

---

A Nobel approach  
to Real Estate™

---

Karawatha

April—June 2016

THE Adam  
Nobel TEAM



Mobile 0417 007 001  
Facsimile 07 3844 7395  
[adam.nobel@spaceproperty.com.au](mailto:adam.nobel@spaceproperty.com.au)  
[www.adamnobel.com.au](http://www.adamnobel.com.au)  
130 Vulture Street,  
WEST END QLD 4101





Space Property South Brisbane  
130 Vulture Street, SOUTH BRISBANE  
QLD 4101 AUS  
Ph: +61(07)38464333 Fax: +61(07)38447395  
Email: southbrisbane@spaceproperty.com.au

## Area Profile

The size of Karawatha is approximately 6 square kilometres.

The population of Karawatha in 2006 was 32 people. By 2011 the population was 34 showing a population growth of 6% in the area during that time.

The predominant age group in Karawatha is 45-54 years.

Households in Karawatha are primarily childless couples and are likely to be repaying between \$800 - \$1000 per month on mortgage repayments.

In general, people in Karawatha work in a Trades occupation.

In 2006, 28.6% of the homes in Karawatha were owner-occupied compared with 60.0% in 2011.

Currently the median sales price of houses in the area is 610,000.

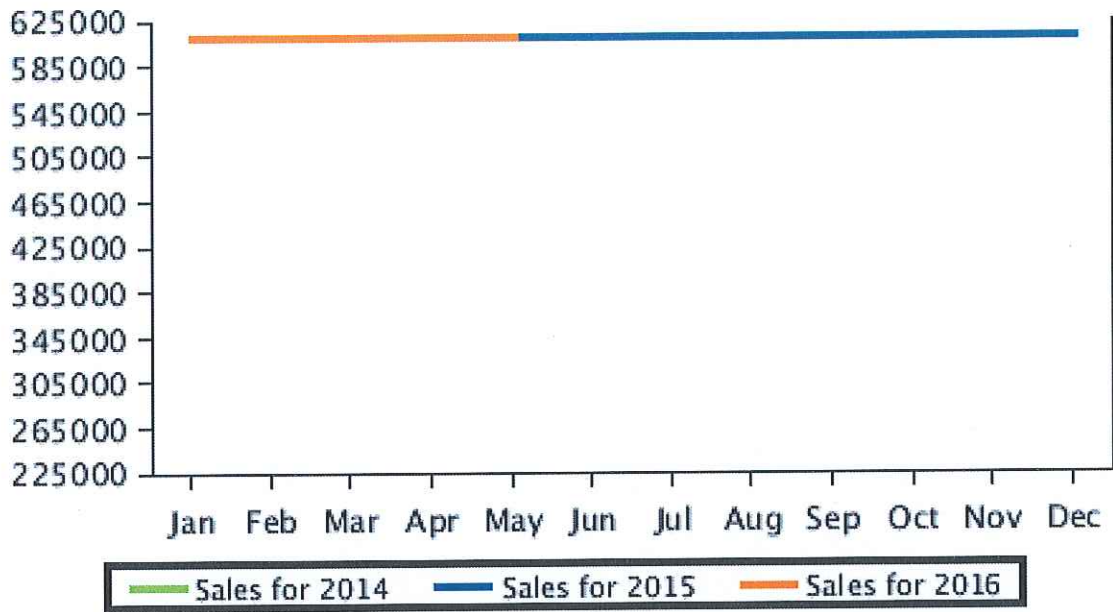
### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$610,000	\$610,000	\$610,000
February	\$610,000	\$610,000	\$610,000
March	\$610,000	\$610,000	\$610,000
April	\$610,000	\$610,000	\$610,000
May	\$610,000	\$610,000	\$610,000
June	\$610,000	\$610,000	\$0
July	\$610,000	\$610,000	\$0
August	\$610,000	\$610,000	\$0
September	\$610,000	\$610,000	\$0
October	\$610,000	\$610,000	\$0
November	\$610,000	\$610,000	\$0
December	\$610,000	\$610,000	\$0



Space Property South Brisbane  
130 Vulture Street, SOUTH BRISBANE  
QLD 4101 AUS  
Ph: +61(07)38464333 Fax: +61(07)38447395  
Email: southbrisbane@spaceproperty.com.au

### Median Sale Price





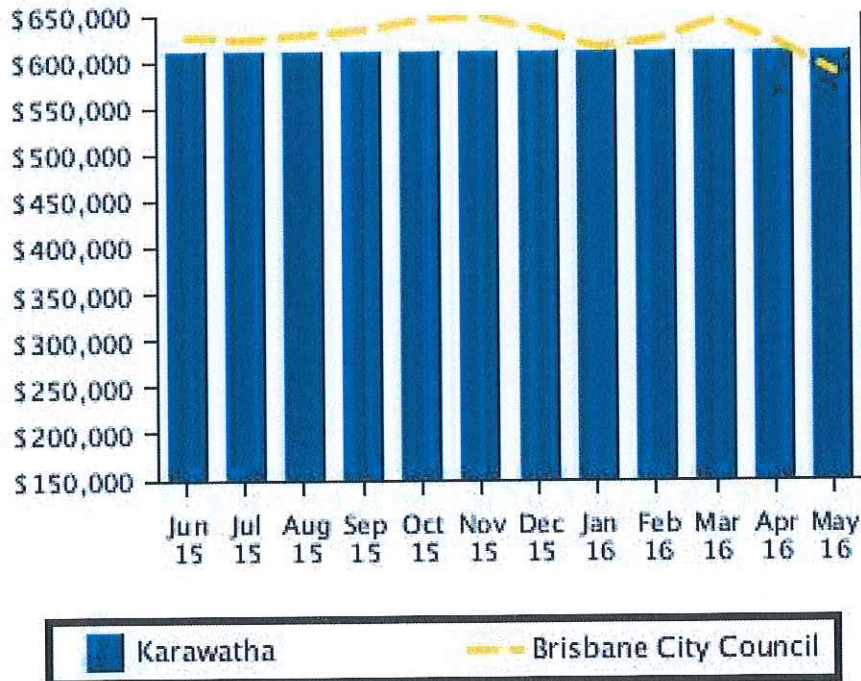
Space Property South Brisbane  
 130 Vulture Street, SOUTH BRISBANE  
 QLD 4101 AUS  
 Ph: +61(07)38464333 Fax: +61(07)38447395  
 Email: southbrisbane@spaceproperty.com.au

## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Karawatha Median Price	Brisbane City Council Median Price
May 2016	\$610,000	\$588,065
April 2016	\$610,000	\$620,000
March 2016	\$610,000	\$645,000
February 2016	\$610,000	\$622,500
January 2016	\$610,000	\$614,875
December 2015	\$610,000	\$635,000
November 2015	\$610,000	\$649,900
October 2015	\$610,000	\$645,000
September 2015	\$610,000	\$635,000
August 2015	\$610,000	\$630,000
July 2015	\$610,000	\$625,000
June 2015	\$610,000	\$625,500

### Recent Median House Sale Prices





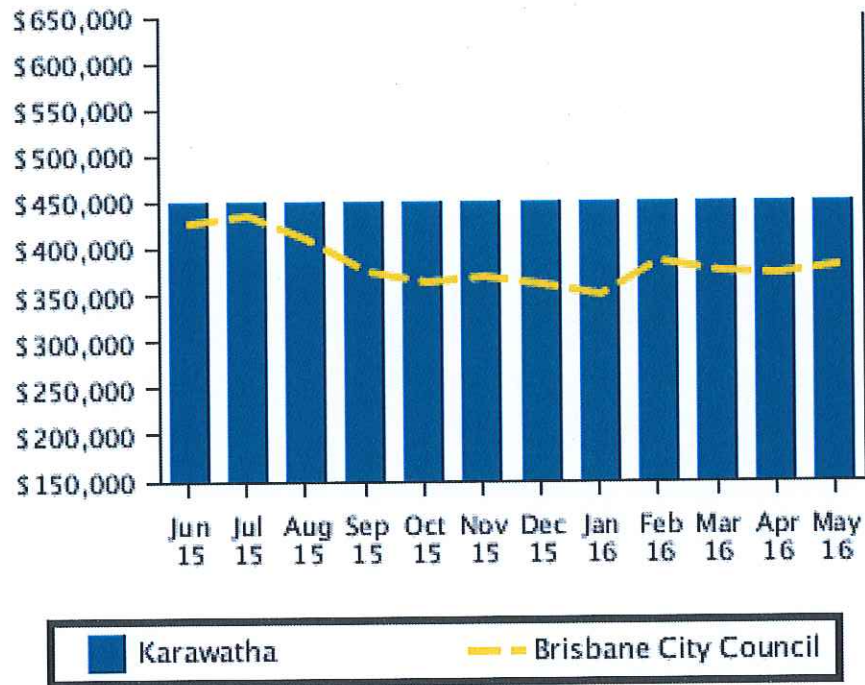


Space Property South Brisbane  
 130 Vulture Street, SOUTH BRISBANE  
 QLD 4101 AUS  
 Ph: +61(07)38464333 Fax: +61(07)38447395  
 Email: southbrisbane@spaceproperty.com.au

**Recent Median Land Sale Prices**

Period	Karawatha	Brisbane City Council
	Median Price	Median Price
May 2016	\$450,000	\$380,000
April 2016	\$450,000	\$372,500
March 2016	\$450,000	\$376,000
February 2016	\$450,000	\$385,000
January 2016	\$450,000	\$349,000
December 2015	\$450,000	\$360,000
November 2015	\$450,000	\$370,000
October 2015	\$450,000	\$365,000
September 2015	\$450,000	\$376,050
August 2015	\$450,000	\$410,000
July 2015	\$450,000	\$435,000
June 2015	\$450,000	\$427,500

**Recent Median Land Sale Prices**





Space Property South Brisbane  
130 Vulture Street, SOUTH BRISBANE  
QLD 4101 AUS  
Ph: +61(07)38464333 Fax: +61(07)38447395  
Email: southbrisbane@spaceproperty.com.au

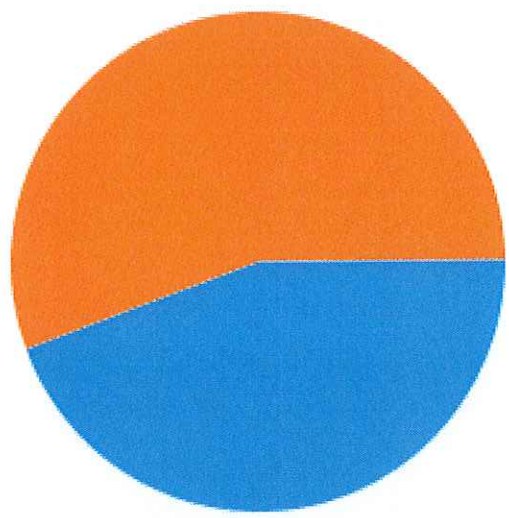
# Household

## Household Structure

Type	Percent
Childless Couples	55.6
Couples with Children	44.4
Single Parents	0.0
Lone Households	0.0
Group Households	0.0
Other	0.0

## Household Structure

Childless Couples (56%)



Couples with Children (44%)



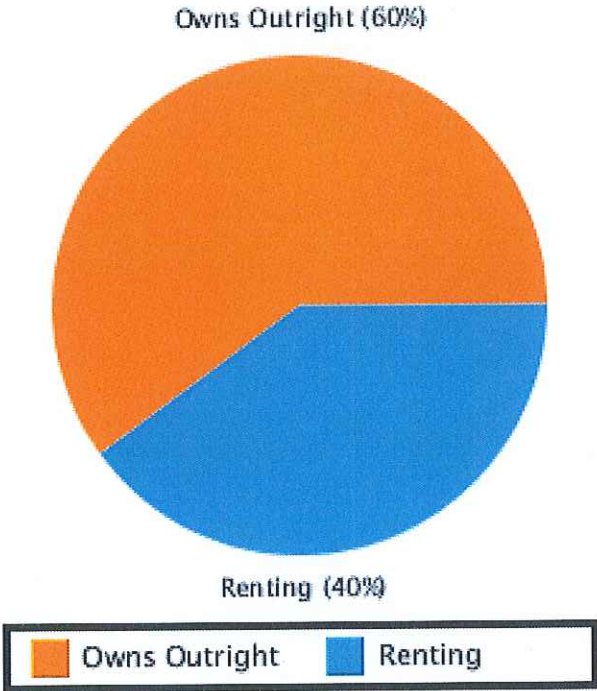


Space Property South Brisbane  
130 Vulture Street, SOUTH BRISBANE  
QLD 4101 AUS  
Ph: +61(07)38464333 Fax: +61(07)38447395  
Email: southbrisbane@spaceproperty.com.au

### Household Occupancy

Type	Percent
Owens Outright	60.0
Renting	40.0
Purchaser	0.0
Other	0.0

### Household Occupancy



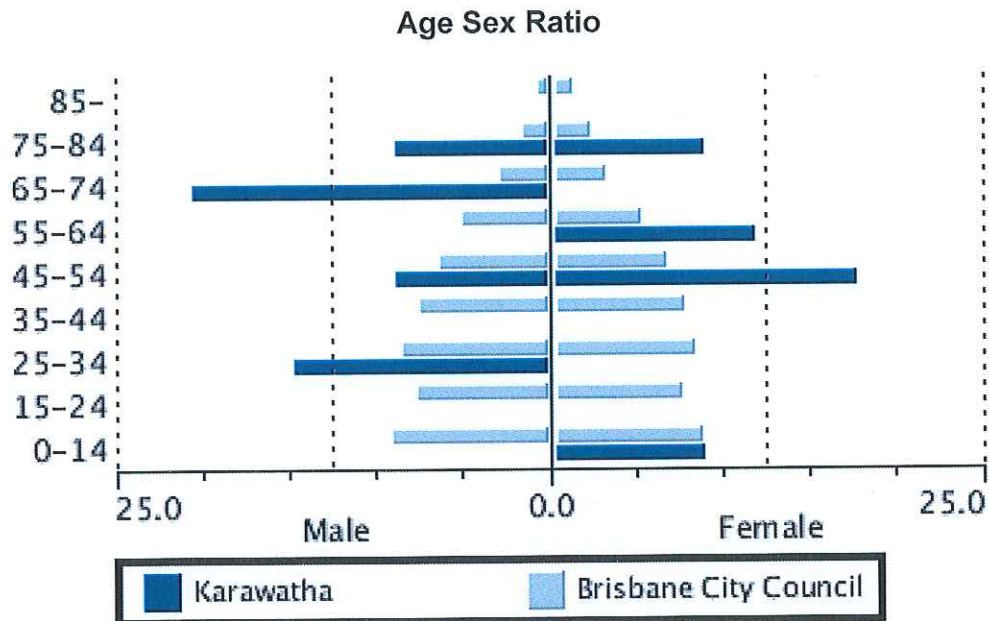




Space Property South Brisbane  
 130 Vulture Street, SOUTH BRISBANE  
 QLD 4101 AUS  
 Ph: +61(07)38464333 Fax: +61(07)38447395  
 Email: southbrisbane@spaceproperty.com.au

## Age Sex Ratio

Age Group	Karawatha		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	0.0	8.8	9.2	8.7
15-24	0.0	0.0	7.7	7.6
25-34	14.7	0.0	8.5	8.3
35-44	0.0	0.0	7.5	7.7
45-54	8.8	17.6	6.4	6.6
55-64	0.0	11.8	5.0	5.2
65-74	20.6	0.0	2.9	3.1
75-84	8.8	8.8	1.6	2.2
85-	0.0	0.0	0.6	1.2







Space Property South Brisbane  
 130 Vulture Street, SOUTH BRISBANE  
 QLD 4101 AUS  
 Ph: +61(07)38464333 Fax: +61(07)38447395  
 Email: southbrisbane@spaceproperty.com.au

# Household Income

Income Range	Karawatha %	Brisbane City Council %
0-15K	33.3	3.3
15-31K	33.3	11.8
31-52K	0.0	13.4
52-78K	0.0	14.4
78-130K	0.0	21.3
130-180K	0.0	16.7
180K-	0.0	7.9

Household Income

