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A Nobel approach  
to Real Estate™

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Grange

April—June 2016

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



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# Summary

## Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	1					
HOUSE	8	\$628,000	\$1,050,000	\$922,500	\$897,375	\$7,179,000
UNIT	2	\$385,000	\$565,500	\$475,250	\$475,250	\$950,500
<b>TOTAL</b>	<b>11</b>					<b>\$8,129,500</b>

## Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		1				
HOUSE	1 Bed	1	\$875,000	\$875,000	\$875,000	\$875,000
	2 Bed	1	\$880,000	\$880,000	\$880,000	\$880,000
	3 Bed	2	\$628,000	\$751,000	\$689,500	\$689,500
	4 Bed	3	\$965,000	\$1,050,000	\$1,000,000	\$1,005,000
	5+ Bed	1	\$1,030,000	\$1,030,000	\$1,030,000	\$1,030,000
UNIT	2 Bed	1	\$385,000	\$385,000	\$385,000	\$385,000
	3 Bed	1	\$565,500	\$565,500	\$565,500	\$565,500
<b>TOTAL</b>		<b>11</b>				<b>\$739,045</b>

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## Sold Properties

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### 40 Chermside Street Grange QLD 4051

Sale Price: \$875,000  
Sale Date: 9 Apr 2016  
Area: 810m2

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



### 41 Chermside Street Grange QLD 4051

Sale Price: \$751,000  
Sale Date: 9 Apr 2016  
Area: 405m2

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



### 44 Chermside Street Grange QLD 4051

Sale Price: \$965,000  
Sale Date: 6 Jun 2016  
Area: 405m2

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



### 23 Cheviot Street Grange QLD 4051

Sale Price: Not Disclosed  
Sale Date: 7 May 2016  
Area: 668m2

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



### 102 Evelyn Street Grange QLD 4051

Sale Price: \$1,050,000  
Sale Date: 19 May 2016  
Area: 405m2

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





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### 91 Grange Road Grange QLD 4051

Sale Price: \$628,000  
Sale Date: 30 May 2016  
Area: 589m<sup>2</sup>

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



### 22 Howard Street Grange QLD 4051

Sale Price: \$1,000,000  
Sale Date: 23 Apr 2016  
Area: 630m<sup>2</sup>

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



### 41 Stevenson Street Grange QLD 4051

Sale Price: \$880,000  
Sale Date: 30 May 2016  
Area: 546m<sup>2</sup>

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



### 42 Uxbridge Street Grange QLD 4051

Sale Price: \$1,030,000  
Sale Date: 23 Apr 2016  
Area: 706m<sup>2</sup>

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



### 28/120 Uxbridge Street Grange QLD 4051

Sale Price: \$385,000  
Sale Date: 26 May 2016  
Area: 116m<sup>2</sup>

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



### 100/120 Uxbridge Street Grange QLD 4051

Sale Price: \$565,500  
Sale Date: 2 May 2016  
Area: 83m<sup>2</sup> Approx

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



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## Area Profile

The size of Grange is approximately 2 square kilometres. It has 6 parks covering nearly 20% of total area.

The population of Grange in 2006 was 4,045 people. By 2011 the population was 4,169 showing a population growth of 3% in the area during that time.

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

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

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

In 2006, 68.9% of the homes in Grange were owner-occupied compared with 70.8% in 2011.

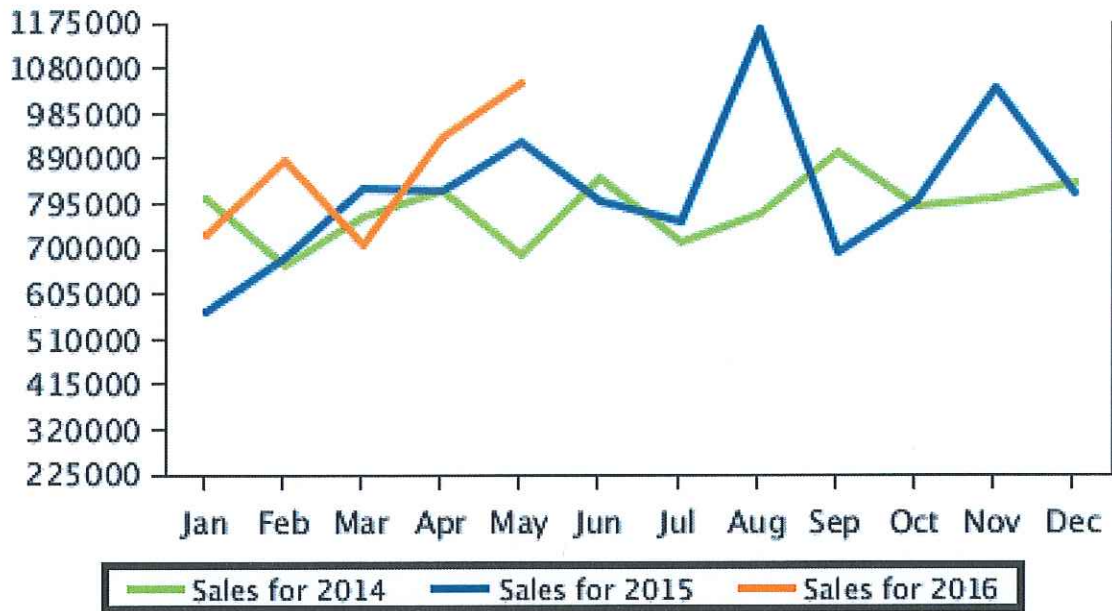
Currently the median sales price of houses in the area is 1,050,000.

### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$805,000	\$569,500	\$727,000
February	\$667,500	\$680,000	\$885,000
March	\$770,000	\$825,000	\$708,000
April	\$819,000	\$820,500	\$937,500
May	\$687,500	\$925,000	\$1,050,000
June	\$848,750	\$797,500	\$0
July	\$712,500	\$757,000	\$0
August	\$771,500	\$1,159,000	\$0
September	\$901,000	\$690,000	\$0
October	\$789,000	\$799,500	\$0
November	\$805,000	\$1,035,500	\$0
December	\$840,000	\$815,500	\$0



### Median Sale Price





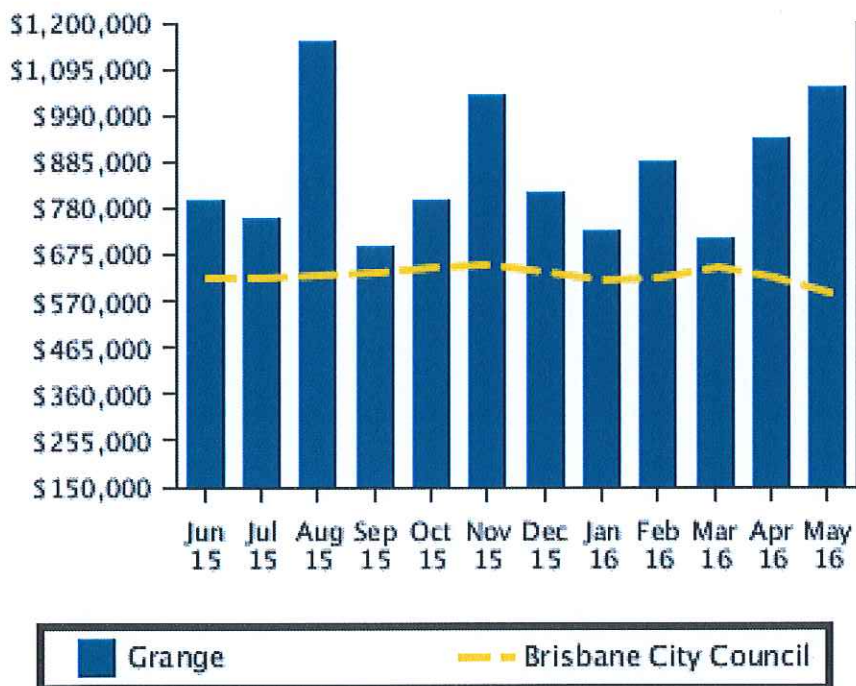
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## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Grange	Brisbane City Council
	Median Price	Median Price
May 2016	\$1,050,000	\$588,065
April 2016	\$937,500	\$620,000
March 2016	\$708,000	\$645,000
February 2016	\$885,000	\$622,500
January 2016	\$727,000	\$614,875
December 2015	\$815,500	\$635,000
November 2015	\$1,035,500	\$649,900
October 2015	\$799,500	\$645,000
September 2015	\$690,000	\$635,000
August 2015	\$1,159,000	\$630,000
July 2015	\$757,000	\$625,000
June 2015	\$797,500	\$625,500

### Recent Median House Sale Prices





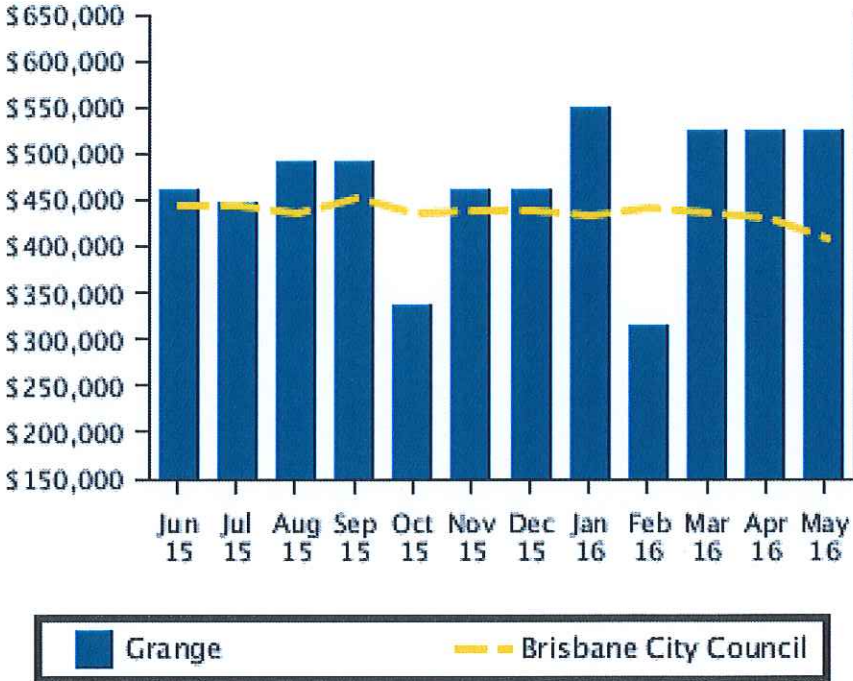


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**Recent Median Unit Sale Prices**

Period	Grange Median Price	Brisbane City Council Median Price
May 2016	\$525,000	\$408,750
April 2016	\$525,000	\$429,500
March 2016	\$525,000	\$435,000
February 2016	\$313,000	\$441,050
January 2016	\$550,000	\$432,500
December 2015	\$460,000	\$440,000
November 2015	\$460,000	\$440,000
October 2015	\$335,500	\$435,000
September 2015	\$490,000	\$452,000
August 2015	\$490,000	\$435,500
July 2015	\$446,500	\$445,000
June 2015	\$461,250	\$443,000

**Recent Median Unit Sale Prices**



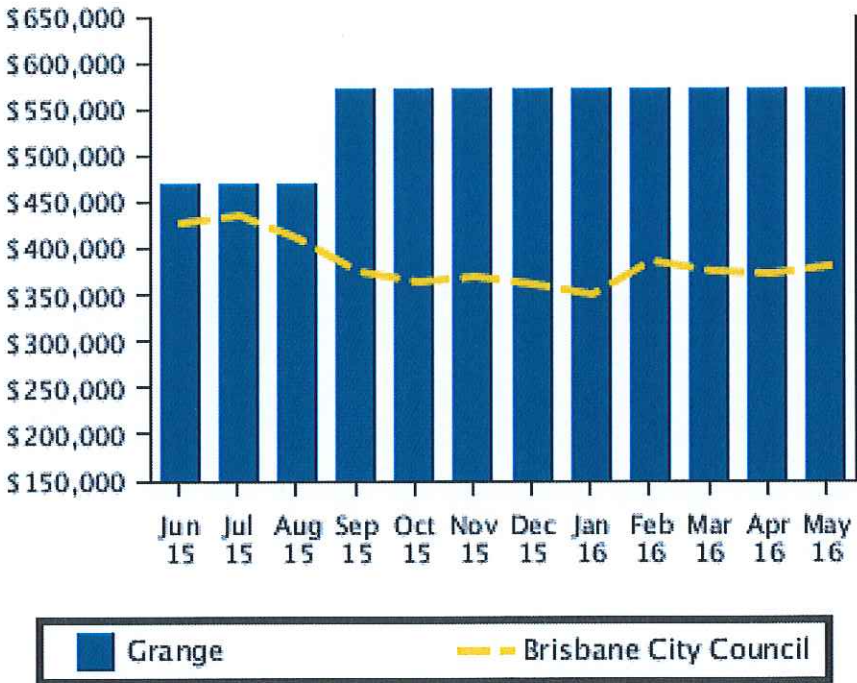


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**Recent Median Land Sale Prices**

Period	Grange Median Price	Brisbane City Council Median Price
May 2016	\$570,000	\$380,000
April 2016	\$570,000	\$372,500
March 2016	\$570,000	\$376,000
February 2016	\$570,000	\$385,000
January 2016	\$570,000	\$349,000
December 2015	\$570,000	\$360,000
November 2015	\$570,000	\$370,000
October 2015	\$570,000	\$365,000
September 2015	\$570,000	\$376,050
August 2015	\$470,000	\$410,000
July 2015	\$470,000	\$435,000
June 2015	\$470,000	\$427,500

**Recent Median Land Sale Prices**







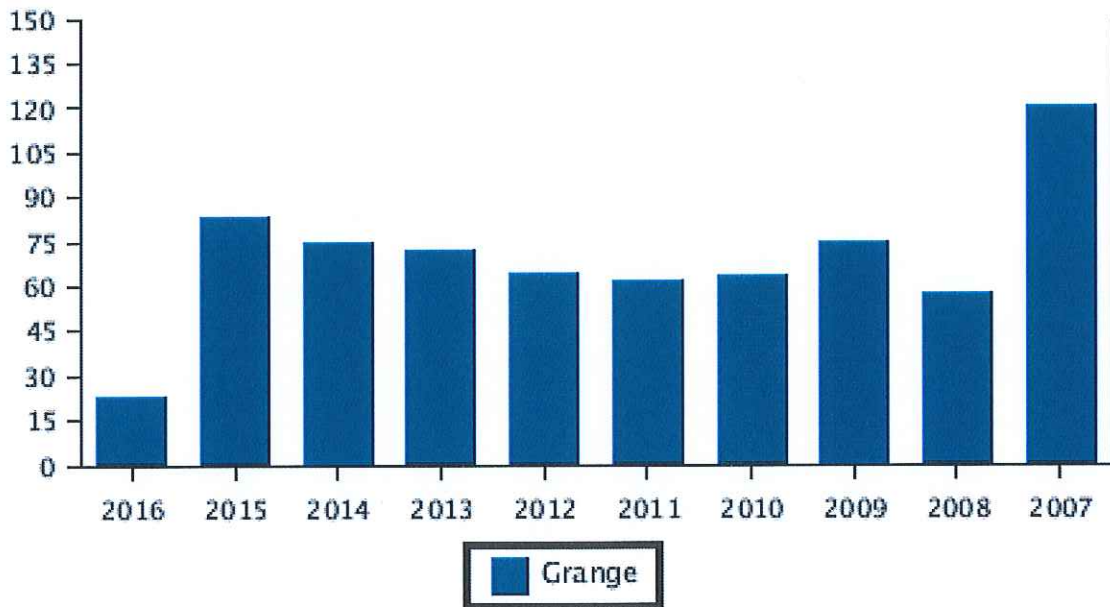
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# Sales Per Annum

## House Sales Per Annum

Period	Grange Number
2016	23
2015	83
2014	75
2013	72
2012	64
2011	62
2010	63
2009	75
2008	57
2007	120

## House Sales Per Annum



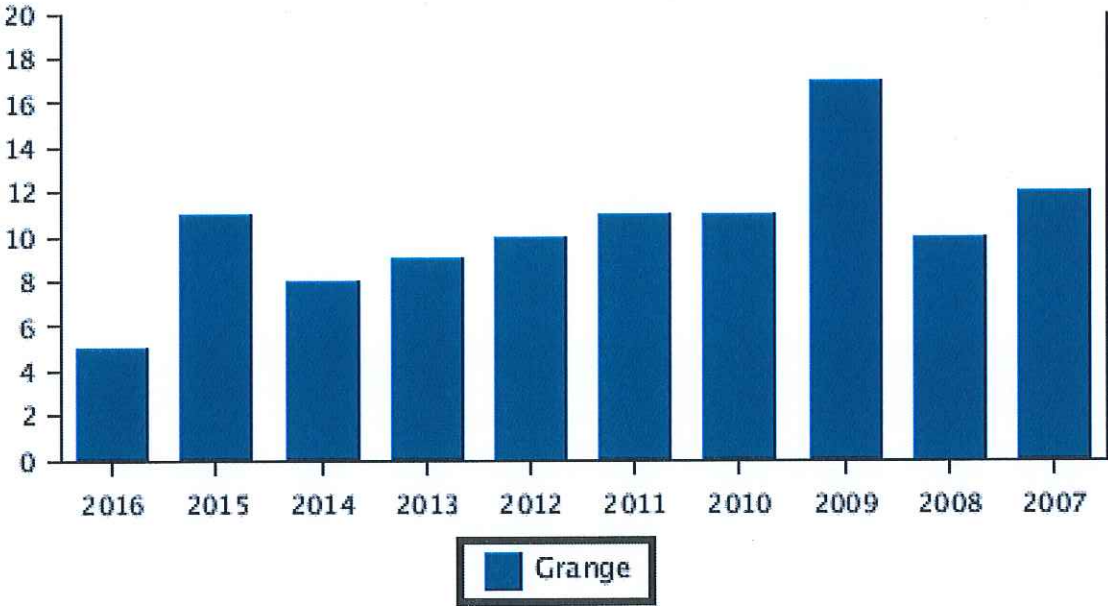


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**Unit Sales Per Annum**

Period	Grange Number
2016	5
2015	11
2014	8
2013	9
2012	10
2011	11
2010	11
2009	17
2008	10
2007	12

**Unit Sales Per Annum**





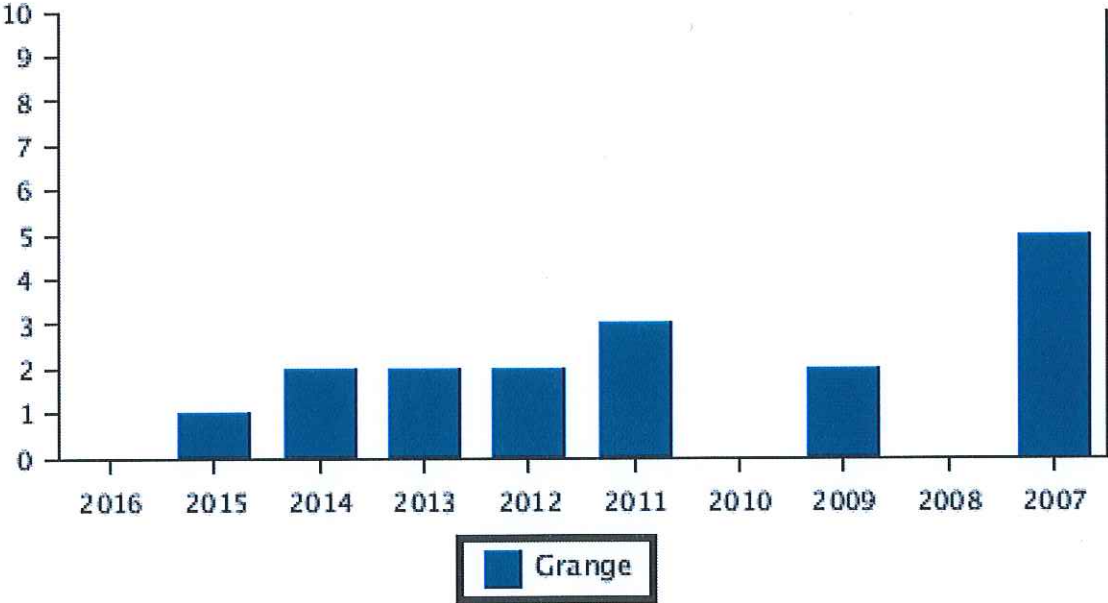


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**Land Sales Per Annum**

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

**Land Sales Per Annum**





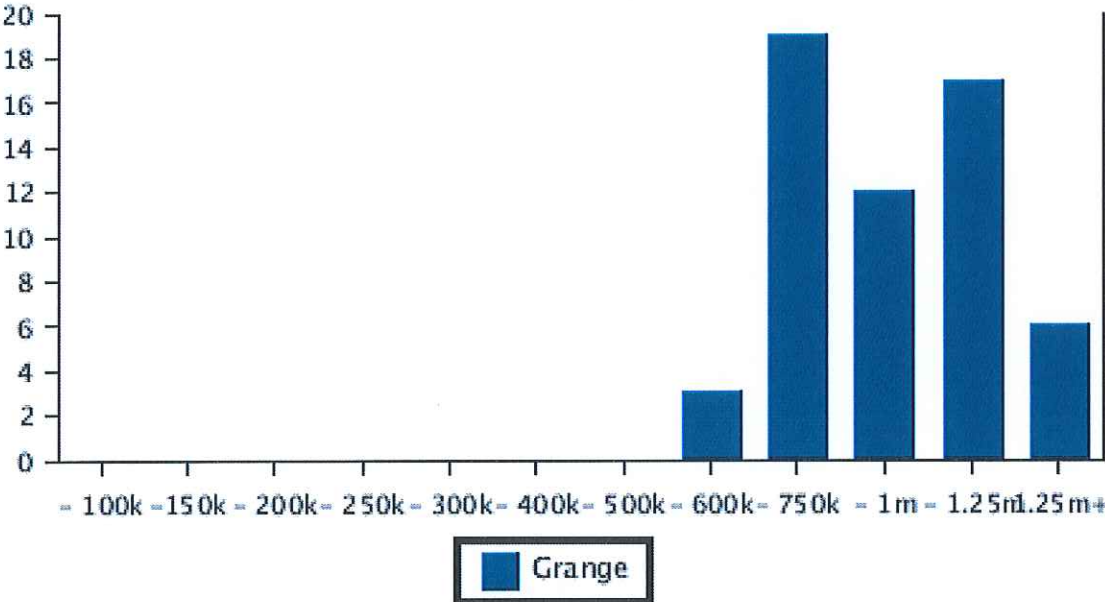
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# Sales By Price

House Sale by Price (12 months)

Price	Grange Number
0 - 100k	0
101 -150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	0
501 - 600k	3
601 - 750k	19
751 - 1m	12
> 1m - 1.25m	17
1.25m+	6

House Sales By Price (12 months)





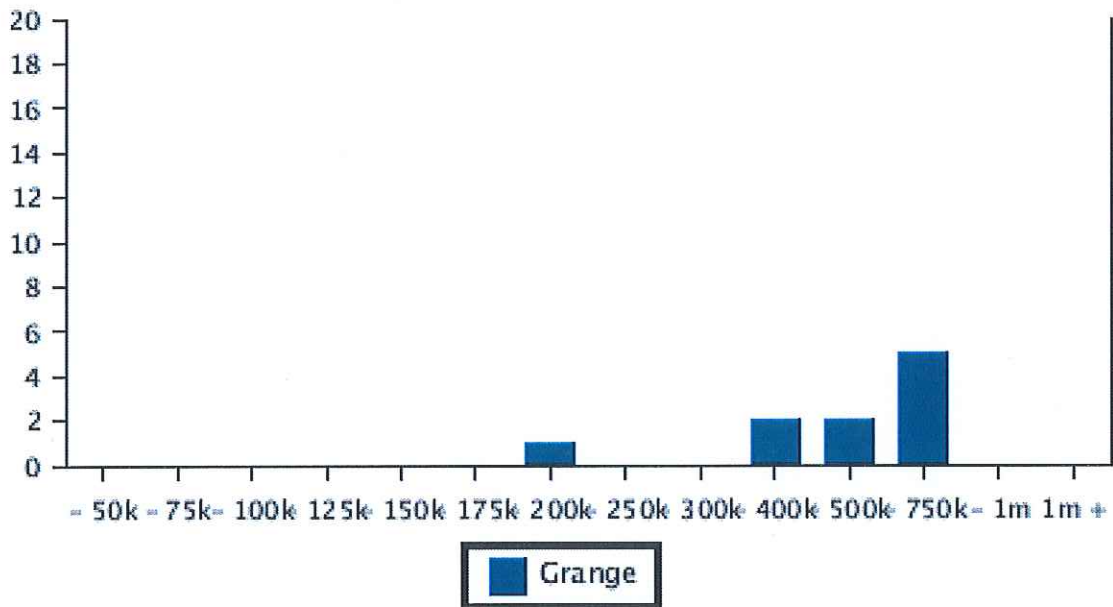


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### Unit Sale by Price (12 months)

Price	Grange Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	1
201 - 250k	0
251 - 300k	0
301 - 400k	2
401 - 500k	2
501 - 750k	5
751 - 1m	0
1m +	0

### Unit Sales By Price (12 months)



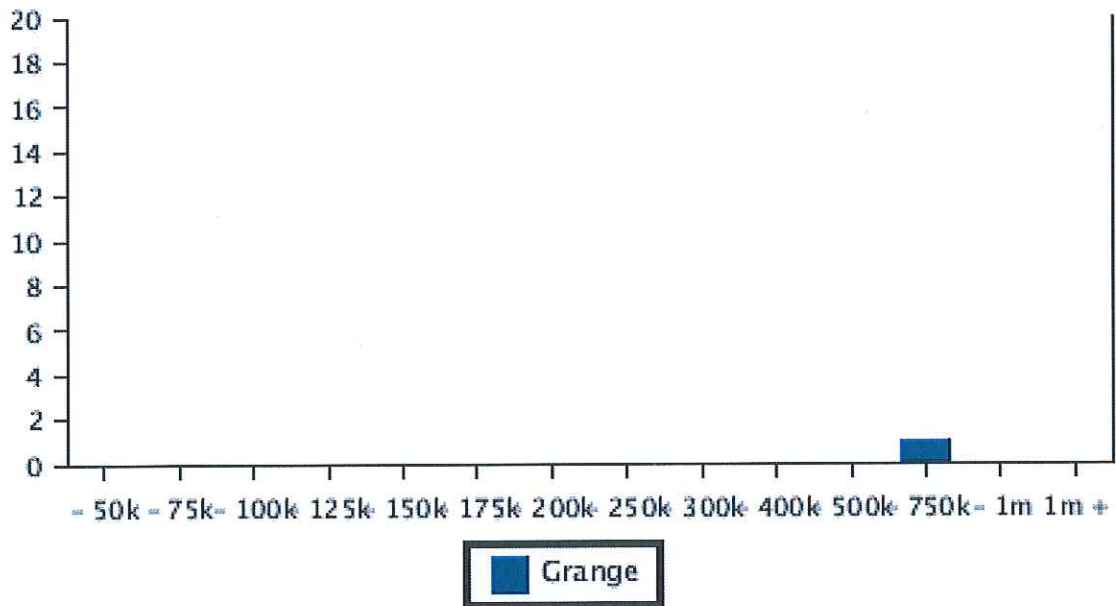


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### Land Sale by Price (12 months)

Price	Grange 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	1
751 - 1m	0
1m +	0

### Land Sales By Price (12 months)







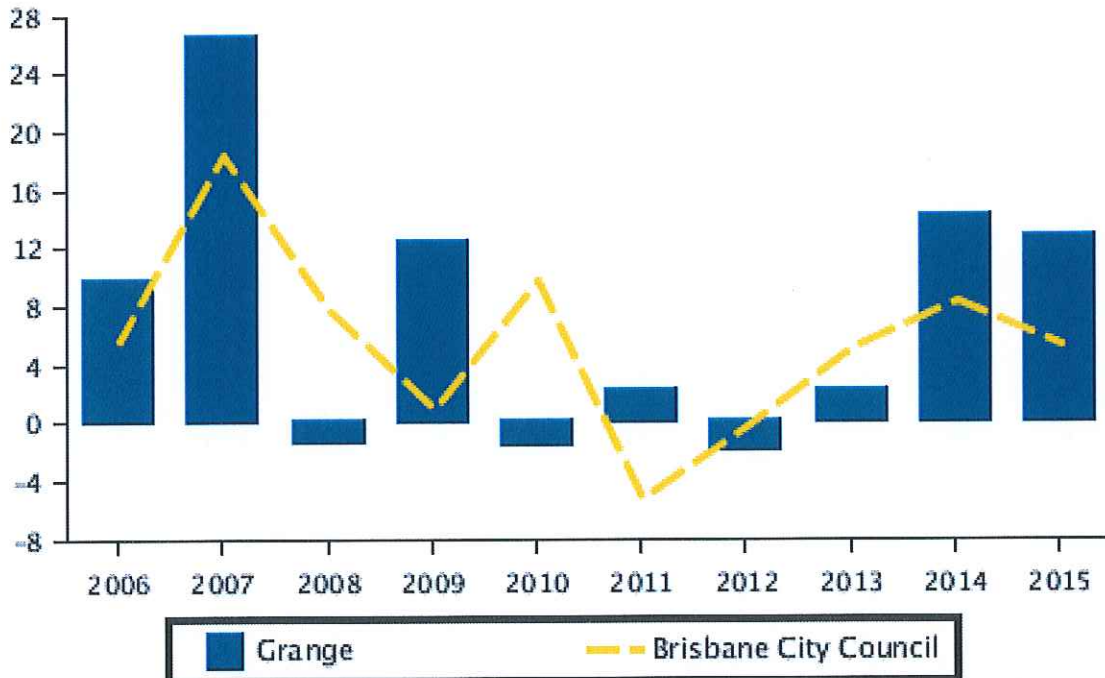
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# Capital Growth Median Prices

## Capital Growth in Median Prices (Houses)

Period	Grange % Change	Brisbane City Council % Change
2015	13%	5.4%
2014	14.3%	8.3%
2013	2.4%	5.2%
2012	-2.2%	-0.4%
2011	2.3%	-5.3%
2010	-1.9%	9.8%
2009	12.6%	1%
2008	-1.7%	7.6%
2007	26.7%	18.3%
2006	9.9%	5.7%

## Capital Growth in Median Prices (Houses)



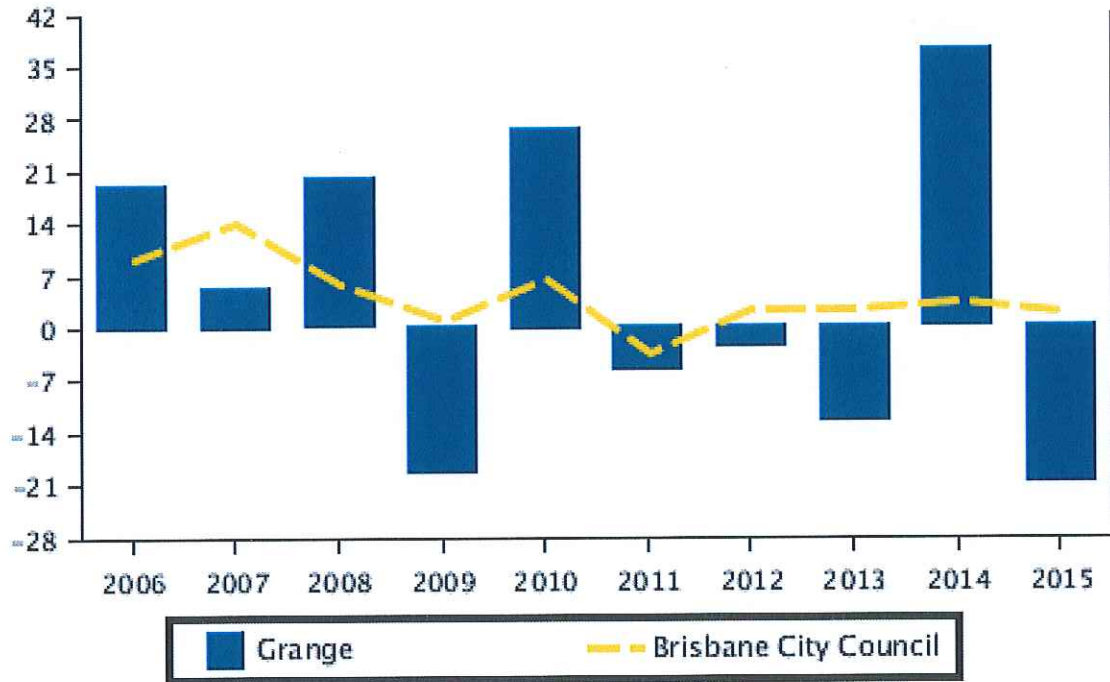


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### Capital Growth in Median Prices (Unit)

Period	Grange % Change	Brisbane City Council % Change
2015	-21.2%	2.1%
2014	37.2%	3.3%
2013	-13%	2.4%
2012	-3%	2.5%
2011	-6.1%	-3.6%
2010	26.8%	6.4%
2009	-19.7%	1%
2008	20.2%	5.8%
2007	5.5%	14.1%
2006	19.3%	9.2%

### Capital Growth in Median Prices (Unit)





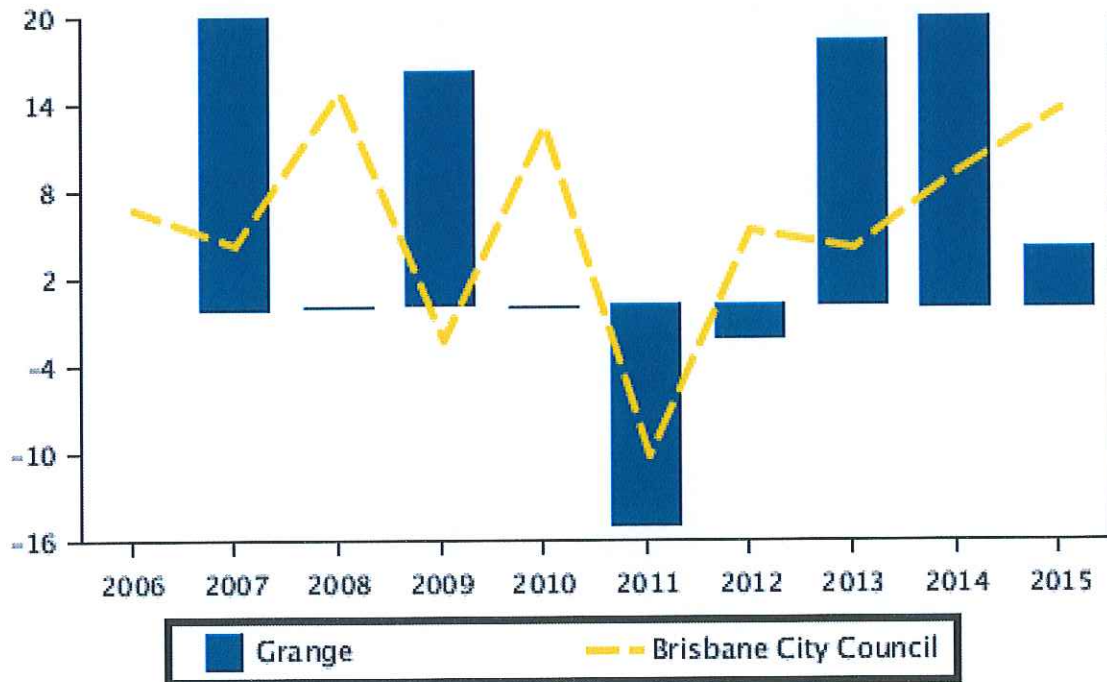


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### Capital Growth in Median Prices (Land)

Period	Grange % Change	Brisbane City Council % Change
2015	4.1%	13.6%
2014	36.7%	9.4%
2013	18.3%	4%
2012	-2.4%	5.3%
2011	-15.3%	-10.2%
2010	0%	12.5%
2009	16.2%	-2.4%
2008	0%	14.8%
2007	41%	4.2%
2006	-16.7%	6.7%

### Capital Growth in Median Prices (Land)





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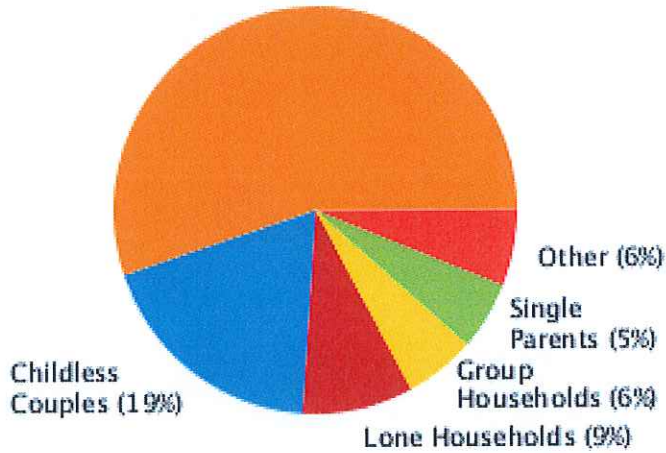
# Household

## Household Structure

Type	Percent
Couples with Children	55.1
Childless Couples	18.8
Lone Households	8.9
Other	6.1
Group Households	5.7
Single Parents	5.4

### Household Structure

Couples with Children (55%)



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



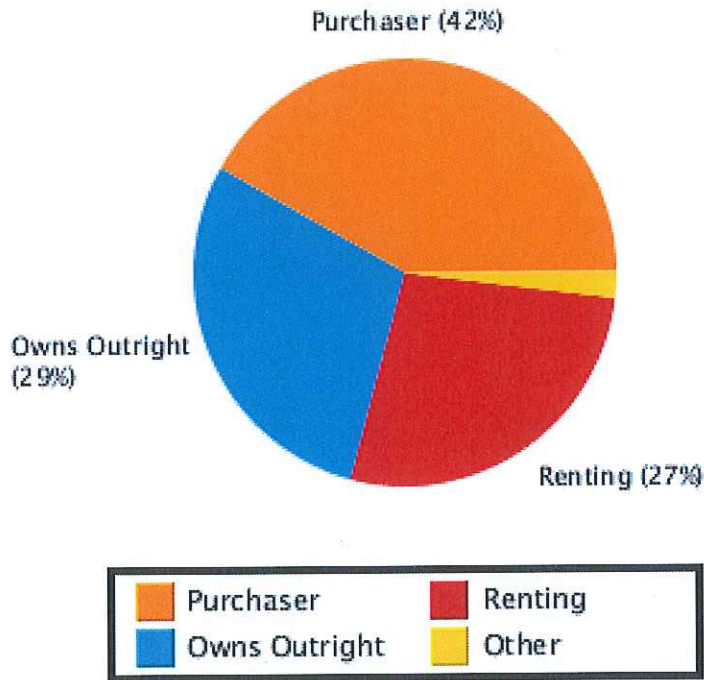


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### Household Occupancy

Type	Percent
Purchaser	41.8
Owns Outright	29.0
Renting	27.2
Other	2.0

### Household Occupancy

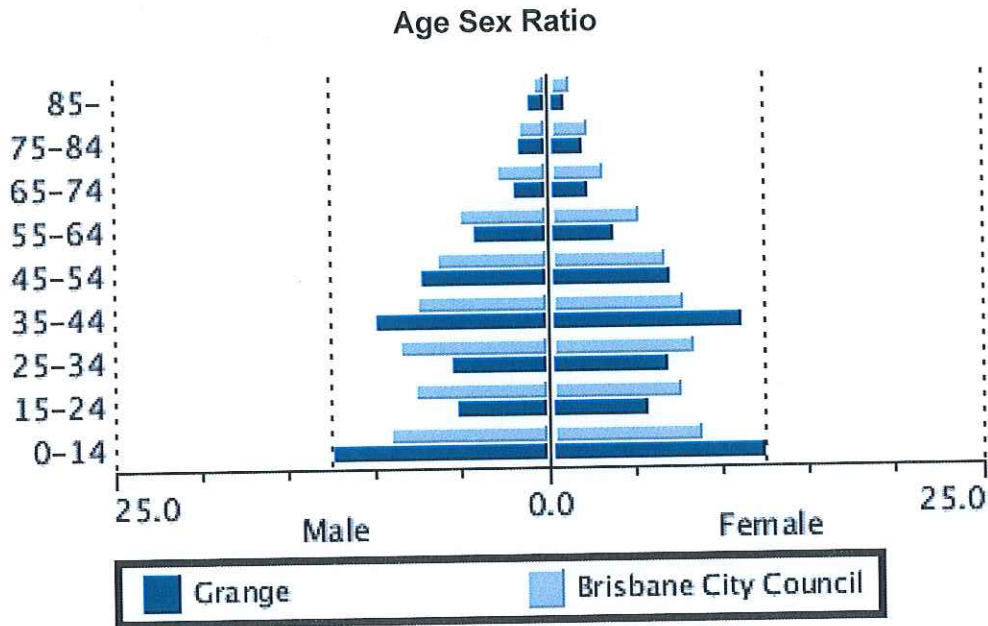




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## Age Sex Ratio

Age Group	Grange		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	12.4	12.3	9.2	8.7
15-24	5.2	5.6	7.7	7.6
25-34	5.5	6.8	8.5	8.3
35-44	9.9	11.1	7.5	7.7
45-54	7.2	6.9	6.4	6.6
55-64	4.1	3.8	5.0	5.2
65-74	1.8	2.2	2.9	3.1
75-84	1.5	2.0	1.6	2.2
85-	0.9	0.9	0.6	1.2







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## Household Income

Income Range	Grange %	Brisbane City Council %
0-15K	2.5	3.3
15-31K	9.4	11.8
31-52K	10.0	13.4
52-78K	12.1	14.4
78-130K	18.2	21.3
130-180K	24.6	16.7
180K-	12.7	7.9

Household Income

