
A Nobel approach
to Real Estate™

Hendra

April—June 2016

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Nobel TEAM

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130 Vulture Street,

WEST END QLD 4101





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	3					
COMMERCIAL	1	\$4,125,000	\$4,125,000	\$4,125,000	\$4,125,000	\$4,125,000
HOUSE	23	\$375,000	\$4,100,000	\$1,050,000	\$1,542,173	\$35,470,000
LAND	1	\$555,000	\$555,000	\$555,000	\$555,000	\$555,000
UNIT	3	\$350,000	\$545,000	\$512,000	\$469,000	\$1,407,000
TOTAL	31					\$41,557,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		3				
COMMERCIAL	N/A	1	\$4,125,000	\$4,125,000	\$4,125,000	\$4,125,000
HOUSE	2 Bed	4	\$535,000	\$4,100,000	\$670,000	\$1,493,750
	3 Bed	6	\$375,000	\$4,100,000	\$2,560,000	\$2,421,666
	4 Bed	9	\$515,000	\$1,495,000	\$1,050,000	\$1,047,555
	5+ Bed	4	\$980,000	\$2,040,000	\$1,258,500	\$1,384,250
LAND	N/A	1	\$555,000	\$555,000	\$555,000	\$555,000
UNIT	2 Bed	2	\$350,000	\$512,000	\$431,000	\$431,000
	3 Bed	1	\$545,000	\$545,000	\$545,000	\$545,000
TOTAL		31				\$1,340,548



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Sold Properties



28/40 Blaikie Street Hendra QLD 4011

Sale Price: \$512,000
Sale Date: 12 Apr 2016
Area: 422m2 Approx

Attributes: 2 Beds, 1 Baths, 1 Car Spaces



32 Bowley Street Hendra QLD 4011

Sale Price: Not Disclosed
Sale Date: 12 May 2016
Area: 610m2

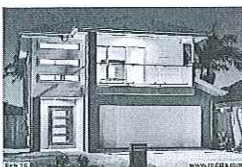
Attributes: 4 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



6 Crescent Way Hendra QLD 4011

Sale Price: \$4,100,000
Sale Date: 8 Apr 2016
Area: 5,558m2

Attributes: 3 Beds, 1 Baths, 2 Car Spaces



12 Crescent Way Hendra QLD 4011

Sale Price: \$4,100,000
Sale Date: 8 Apr 2016
Area: 670m2

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



20 Crescent Way Hendra QLD 4011

Sale Price: \$4,100,000
Sale Date: 8 Apr 2016
Area: 1,239m2

Attributes: 3 Beds, 1 Baths, 2 Car Spaces



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30 Derby Street Hendra QLD 4011

Sale Price: \$375,000
Sale Date: 16 May 2016
Area: 405m2

Attributes: 3 Beds, 1 Baths, 2 Car Spaces



23 Doncaster Street Hendra QLD 4011

Sale Price: \$2,040,000
Sale Date: 23 Apr 2016
Area: 1,012m2

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



28 Flemington Street Hendra QLD 4011

Sale Price: \$1,020,000
Sale Date: 14 May 2016
Area: 810m2

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



2 Golden Square Hendra QLD 4011

Sale Price: \$515,000
Sale Date: 18 May 2016
Area: 404m2

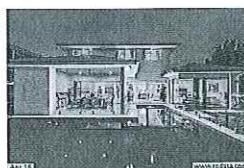
Attributes: 4 Beds, 3 Baths, 2 Lock Up Garages



7 Hamilton Avenue Hendra QLD 4011

Sale Price: \$980,000
Sale Date: 1 Apr 2016
Area: 501m2

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



24 Harding Street Hendra QLD 4011

Sale Price: \$1,495,000
Sale Date: 7 May 2016
Area: 612m2

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



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25 Lethem Street Hendra QLD 4011

Sale Price: \$4,125,000
Sale Date: 6 May 2016
Area: 6,918m2

Attributes: 30 Car Spaces



51 Manson Road Hendra QLD 4011

Sale Price: \$720,000
Sale Date: 1 Apr 2016
Area: 607m2

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



87 Manson Road Hendra QLD 4011

Sale Price: \$1,207,000
Sale Date: 11 Apr 2016
Area: 407m2

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



12 Mein Street Hendra QLD 4011

Sale Price: \$555,000
Sale Date: 29 Jun 2016
Area: 407m2

Attributes:



25 Mein Street Hendra QLD 4011

Sale Price: \$620,000
Sale Date: 28 May 2016
Area: 407m2

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



111 Mein Street Hendra QLD 4011

Sale Price: \$835,000
Sale Date: 21 May 2016
Area: 539m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces



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222 Nudgee Road Hendra QLD 4011

Sale Price: Not Disclosed
Sale Date: 27 May 2016
Area: 572m2

Attributes: 4 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages



276 Nudgee Road Hendra QLD 4011

Sale Price: \$535,000
Sale Date: 17 Jun 2016
Area: 567m2

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



26 Osullivan Street Hendra QLD 4011

Sale Price: \$900,000
Sale Date: 5 Apr 2016
Area: 405m2

Attributes: 4 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



26A Osullivan Street Hendra QLD 4011

Sale Price: \$905,000
Sale Date: 2 Apr 2016
Area: 405m2

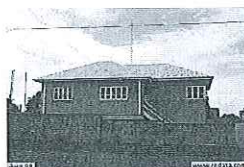
Attributes: 4 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



46 Pleystowe Crescent Hendra QLD 4011

Sale Price: \$1,080,000
Sale Date: 18 Jun 2016
Area: 451m2

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



57 Pleystowe Crescent Hendra QLD 4011

Sale Price: \$4,100,000
Sale Date: 8 Apr 2016
Area: 896m2

Attributes: 3 Beds, 1 Baths, 2 Car Spaces



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42/139 Pring Street Hendra QLD 4011

Sale Price: \$545,000
Sale Date: 23 Jun 2016
Area: 240m2

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



8 Rita Street Hendra QLD 4011

Sale Price: \$1,310,000
Sale Date: 7 May 2016
Area: 607m2

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



30 School Street Hendra QLD 4011

Sale Price: \$953,000
Sale Date: 11 May 2016
Area: 409m2

Attributes: 4 Beds, 2 Baths, 3 Car Spaces, 2 Lock Up Garages, 1 Ensuites



59 Sefton Road Hendra QLD 4011

Sale Price: \$1,400,000
Sale Date: 11 Apr 2016
Area: 810m2

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



20 Ure Street Hendra QLD 4011

Sale Price: \$1,130,000
Sale Date: 17 Jun 2016
Area: 405m2

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



26 Ure Street Hendra QLD 4011

Sale Price: \$1,050,000
Sale Date: 2 Jun 2016
Area: 405m2

Attributes: 4 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages



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38 Ure Street Hendra QLD 4011

Sale Price: Not Disclosed

Sale Date: 25 Jun 2016

Area: 405m2

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



8/104 Zillman Road Hendra QLD 4011

Sale Price: \$350,000

Sale Date: 10 Apr 2016

Area: -

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



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Area Profile

The size of Hendra is approximately 2 square kilometres. It has 1 park covering nearly 2% of total area.

The population of Hendra in 2006 was 4,111 people. By 2011 the population was 4,411 showing a population growth of 7% in the area during that time.

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

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

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

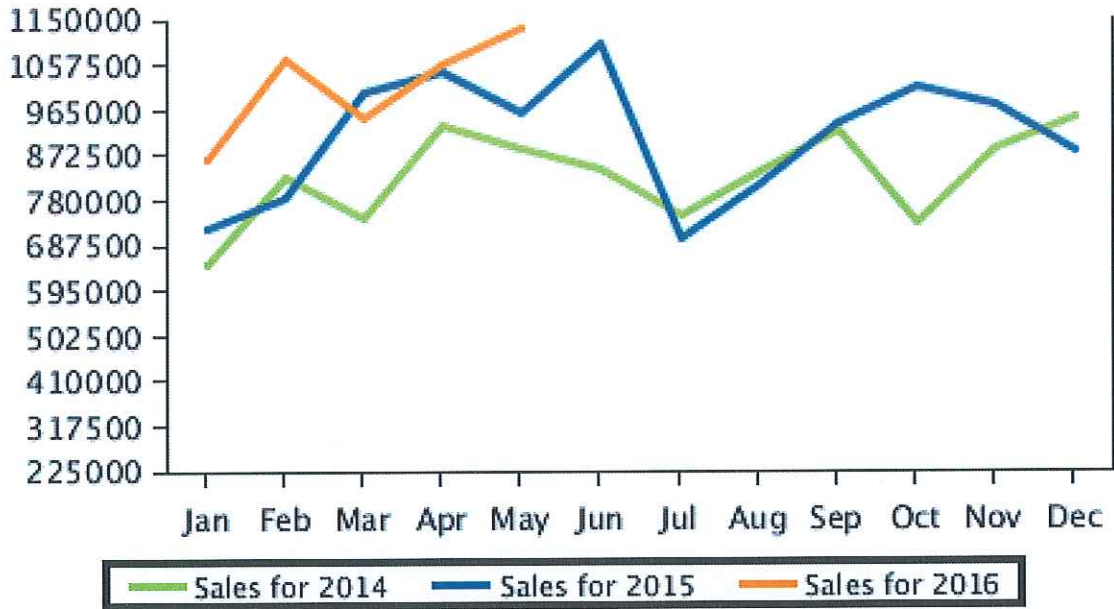
In 2006, 69.8% of the homes in Hendra were owner-occupied compared with 69.0% in 2011.

Currently the median sales price of houses in the area is 1,131,500.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$650,000	\$720,000	\$865,000
February	\$825,000	\$786,000	\$1,070,000
March	\$745,000	\$1,002,500	\$950,000
April	\$931,000	\$1,040,000	\$1,056,000
May	\$885,000	\$960,000	\$1,131,500
June	\$840,000	\$1,099,000	\$0
July	\$750,000	\$700,000	\$0
August	\$835,000	\$811,000	\$0
September	\$922,600	\$935,000	\$0
October	\$730,000	\$1,010,000	\$0
November	\$882,500	\$973,000	\$0
December	\$947,500	\$880,000	\$0

Median Sale Price





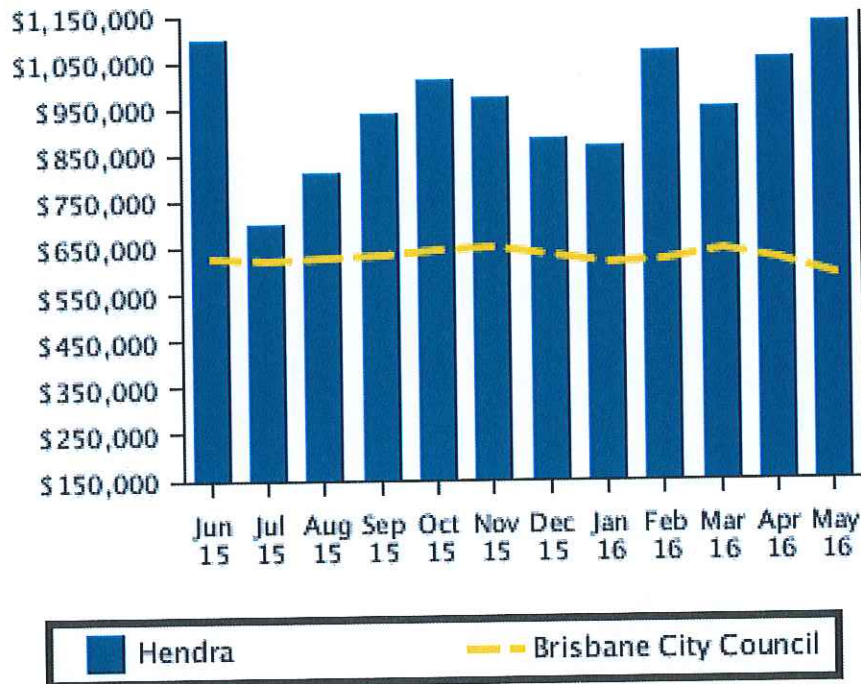
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Recent Median Sale Prices

Recent Median House Sale Prices

Period	Hendra	Brisbane City Council
	Median Price	Median Price
May 2016	\$1,131,500	\$588,065
April 2016	\$1,056,000	\$620,000
March 2016	\$950,000	\$645,000
February 2016	\$1,070,000	\$622,500
January 2016	\$865,000	\$614,875
December 2015	\$880,000	\$635,000
November 2015	\$973,000	\$649,900
October 2015	\$1,010,000	\$645,000
September 2015	\$935,000	\$635,000
August 2015	\$811,000	\$630,000
July 2015	\$700,000	\$625,000
June 2015	\$1,099,000	\$625,500

Recent Median House Sale Prices



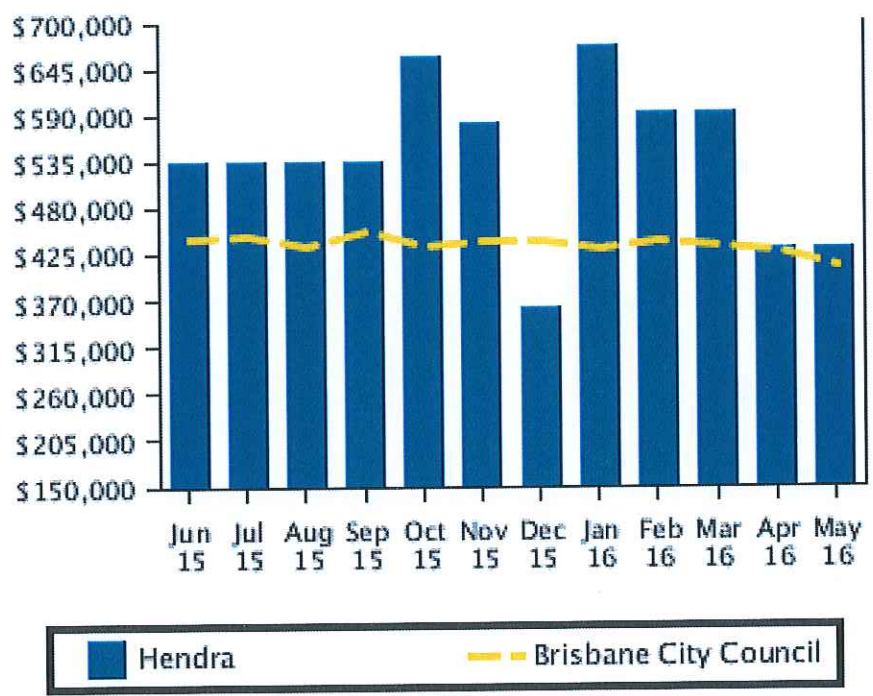


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Recent Median Unit Sale Prices

Period	Hendra Median Price	Brisbane City Council Median Price
May 2016	\$431,000	\$408,750
April 2016	\$431,000	\$429,500
March 2016	\$593,440	\$435,000
February 2016	\$593,440	\$441,050
January 2016	\$670,000	\$432,500
December 2015	\$362,000	\$440,000
November 2015	\$580,000	\$440,000
October 2015	\$660,000	\$435,000
September 2015	\$535,000	\$452,000
August 2015	\$535,000	\$435,500
July 2015	\$535,000	\$445,000
June 2015	\$535,000	\$443,000

Recent Median Unit Sale Prices



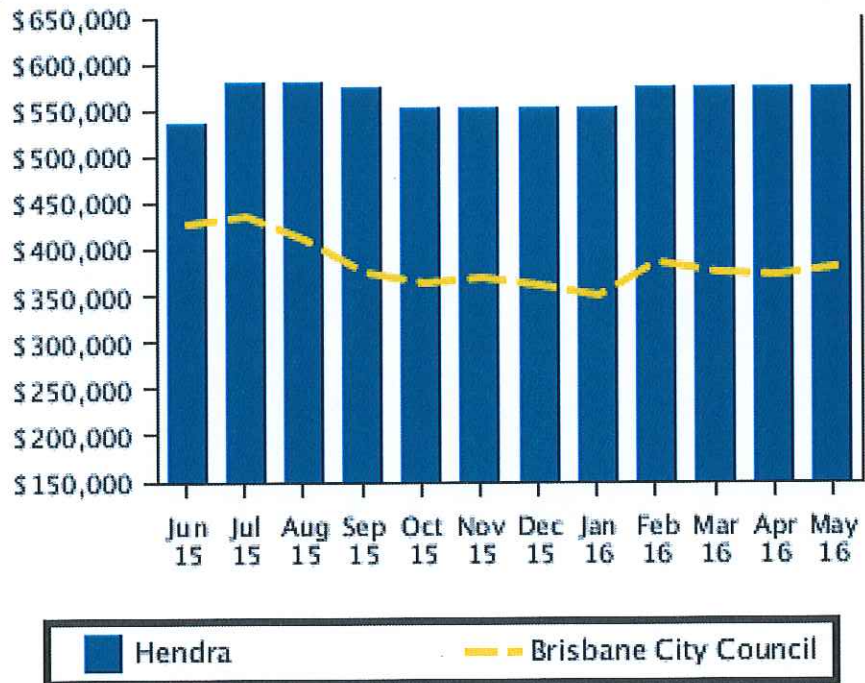


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Recent Median Land Sale Prices

Period	Hendra Median Price	Brisbane City Council Median Price
May 2016	\$575,000	\$380,000
April 2016	\$575,000	\$372,500
March 2016	\$575,000	\$376,000
February 2016	\$575,000	\$385,000
January 2016	\$552,000	\$349,000
December 2015	\$552,000	\$360,000
November 2015	\$552,000	\$370,000
October 2015	\$552,000	\$365,000
September 2015	\$575,000	\$376,050
August 2015	\$580,000	\$410,000
July 2015	\$580,000	\$435,000
June 2015	\$535,000	\$427,500

Recent Median Land Sale Prices





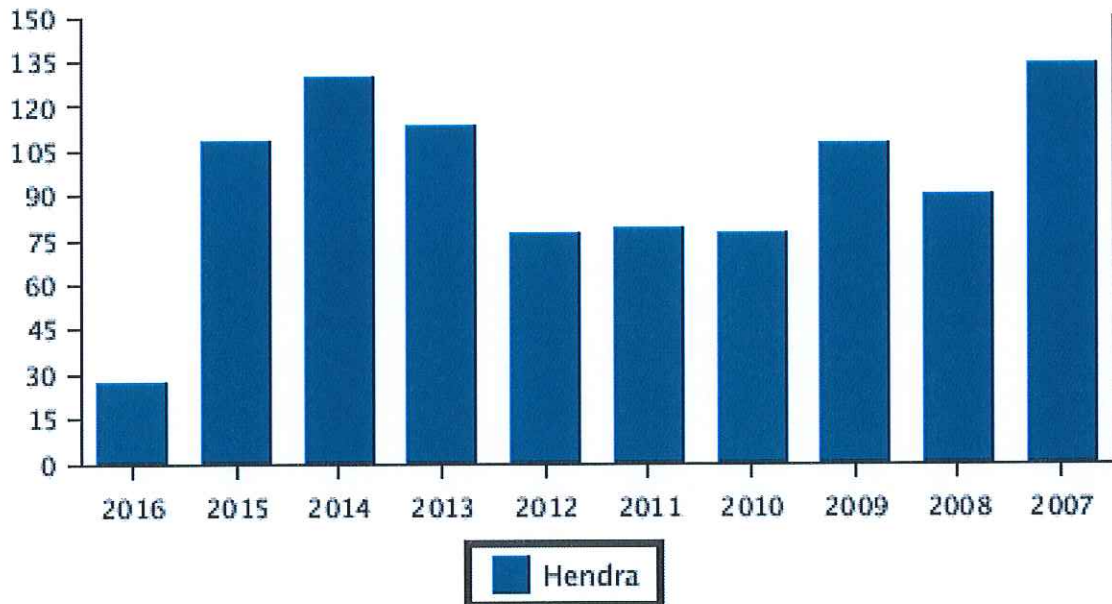
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Sales Per Annum

House Sales Per Annum

Period	Hendra Number
2016	27
2015	108
2014	130
2013	113
2012	77
2011	79
2010	77
2009	107
2008	90
2007	134

House Sales Per Annum



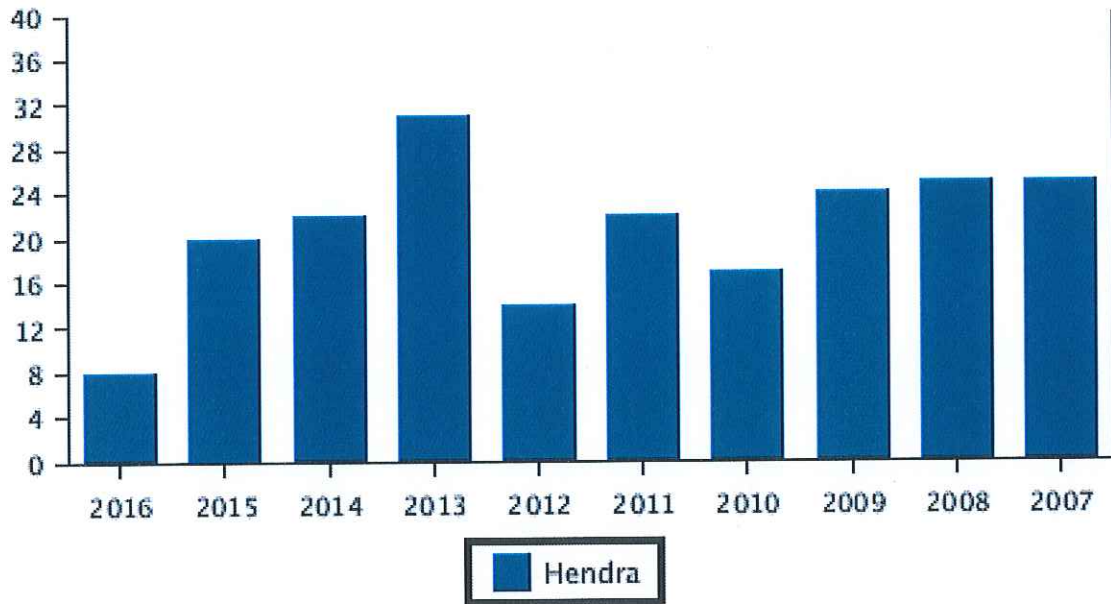


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Unit Sales Per Annum

Period	Hendra Number
2016	8
2015	20
2014	22
2013	31
2012	14
2011	22
2010	17
2009	24
2008	25
2007	25

Unit Sales Per Annum



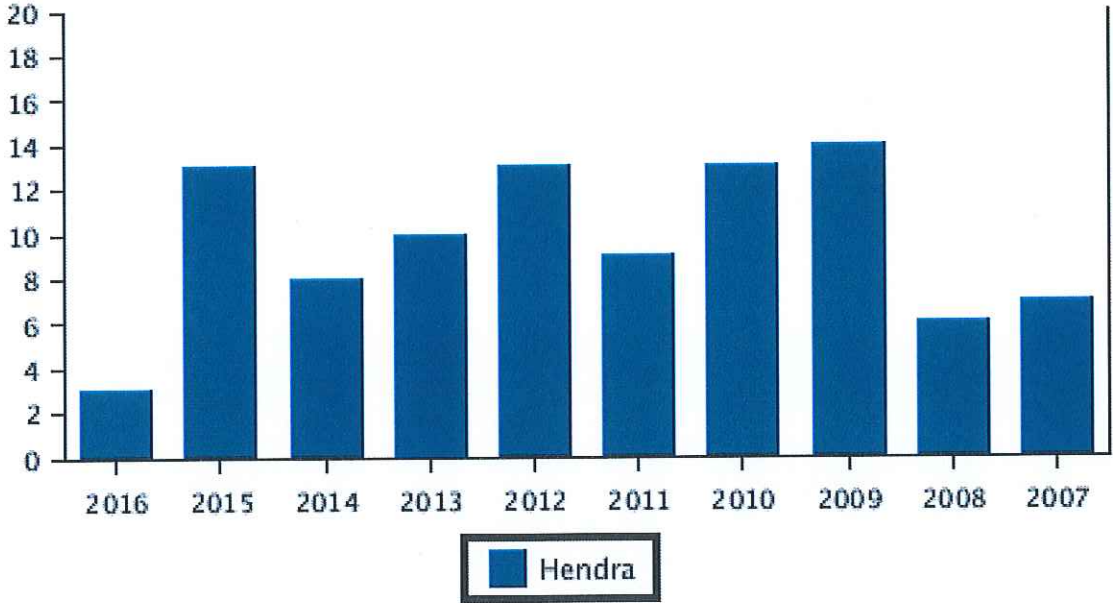


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Land Sales Per Annum

Period	Hendra Number
2016	3
2015	13
2014	8
2013	10
2012	13
2011	9
2010	13
2009	14
2008	6
2007	7

Land Sales Per Annum





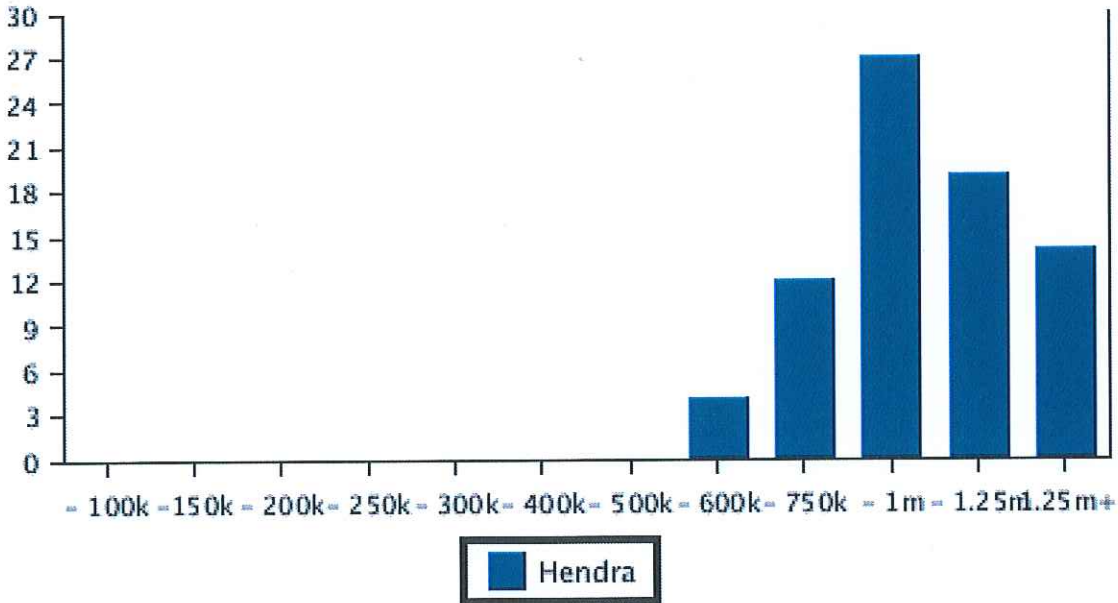
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Sales By Price

House Sale by Price (12 months)

Price	Hendra Number
0 - 100k	0
101 -150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	0
501 - 600k	4
601 - 750k	12
751 - 1m	27
> 1m - 1.25m	19
1.25m+	14

House Sales By Price (12 months)



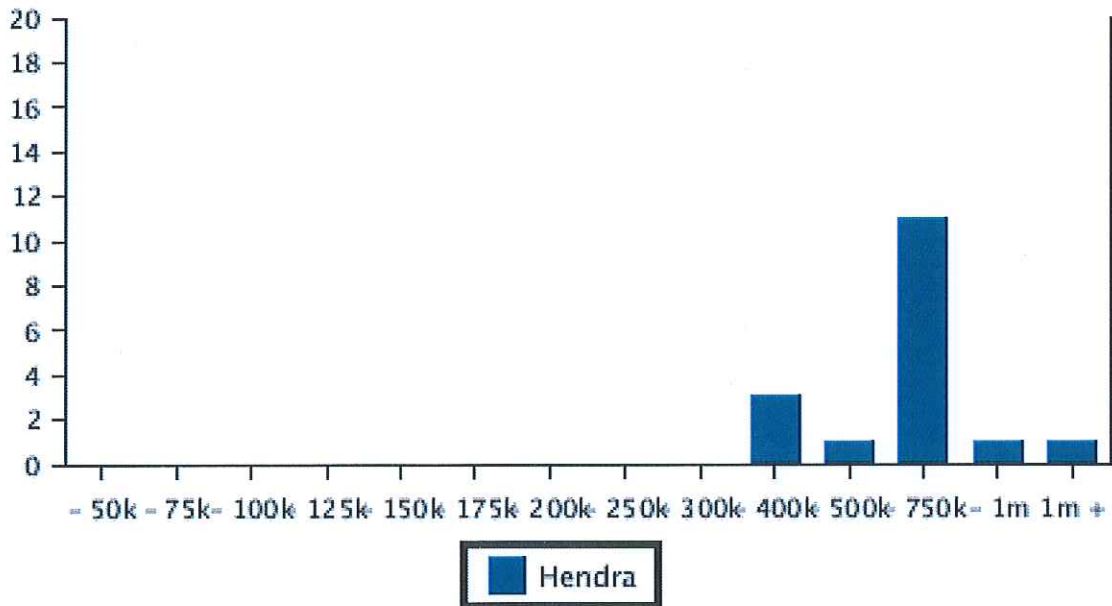


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Unit Sale by Price (12 months)

Price	Hendra 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	3
401 - 500k	1
501 - 750k	11
751 - 1m	1
1m +	1

Unit Sales By Price (12 months)



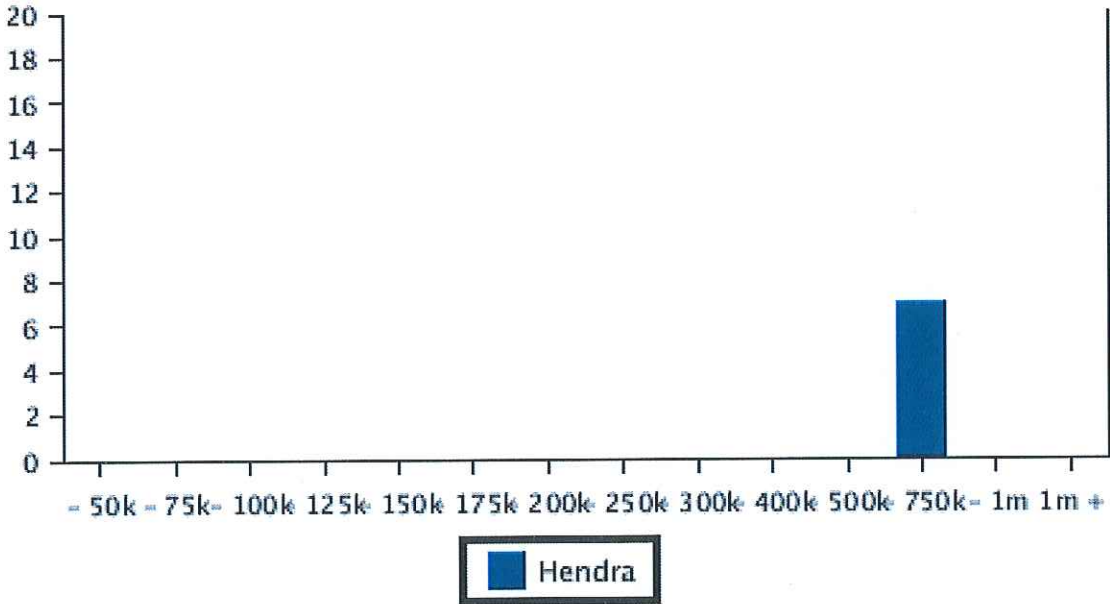


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Land Sale by Price (12 months)

Price	Hendra	
	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	7	
751 - 1m	0	
1m +	0	

Land Sales By Price (12 months)





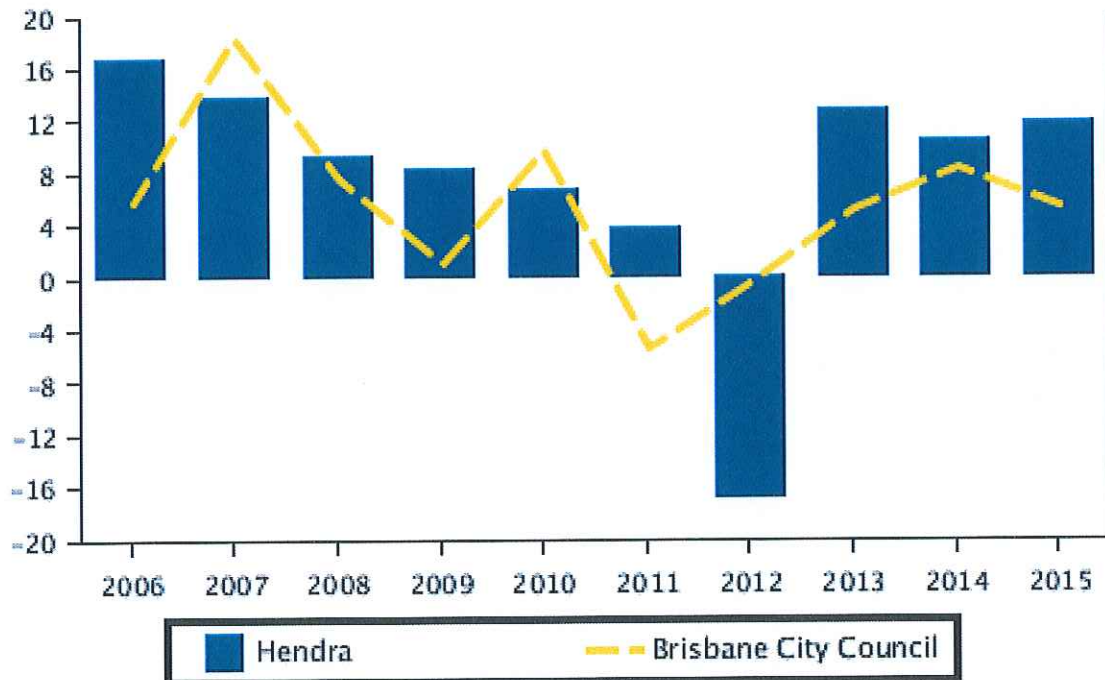
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Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Hendra	Brisbane City Council
	% Change	% Change
2015	11.9%	5.4%
2014	10.5%	8.3%
2013	12.9%	5.2%
2012	-16.9%	-0.4%
2011	3.8%	-5.3%
2010	6.7%	9.8%
2009	8.3%	1%
2008	9.3%	7.6%
2007	13.8%	18.3%
2006	16.7%	5.7%

Capital Growth in Median Prices (Houses)



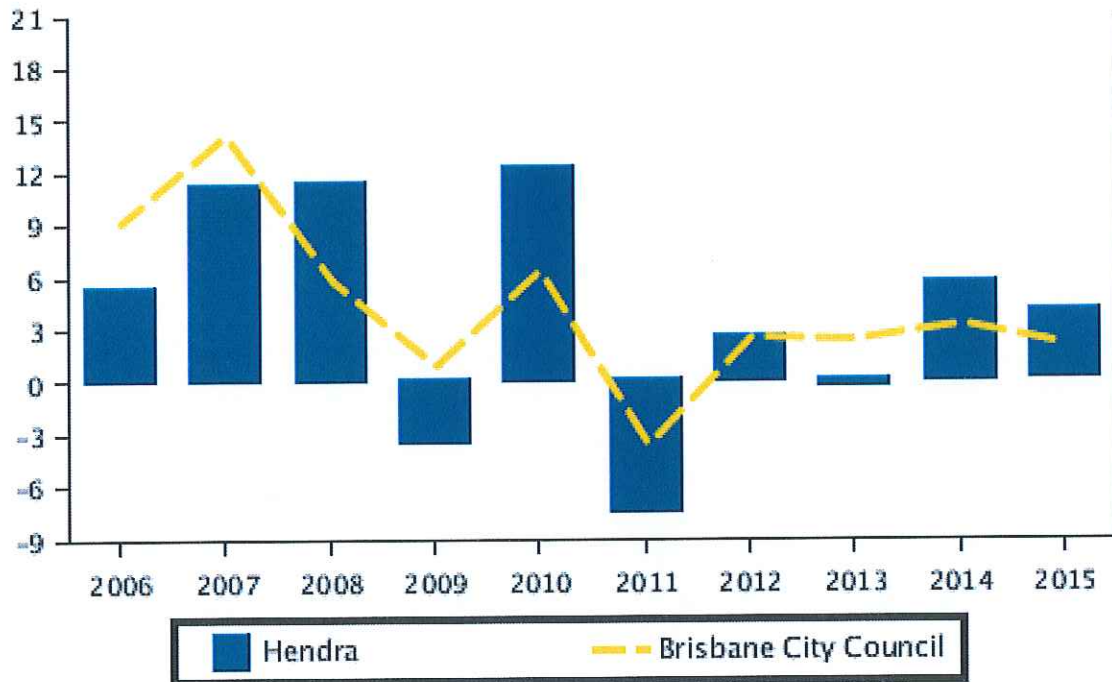


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Capital Growth in Median Prices (Unit)

Period	Hendra % Change	Brisbane City Council % Change
2015	4.1%	2.1%
2014	5.8%	3.3%
2013	-0.5%	2.4%
2012	2.7%	2.5%
2011	-7.7%	-3.6%
2010	12.4%	6.4%
2009	-3.7%	1%
2008	11.5%	5.8%
2007	11.4%	14.1%
2006	5.5%	9.2%

Capital Growth in Median Prices (Unit)



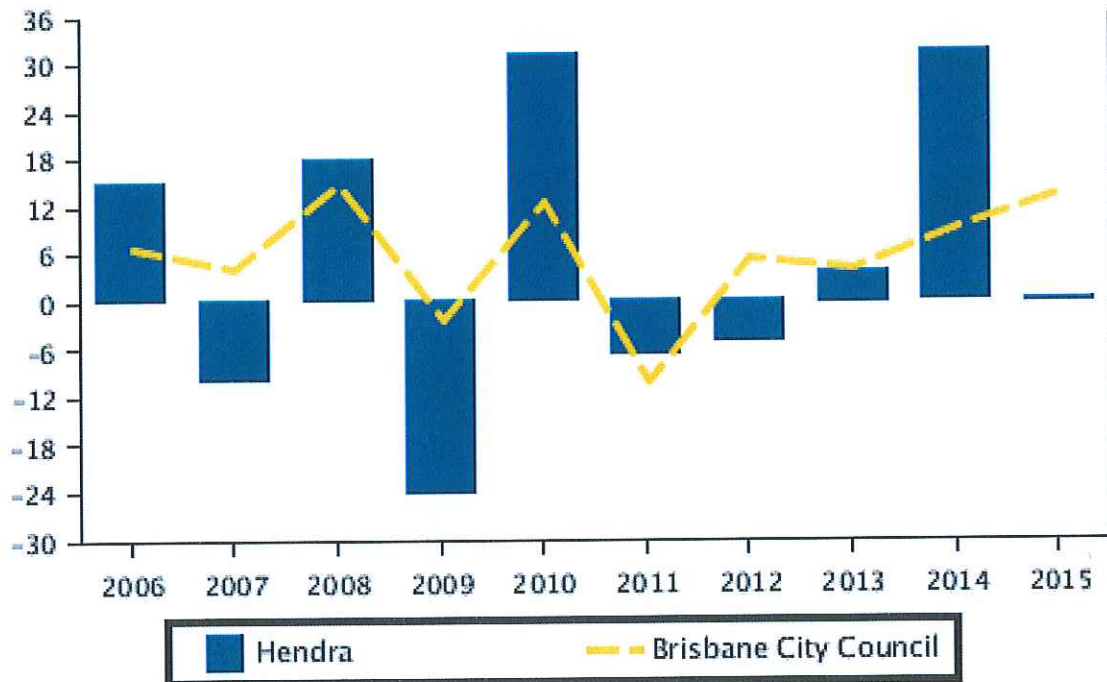


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Capital Growth in Median Prices (Land)

Period	Hendra % Change	Brisbane City Council % Change
2015	0.4%	13.6%
2014	31.7%	9.4%
2013	3.9%	4%
2012	-5.3%	5.3%
2011	-6.9%	-10.2%
2010	31.2%	12.5%
2009	-24.5%	-2.4%
2008	17.9%	14.8%
2007	-10.3%	4.2%
2006	15.2%	6.7%

Capital Growth in Median Prices (Land)





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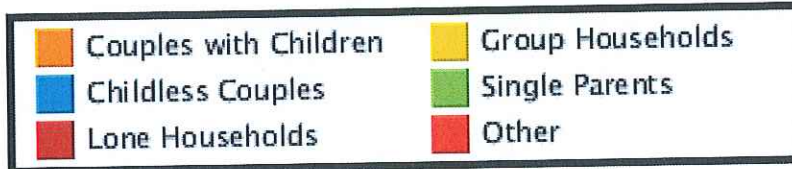
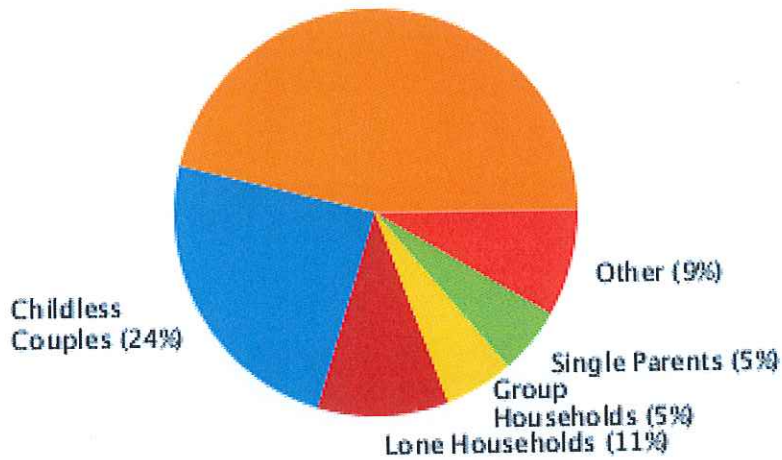
Household

Household Structure

Type	Percent
Couples with Children	46.1
Childless Couples	24.1
Lone Households	10.5
Other	8.5
Group Households	5.5
Single Parents	5.3

Household Structure

Couples with Children (46%)



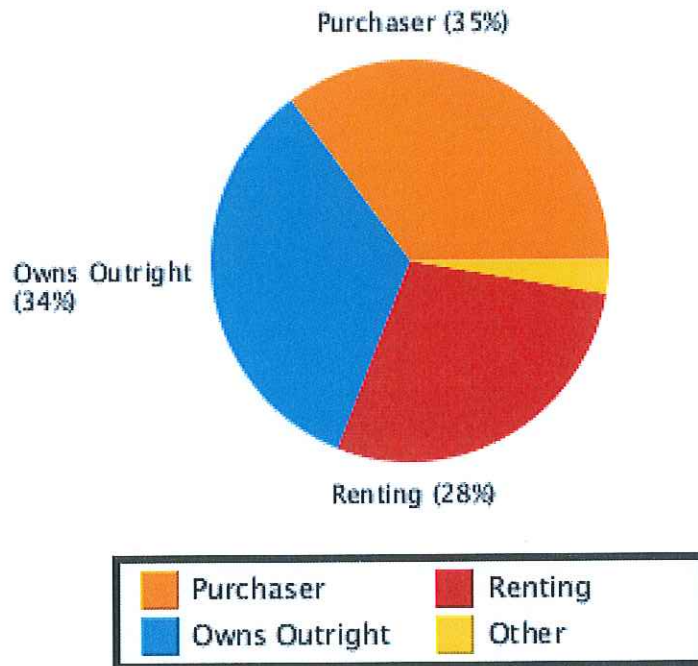


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Household Occupancy

Type	Percent
Purchaser	35.2
Owns Outright	33.8
Renting	28.3
Other	2.7

Household Occupancy

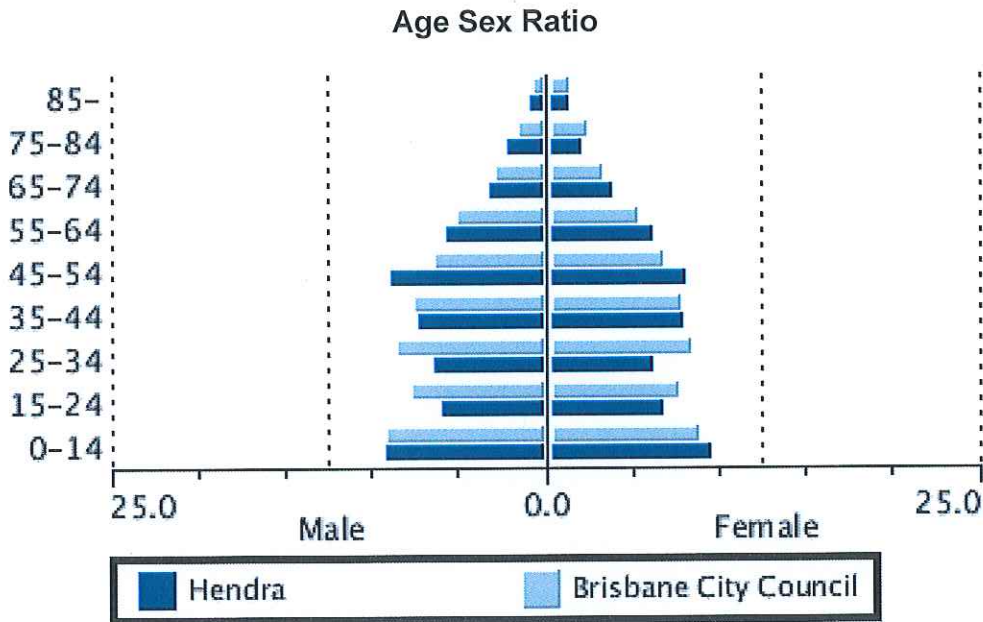




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Age Sex Ratio

Age Group	Hendra		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	9.1	9.5	9.2	8.7
15-24	5.9	6.6	7.7	7.6
25-34	6.4	6.1	8.5	8.3
35-44	7.3	7.8	7.5	7.7
45-54	8.8	7.9	6.4	6.6
55-64	5.6	6.0	5.0	5.2
65-74	3.2	3.7	2.9	3.1
75-84	2.1	2.0	1.6	2.2
85-	0.8	1.3	0.6	1.2





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Household Income

Income Range	Hendra %	Brisbane City Council %
0-15K	2.4	3.3
15-31K	8.6	11.8
31-52K	13.0	13.4
52-78K	12.1	14.4
78-130K	16.9	21.3
130-180K	21.8	16.7
180K-	13.0	7.9

Household Income

