
A Nobel approach
to Real Estate™

Fairfield

April—June 2016

THE **Adam**
Nobel TEAM

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Area Profile

The size of Fairfield is approximately 1 square kilometres. It has 6 parks covering nearly 8% of total area.

The population of Fairfield in 2006 was 2,578 people. By 2011 the population was 2,551 showing a population decline of 1% in the area during that time.

The predominant age group in Fairfield is 15-24 years.

Households in Fairfield are primarily couples with children and are likely to be repaying between \$3000 - \$4000 per month on mortgage repayments.

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

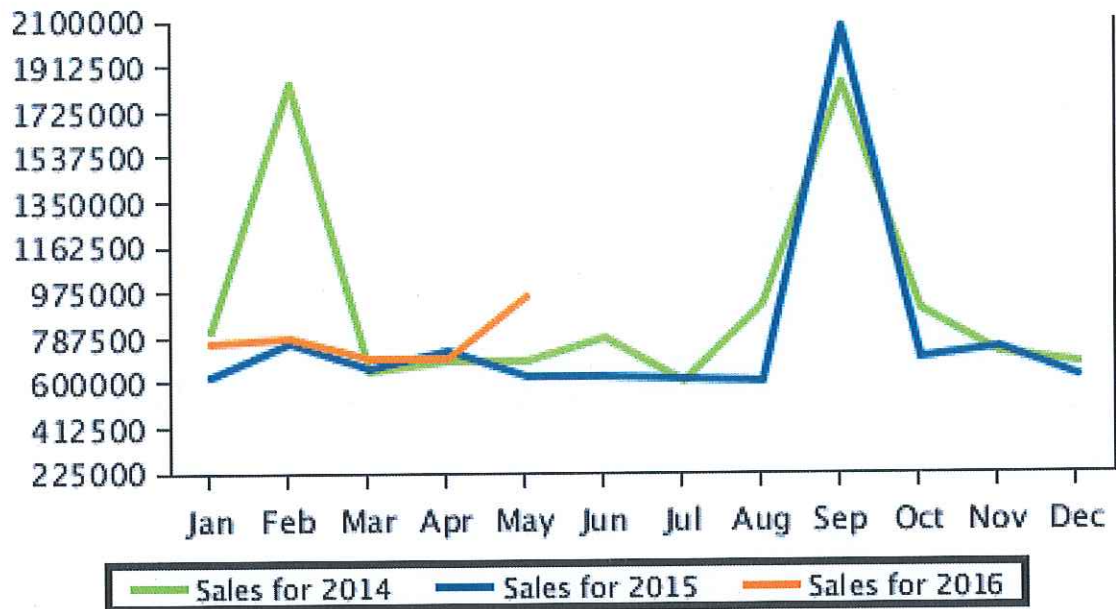
In 2006, 56.9% of the homes in Fairfield were owner-occupied compared with 52.2% in 2011.

Currently the median sales price of houses in the area is 950,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$812,500	\$625,000	\$765,000
February	\$1,840,000	\$760,000	\$787,500
March	\$650,000	\$660,000	\$696,000
April	\$690,000	\$730,000	\$696,000
May	\$685,000	\$620,000	\$950,000
June	\$780,000	\$620,000	\$0
July	\$605,000	\$612,000	\$0
August	\$920,000	\$600,000	\$0
September	\$1,840,000	\$2,076,000	\$0
October	\$905,000	\$702,000	\$0
November	\$720,000	\$741,000	\$0
December	\$680,000	\$620,000	\$0

Median Sale Price





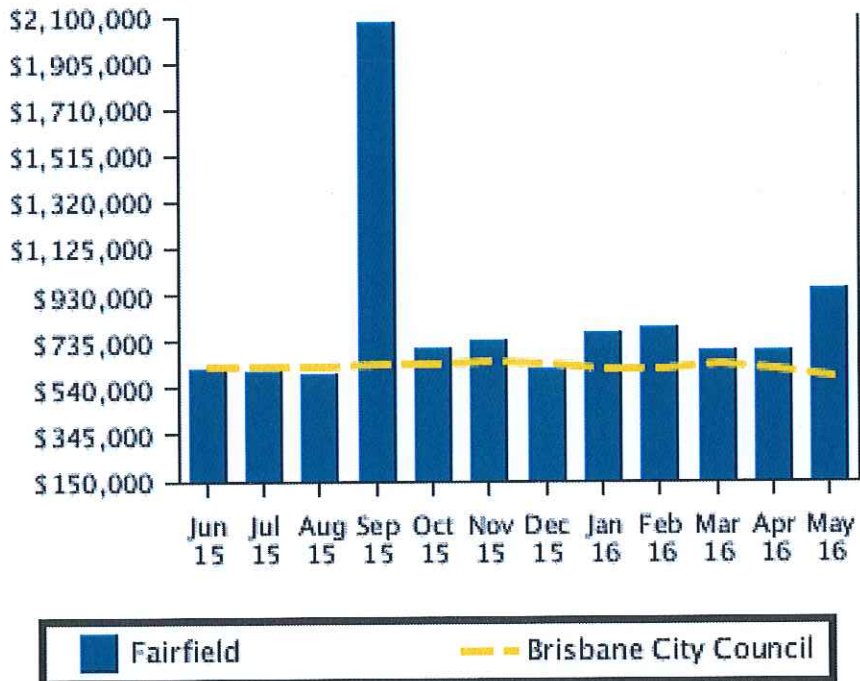
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Recent Median Sale Prices

Recent Median House Sale Prices

Period	Fairfield Median Price	Brisbane City Council Median Price
May 2016	\$950,000	\$588,065
April 2016	\$696,000	\$620,000
March 2016	\$696,000	\$645,000
February 2016	\$787,500	\$622,500
January 2016	\$765,000	\$614,875
December 2015	\$620,000	\$635,000
November 2015	\$741,000	\$649,900
October 2015	\$702,000	\$645,000
September 2015	\$2,076,000	\$635,000
August 2015	\$600,000	\$630,000
July 2015	\$612,000	\$625,000
June 2015	\$620,000	\$625,500

Recent Median House Sale Prices



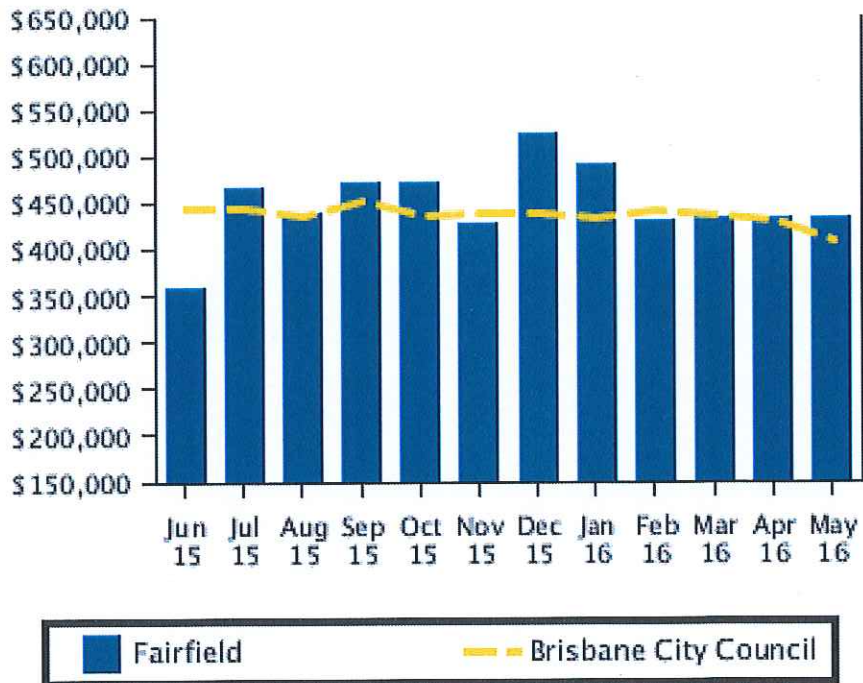


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Recent Median Unit Sale Prices

Period	Fairfield Median Price	Brisbane City Council Median Price
May 2016	\$434,000	\$408,750
April 2016	\$434,000	\$429,500
March 2016	\$434,000	\$435,000
February 2016	\$430,000	\$441,050
January 2016	\$490,000	\$432,500
December 2015	\$525,000	\$440,000
November 2015	\$428,000	\$440,000
October 2015	\$470,500	\$435,000
September 2015	\$470,500	\$452,000
August 2015	\$440,000	\$435,500
July 2015	\$465,000	\$445,000
June 2015	\$359,000	\$443,000

Recent Median Unit Sale Prices



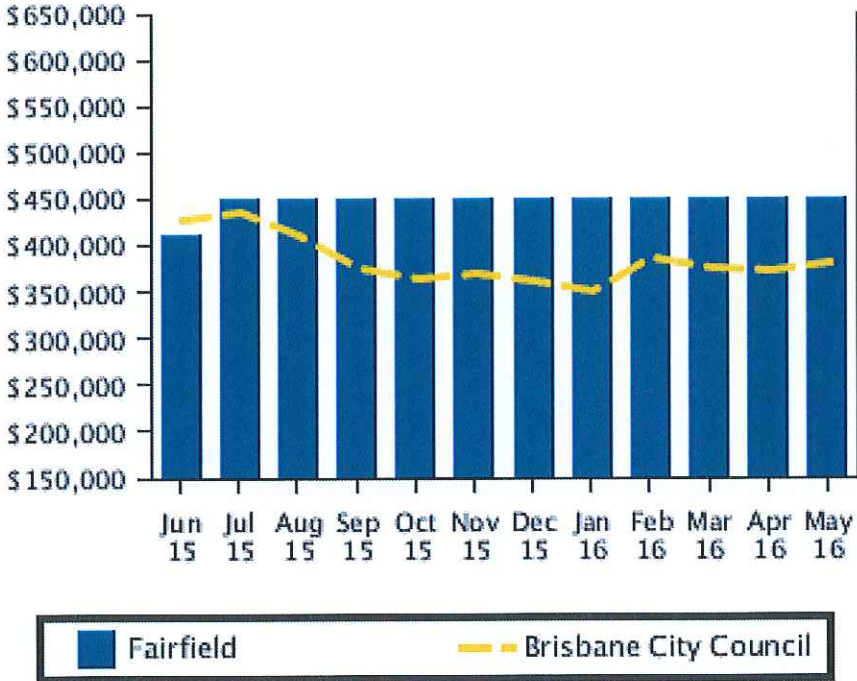


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Recent Median Land Sale Prices

Period	Fairfield	Brisbane City Council
	Median Price	Median Price
May 2016	\$450,000	\$380,000
April 2016	\$450,000	\$372,500
March 2016	\$450,000	\$376,000
February 2016	\$450,000	\$385,000
January 2016	\$450,000	\$349,000
December 2015	\$450,000	\$360,000
November 2015	\$450,000	\$370,000
October 2015	\$450,000	\$365,000
September 2015	\$450,000	\$376,050
August 2015	\$450,000	\$410,000
July 2015	\$450,000	\$435,000
June 2015	\$410,000	\$427,500

Recent Median Land Sale Prices





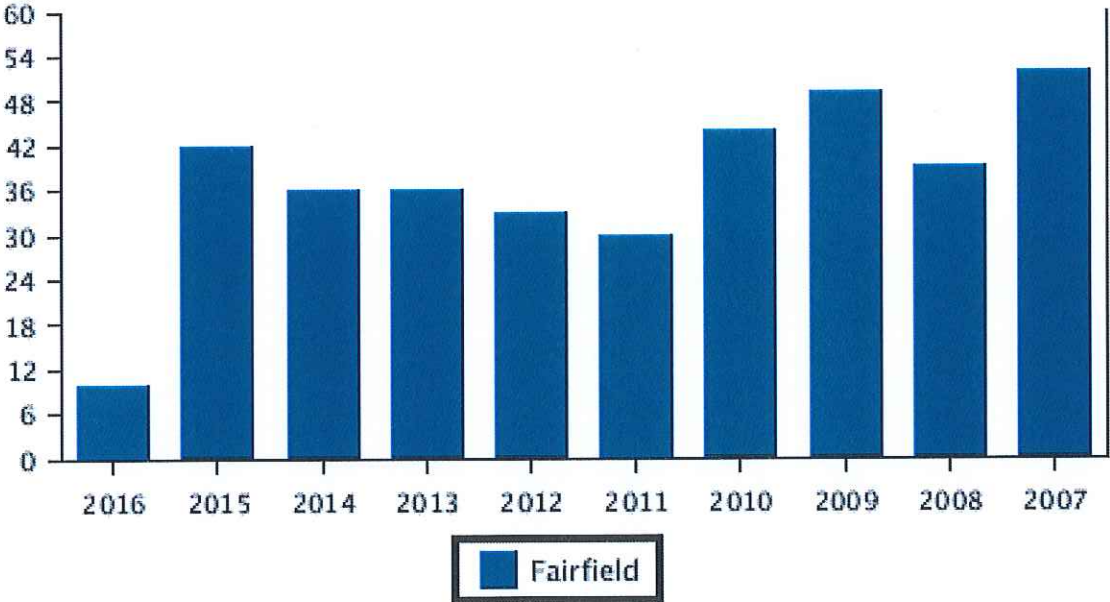
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Sales Per Annum

House Sales Per Annum

Period	Fairfield Number
2016	10
2015	42
2014	36
2013	36
2012	33
2011	30
2010	44
2009	49
2008	39
2007	52

House Sales Per Annum



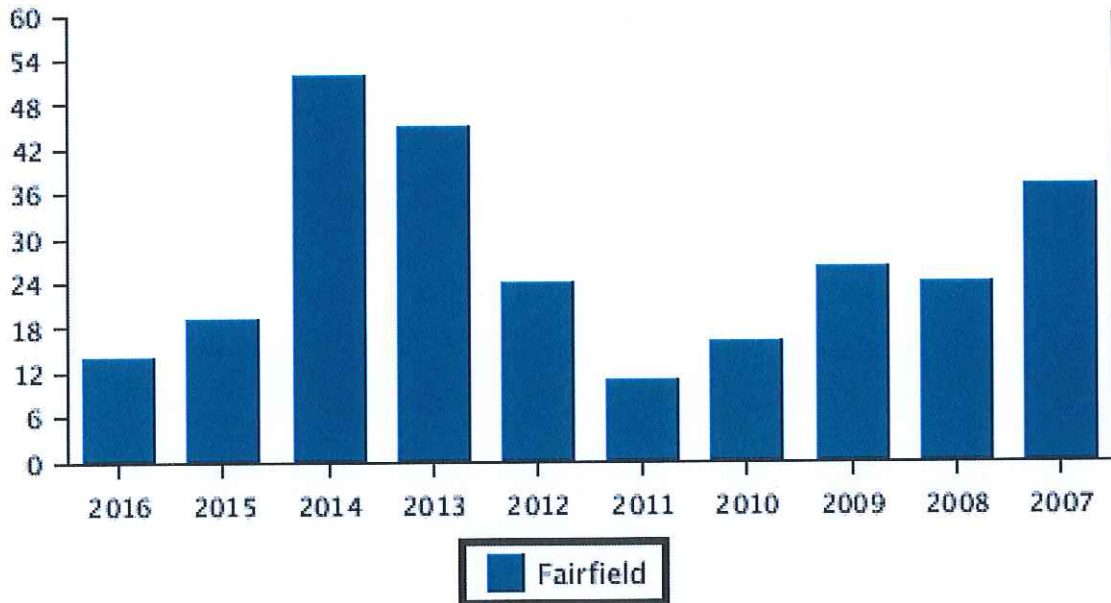


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Unit Sales Per Annum

Period	Fairfield Number
2016	14
2015	19
2014	52
2013	45
2012	24
2011	11
2010	16
2009	26
2008	24
2007	37

Unit Sales Per Annum



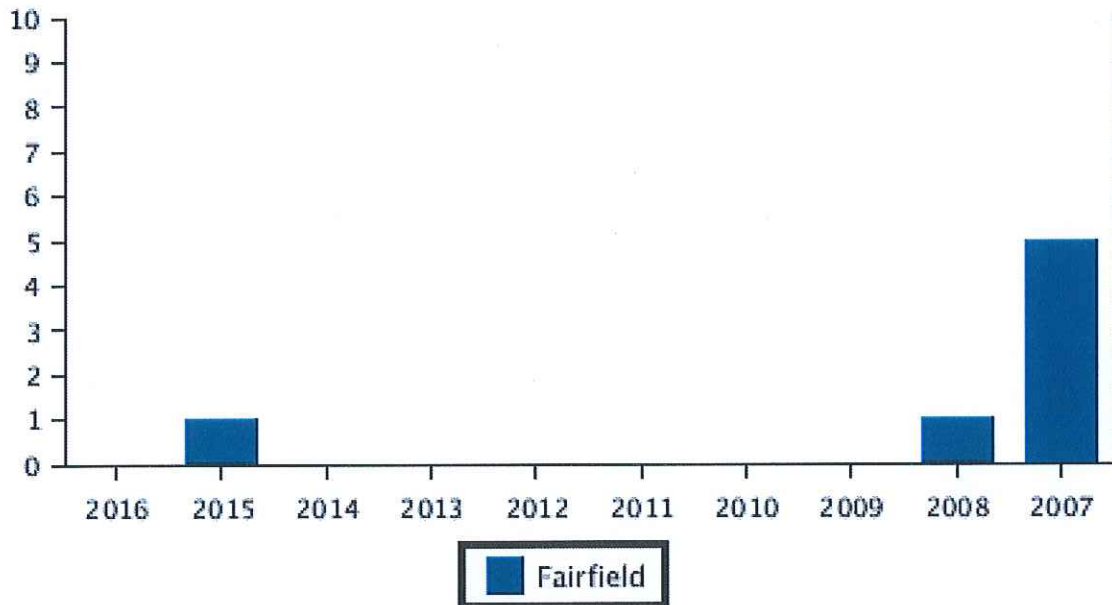


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Land Sales Per Annum

Period	Fairfield Number
2016	0
2015	1
2014	0
2013	0
2012	0
2011	0
2010	0
2009	0
2008	1
2007	5

Land Sales Per Annum





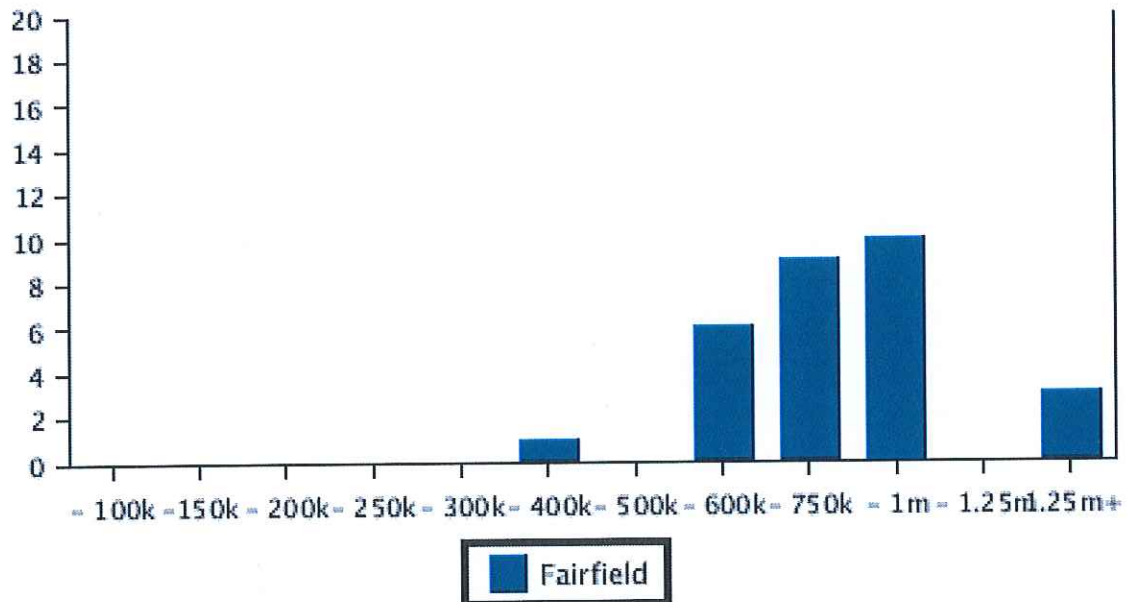
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Sales By Price

House Sale by Price (12 months)

Price	Fairfield Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	1
401 - 500k	0
501 - 600k	6
601 - 750k	9
751 - 1m	10
> 1m - 1.25m	0
1.25m+	3

House Sales By Price (12 months)



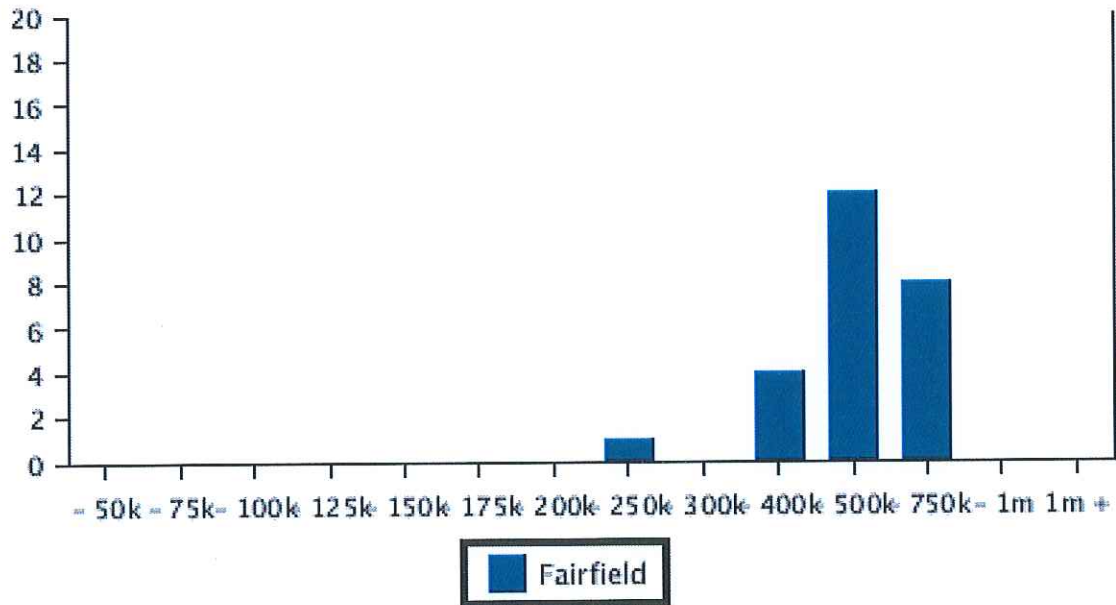


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Unit Sale by Price (12 months)

Price	Fairfield	
	Number	
0 - 50k	0	
51 - 75k	0	
76 - 100k	0	
101 - 125k	0	
126 - 150k	0	
151 - 175k	0	
176 - 200k	0	
201 - 250k	1	
251 - 300k	0	
301 - 400k	4	
401 - 500k	12	
501 - 750k	8	
751 - 1m	0	
1m +	0	

Unit Sales By Price (12 months)



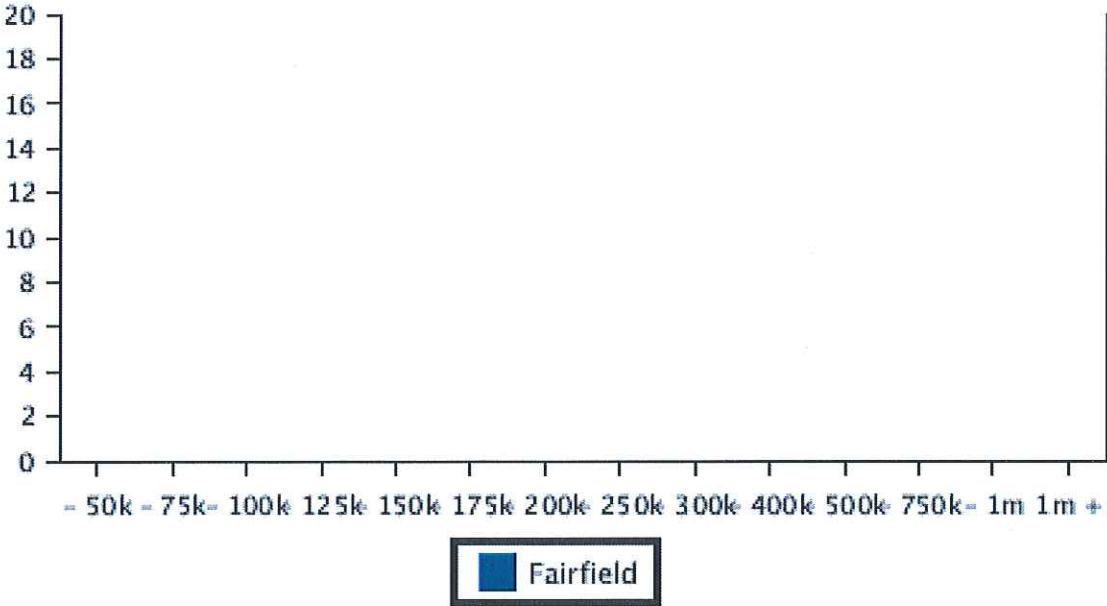


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Land Sale by Price (12 months)

Price	Fairfield 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)





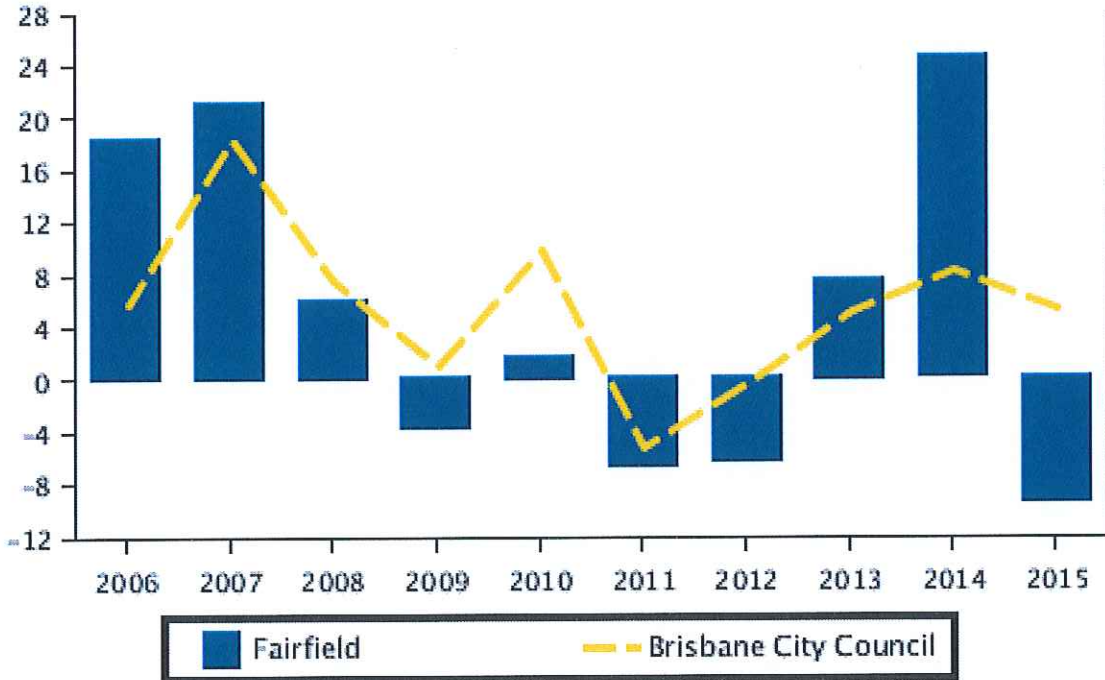
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Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Fairfield	Brisbane City Council
	% Change	% Change
2015	-9.7%	5.4%
2014	24.7%	8.3%
2013	7.8%	5.2%
2012	-6.6%	-0.4%
2011	-6.9%	-5.3%
2010	1.8%	9.8%
2009	-4.1%	1%
2008	6.1%	7.6%
2007	21.2%	18.3%
2006	18.5%	5.7%

Capital Growth in Median Prices (Houses)



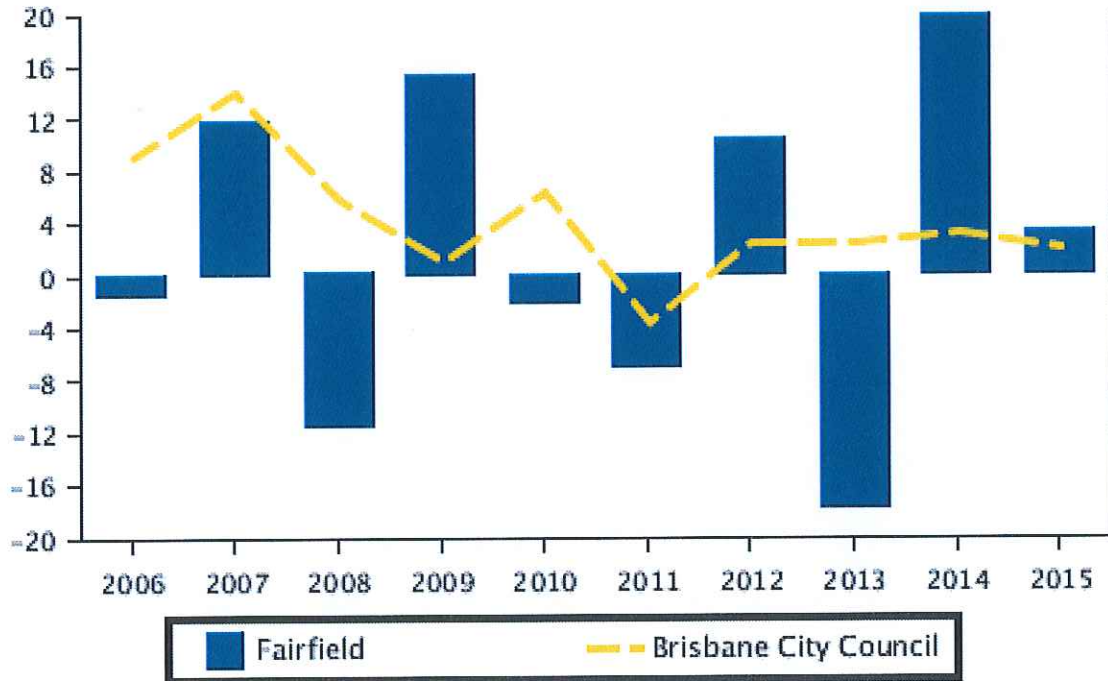


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Capital Growth in Median Prices (Unit)

Period	Fairfield % Change	Brisbane City Council % Change
2015	3.4%	2.1%
2014	19.9%	3.3%
2013	-18%	2.4%
2012	10.5%	2.5%
2011	-7.2%	-3.6%
2010	-2.3%	6.4%
2009	15.3%	1%
2008	-11.8%	5.8%
2007	11.8%	14.1%
2006	-1.7%	9.2%

Capital Growth in Median Prices (Unit)



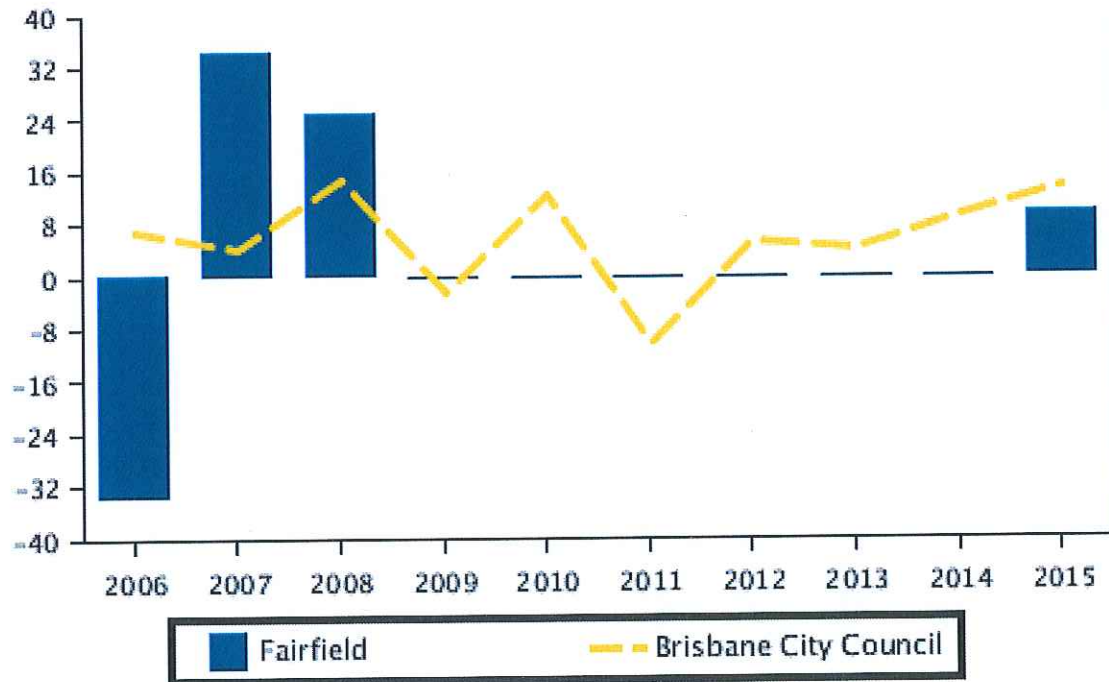


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Capital Growth in Median Prices (Land)

Period	Fairfield % Change	Brisbane City Council % Change
2015	9.8%	13.6%
2014	0%	9.4%
2013	0%	4%
2012	0%	5.3%
2011	0%	-10.2%
2010	0%	12.5%
2009	0%	-2.4%
2008	25%	14.8%
2007	34.4%	4.2%
2006	-34.1%	6.7%

Capital Growth in Median Prices (Land)



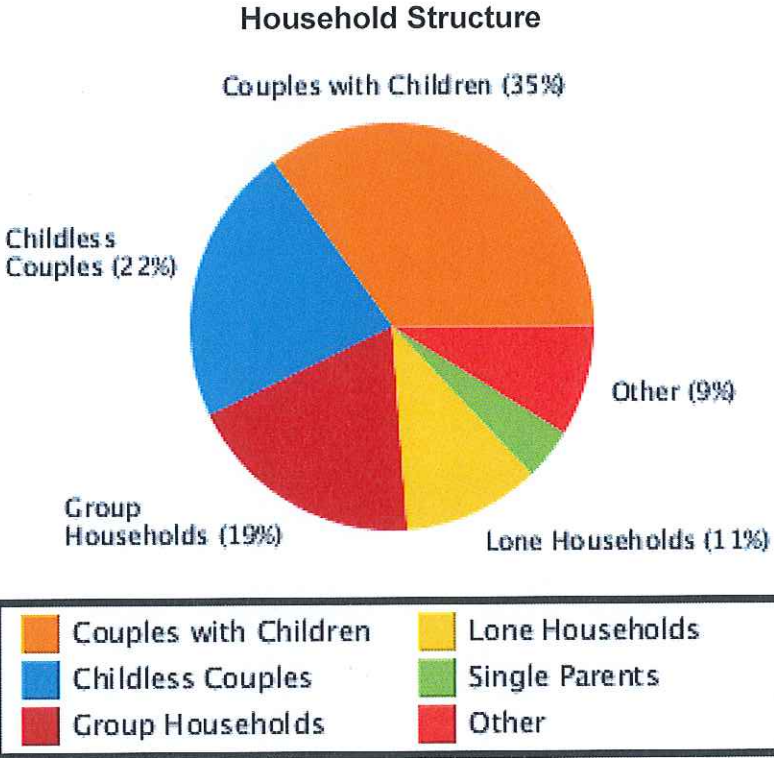


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Household

Household Structure

Type	Percent
Couples with Children	35.0
Childless Couples	22.1
Group Households	19.1
Lone Households	11.0
Other	8.8
Single Parents	4.1



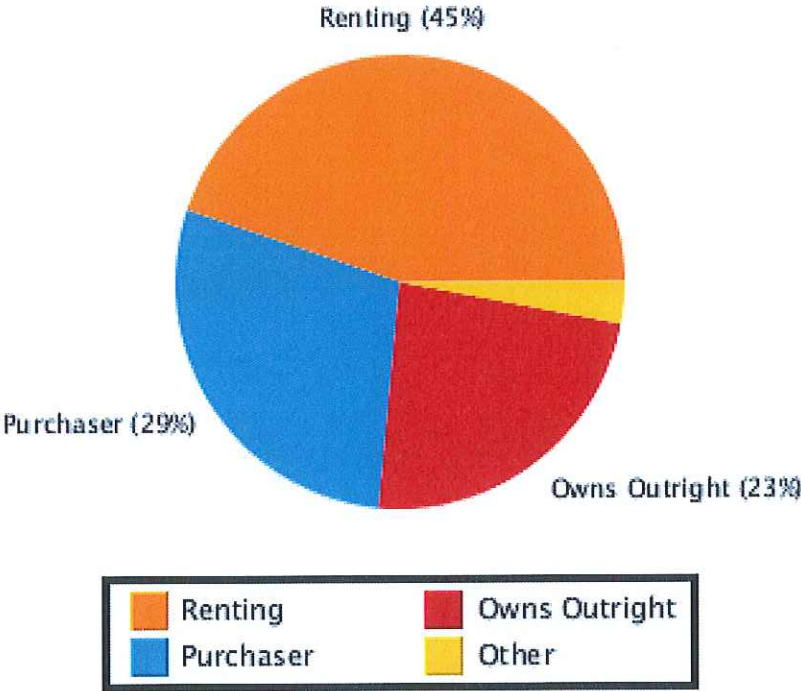


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Household Occupancy

Type	Percent
Renting	44.8
Purchaser	28.7
Owns Outright	23.5
Other	3.0

Household Occupancy

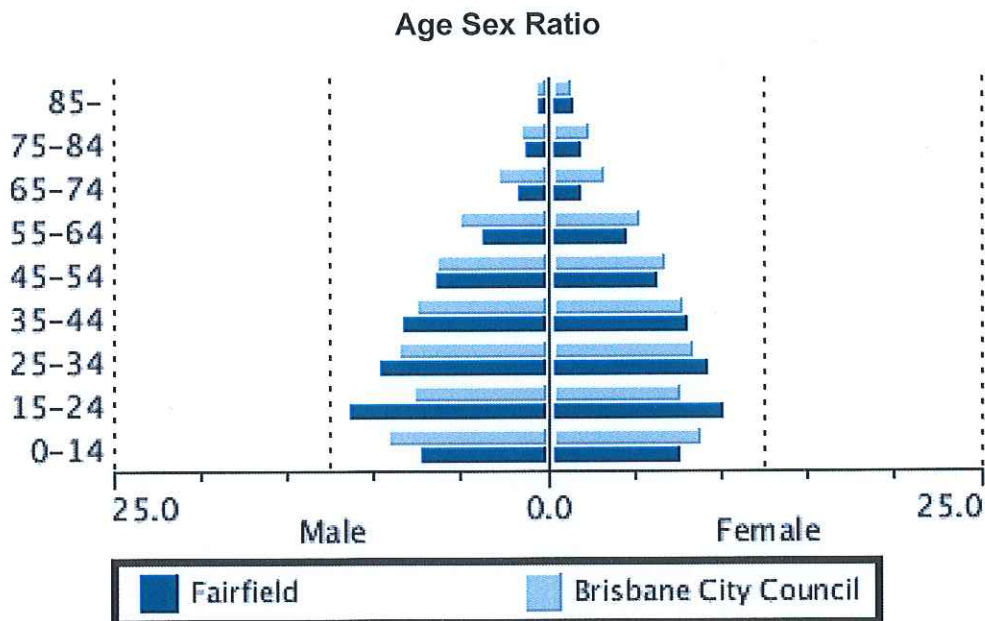




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Age Sex Ratio

Age Group	Fairfield		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	7.2	7.6	9.2	8.7
15-24	11.3	10.0	7.7	7.6
25-34	9.6	9.1	8.5	8.3
35-44	8.2	7.9	7.5	7.7
45-54	6.4	6.2	6.4	6.6
55-64	3.8	4.4	5.0	5.2
65-74	1.7	1.8	2.9	3.1
75-84	1.3	1.8	1.6	2.2
85-	0.5	1.4	0.6	1.2



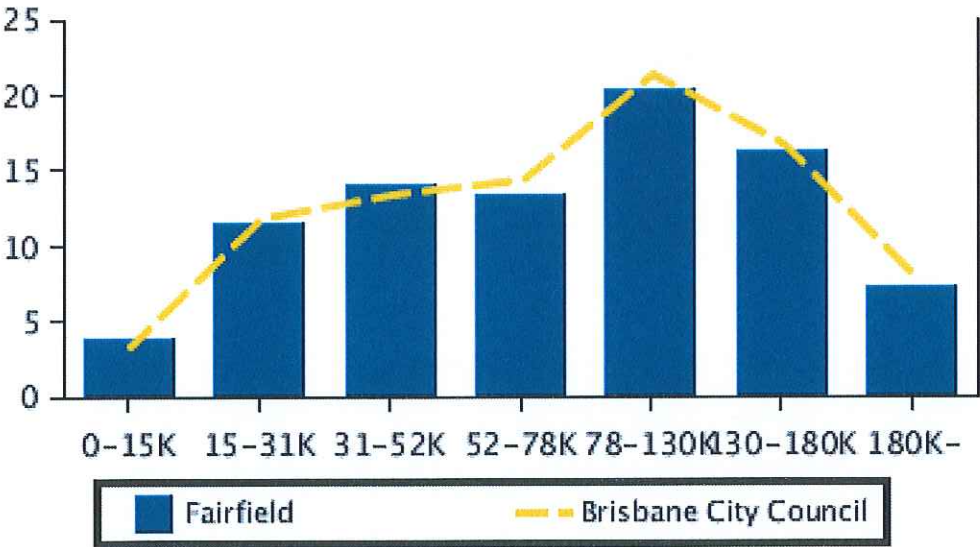


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Household Income

Income Range	Fairfield %	Brisbane City Council %
0-15K	3.9	3.3
15-31K	11.5	11.8
31-52K	14.0	13.4
52-78K	13.4	14.4
78-130K	20.3	21.3
130-180K	16.3	16.7
180K-	7.3	7.9

Household Income





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	3					
HOUSE	8	\$645,000	\$1,100,000	\$725,000	\$796,625	\$6,373,000
TOTAL	11					\$6,373,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		3				
HOUSE	3 Bed	7	\$645,000	\$1,100,000	\$730,000	\$807,571
	4 Bed	1	\$720,000	\$720,000	\$720,000	\$720,000
TOTAL		11				\$579,363



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Sold Properties



42 Ashby Street Fairfield QLD 4103

Sale Price: \$1,100,000
Sale Date: 20 Jun 2016
Area: 910m²

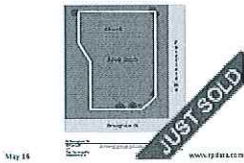
Attributes: 3 Beds, 1 Baths, 1 Car Spaces



26 Brassey Street Fairfield QLD 4103

Sale Price: \$890,000
Sale Date: 3 May 2016
Area: 810m²

Attributes: 3 Beds, 1 Baths



75 Brougham Street Fairfield QLD 4103

Sale Price: Not Disclosed
Sale Date: 30 Jun 2016
Area: 1,008m²

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

40 Cameron Street Fairfield QLD 4103

Sale Price: \$730,000
Sale Date: 31 May 2016
Area: 349m²

Attributes: 3 Beds, 1 Baths, 2 Car Spaces

9 Mearns Street Fairfield QLD 4103

Sale Price: \$669,000
Sale Date: 16 Jun 2016
Area: 129m²

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



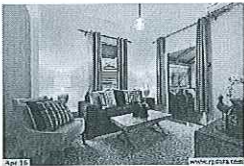
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45 Mearns Street Fairfield QLD 4103

Sale Price: \$669,000
Sale Date: 16 Jun 2016
Area: 405m2

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



47 Mearns Street Fairfield QLD 4103

Sale Price: \$645,000
Sale Date: 14 May 2016
Area: 405m2

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



85 Mildmay Street Fairfield QLD 4103

Sale Price: Not Disclosed
Sale Date: 23 Jun 2016
Area: 506m2

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



20 Newcastle Street Fairfield QLD 4103

Sale Price: \$720,000
Sale Date: 14 May 2016
Area: 607m2

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



1 Princess Street Fairfield QLD 4103

Sale Price: \$950,000
Sale Date: 5 May 2016
Area: 553m2

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



12/43 Victoria Street Fairfield QLD 4103

Sale Price: Not Disclosed
Sale Date: 31 May 2016
Area: -

Attributes: 2 Beds, 1 Baths, 1 Car Spaces



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