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A Nobel approach  
to Real Estate™

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Inala

April—June 2016

THE Adam  
Nobel TEAM



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## Area Profile

The size of Inala is approximately 7 square kilometres. It has 12 parks covering nearly 10% of total area.

The population of Inala in 2006 was 13,170 people. By 2011 the population was 13,807 showing a population growth of 4% in the area during that time.

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

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

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

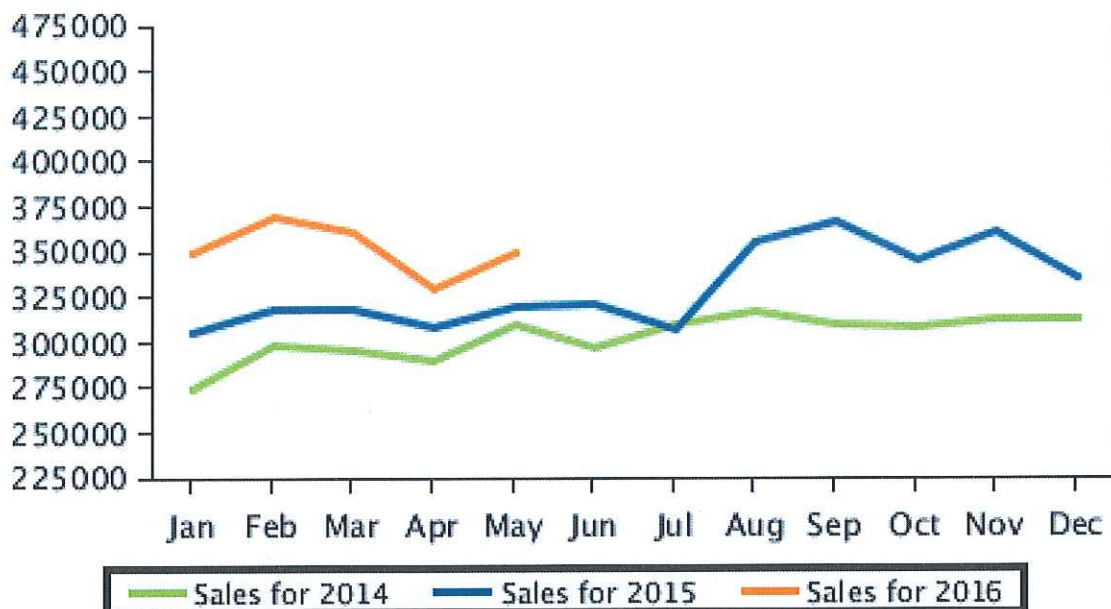
In 2006, 43.5% of the homes in Inala were owner-occupied compared with 42.5% in 2011.

Currently the median sales price of houses in the area is 350,000.

### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$273,750	\$305,000	\$350,000
February	\$298,500	\$318,000	\$369,000
March	\$295,000	\$318,000	\$360,000
April	\$290,000	\$307,500	\$329,999
May	\$310,000	\$320,000	\$350,000
June	\$297,000	\$321,000	\$0
July	\$310,000	\$306,000	\$0
August	\$316,000	\$354,500	\$0
September	\$310,000	\$366,444	\$0
October	\$307,500	\$345,000	\$0
November	\$313,000	\$361,000	\$0
December	\$312,200	\$335,000	\$0

### Median Sale Price

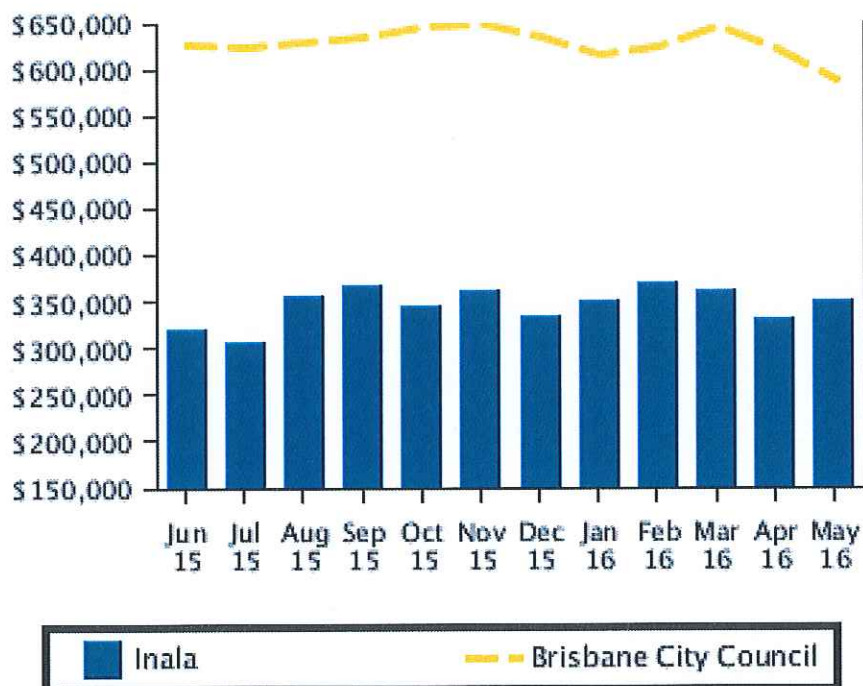


## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Inala Median Price	Brisbane City Council Median Price
May 2016	\$350,000	\$588,065
April 2016	\$329,999	\$620,000
March 2016	\$360,000	\$645,000
February 2016	\$369,000	\$622,500
January 2016	\$350,000	\$614,875
December 2015	\$335,000	\$635,000
November 2015	\$361,000	\$649,900
October 2015	\$345,000	\$645,000
September 2015	\$366,444	\$635,000
August 2015	\$354,500	\$630,000
July 2015	\$306,000	\$625,000
June 2015	\$321,000	\$625,500

### Recent Median House Sale Prices

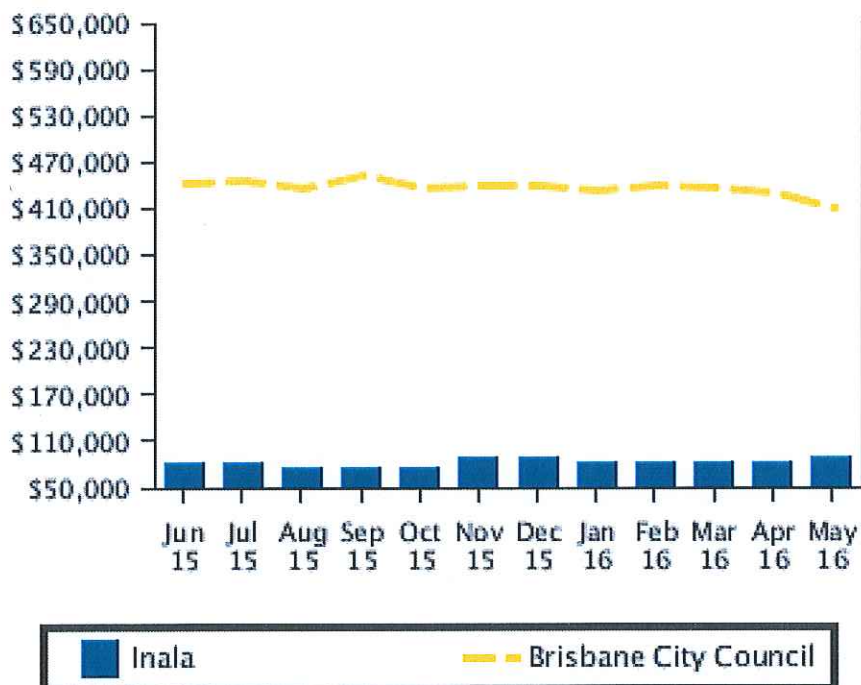




### Recent Median Unit Sale Prices

Period	Inala Median Price	Brisbane City Council Median Price
May 2016	\$89,000	\$408,750
April 2016	\$80,000	\$429,500
March 2016	\$80,000	\$435,000
February 2016	\$80,000	\$441,050
January 2016	\$80,000	\$432,500
December 2015	\$89,000	\$440,000
November 2015	\$89,000	\$440,000
October 2015	\$74,500	\$435,000
September 2015	\$74,500	\$452,000
August 2015	\$73,500	\$435,500
July 2015	\$81,250	\$445,000
June 2015	\$81,250	\$443,000

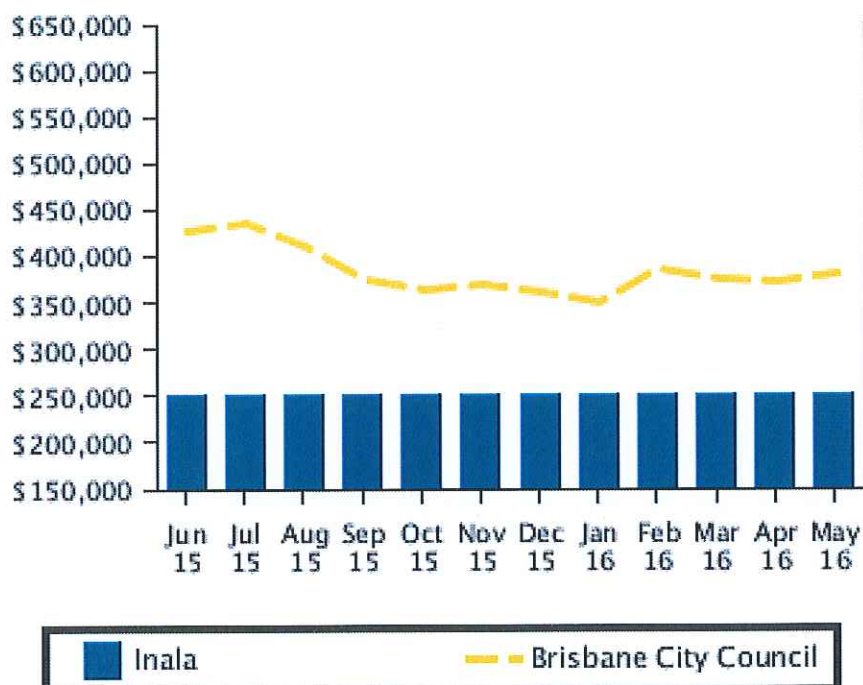
### Recent Median Unit Sale Prices



### Recent Median Land Sale Prices

Period	Inala Median Price	Brisbane City Council Median Price
May 2016	\$251,000	\$380,000
April 2016	\$251,000	\$372,500
March 2016	\$251,000	\$376,000
February 2016	\$251,000	\$385,000
January 2016	\$251,000	\$349,000
December 2015	\$251,000	\$360,000
November 2015	\$251,000	\$370,000
October 2015	\$251,000	\$365,000
September 2015	\$251,000	\$376,050
August 2015	\$251,000	\$410,000
July 2015	\$251,000	\$435,000
June 2015	\$251,000	\$427,500

### Recent Median Land Sale Prices

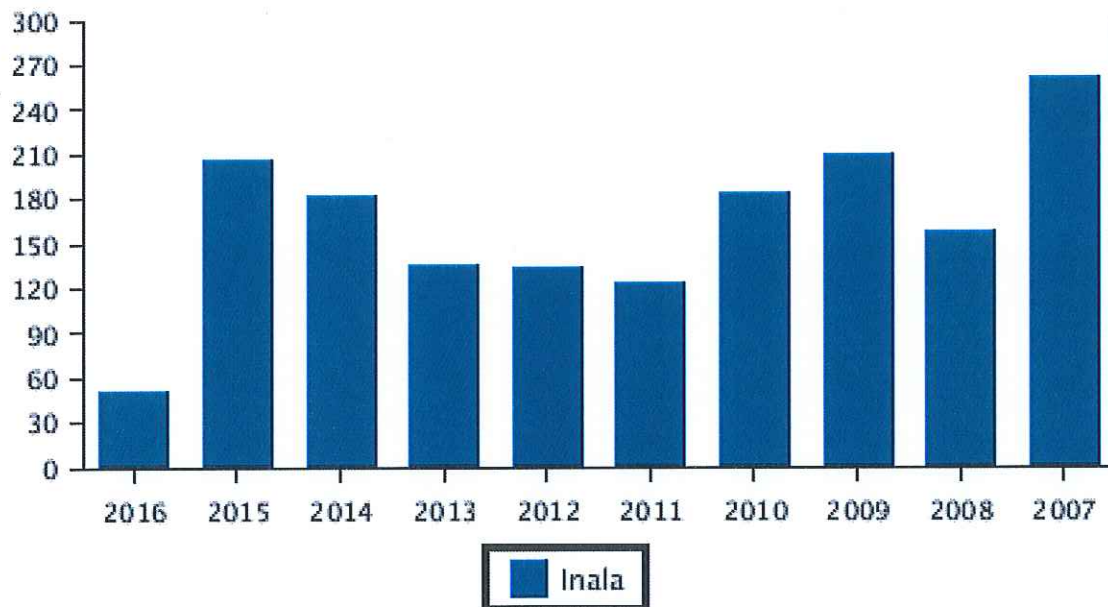


## Sales Per Annum

### House Sales Per Annum

Period	Inala Number
2016	51
2015	206
2014	182
2013	135
2012	134
2011	124
2010	183
2009	210
2008	157
2007	262

### House Sales Per Annum

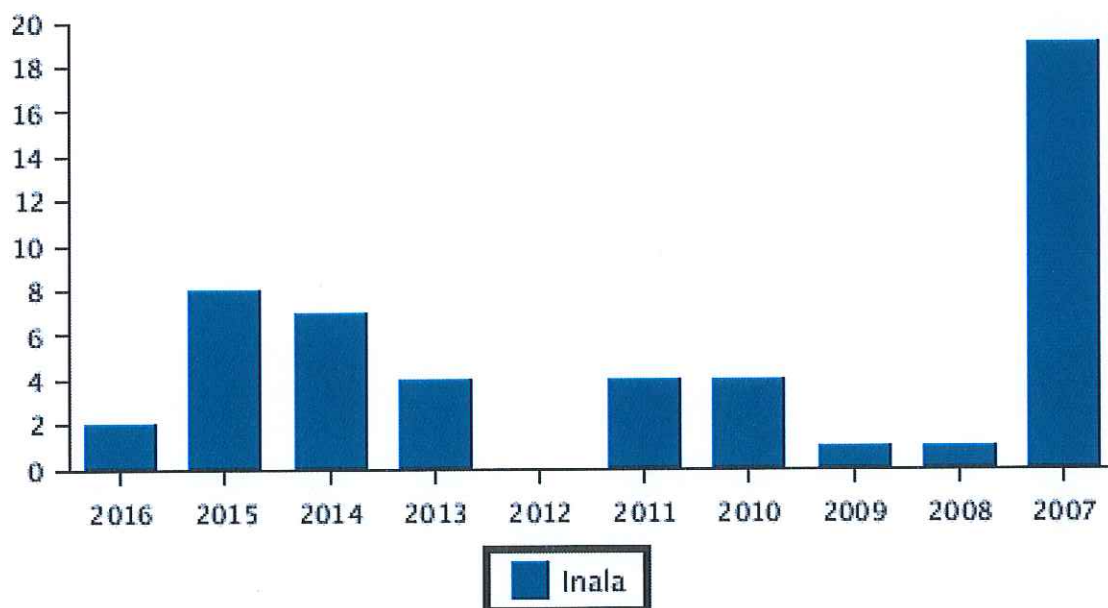




### Unit Sales Per Annum

Period	Inala Number
2016	2
2015	8
2014	7
2013	4
2012	0
2011	4
2010	4
2009	1
2008	1
2007	19

### Unit Sales Per Annum

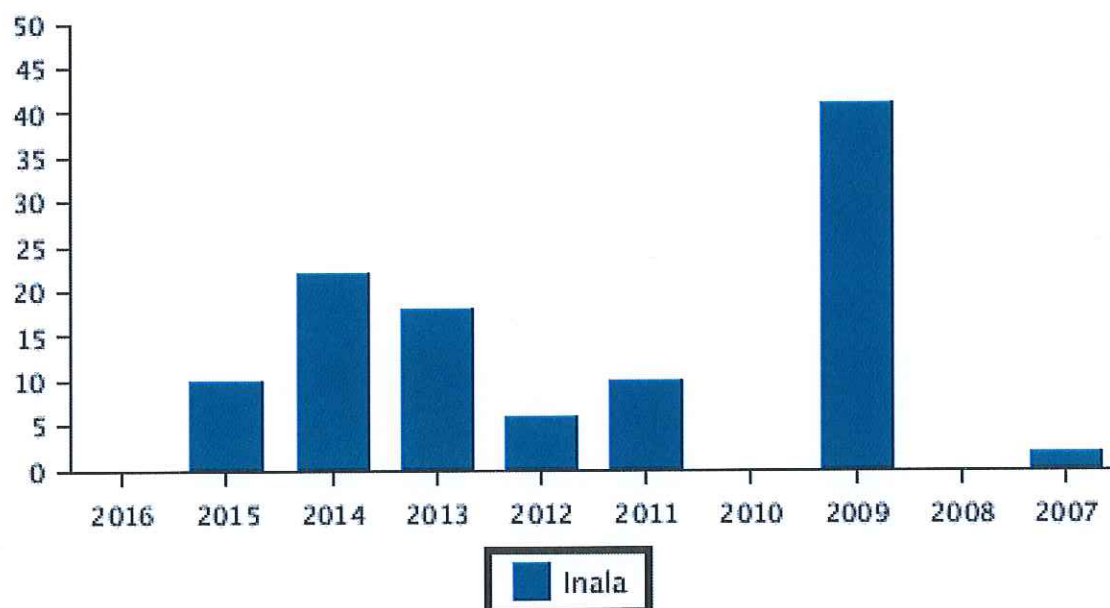




### Land Sales Per Annum

Period	Inala Number
2016	0
2015	10
2014	22
2013	18
2012	6
2011	10
2010	0
2009	41
2008	0
2007	2

### Land Sales Per Annum





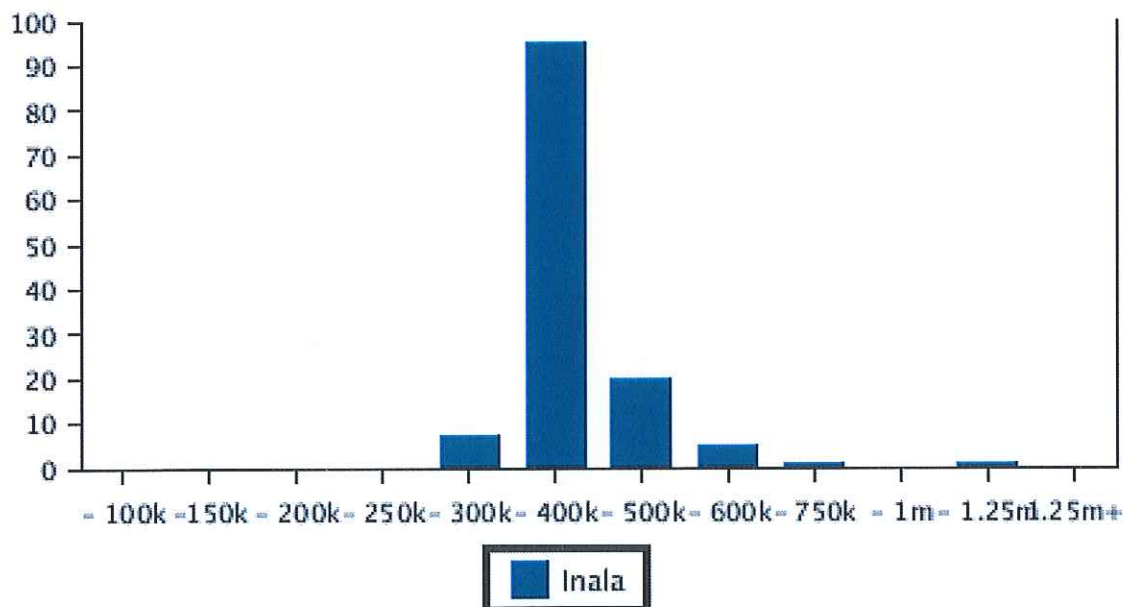
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## Sales By Price

### House Sale by Price (12 months)

Price	Inala Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	7
301 - 400k	95
401 - 500k	20
501 - 600k	5
601 - 750k	1
751 - 1m	0
> 1m - 1.25m	1
1.25m+	0

### House Sales By Price (12 months)

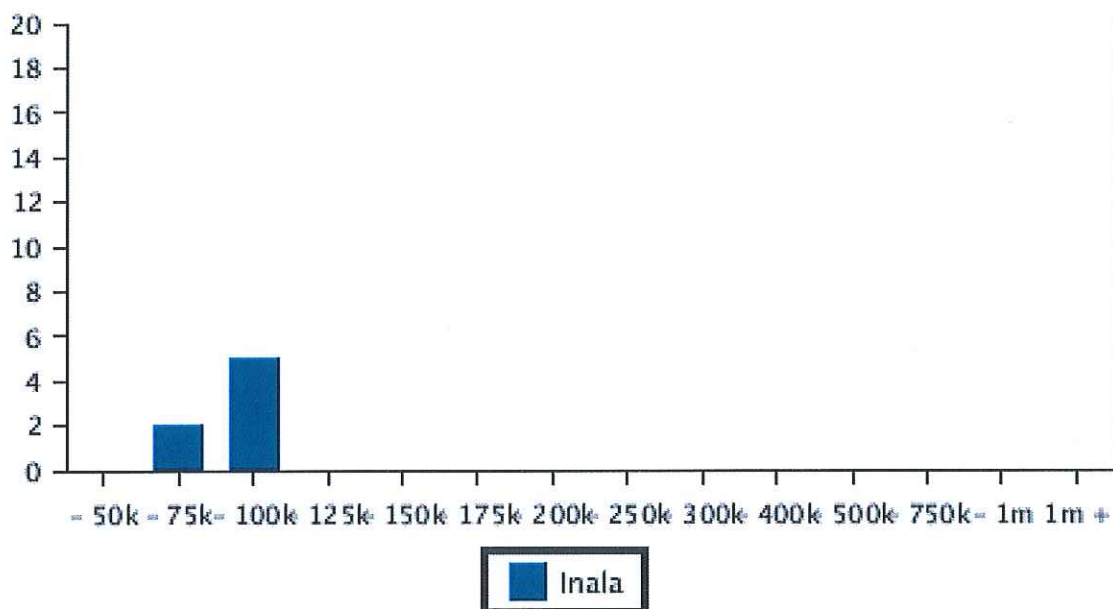




### Unit Sale by Price (12 months)

Price	Inala Number
0 - 50k	0
51 - 75k	2
76 - 100k	5
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

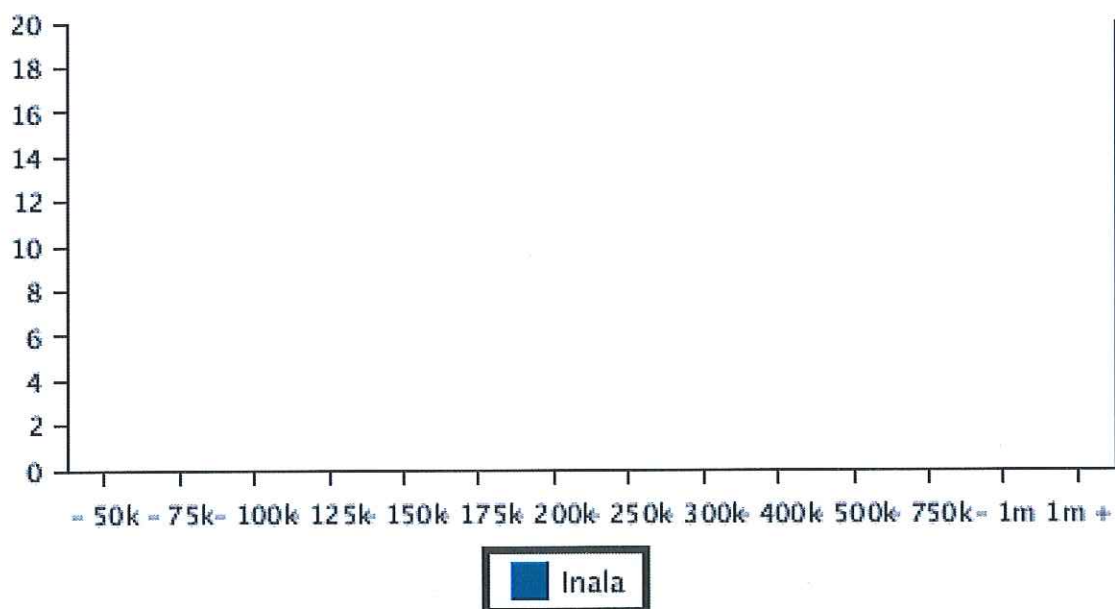
### Unit Sales By Price (12 months)



### Land Sale by Price (12 months)

Price	Inala 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)



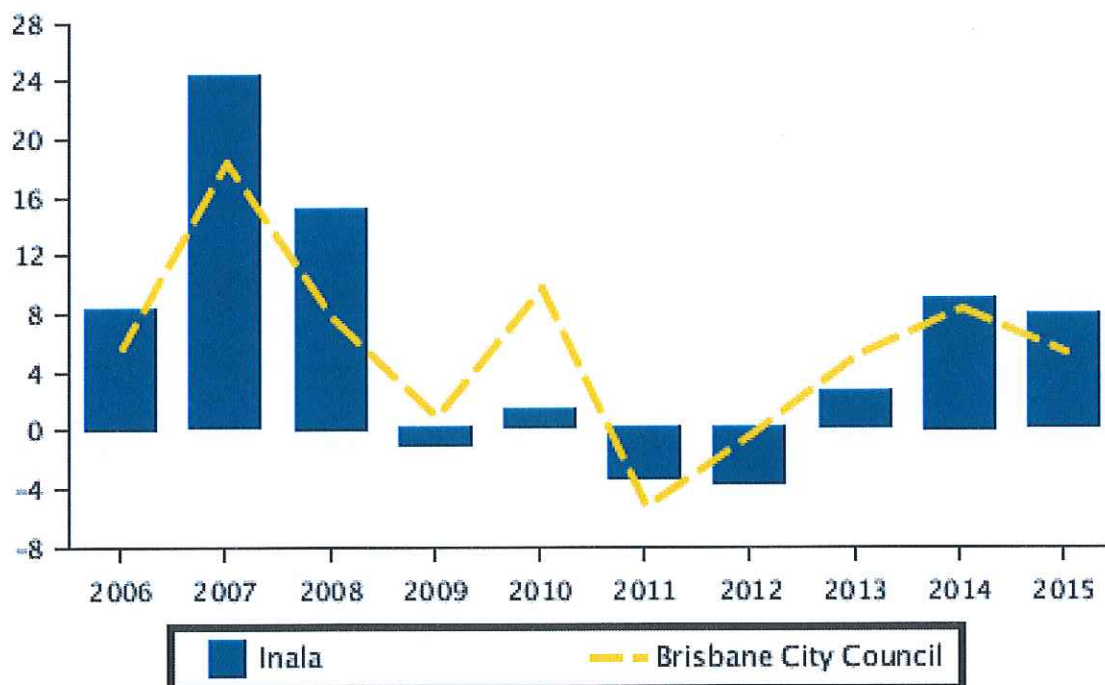


## Capital Growth Median Prices

### Capital Growth in Median Prices (Houses)

Period	Inala % Change	Brisbane City Council % Change
2015	7.9%	5.4%
2014	9.1%	8.3%
2013	2.6%	5.2%
2012	-3.9%	-0.4%
2011	-3.7%	-5.3%
2010	1.4%	9.8%
2009	-1.3%	1%
2008	15.2%	7.6%
2007	24.3%	18.3%
2006	8.4%	5.7%

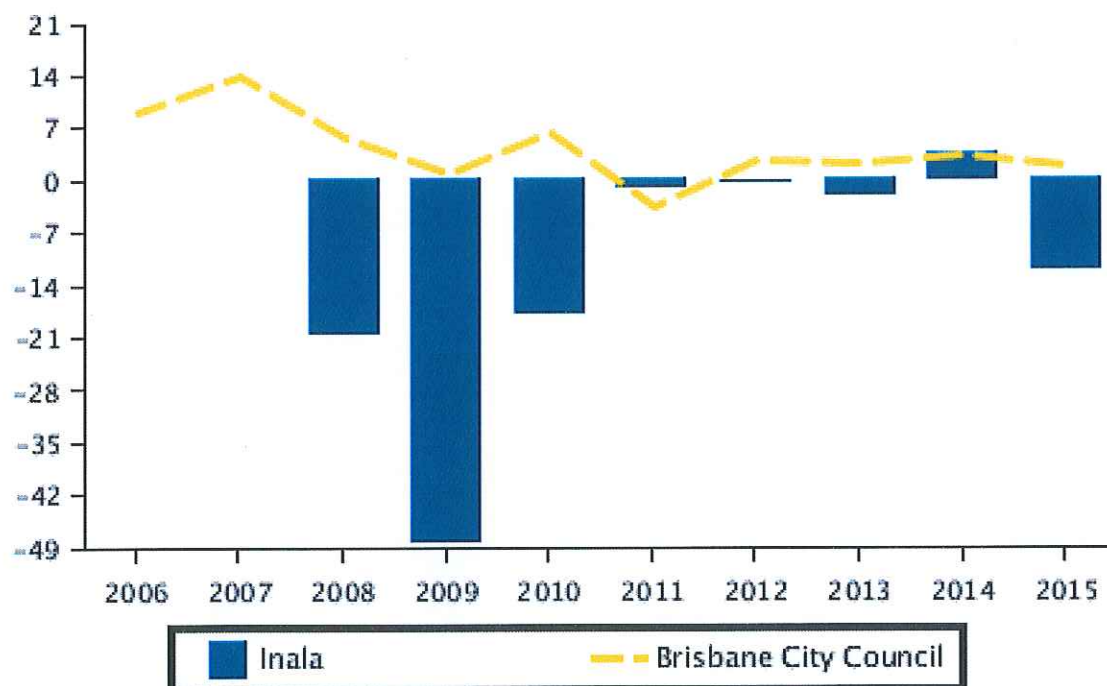
### Capital Growth in Median Prices (Houses)



### Capital Growth in Median Prices (Unit)

Period	Inala % Change	Brisbane City Council % Change
2015	-12.2%	2.1%
2014	3.6%	3.3%
2013	-2.4%	2.4%
2012	0%	2.5%
2011	-1.2%	-3.6%
2010	-18.1%	6.4%
2009	-48.4%	1%
2008	-20.7%	5.8%
2007	0%	14.1%
2006	0%	9.2%

### Capital Growth in Median Prices (Unit)

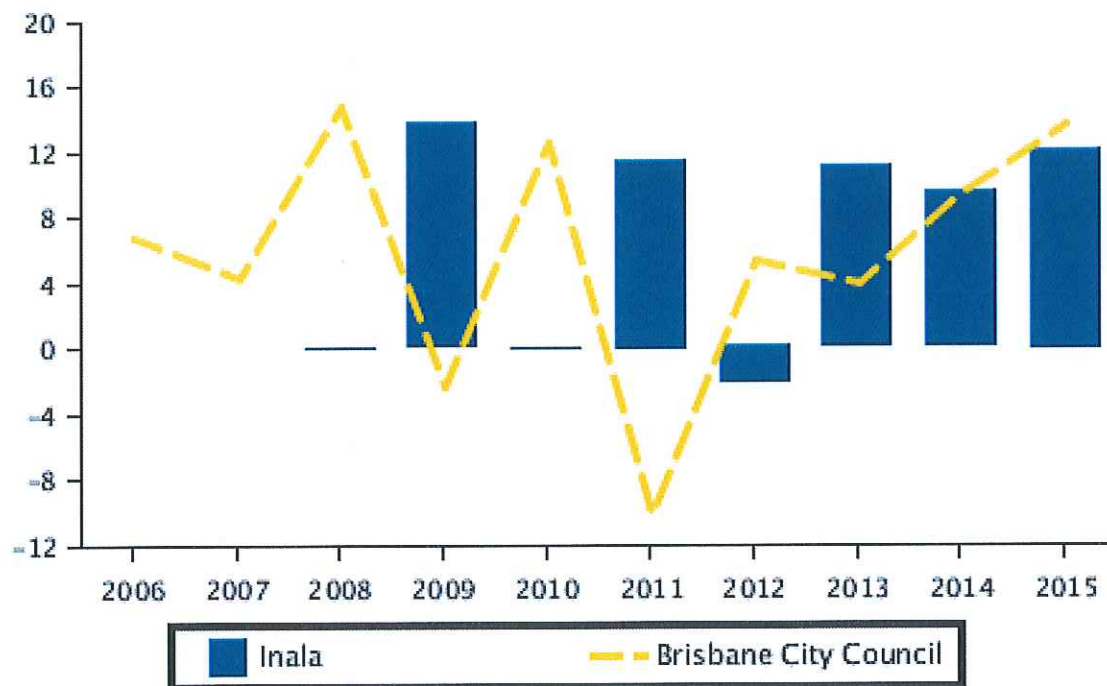




### Capital Growth in Median Prices (Land)

Period	Inala % Change	Brisbane City Council % Change
2015	12.1%	13.6%
2014	9.5%	9.4%
2013	11.1%	4%
2012	-2.2%	5.3%
2011	11.5%	-10.2%
2010	0%	12.5%
2009	13.8%	-2.4%
2008	0%	14.8%
2007	0%	4.2%
2006	0%	6.7%

### Capital Growth in Median Prices (Land)

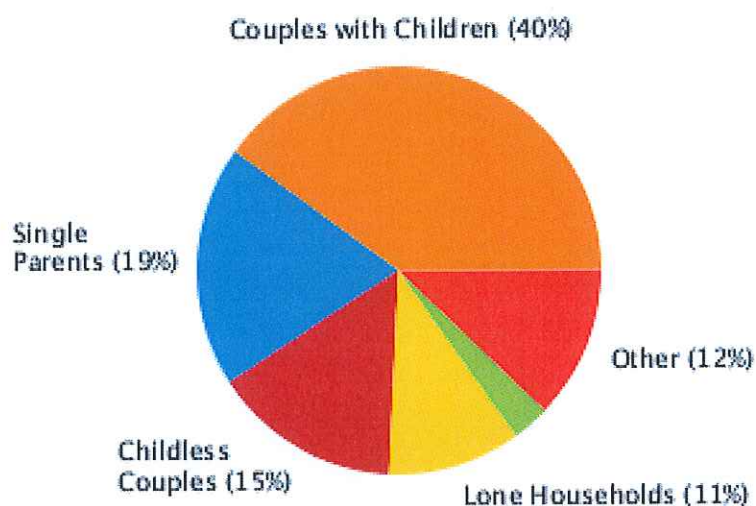


# Household

## Household Structure

Type	Percent
Couples with Children	40.1
Single Parents	19.1
Childless Couples	15.1
Other	12.1
Lone Households	10.7
Group Households	3.0

## Household Structure

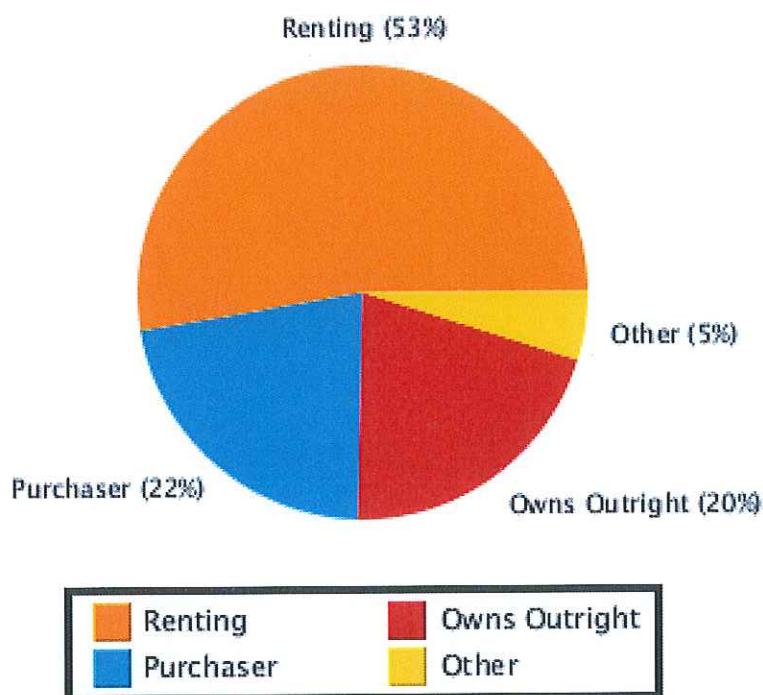


 Couples with Children	 Lone Households
 Single Parents	 Group Households
 Childless Couples	 Other

## Household Occupancy

Type	Percent
Renting	52.7
Purchaser	22.0
Owns Outright	20.5
Other	4.9

## Household Occupancy

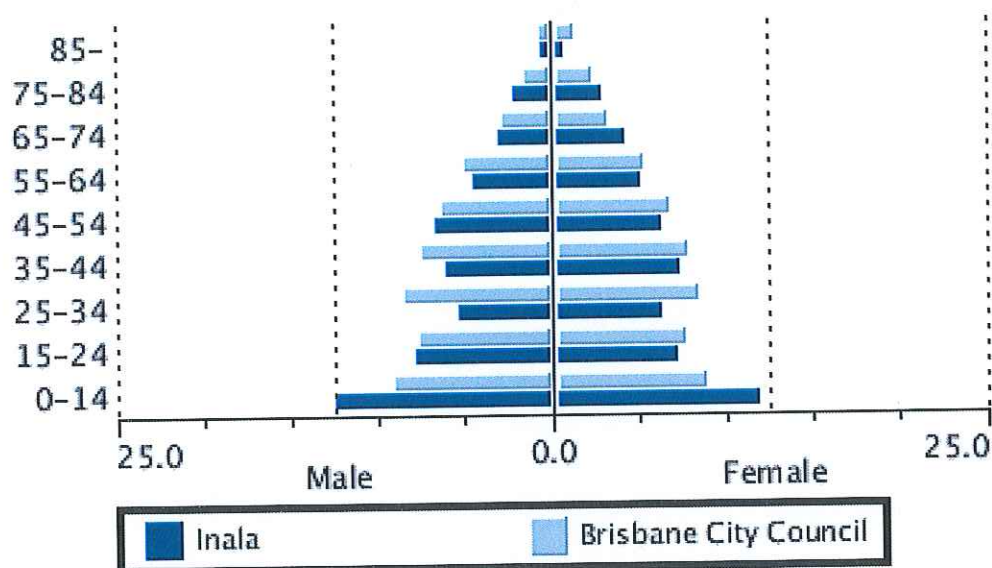




## Age Sex Ratio

Age Group	Inala		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	12.5	11.8	9.2	8.7
15-24	7.8	7.1	7.7	7.6
25-34	5.4	6.2	8.5	8.3
35-44	6.1	7.3	7.5	7.7
45-54	6.7	6.2	6.4	6.6
55-64	4.4	5.0	5.0	5.2
65-74	3.0	4.2	2.9	3.1
75-84	2.1	2.9	1.6	2.2
85-	0.5	0.6	0.6	1.2

Age Sex Ratio



## Household Income

Income Range	Inala %	Brisbane City Council %
0-15K	7.7	3.3
15-31K	26.4	11.8
31-52K	21.7	13.4
52-78K	15.8	14.4
78-130K	11.5	21.3
130-180K	2.6	16.7
180K-	0.6	7.9

Household Income

