
A Nobel approach
to Real Estate™

Fitzgibbon

April—June 2016

THE **Adam**
Nobel TEAM

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130 Vulture Street,

WEST END QLD 4101





Space Property South Brisbane
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Area Profile

The size of Fitzgibbon is approximately 3 square kilometres. It has 1 park covering nearly 4% of total area.

The population of Fitzgibbon in 2006 was 2,481 people. By 2011 the population was 3,286 showing a population growth of 32% in the area during that time.

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

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

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

In 2006, 70.1% of the homes in Fitzgibbon were owner-occupied compared with 65.3% in 2011.

Currently the median sales price of houses in the area is 110,000.

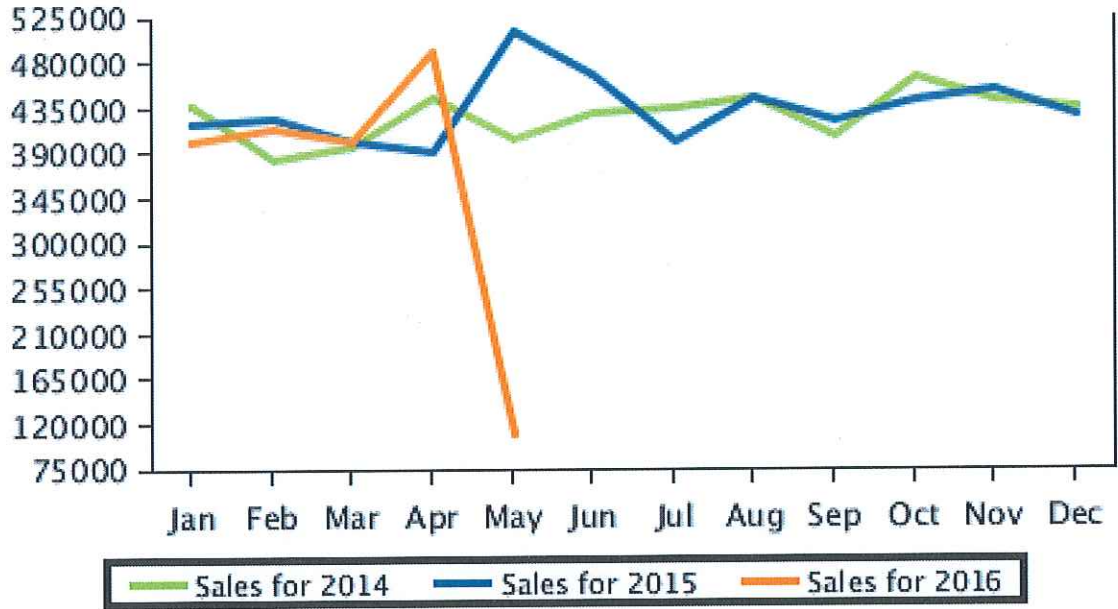
Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$436,000	\$420,000	\$401,500
February	\$382,000	\$425,000	\$413,750
March	\$395,000	\$400,000	\$400,000
April	\$445,000	\$391,500	\$491,000
May	\$404,000	\$510,000	\$110,000
June	\$430,000	\$468,000	\$0
July	\$435,180	\$400,000	\$0
August	\$445,000	\$445,000	\$0
September	\$407,000	\$422,000	\$0
October	\$465,000	\$442,000	\$0
November	\$442,000	\$452,500	\$0
December	\$435,000	\$427,500	\$0



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Median Sale Price





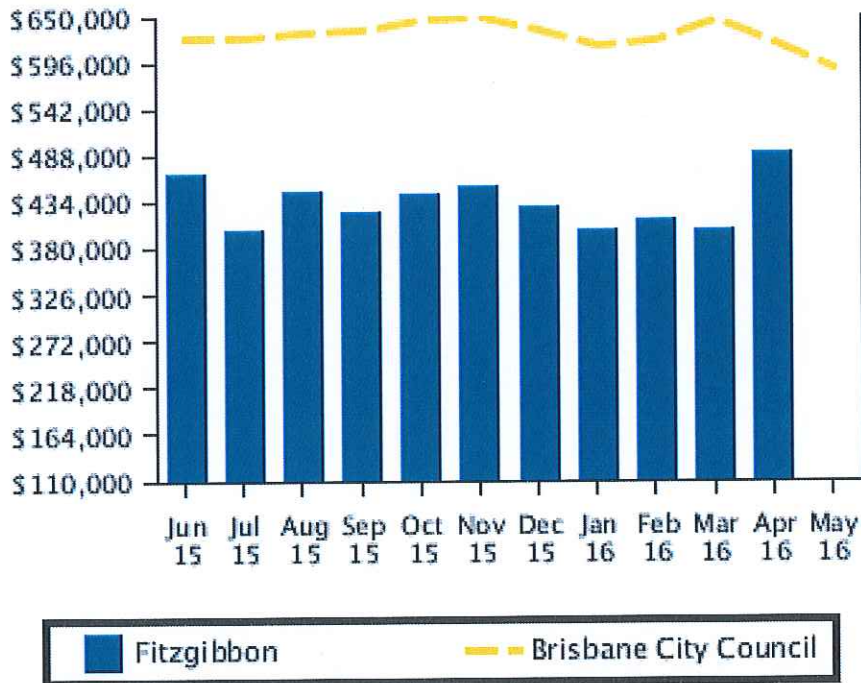
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Recent Median Sale Prices

Recent Median House Sale Prices

Period	Fitzgibbon	Brisbane City Council
	Median Price	Median Price
May 2016	\$110,000	\$588,065
April 2016	\$491,000	\$620,000
March 2016	\$400,000	\$645,000
February 2016	\$413,750	\$622,500
January 2016	\$401,500	\$614,875
December 2015	\$427,500	\$635,000
November 2015	\$452,500	\$649,900
October 2015	\$442,000	\$645,000
September 2015	\$422,000	\$635,000
August 2015	\$445,000	\$630,000
July 2015	\$400,000	\$625,000
June 2015	\$468,000	\$625,500

Recent Median House Sale Prices



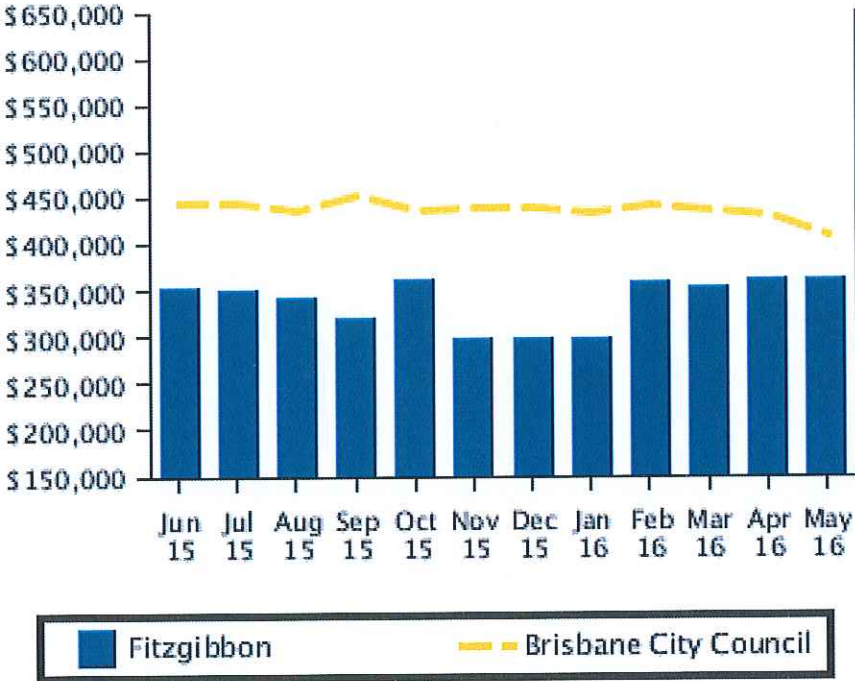


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Recent Median Unit Sale Prices

Period	Fitzgibbon Median Price	Brisbane City Council Median Price
May 2016	\$360,000	\$408,750
April 2016	\$360,000	\$429,500
March 2016	\$354,000	\$435,000
February 2016	\$358,000	\$441,050
January 2016	\$299,000	\$432,500
December 2015	\$299,000	\$440,000
November 2015	\$299,000	\$440,000
October 2015	\$362,500	\$435,000
September 2015	\$320,000	\$452,000
August 2015	\$341,500	\$435,500
July 2015	\$349,000	\$445,000
June 2015	\$352,250	\$443,000

Recent Median Unit Sale Prices



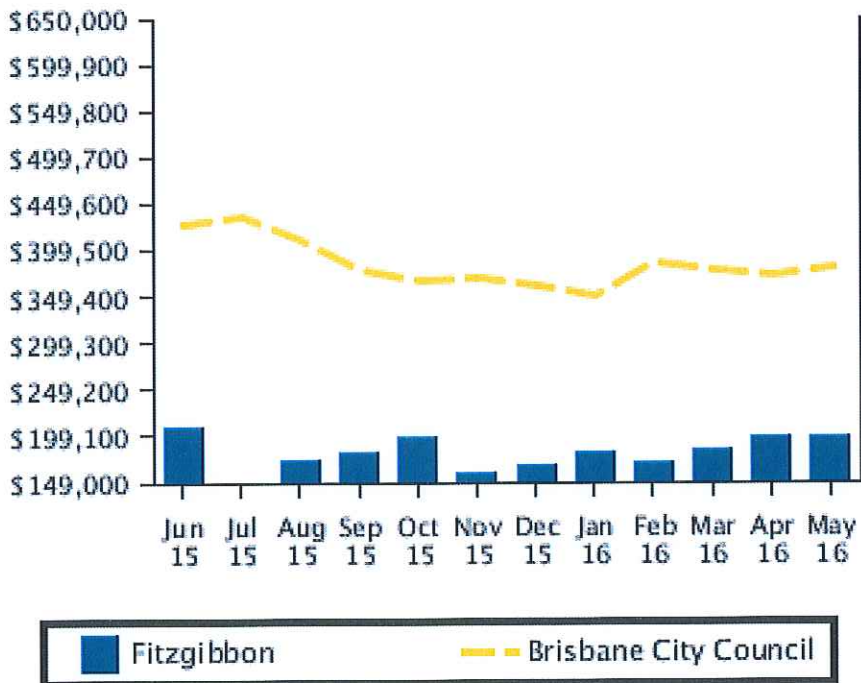


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Recent Median Land Sale Prices

Period	Fitzgibbon Median Price	Brisbane City Council Median Price
May 2016	\$198,750	\$380,000
April 2016	\$198,750	\$372,500
March 2016	\$183,500	\$376,000
February 2016	\$170,000	\$385,000
January 2016	\$180,500	\$349,000
December 2015	\$168,000	\$360,000
November 2015	\$159,500	\$370,000
October 2015	\$197,000	\$365,000
September 2015	\$180,000	\$376,050
August 2015	\$172,000	\$410,000
July 2015	\$149,000	\$435,000
June 2015	\$209,000	\$427,500

Recent Median Land Sale Prices





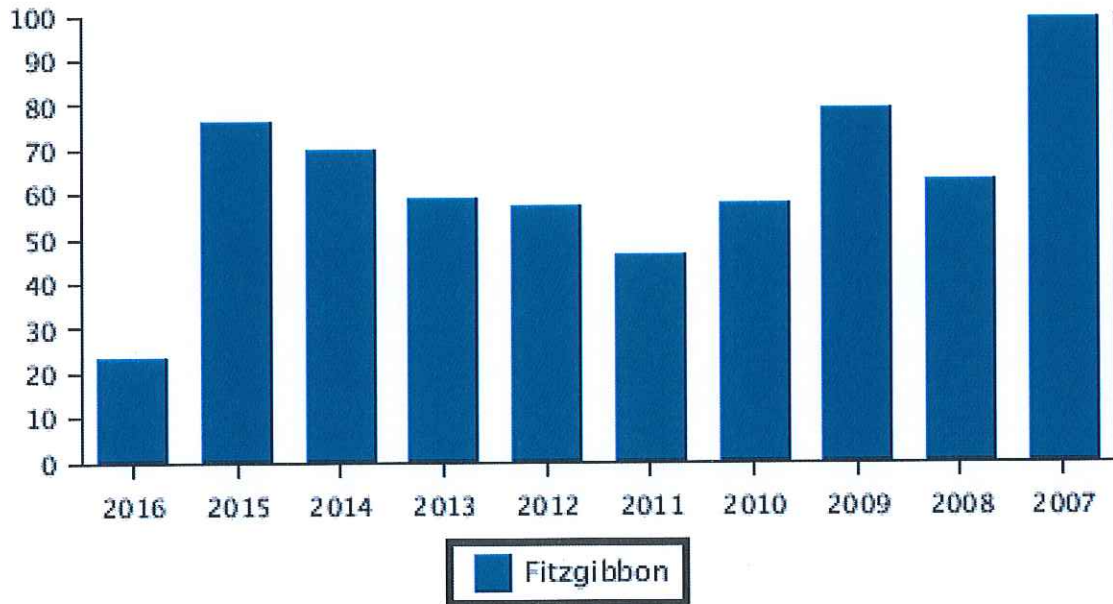
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Sales Per Annum

House Sales Per Annum

Period	Fitzgibbon Number
2016	23
2015	76
2014	70
2013	59
2012	57
2011	46
2010	58
2009	79
2008	63
2007	99

House Sales Per Annum



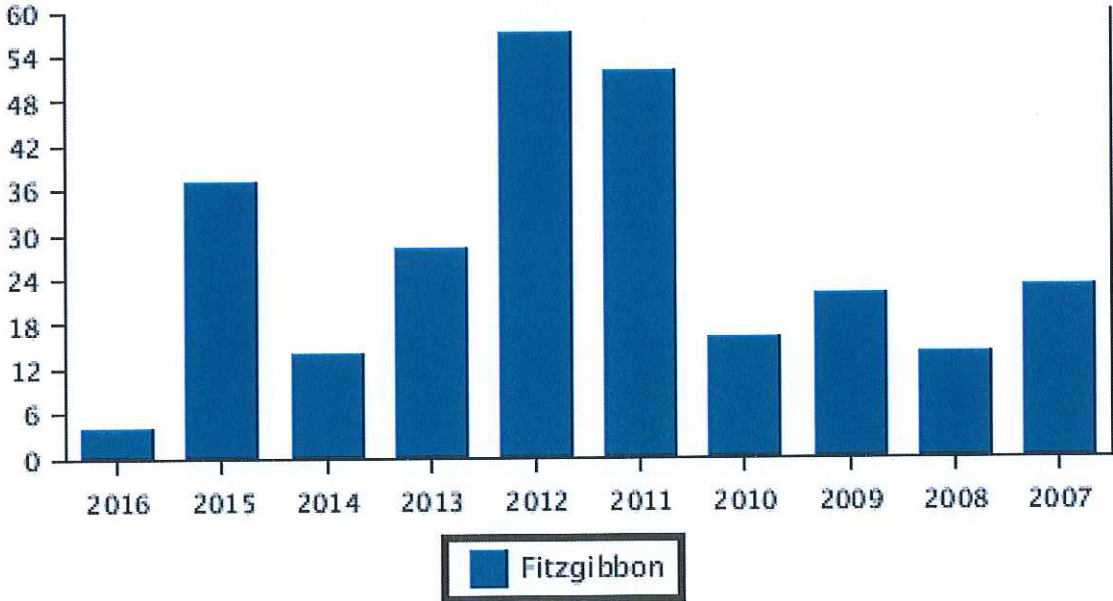


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Unit Sales Per Annum

Period	Fitzgibbon Number
2016	4
2015	37
2014	14
2013	28
2012	57
2011	52
2010	16
2009	22
2008	14
2007	23

Unit Sales Per Annum



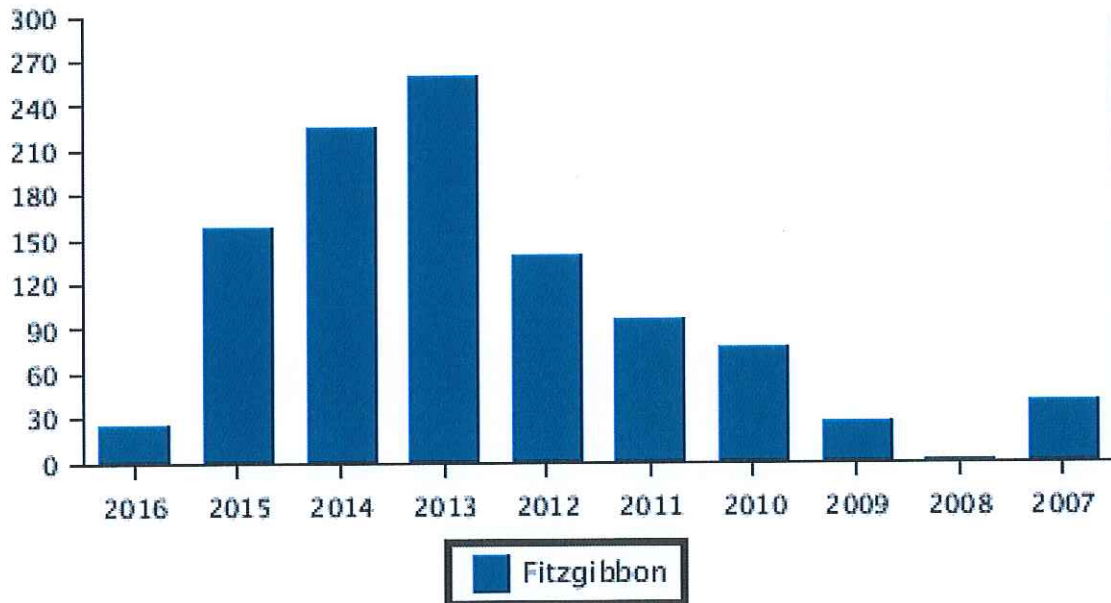


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Land Sales Per Annum

Period	Fitzgibbon Number
2016	25
2015	157
2014	225
2013	260
2012	138
2011	96
2010	76
2009	27
2008	1
2007	41

Land Sales Per Annum





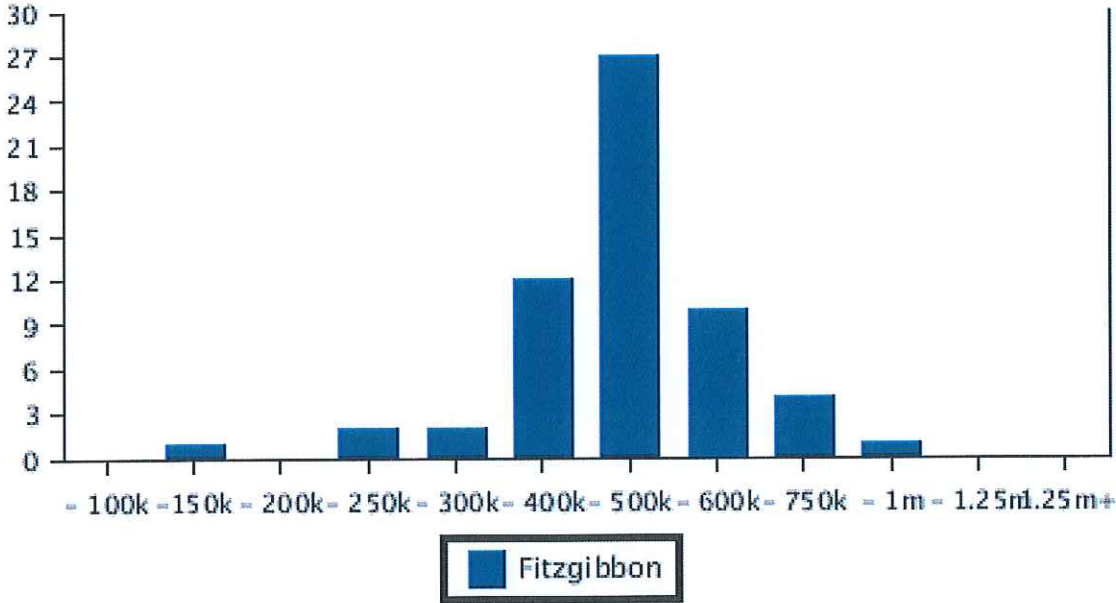
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Sales By Price

House Sale by Price (12 months)

Price	Fitzgibbon Number
0 - 100k	0
101 -150k	1
151 - 200k	0
201 - 250k	2
251 - 300k	2
301 - 400k	12
401 - 500k	27
501 - 600k	10
601 - 750k	4
751 - 1m	1
> 1m - 1.25m	0
1.25m+	0

House Sales By Price (12 months)



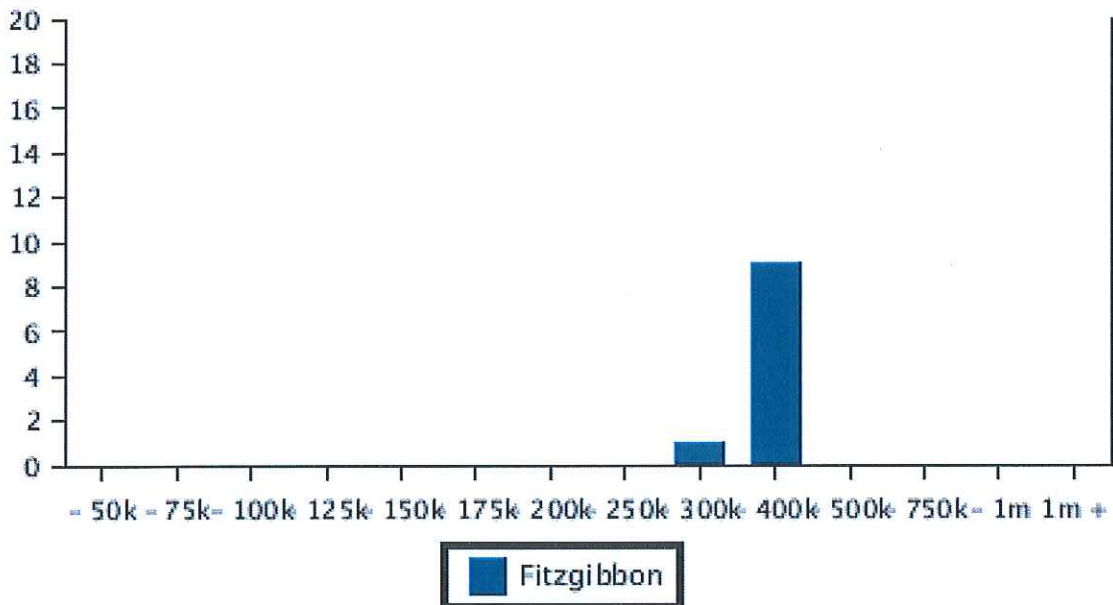


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Unit Sale by Price (12 months)

Price	Fitzgibbon 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	1
301 - 400k	9
401 - 500k	0
501 - 750k	0
751 - 1m	0
1m +	0

Unit Sales By Price (12 months)



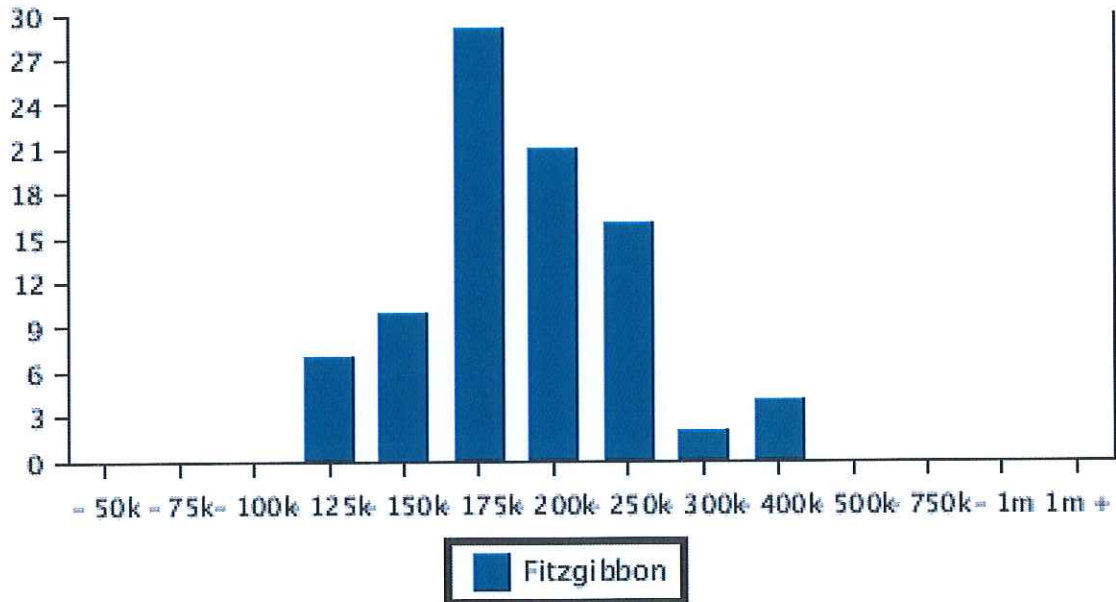


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Land Sale by Price (12 months)

Price	Fitzgibbon Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	7
126 - 150k	10
151 - 175k	29
176 - 200k	21
201 - 250k	16
251 - 300k	2
301 - 400k	4
401 - 500k	0
501 - 750k	0
751 - 1m	0
1m +	0

Land Sales By Price (12 months)





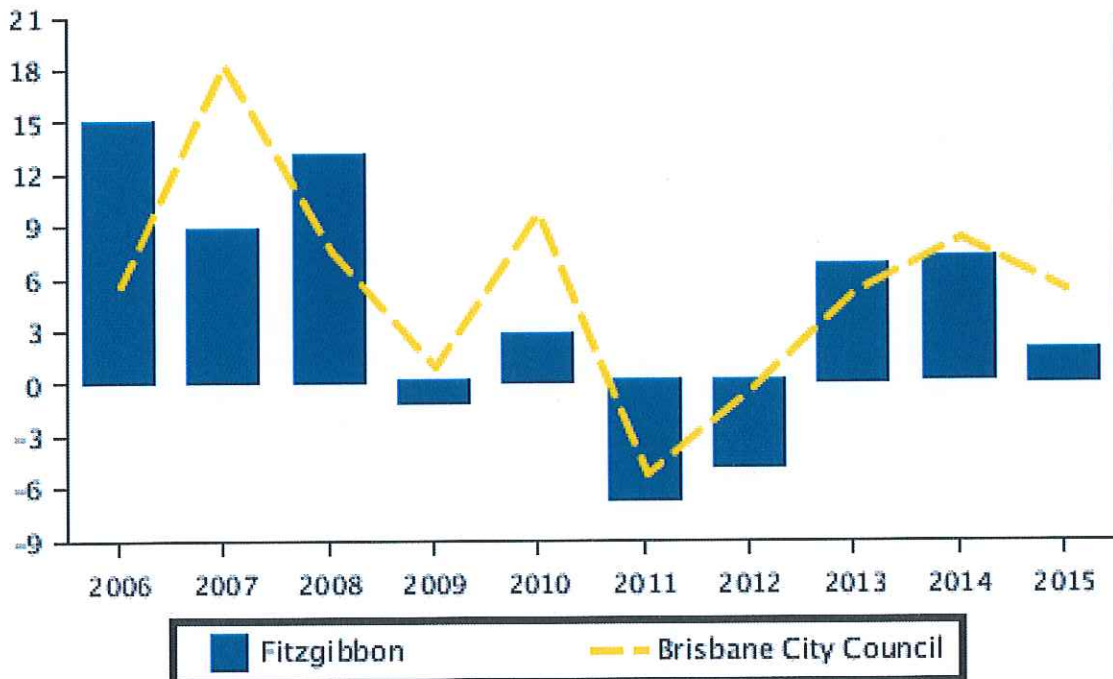
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Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Fitzgibbon % Change	Brisbane City Council % Change
2015	2%	5.4%
2014	7.2%	8.3%
2013	6.8%	5.2%
2012	-5%	-0.4%
2011	-7%	-5.3%
2010	2.8%	9.8%
2009	-1.4%	1%
2008	13.2%	7.6%
2007	8.9%	18.3%
2006	15.1%	5.7%

Capital Growth in Median Prices (Houses)



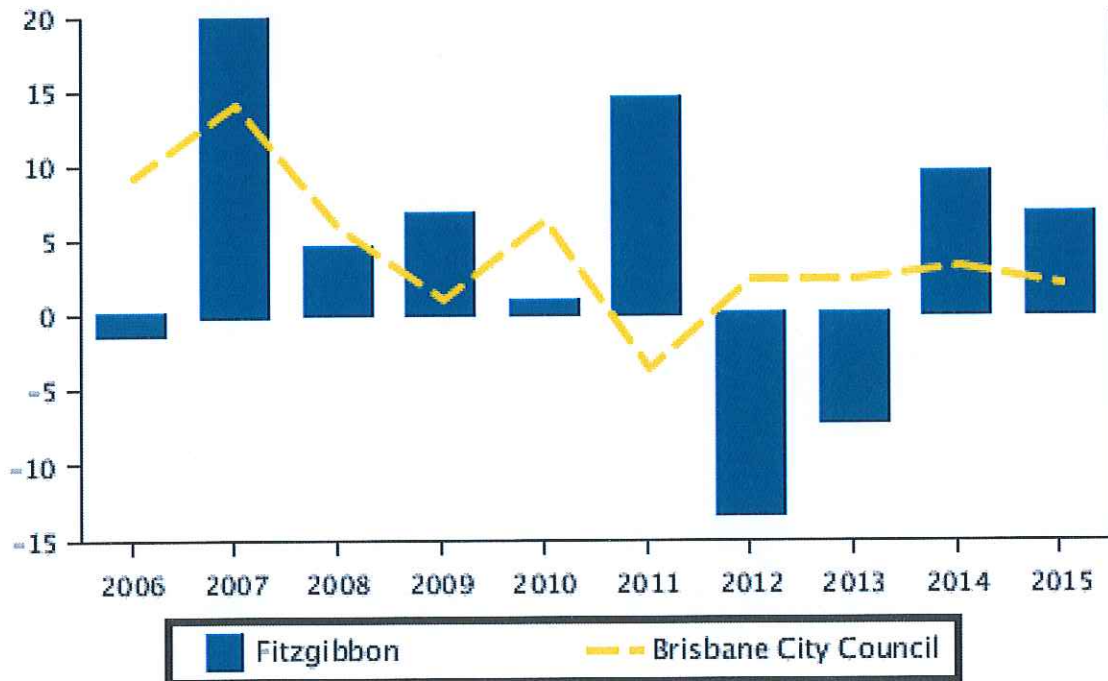


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Capital Growth in Median Prices (Unit)

Period	Fitzgibbon % Change	Brisbane City Council % Change
2015	6.9%	2.1%
2014	9.7%	3.3%
2013	-7.4%	2.4%
2012	-13.7%	2.5%
2011	14.6%	-3.6%
2010	1.1%	6.4%
2009	6.9%	1%
2008	4.7%	5.8%
2007	29.4%	14.1%
2006	-1.7%	9.2%

Capital Growth in Median Prices (Unit)



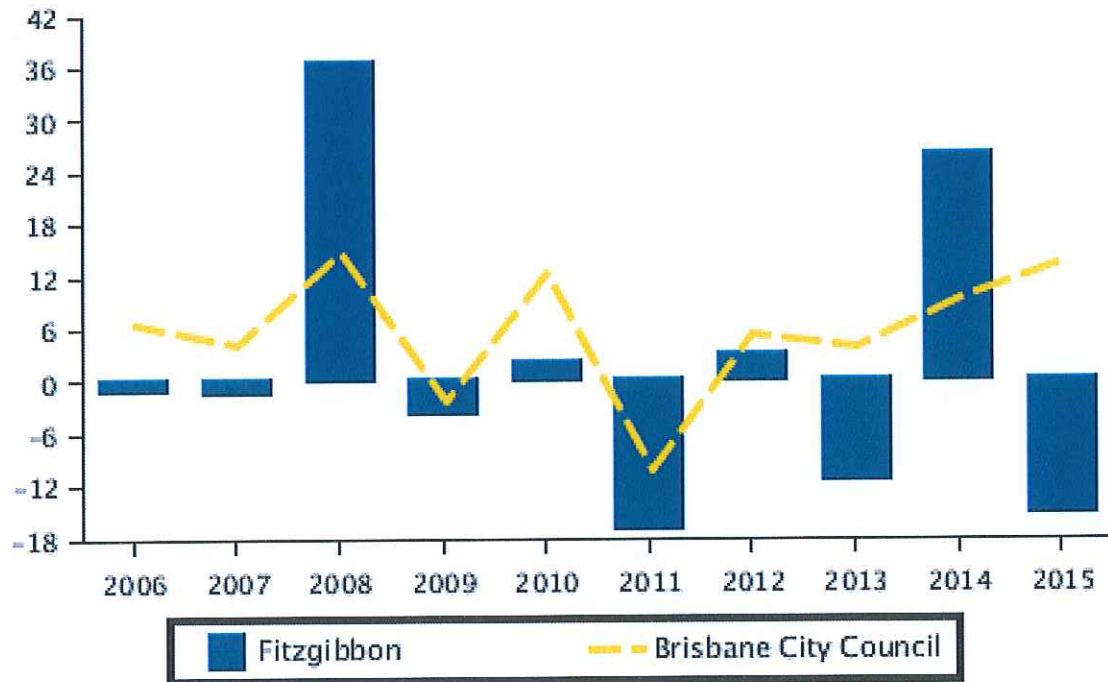


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Capital Growth in Median Prices (Land)

Period	Fitzgibbon % Change	Brisbane City Council % Change
2015	-15.7%	13.6%
2014	26.4%	9.4%
2013	-12%	4%
2012	3.3%	5.3%
2011	-17.5%	-10.2%
2010	2.5%	12.5%
2009	-4.4%	-2.4%
2008	36.9%	14.8%
2007	-1.8%	4.2%
2006	-1.6%	6.7%

Capital Growth in Median Prices (Land)



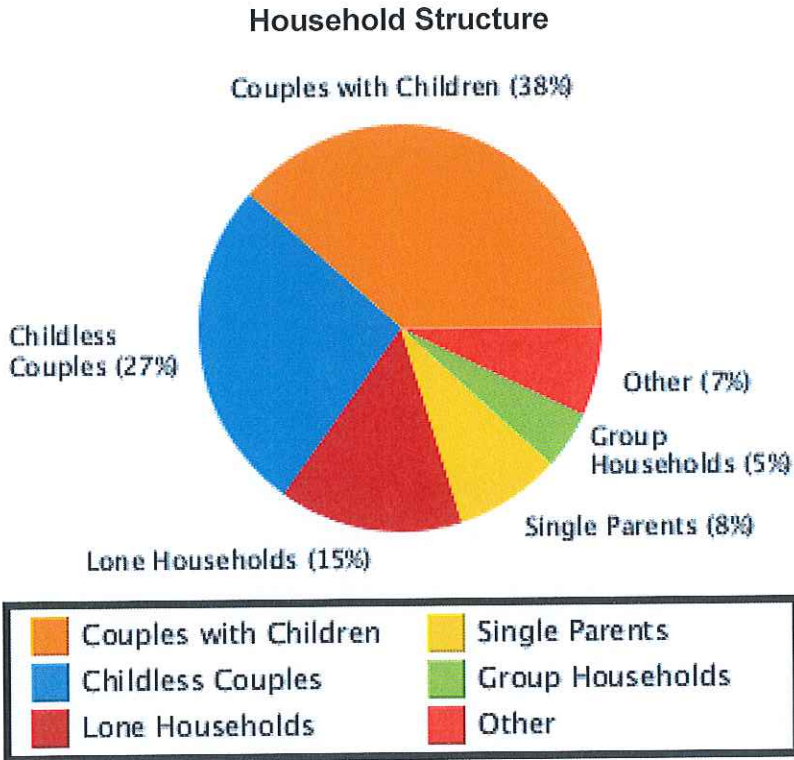


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Household

Household Structure

Type	Percent
Couples with Children	38.5
Childless Couples	26.5
Lone Households	14.8
Single Parents	8.5
Other	7.1
Group Households	4.6



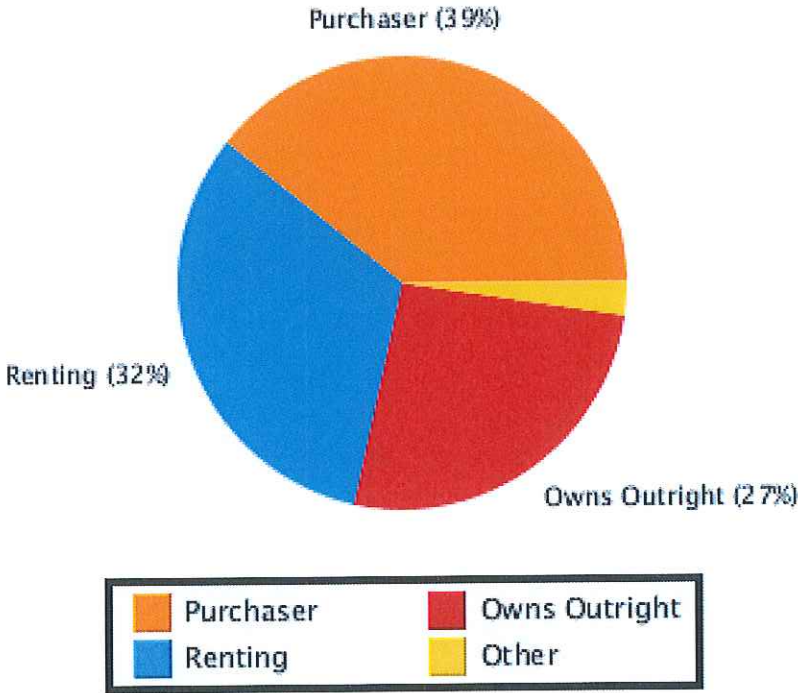


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Household Occupancy

Type	Percent
Purchaser	39.2
Renting	32.2
Owns Outright	26.1
Other	2.4

Household Occupancy

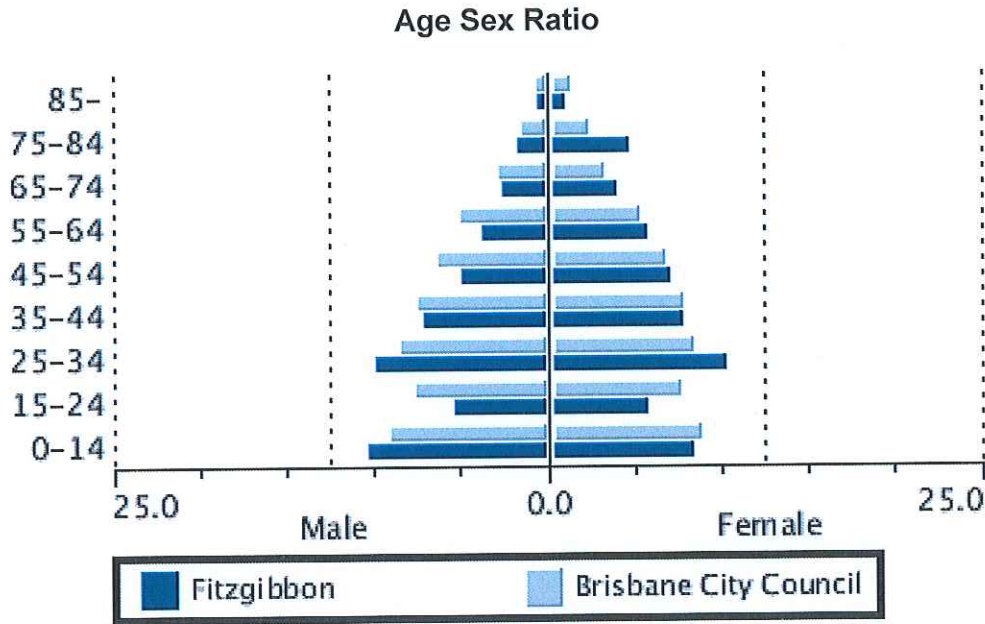




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Age Sex Ratio

Age Group	Fitzgibbon		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	10.3	8.3	9.2	8.7
15-24	5.4	5.6	7.7	7.6
25-34	9.9	10.2	8.5	8.3
35-44	7.1	7.7	7.5	7.7
45-54	4.9	6.9	6.4	6.6
55-64	3.8	5.6	5.0	5.2
65-74	2.6	3.9	2.9	3.1
75-84	1.7	4.6	1.6	2.2
85-	0.5	1.0	0.6	1.2



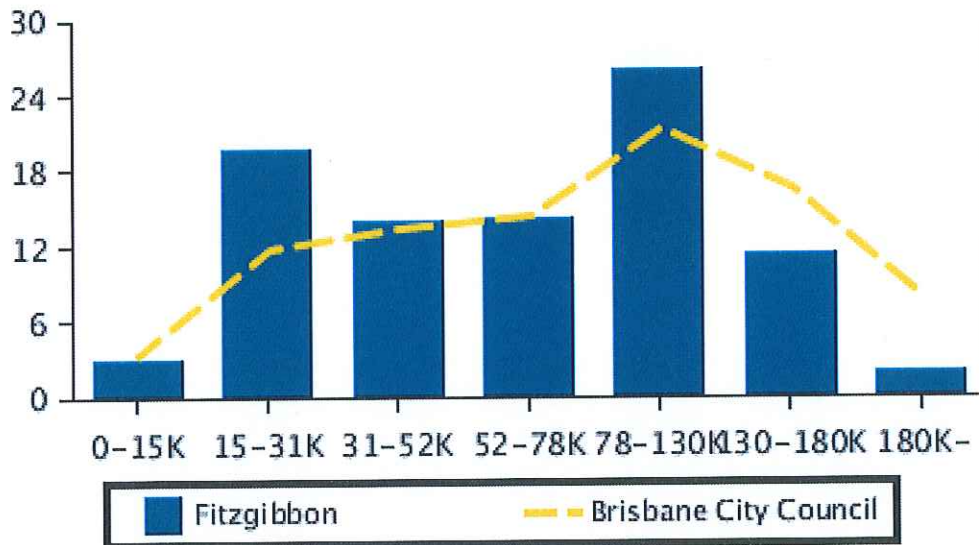


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Household Income

Income Range	Fitzgibbon %	Brisbane City Council %
0-15K	2.9	3.3
15-31K	19.7	11.8
31-52K	14.0	13.4
52-78K	14.1	14.4
78-130K	26.0	21.3
130-180K	11.4	16.7
180K-	1.9	7.9

Household Income





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	4					
HOUSE	12	\$110,000	\$590,000	\$472,250	\$418,575	\$5,022,900
LAND	4	\$168,000	\$563,300	\$371,250	\$368,450	\$1,473,800
UNIT	4	\$342,500	\$385,250	\$353,500	\$358,687	\$1,434,750
TOTAL	24					\$7,931,450

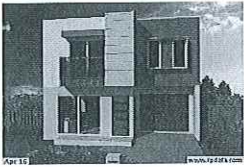
Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		4				
HOUSE	1 Bed	1	\$260,000	\$260,000	\$260,000	\$260,000
	2 Bed	1	\$272,000	\$272,000	\$272,000	\$272,000
	3 Bed	3	\$399,900	\$491,000	\$425,000	\$438,633
	4 Bed	6	\$470,000	\$590,000	\$507,500	\$510,833
	N/A	1	\$110,000	\$110,000	\$110,000	\$110,000
LAND	2 Bed	1	\$168,000	\$168,000	\$168,000	\$168,000
	3 Bed	1	\$563,300	\$563,300	\$563,300	\$563,300
	4 Bed	1	\$513,000	\$513,000	\$513,000	\$513,000
	N/A	1	\$229,500	\$229,500	\$229,500	\$229,500
UNIT	3 Bed	4	\$342,500	\$385,250	\$353,500	\$358,687
TOTAL		24				\$330,477



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Sold Properties



28 Bruny Lane Fitzgibbon QLD 4018

Sale Price: Not Disclosed

Sale Date: 8 Jun 2016

Area: 103m²

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



51 Caribou Crescent Fitzgibbon QLD 4018

Sale Price: Not Disclosed

Sale Date: 22 May 2016

Area: 461m²

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



62 Caribou Crescent Fitzgibbon QLD 4018

Sale Price: \$491,000

Sale Date: 14 Apr 2016

Area: 322m²

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



2/12 Carnarvon Crescent Fitzgibbon QLD 4018

Sale Price: \$385,250

Sale Date: 23 May 2016

Area: -

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



2 Cascade Lane Fitzgibbon QLD 4018

Sale Price: \$260,000

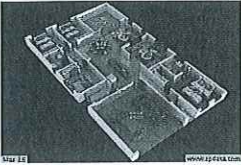
Sale Date: 15 Apr 2016

Area: 86m²

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



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4 Dalkeith Court Fitzgibbon QLD 4018

Sale Price: Not Disclosed
Sale Date: 25 May 2016
Area: 684m2

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



2/6 Desert Willow Way Fitzgibbon QLD 4018

Sale Price: \$272,000
Sale Date: 8 Jun 2016
Area: 238m2 Approx

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



61 Diamantina Crescent Fitzgibbon QLD 4018

Sale Price: \$590,000
Sale Date: 2 Apr 2016
Area: 480m2

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



10 Eucla Street Fitzgibbon QLD 4018

Sale Price: \$515,500
Sale Date: 30 Jun 2016
Area: 329m2

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



1/5 Hibiscus Circuit Fitzgibbon QLD 4018

Sale Price: \$342,500
Sale Date: 13 May 2016
Area: 124m2 Approx

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



43 Macquarie Circuit Fitzgibbon QLD 4018

Sale Price: \$399,900
Sale Date: 30 May 2016
Area: 123m2

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



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57 Macquarie Circuit Fitzgibbon QLD 4018

Sale Price: \$168,000
Sale Date: 4 Apr 2016
Area: 118m2

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



68 Macquarie Circuit Fitzgibbon QLD 4018

Sale Price: \$563,300
Sale Date: 17 Jun 2016
Area: 250m2

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



82 Macquarie Circuit Fitzgibbon QLD 4018

Sale Price: \$513,000
Sale Date: 17 Jun 2016
Area: 312m2

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

90 Macquarie Circuit Fitzgibbon QLD 4018

Sale Price: \$229,500
Sale Date: 5 Apr 2016
Area: 257m2

Attributes:



92 Macquarie Circuit Fitzgibbon QLD 4018

Sale Price: \$474,500
Sale Date: 20 May 2016
Area: 323m2

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



96 Macquarie Circuit Fitzgibbon QLD 4018

Sale Price: Not Disclosed
Sale Date: 24 May 2016
Area: 256m2

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



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28 Maria Lane Fitzgibbon QLD 4018

Sale Price: \$110,000
Sale Date: 3 May 2016
Area: 53m2

Attributes:



38 Merimbula Crescent Fitzgibbon QLD 4018

Sale Price: \$425,000
Sale Date: 4 Apr 2016
Area: 264m2

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



32 Odense Street Fitzgibbon QLD 4018

Sale Price: \$510,000
Sale Date: 24 Jun 2016
Area: 450m2

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



3/9 Orchid Crescent Fitzgibbon QLD 4018

Sale Price: \$347,000
Sale Date: 20 Apr 2016
Area: 255m2 Approx

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



1/11 Pepperina Place Fitzgibbon QLD 4018

Sale Price: \$360,000
Sale Date: 6 Apr 2016
Area: 328m2 Approx

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



20 Windjana Crescent Fitzgibbon QLD 4018

Sale Price: \$470,000
Sale Date: 16 May 2016
Area: 314m2

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



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23 Windjana Crescent Fitzgibbon QLD 4018

Sale Price: \$505,000

Sale Date: 8 Jun 2016

Area: 329m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces



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