100	\$0
July	\$1,601,925	\$258,000	\$0
August	\$1,601,925	\$355,000	\$0
September	\$1,601,925	\$244,000	\$0
October	\$1,450,000	\$297,500	\$0
November	\$263,500	\$262,000	\$0
December	\$419,000	\$254,500	\$0

### Median Sale Price





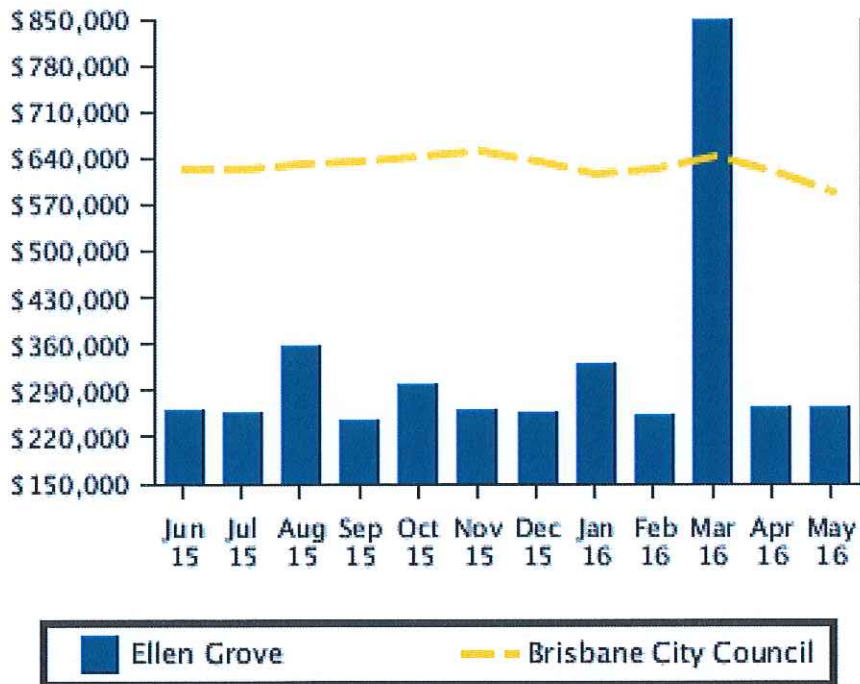
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# Recent Median Sale Prices

## Recent Median House Sale Prices

Period	Ellen Grove Median Price	Brisbane City Council Median Price
May 2016	\$265,000	\$588,065
April 2016	\$265,000	\$620,000
March 2016	\$846,500	\$645,000
February 2016	\$251,000	\$622,500
January 2016	\$330,000	\$614,875
December 2015	\$254,500	\$635,000
November 2015	\$262,000	\$649,900
October 2015	\$297,500	\$645,000
September 2015	\$244,000	\$635,000
August 2015	\$355,000	\$630,000
July 2015	\$258,000	\$625,000
June 2015	\$260,100	\$625,500

## Recent Median House Sale Prices



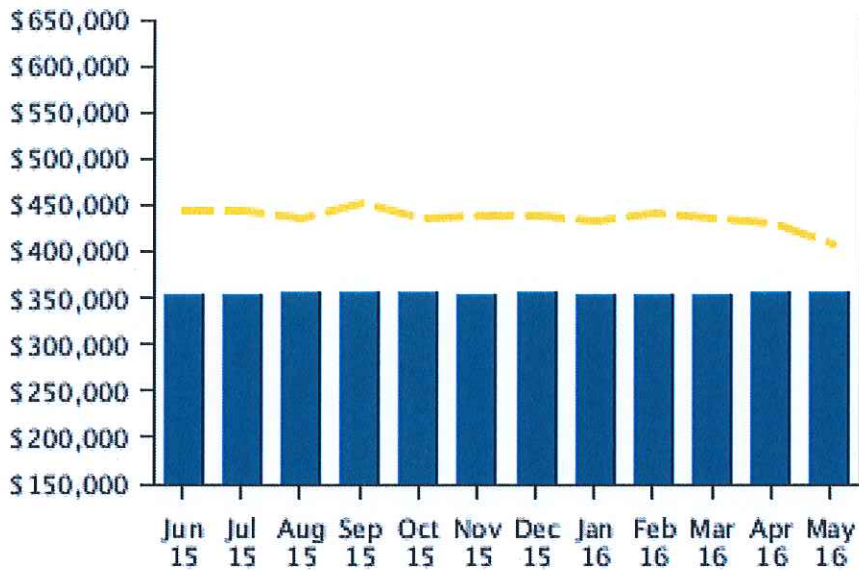


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### Recent Median Unit Sale Prices

Period	Ellen Grove Median Price	Brisbane City Council Median Price
May 2016	\$356,000	\$408,750
April 2016	\$356,000	\$429,500
March 2016	\$353,000	\$435,000
February 2016	\$353,000	\$441,050
January 2016	\$353,000	\$432,500
December 2015	\$355,000	\$440,000
November 2015	\$353,000	\$440,000
October 2015	\$355,000	\$435,000
September 2015	\$355,000	\$452,000
August 2015	\$355,000	\$435,500
July 2015	\$353,000	\$445,000
June 2015	\$353,000	\$443,000

### Recent Median Unit Sale Prices



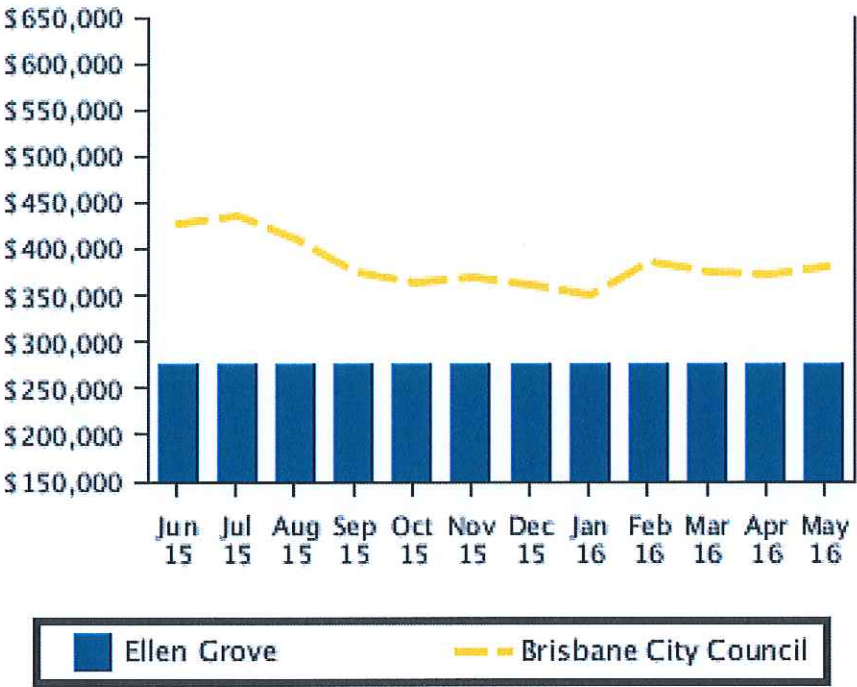


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**Recent Median Land Sale Prices**

Period	Ellen Grove Median Price	Brisbane City Council Median Price
May 2016	\$275,000	\$380,000
April 2016	\$275,000	\$372,500
March 2016	\$275,000	\$376,000
February 2016	\$275,000	\$385,000
January 2016	\$275,000	\$349,000
December 2015	\$275,000	\$360,000
November 2015	\$275,000	\$370,000
October 2015	\$275,000	\$365,000
September 2015	\$275,000	\$376,050
August 2015	\$275,000	\$410,000
July 2015	\$275,000	\$435,000
June 2015	\$275,000	\$427,500

**Recent Median Land Sale Prices**





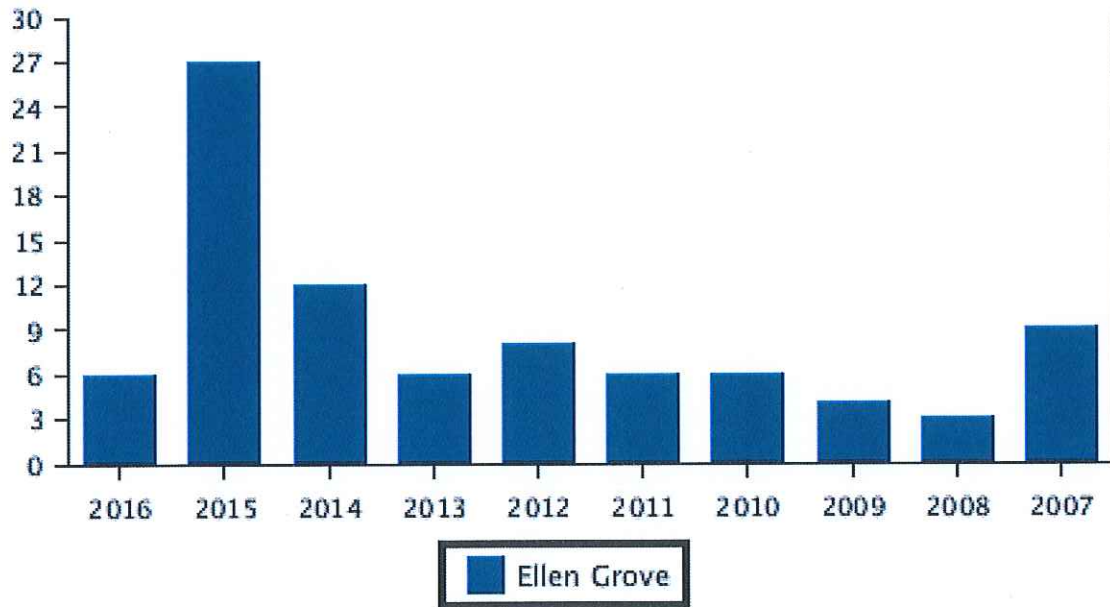
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# Sales Per Annum

## House Sales Per Annum

Period	Ellen Grove Number
2016	6
2015	27
2014	12
2013	6
2012	8
2011	6
2010	6
2009	4
2008	3
2007	9

## House Sales Per Annum



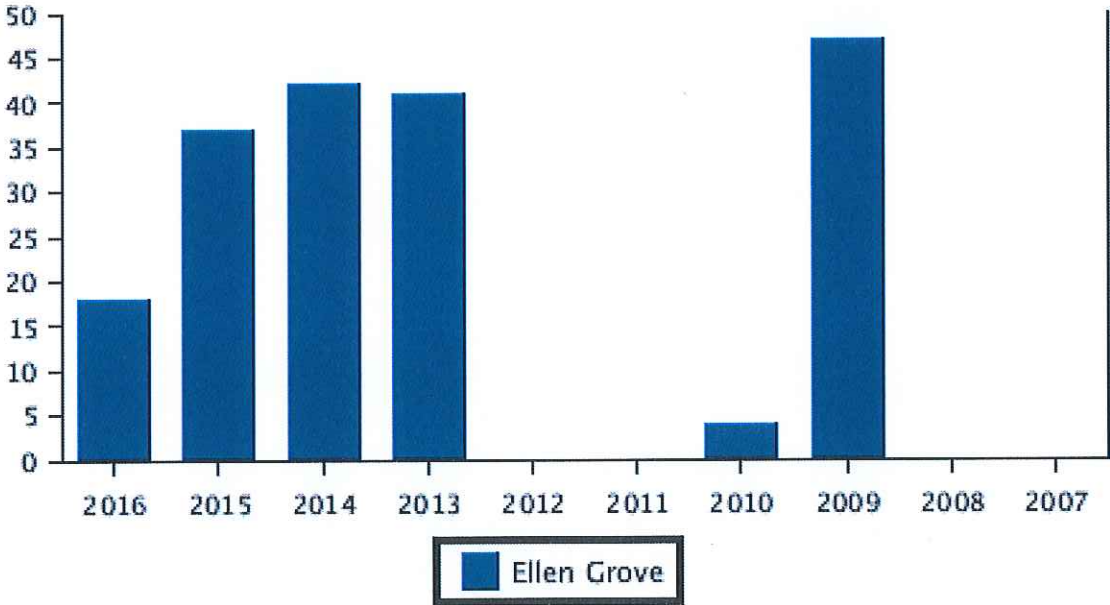


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**Unit Sales Per Annum**

Period	Ellen Grove Number
2016	18
2015	37
2014	42
2013	41
2012	0
2011	0
2010	4
2009	47
2008	0
2007	0

**Unit Sales Per Annum**





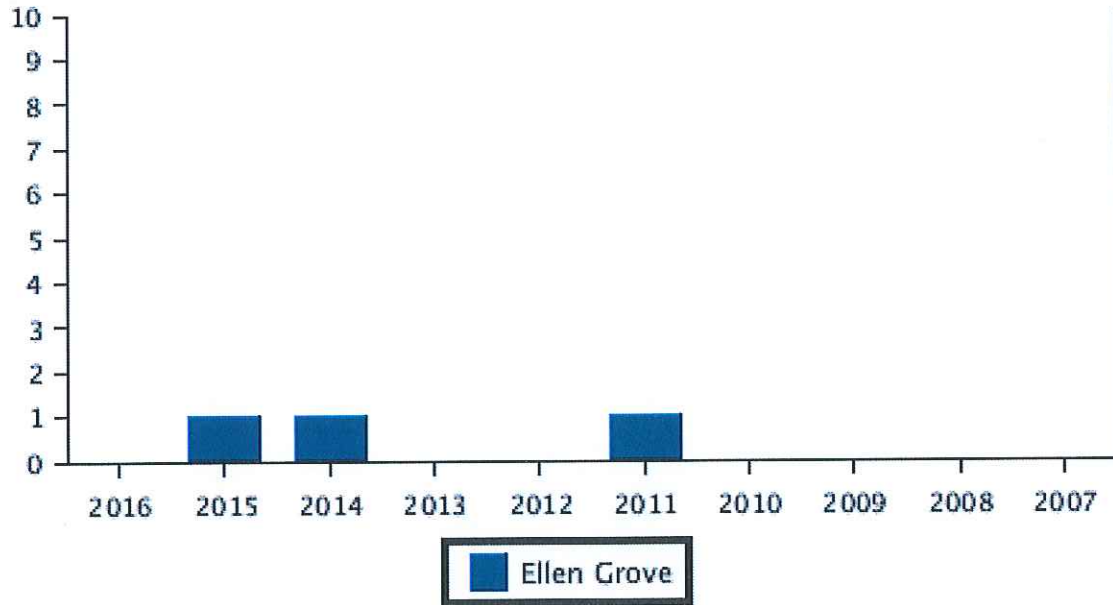


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### Land Sales Per Annum

Period	Ellen Grove Number
2016	0
2015	1
2014	1
2013	0
2012	0
2011	1
2010	0
2009	0
2008	0
2007	0

### Land Sales Per Annum





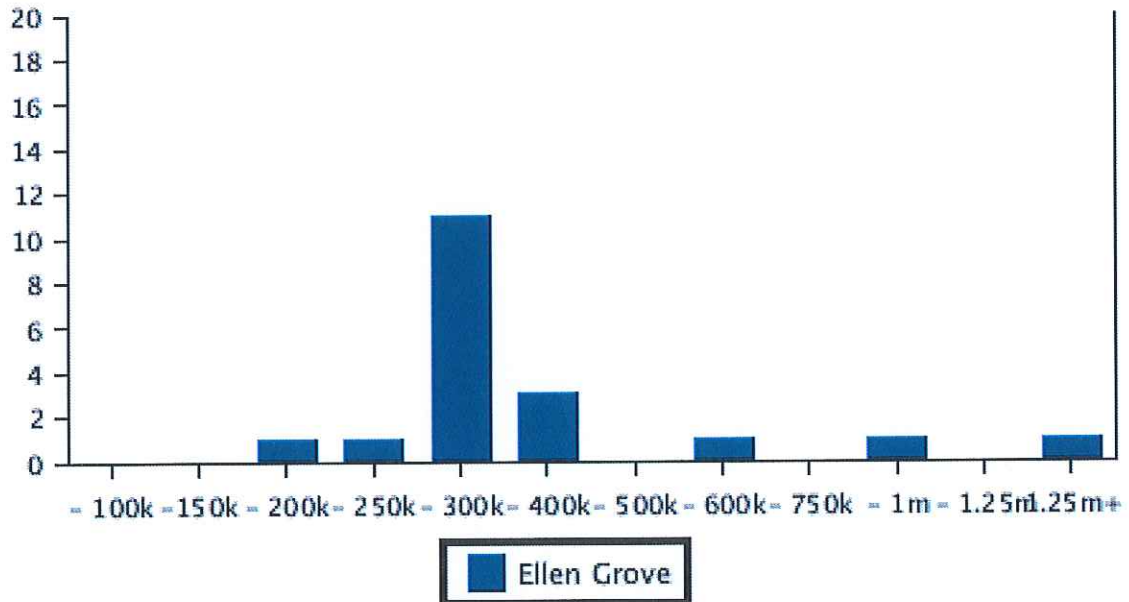
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## Sales By Price

### House Sale by Price (12 months)

Price	Ellen Grove	
	Number	
0 - 100k	0	
101 -150k	0	
151 - 200k	1	
201 - 250k	1	
251 - 300k	11	
301 - 400k	3	
401 - 500k	0	
501 - 600k	1	
601 - 750k	0	
751 - 1m	1	
> 1m - 1.25m	0	
1.25m+	1	

### House Sales By Price (12 months)



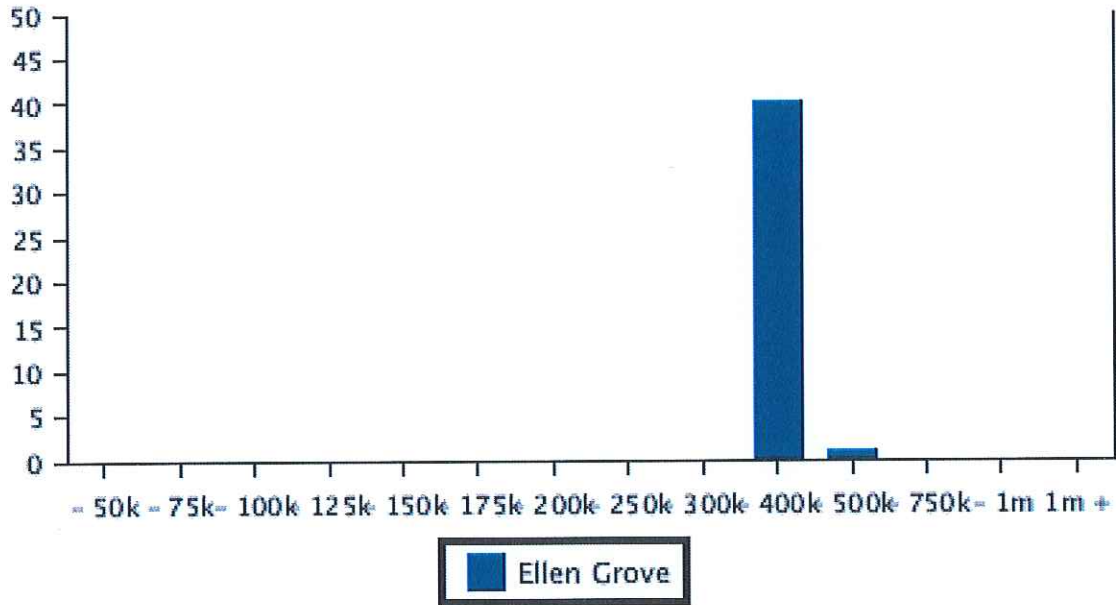


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**Unit Sale by Price (12 months)**

Price	Ellen Grove 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	40
401 - 500k	1
501 - 750k	0
751 - 1m	0
1m +	0

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



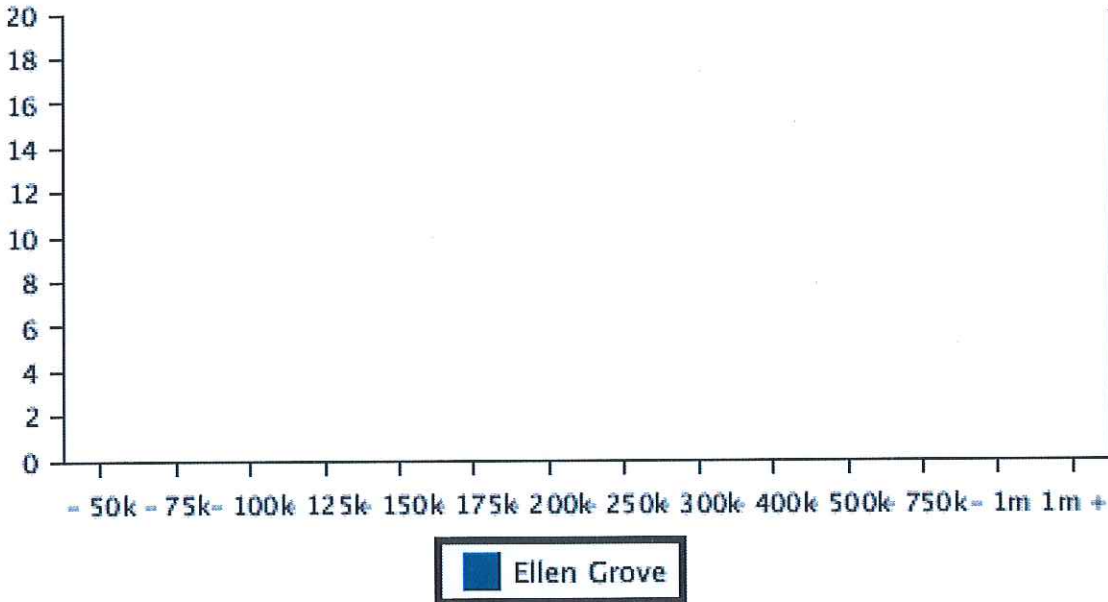


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**Land Sale by Price (12 months)**

Price	Ellen Grove 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)**





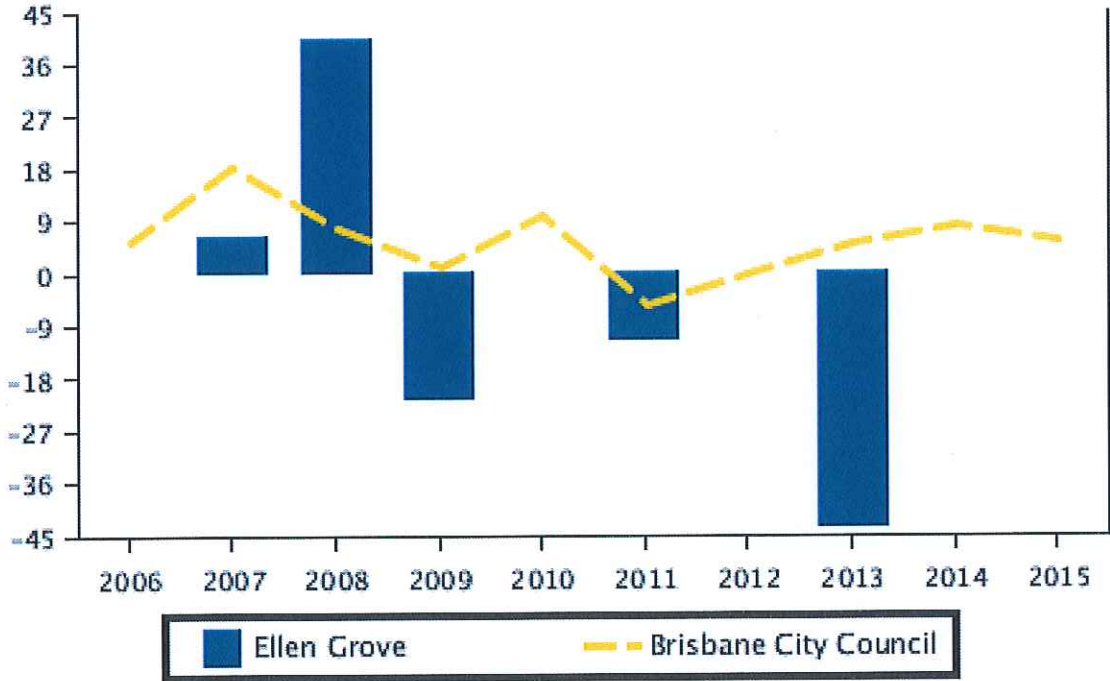
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# Capital Growth Median Prices

## Capital Growth in Median Prices (Houses)

Period	Ellen Grove % Change	Brisbane City Council % Change
2015	0%	5.4%
2014	0%	8.3%
2013	-44.1%	5.2%
2012	0%	-0.4%
2011	-11.5%	-5.3%
2010	0%	9.8%
2009	-21.8%	1%
2008	40.3%	7.6%
2007	6.6%	18.3%
2006	0%	5.7%

## Capital Growth in Median Prices (Houses)



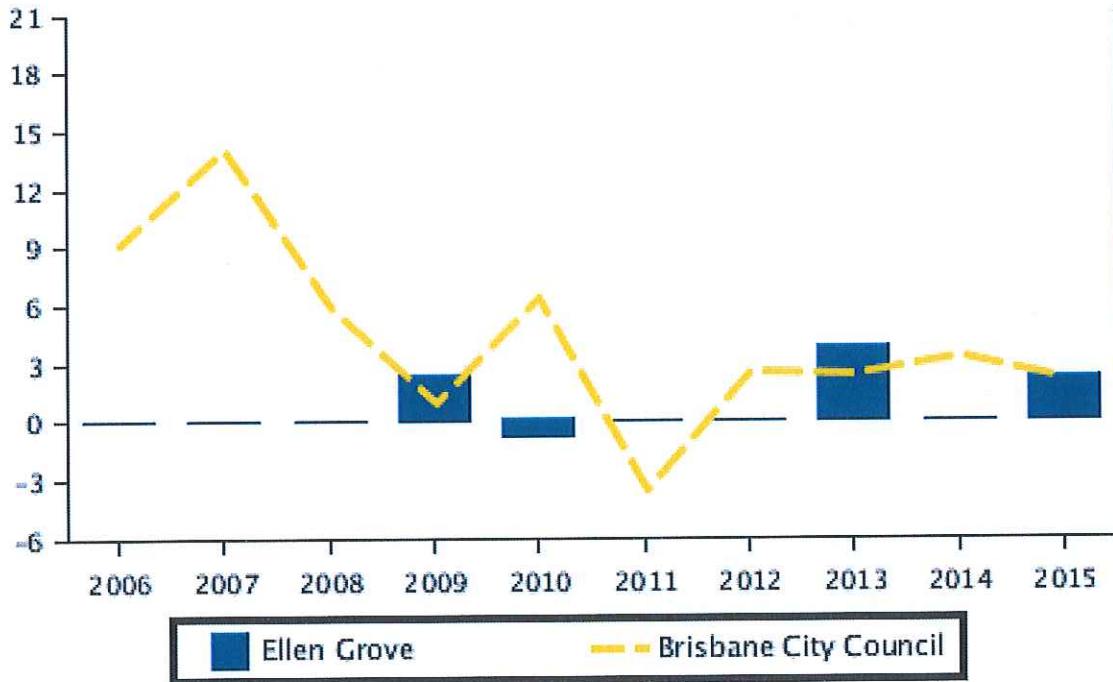


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### Capital Growth in Median Prices (Unit)

Period	Ellen Grove % Change	Brisbane City Council % Change
2015	2.3%	2.1%
2014	0%	3.3%
2013	3.9%	2.4%
2012	0%	2.5%
2011	0%	-3.6%
2010	-1%	6.4%
2009	2.4%	1%
2008	0%	5.8%
2007	0%	14.1%
2006	0%	9.2%

### Capital Growth in Median Prices (Unit)



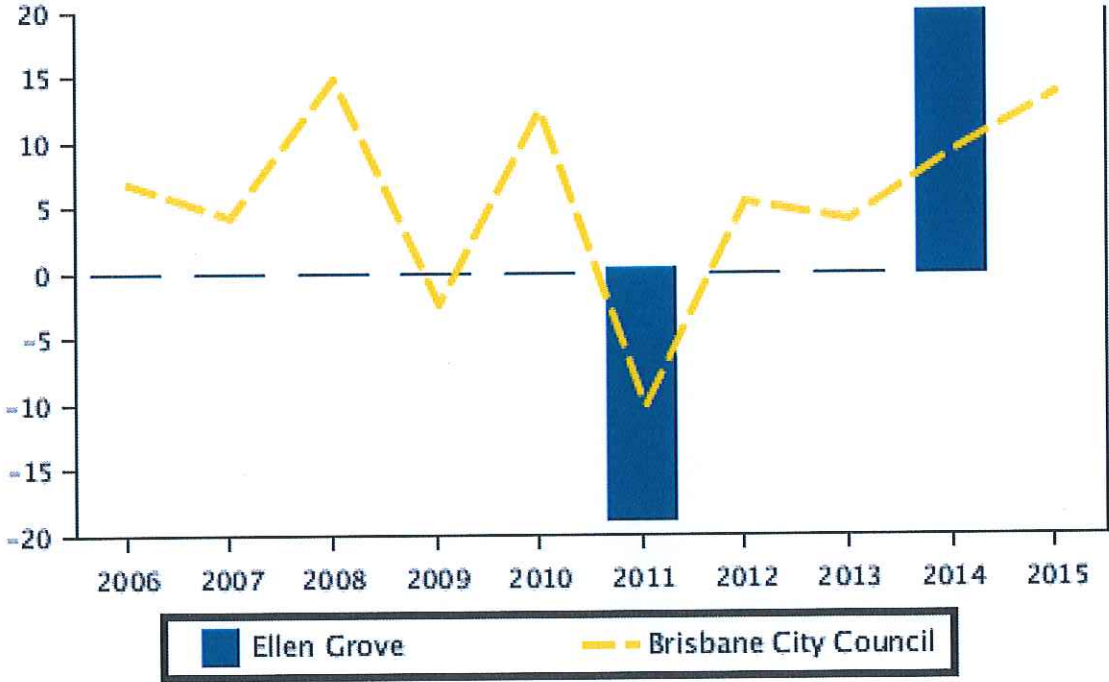


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**Capital Growth in Median Prices (Land)**

Period	Ellen Grove % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	24.7%	9.4%
2013	0%	4%
2012	0%	5.3%
2011	-19.3%	-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)**



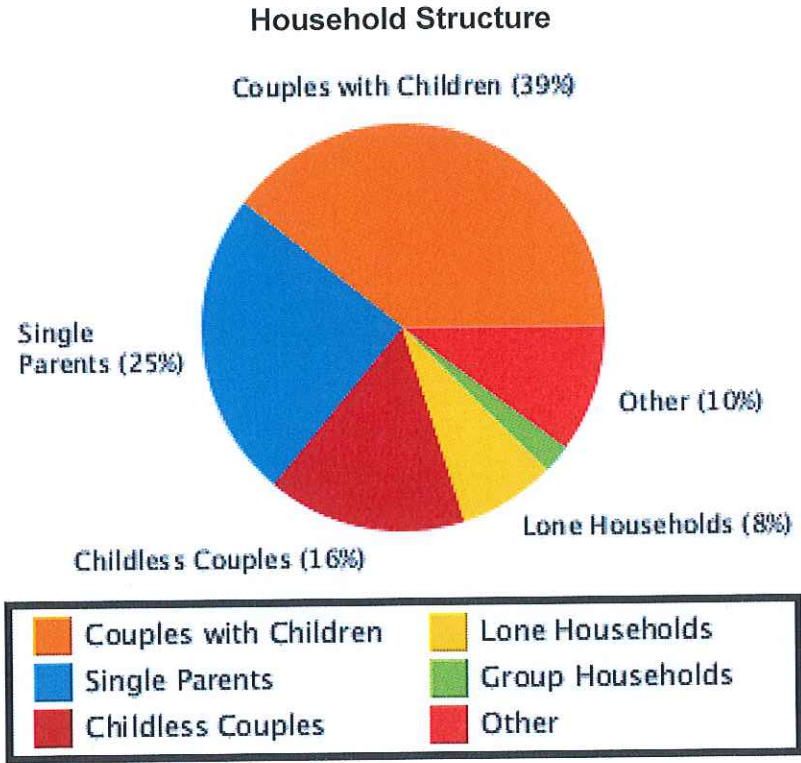


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# Household

## Household Structure

Type	Percent
Couples with Children	39.4
Single Parents	24.5
Childless Couples	16.0
Other	10.2
Lone Households	7.7
Group Households	2.3





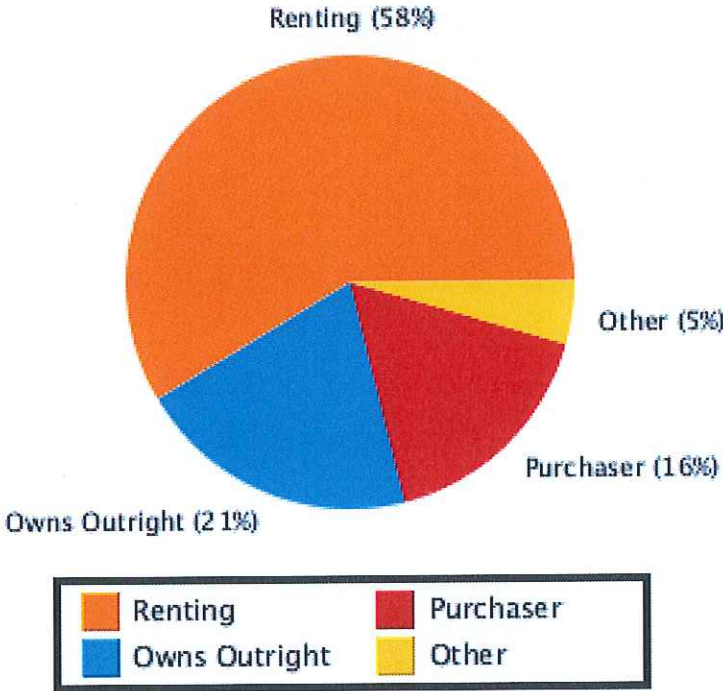


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### Household Occupancy

Type	Percent
Renting	58.5
Owns Outright	20.3
Purchaser	16.7
Other	4.5

### Household Occupancy

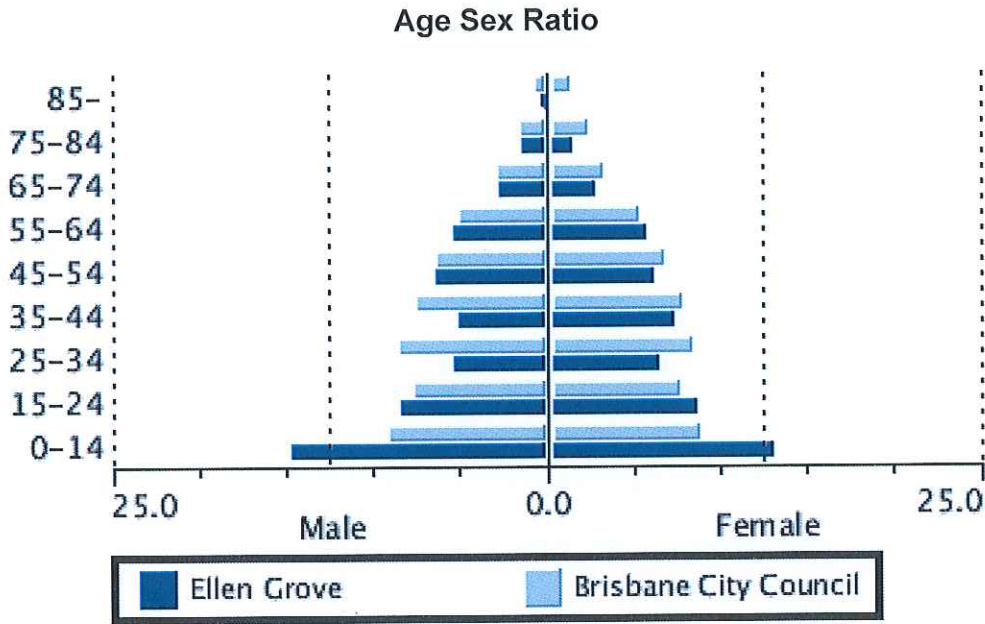




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# Age Sex Ratio

Age Group	Ellen Grove		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	14.7	12.9	9.2	8.7
15-24	8.4	8.5	7.7	7.6
25-34	5.3	6.4	8.5	8.3
35-44	5.0	7.2	7.5	7.7
45-54	6.3	6.0	6.4	6.6
55-64	5.3	5.7	5.0	5.2
65-74	2.7	2.7	2.9	3.1
75-84	1.4	1.4	1.6	2.2
85-	0.1	0.0	0.6	1.2

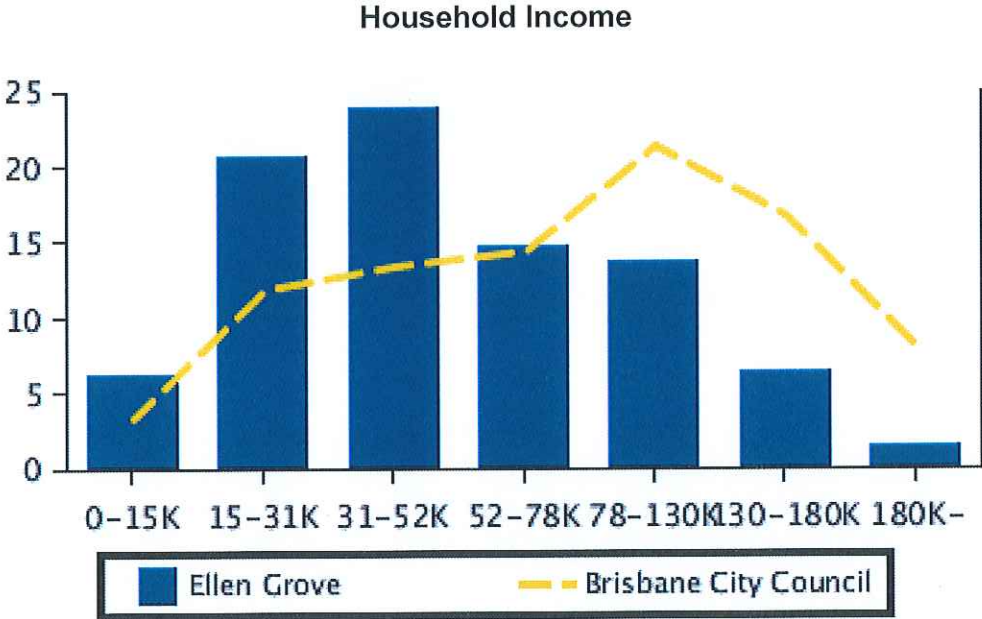




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# Household Income

Income Range	Ellen Grove %	Brisbane City Council %
0-15K	6.2	3.3
15-31K	20.6	11.8
31-52K	23.9	13.4
52-78K	14.7	14.4
78-130K	13.7	21.3
130-180K	6.3	16.7
180K-	1.4	7.9





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## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
HOUSE	1	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000
<b>TOTAL</b>	<b>1</b>					<b>\$490,000</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
HOUSE	4 Bed	1	\$490,000	\$490,000	\$490,000	\$490,000
<b>TOTAL</b>		<b>1</b>				<b>\$490,000</b>



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## Sold Properties

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### **9 Yarraga Avenue Ellen Grove QLD 4078**

Sale Price: \$490,000

Sale Date: 1 Apr 2016

Area: 1,032m<sup>2</sup>

Attributes: 4 Beds, 2 Baths, 2 Car Spaces



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