
A Nobel approach
to Real Estate™

Jamboree Heights
April—June 2016

THE Adam
Nobel TEAM



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Suburb Statistics Report

Prepared on 08 Jul 2016

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Area Profile

The size of Jamboree Heights is approximately 1 square kilometres. It has 1 park.

The population of Jamboree Heights in 2006 was 3,282 people. By 2011 the population was 3,062 showing a population decline of 6% in the area during that time.

The predominant age group in Jamboree Heights is 0-14 years.

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

In general, people in Jamboree Heights work in a Professional occupation.

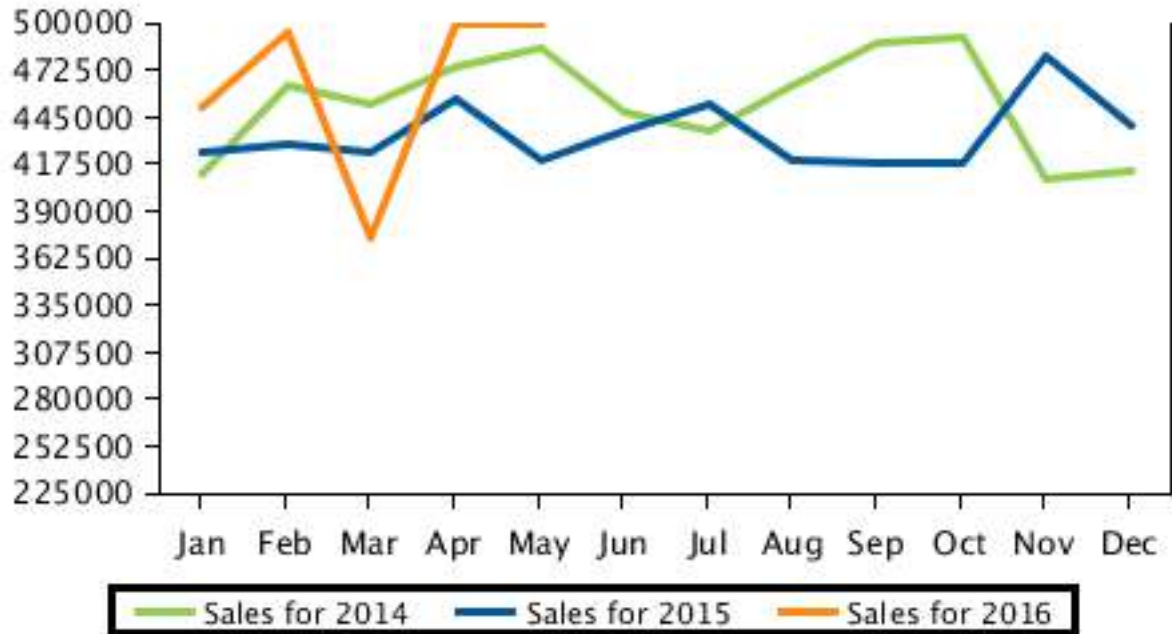
In 2006, 74.9% of the homes in Jamboree Heights were owner-occupied compared with 73.9% in 2011.

Currently the median sales price of houses in the area is 499,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$412,500	\$424,750	\$450,500
February	\$463,500	\$429,000	\$494,250
March	\$452,250	\$423,500	\$375,000
April	\$475,000	\$455,000	\$499,000
May	\$485,000	\$419,000	\$499,000
June	\$447,000	\$436,000	\$0
July	\$437,500	\$453,000	\$0
August	\$463,500	\$420,000	\$0
September	\$489,000	\$418,500	\$0
October	\$491,000	\$418,500	\$0
November	\$409,000	\$480,000	\$0
December	\$413,000	\$440,000	\$0

Median Sale Price

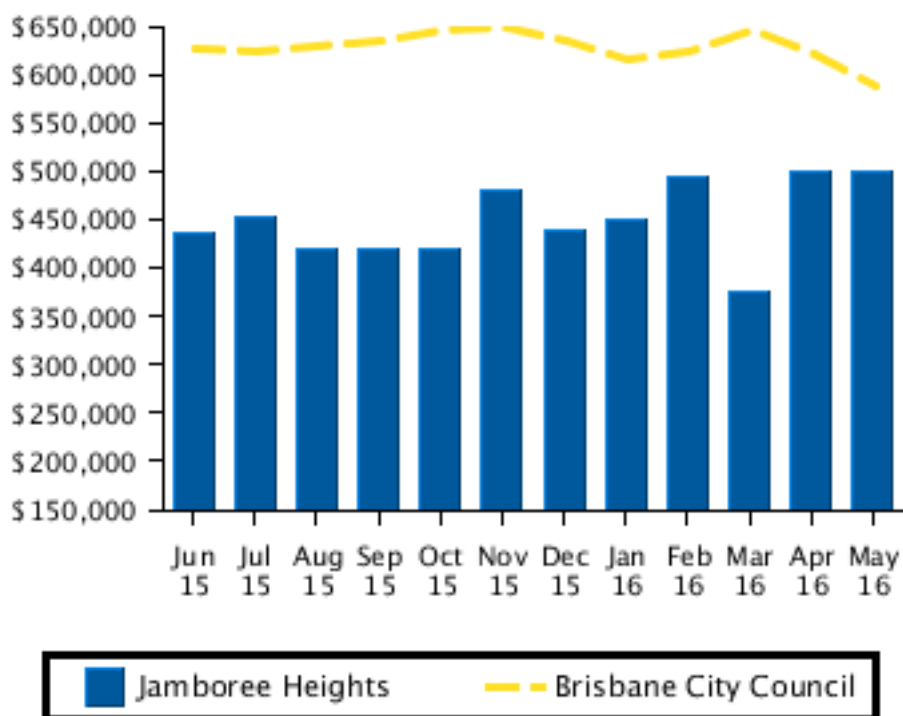


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Jamboree Heights	Brisbane City Council
	Median Price	Median Price
May 2016	\$499,000	\$588,065
April 2016	\$499,000	\$620,000
March 2016	\$375,000	\$645,000
February 2016	\$494,250	\$622,500
January 2016	\$450,500	\$614,875
December 2015	\$440,000	\$635,000
November 2015	\$480,000	\$649,900
October 2015	\$418,500	\$645,000
September 2015	\$418,500	\$635,000
August 2015	\$420,000	\$630,000
July 2015	\$453,000	\$625,000
June 2015	\$436,000	\$625,500

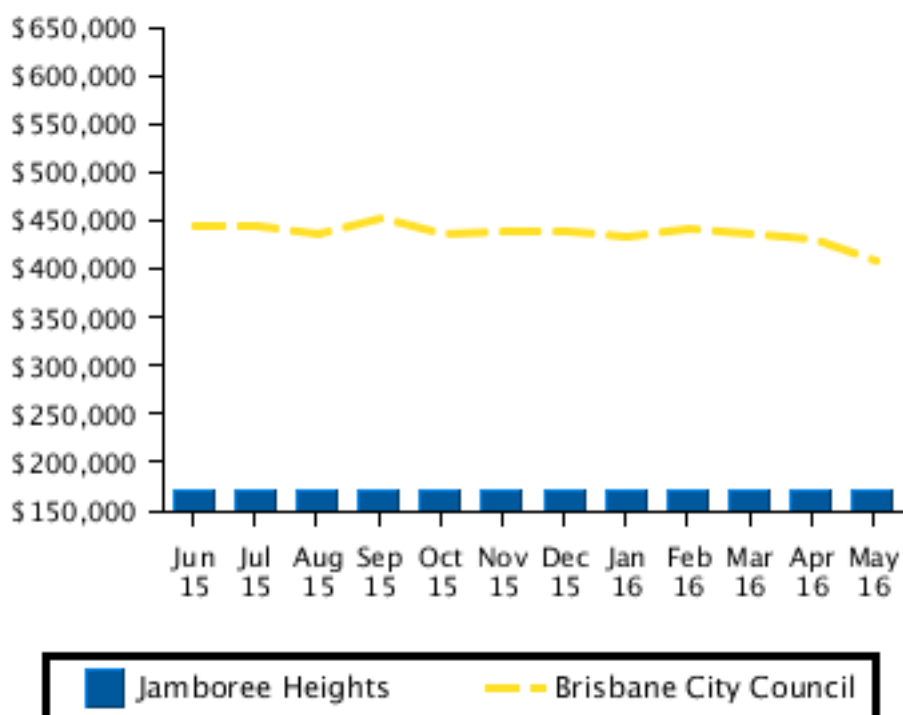
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Jamboree Heights Median Price	Brisbane City Council Median Price
May 2016	\$170,175	\$408,750
April 2016	\$170,175	\$429,500
March 2016	\$170,175	\$435,000
February 2016	\$170,175	\$441,050
January 2016	\$170,175	\$432,500
December 2015	\$170,175	\$440,000
November 2015	\$170,175	\$440,000
October 2015	\$170,175	\$435,000
September 2015	\$170,175	\$452,000
August 2015	\$170,175	\$435,500
July 2015	\$170,175	\$445,000
June 2015	\$170,175	\$443,000

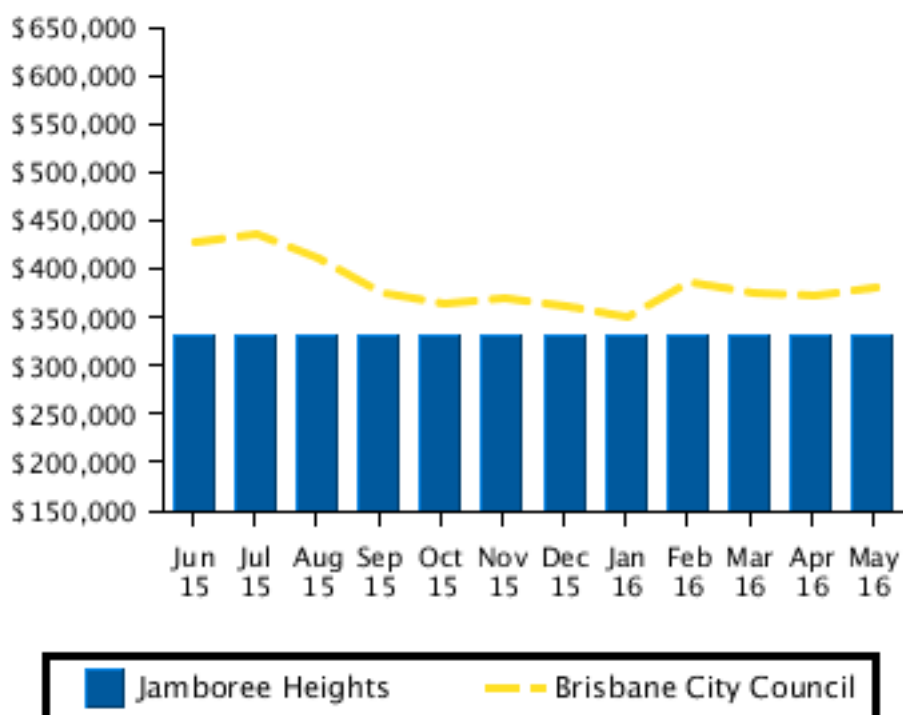
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Jamboree Heights Median Price	Brisbane City Council Median Price
May 2016	\$330,000	\$380,000
April 2016	\$330,000	\$372,500
March 2016	\$330,000	\$376,000
February 2016	\$330,000	\$385,000
January 2016	\$330,000	\$349,000
December 2015	\$330,000	\$360,000
November 2015	\$330,000	\$370,000
October 2015	\$330,000	\$365,000
September 2015	\$330,000	\$376,050
August 2015	\$330,000	\$410,000
July 2015	\$330,000	\$435,000
June 2015	\$330,000	\$427,500

Recent Median Land Sale Prices

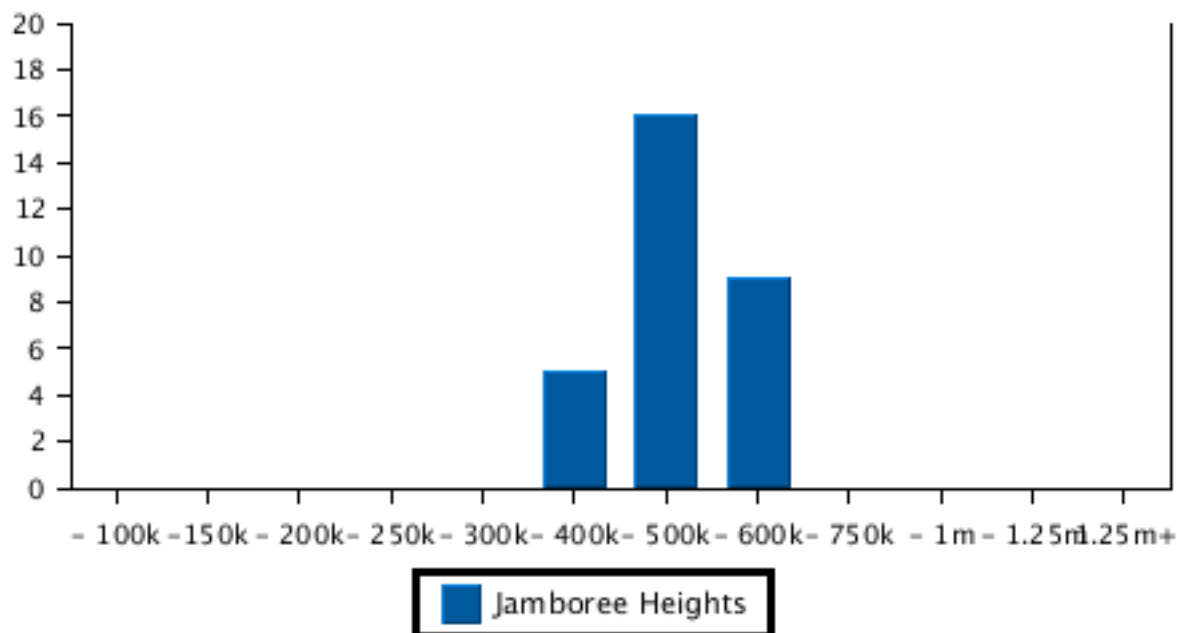


Sales By Price

House Sale by Price (12 months)

Price	Jamboree Heights
	Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	5
401 - 500k	16
501 - 600k	9
601 - 750k	0
751 - 1m	0
> 1m - 1.25m	0
1.25m+	0

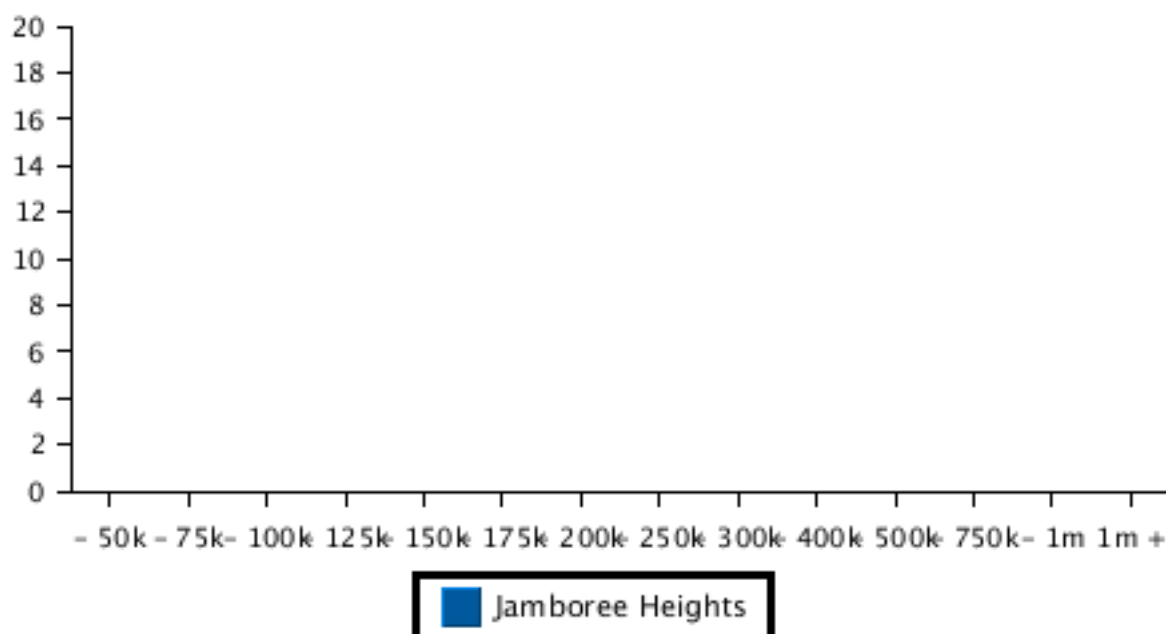
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Jamboree Heights
	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

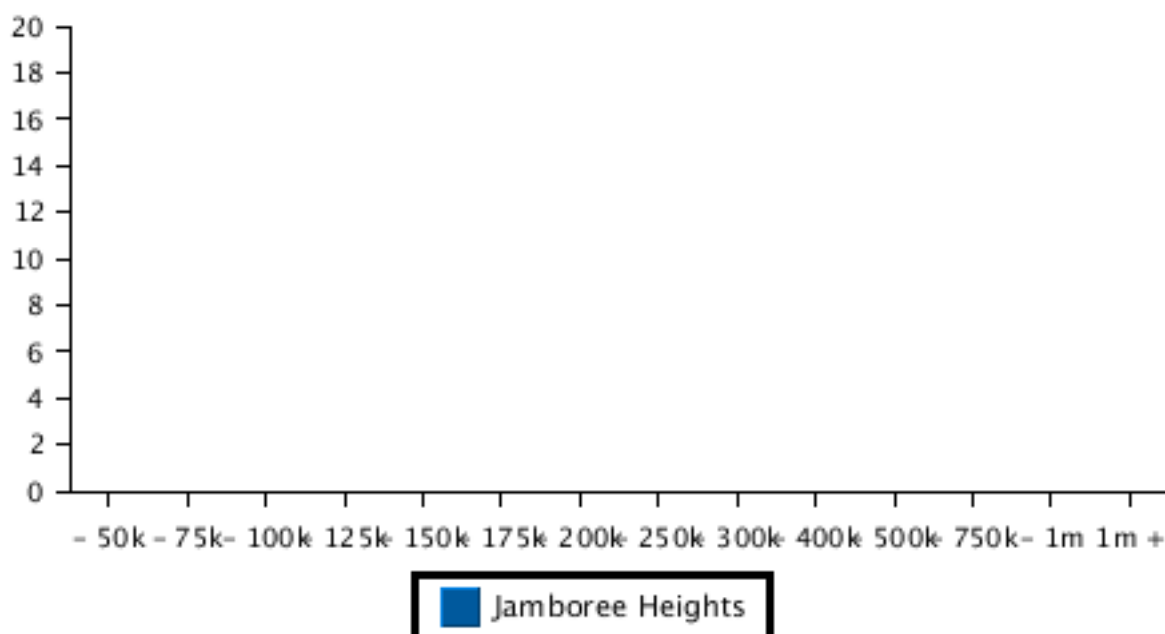
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Jamboree Heights
	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)

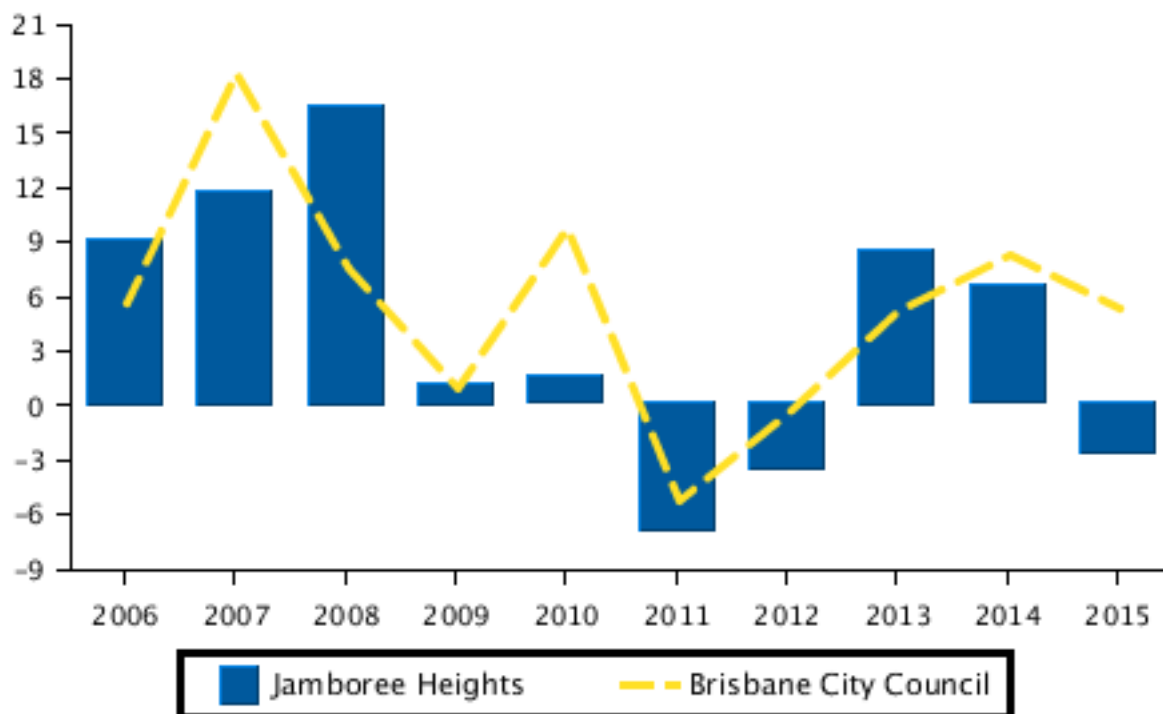


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Jamboree Heights	Brisbane City Council
	% Change	% Change
2015	-2.9%	5.4%
2014	6.6%	8.3%
2013	8.6%	5.2%
2012	-3.7%	-0.4%
2011	-7.2%	-5.3%
2010	1.6%	9.8%
2009	1.2%	1%
2008	16.5%	7.6%
2007	11.8%	18.3%
2006	9.2%	5.7%

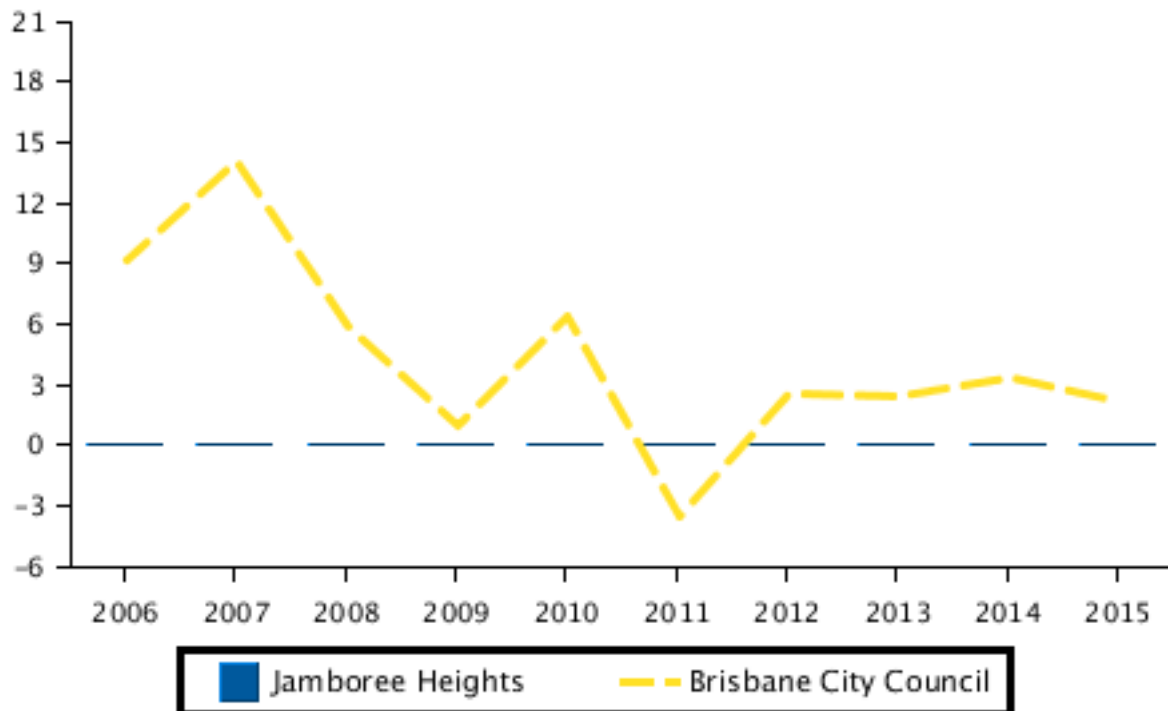
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Jamboree Heights % Change	Brisbane City Council % Change
2015	0%	2.1%
2014	0%	3.3%
2013	0%	2.4%
2012	0%	2.5%
2011	0%	-3.6%
2010	0%	6.4%
2009	0%	1%
2008	0%	5.8%
2007	0%	14.1%
2006	0%	9.2%

Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Jamboree Heights % Change	Brisbane City Council % Change
2015	0%	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	0%	14.8%
2007	12.5%	4.2%
2006	0%	6.7%

Capital Growth in Median Prices (Land)

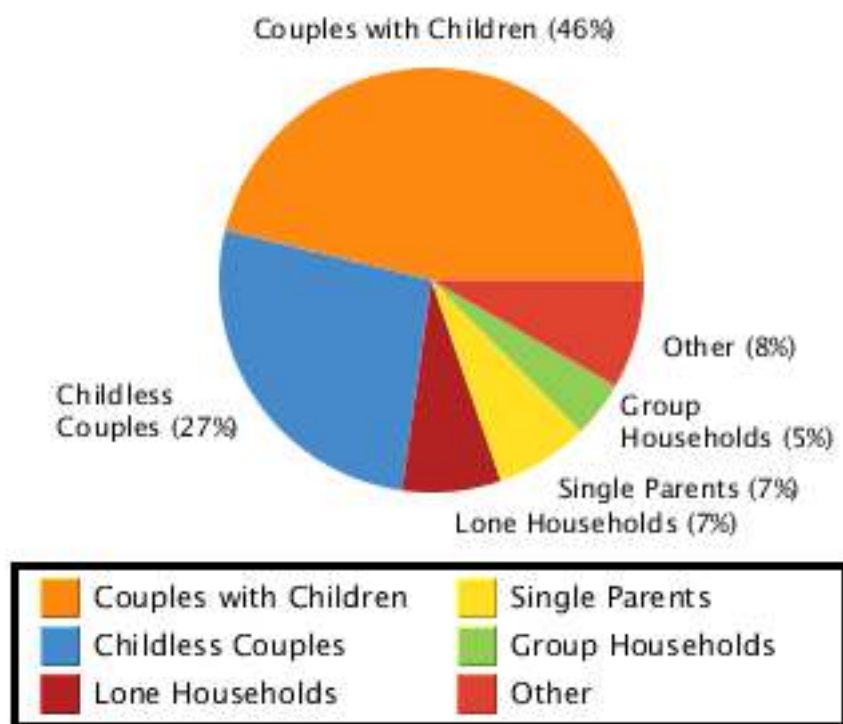


Household

Household Structure

Type	Percent
Couples with Children	46.2
Childless Couples	26.6
Other	8.3
Lone Households	7.5
Single Parents	7.1
Group Households	4.3

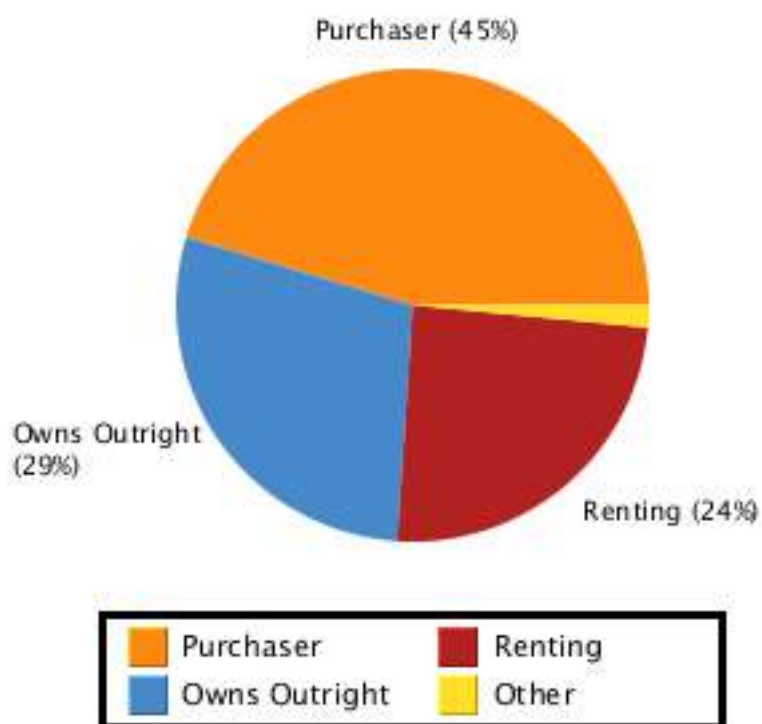
Household Structure



Household Occupancy

Type	Percent
Purchaser	45.3
Owns Outright	28.6
Renting	24.5
Other	1.5

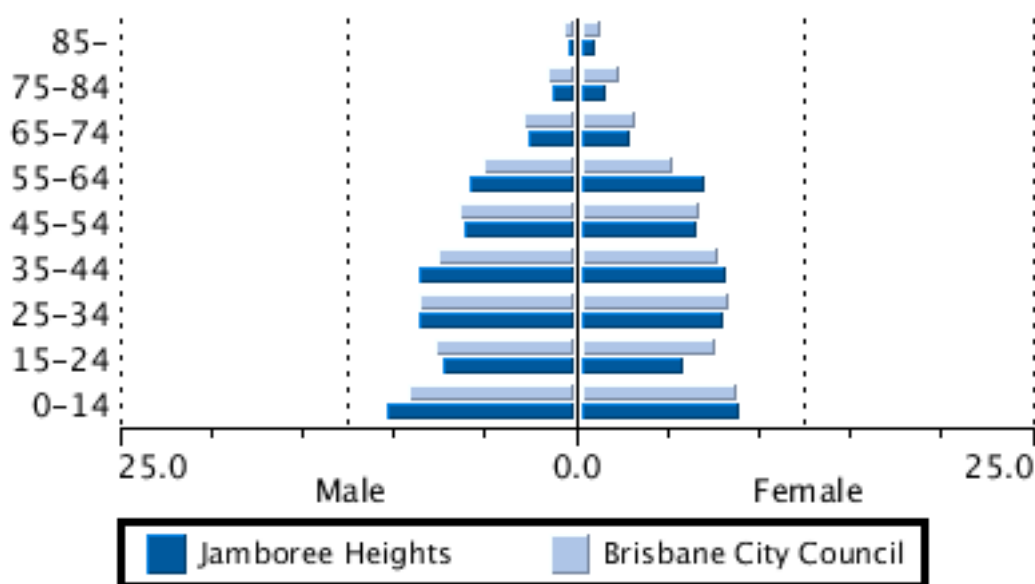
Household Occupancy



Age Sex Ratio

Age Group	Jamboree Heights		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	10.3	8.8	9.2	8.7
15-24	7.3	5.8	7.7	7.6
25-34	8.5	7.9	8.5	8.3
35-44	8.5	8.1	7.5	7.7
45-54	6.0	6.5	6.4	6.6
55-64	5.8	7.0	5.0	5.2
65-74	2.5	2.8	2.9	3.1
75-84	1.3	1.6	1.6	2.2
85-	0.3	0.9	0.6	1.2

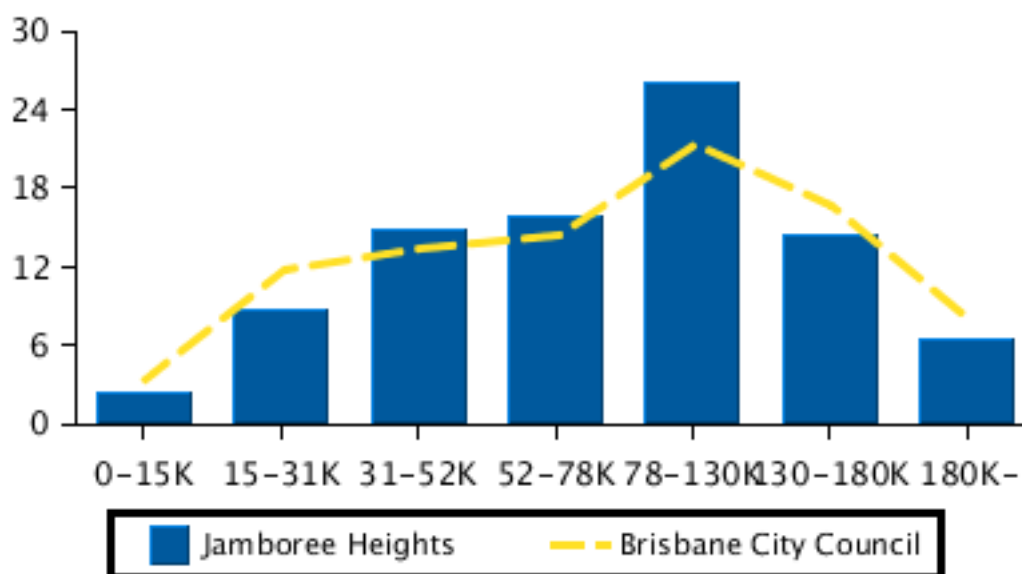
Age Sex Ratio



Household Income

Income Range	Jamboree Heights %	Brisbane City Council %
0-15K	2.4	3.3
15-31K	8.6	11.8
31-52K	14.8	13.4
52-78K	15.9	14.4
78-130K	26.0	21.3
130-180K	14.4	16.7
180K-	6.5	7.9

Household Income



Disclaimer

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Sales History Report

Prepared on 04 Jul 2016

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Sold Properties



48 Dandenong Road Jamboree Heights QLD 4074

Sale Price: \$550,000

Sale Date: 1 Apr 2016

Area: 673m²

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



17 Flag Street Jamboree Heights QLD 4074

Sale Price: \$500,000

Sale Date: 19 Apr 2016

Area: 604m²

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



2 Mistral Street Jamboree Heights QLD 4074

Sale Price: \$530,000

Sale Date: 1 Jun 2016

Area: 616m²

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



24 Pack Street Jamboree Heights QLD 4074

Sale Price: \$445,000

Sale Date: 10 Apr 2016

Area: 612m²

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



26 Sabot Street Jamboree Heights QLD 4074

Sale Price: \$498,000

Sale Date: 22 Apr 2016

Area: 574m²

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



14 Sirocco Street Jamboree Heights QLD 4074

Sale Price: Not Disclosed

Sale Date: 22 Apr 2016

Area: 680m2

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



23 Sirocco Street Jamboree Heights QLD 4074

Sale Price: \$390,000

Sale Date: 31 May 2016

Area: 644m2

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



6 Transom Close Jamboree Heights QLD 4074

Sale Price: \$515,000

Sale Date: 1 Apr 2016

Area: 653m2

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

Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	1					
HOUSE	7	\$390,000	\$550,000	\$500,000	\$489,714	\$3,428,000
TOTAL	8					\$3,428,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		1				
HOUSE	3 Bed	4	\$390,000	\$530,000	\$471,500	\$465,750
	4 Bed	3	\$500,000	\$550,000	\$515,000	\$521,666
TOTAL		8				\$428,500



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