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A Nobel approach  
to Real Estate™

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Kenmore Hills  
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

# Suburb Statistics Report

Prepared on 08 Jul 2016

Adam Nobel  
Mob: 0417007001  
Ph: 0738464333  
Email: adam.nobel@spaceproperty.com.au



## Area Profile

The size of Kenmore Hills is approximately 5 square kilometres. It has 5 parks covering nearly 3% of total area.

The population of Kenmore Hills in 2006 was 1,705 people. By 2011 the population was 2,578 showing a population growth of 51% in the area during that time.

The predominant age group in Kenmore Hills is 0-14 years.

Households in Kenmore Hills are primarily couples with children and are likely to be repaying between \$3000 - \$4000 per month on mortgage repayments.

In general, people in Kenmore Hills work in a Professional occupation.

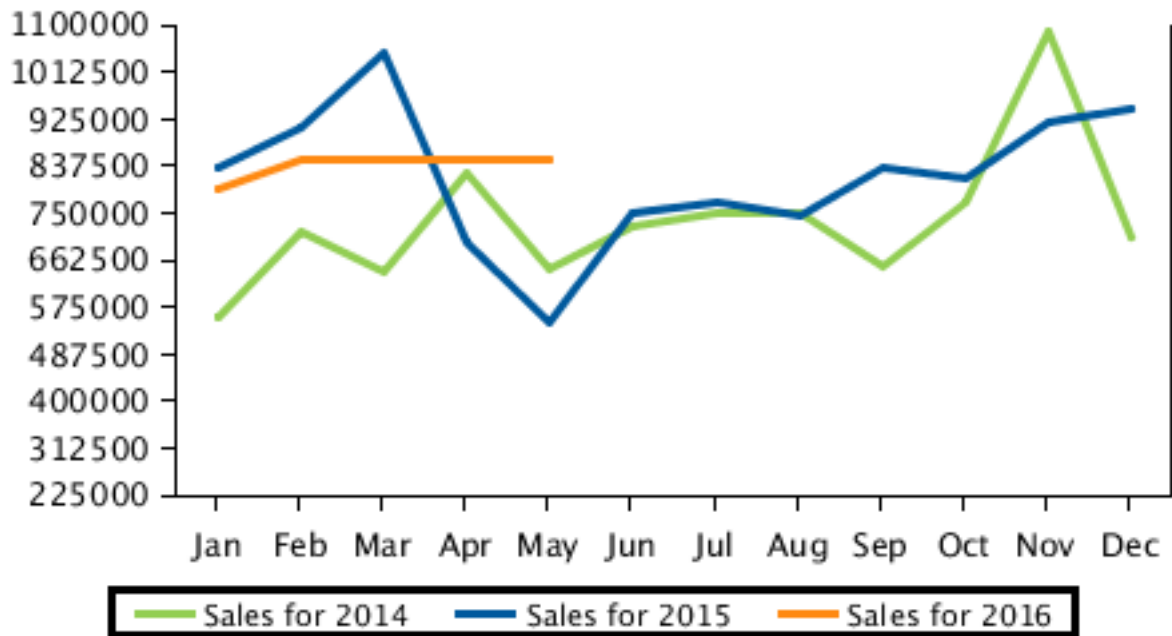
In 2006, 87.5% of the homes in Kenmore Hills were owner-occupied compared with 82.0% in 2011.

Currently the median sales price of houses in the area is 846,500.

### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$555,000	\$835,000	\$793,000
February	\$712,500	\$910,000	\$847,500
March	\$640,000	\$1,047,500	\$846,500
April	\$825,000	\$695,000	\$846,500
May	\$645,000	\$545,000	\$846,500
June	\$725,000	\$750,000	\$0
July	\$750,500	\$770,000	\$0
August	\$750,500	\$744,000	\$0
September	\$650,000	\$835,000	\$0
October	\$770,000	\$814,500	\$0
November	\$1,090,000	\$918,000	\$0
December	\$705,000	\$943,000	\$0

### Median Sale Price

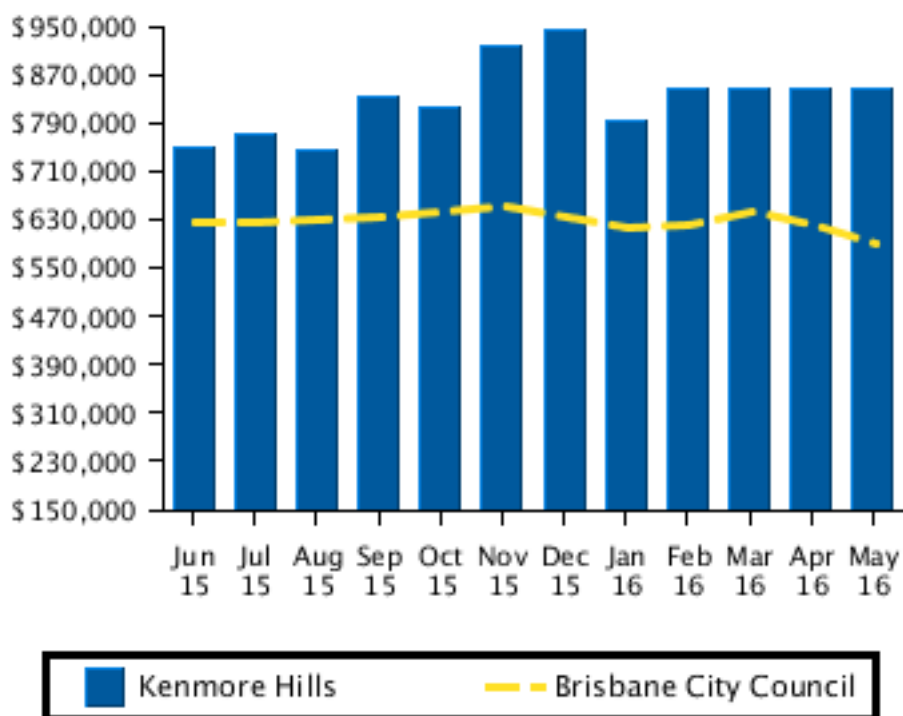


## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Kenmore Hills Median Price	Brisbane City Council Median Price
May 2016	\$846,500	\$588,065
April 2016	\$846,500	\$620,000
March 2016	\$846,500	\$645,000
February 2016	\$847,500	\$622,500
January 2016	\$793,000	\$614,875
December 2015	\$943,000	\$635,000
November 2015	\$918,000	\$649,900
October 2015	\$814,500	\$645,000
September 2015	\$835,000	\$635,000
August 2015	\$744,000	\$630,000
July 2015	\$770,000	\$625,000
June 2015	\$750,000	\$625,500

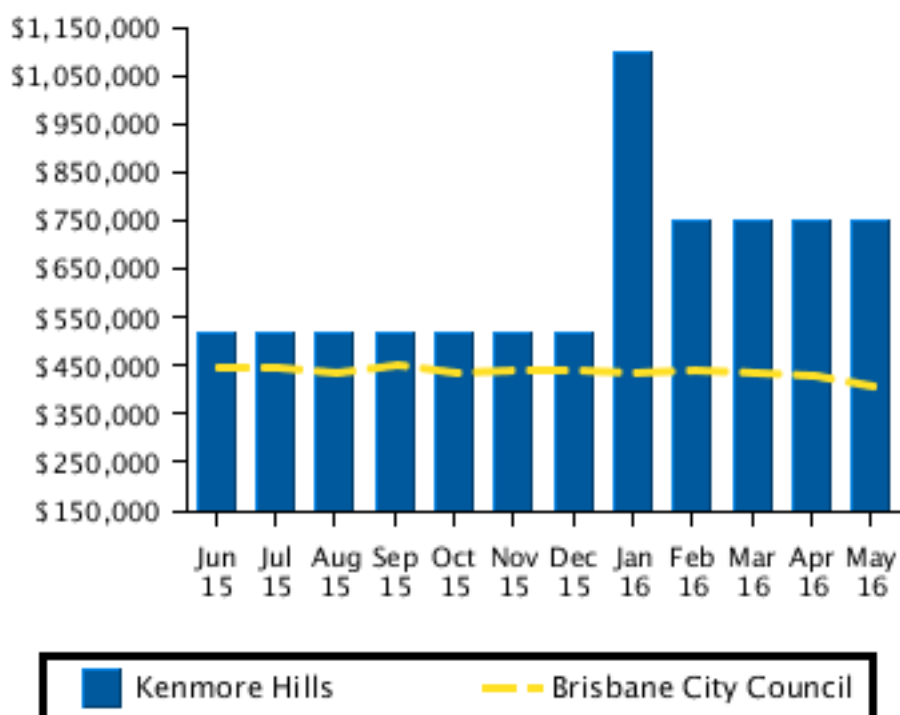
### Recent Median House Sale Prices



## Recent Median Unit Sale Prices

Period	Kenmore Hills Median Price	Brisbane City Council Median Price
May 2016	\$750,000	\$408,750
April 2016	\$750,000	\$429,500
March 2016	\$750,000	\$435,000
February 2016	\$750,000	\$441,050
January 2016	\$1,100,000	\$432,500
December 2015	\$519,000	\$440,000
November 2015	\$519,000	\$440,000
October 2015	\$519,000	\$435,000
September 2015	\$519,000	\$452,000
August 2015	\$519,000	\$435,500
July 2015	\$519,000	\$445,000
June 2015	\$519,000	\$443,000

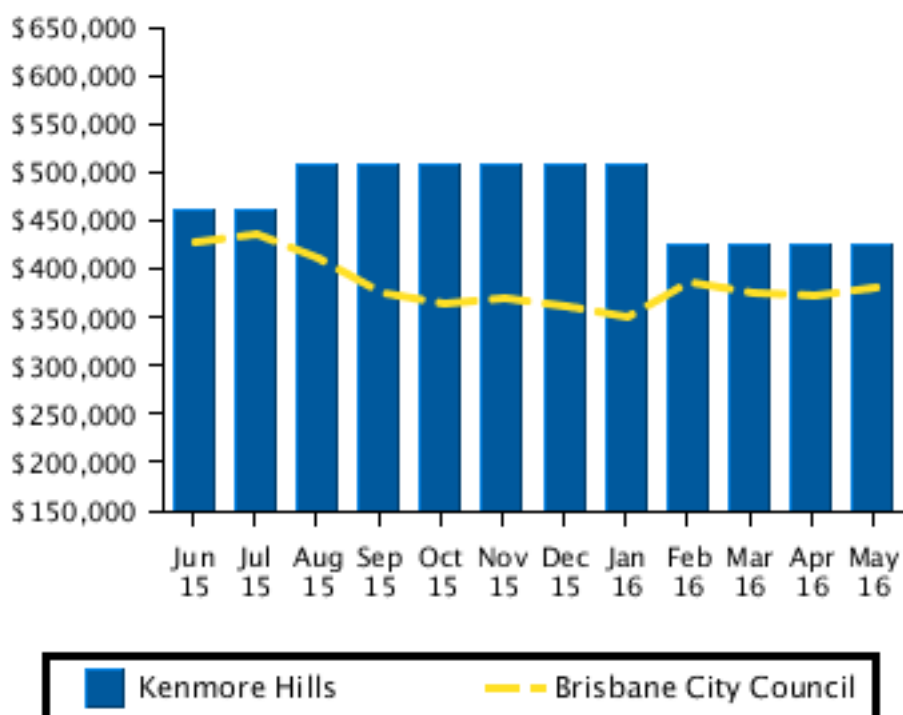
## Recent Median Unit Sale Prices



## Recent Median Land Sale Prices

Period	Kenmore Hills Median Price	Brisbane City Council Median Price
May 2016	\$425,000	\$380,000
April 2016	\$425,000	\$372,500
March 2016	\$425,000	\$376,000
February 2016	\$425,000	\$385,000
January 2016	\$508,000	\$349,000
December 2015	\$508,000	\$360,000
November 2015	\$508,000	\$370,000
October 2015	\$508,000	\$365,000
September 2015	\$508,000	\$376,050
August 2015	\$508,000	\$410,000
July 2015	\$460,000	\$435,000
June 2015	\$460,000	\$427,500

## Recent Median Land Sale Prices

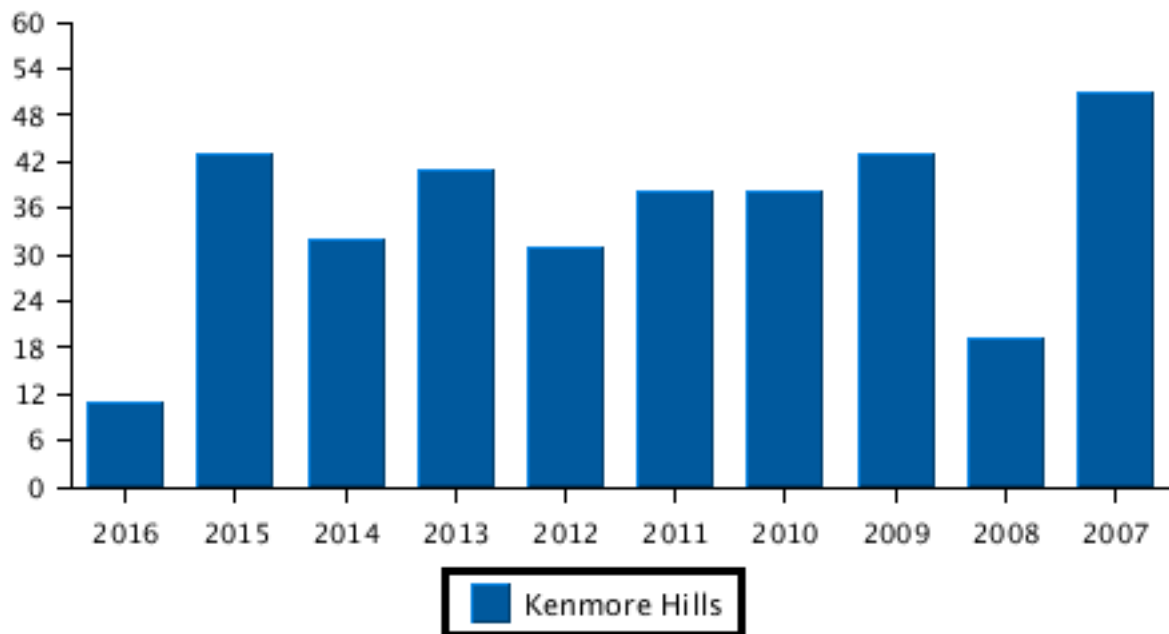


## Sales Per Annum

### House Sales Per Annum

Period	Kenmore Hills	
	Number	
2016	11	
2015	43	
2014	32	
2013	41	
2012	31	
2011	38	
2010	38	
2009	43	
2008	19	
2007	51	

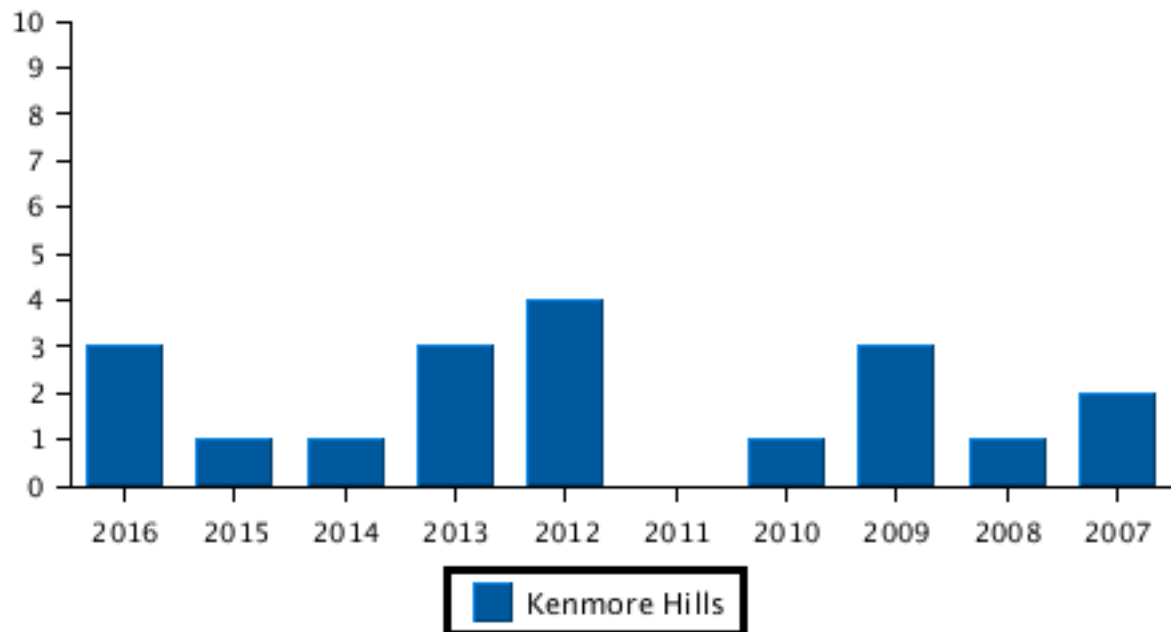
### House Sales Per Annum



## Unit Sales Per Annum

Period	Kenmore Hills
	Number
2016	3
2015	1
2014	1
2013	3
2012	4
2011	0
2010	1
2009	3
2008	1
2007	2

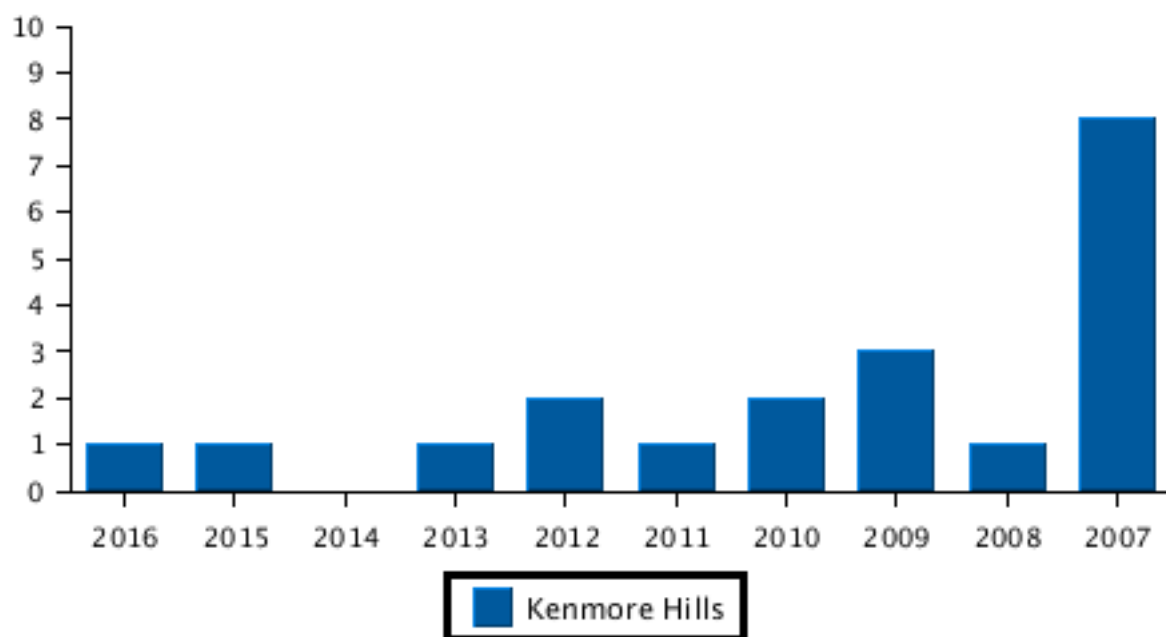
## Unit Sales Per Annum



## Land Sales Per Annum

Period	Kenmore Hills
	Number
2016	1
2015	1
2014	0
2013	1
2012	2
2011	1
2010	2
2009	3
2008	1
2007	8

## Land Sales Per Annum

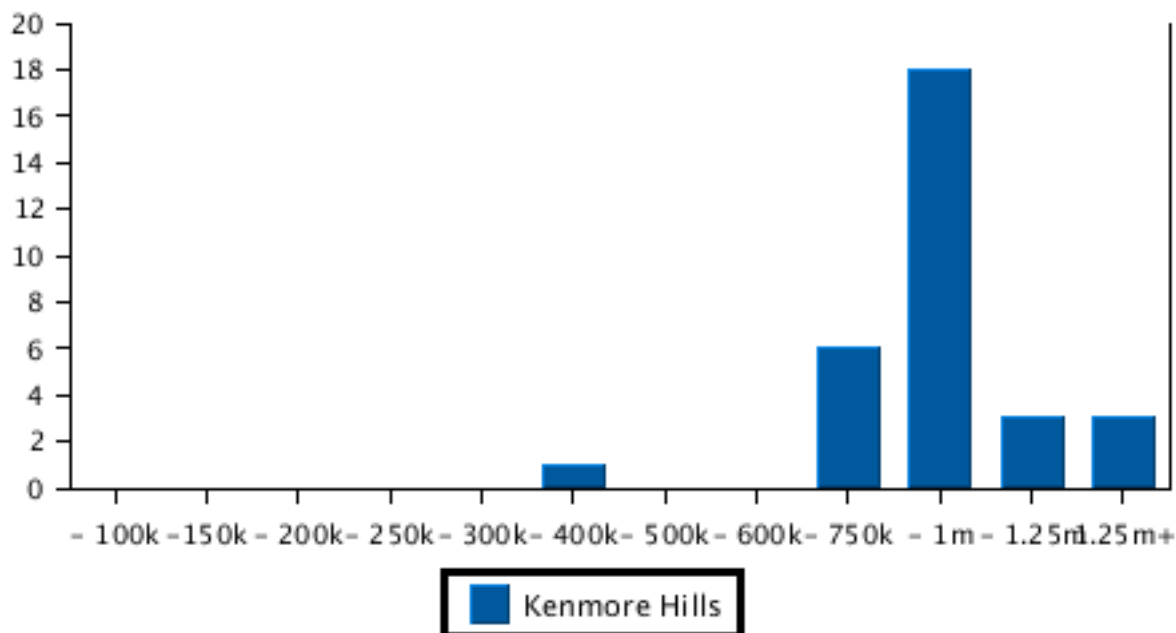


## Sales By Price

### House Sale by Price (12 months)

Price	Kenmore Hills
	Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	1
401 - 500k	0
501 - 600k	0
601 - 750k	6
751 - 1m	18
> 1m - 1.25m	3
1.25m+	3

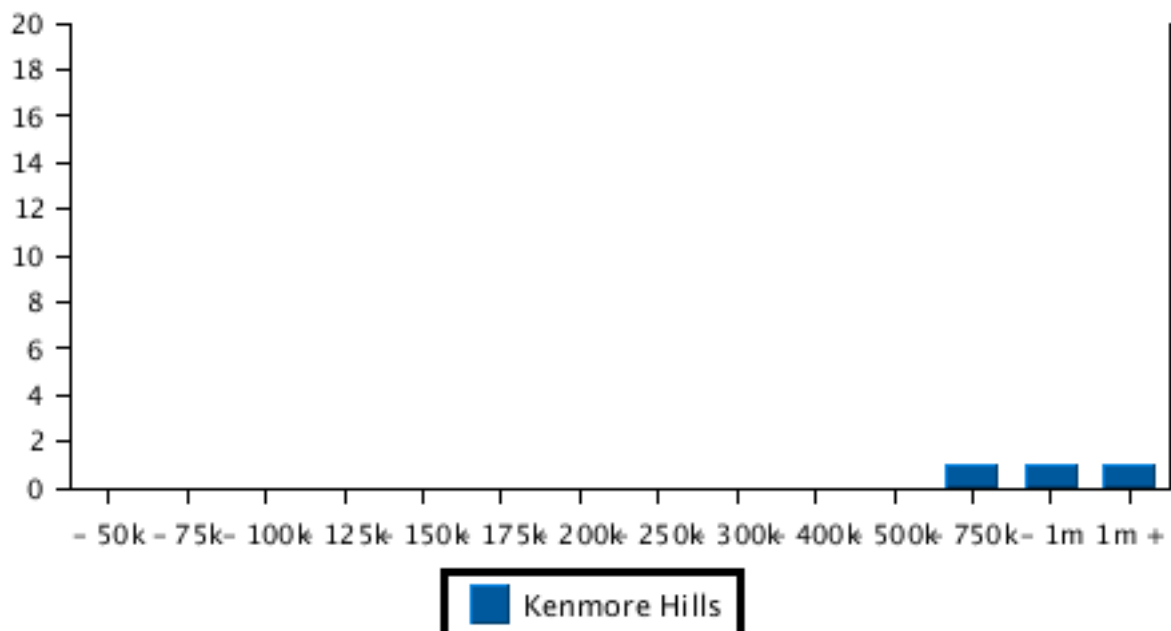
### House Sales By Price (12 months)



### Unit Sale by Price (12 months)

Price	Kenmore Hills
	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	1
1m +	1

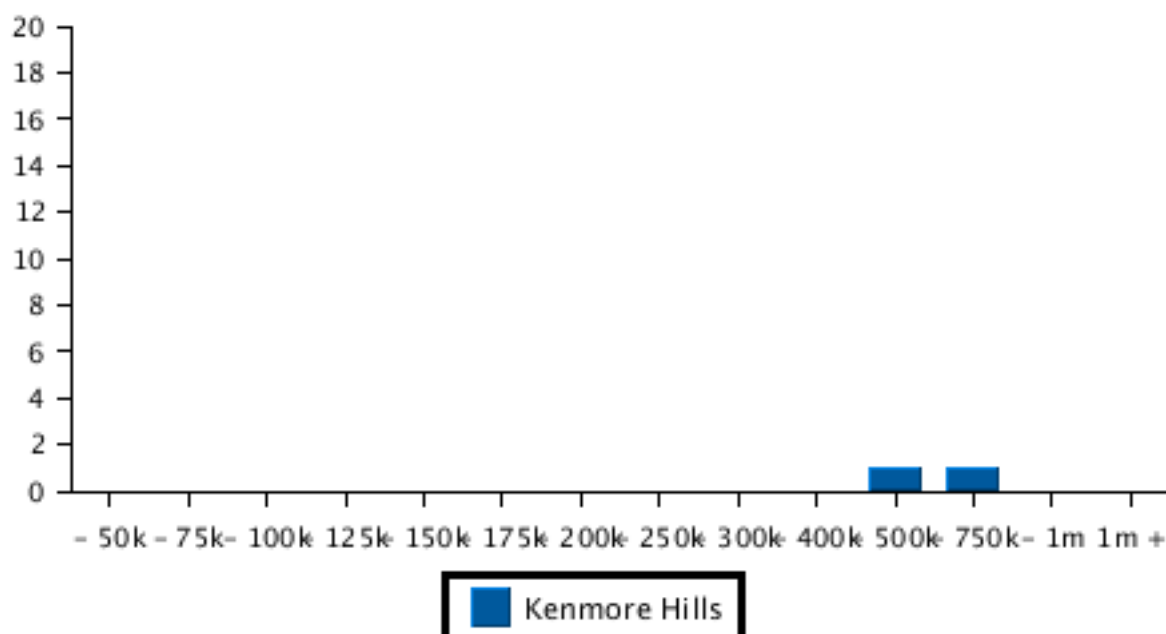
### Unit Sales By Price (12 months)



## Land Sale by Price (12 months)

Price	Kenmore Hills
	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	1
501 - 750k	1
751 - 1m	0
1m +	0

## Land Sales By Price (12 months)

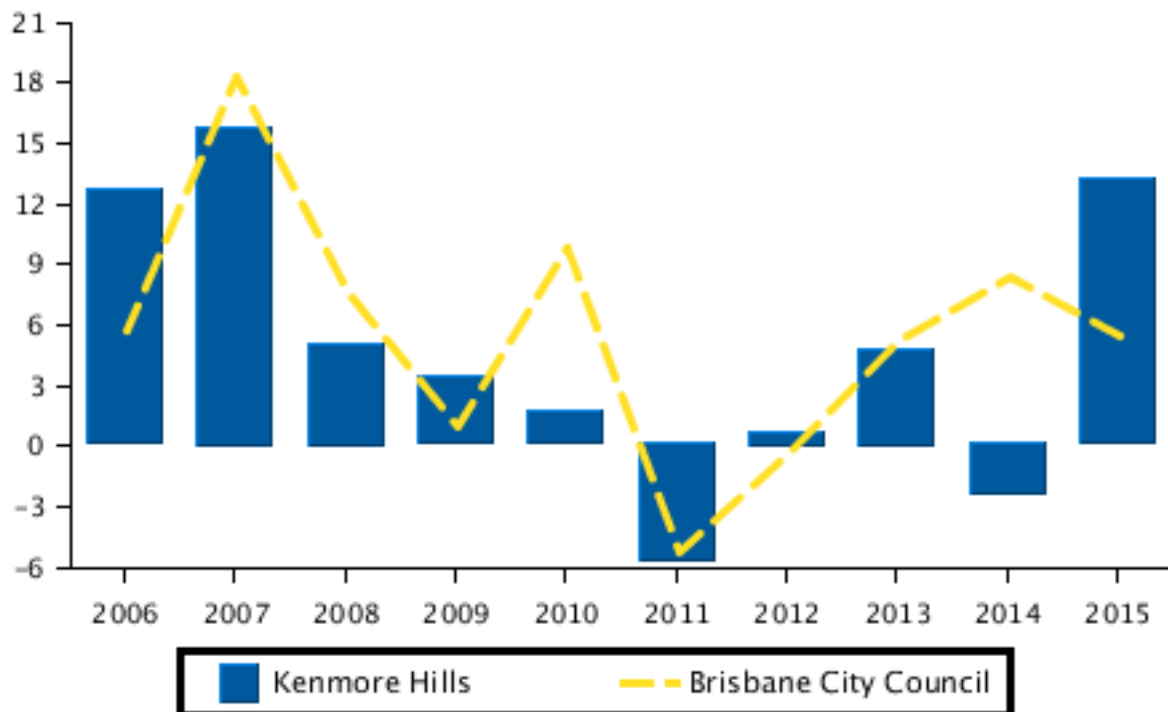


## Capital Growth Median Prices

### Capital Growth in Median Prices (Houses)

Period	Kenmore Hills	Brisbane City Council
	% Change	% Change
2015	13.2%	5.4%
2014	-2.6%	8.3%
2013	4.8%	5.2%
2012	0.7%	-0.4%
2011	-5.9%	-5.3%
2010	1.7%	9.8%
2009	3.4%	1%
2008	5.1%	7.6%
2007	15.8%	18.3%
2006	12.7%	5.7%

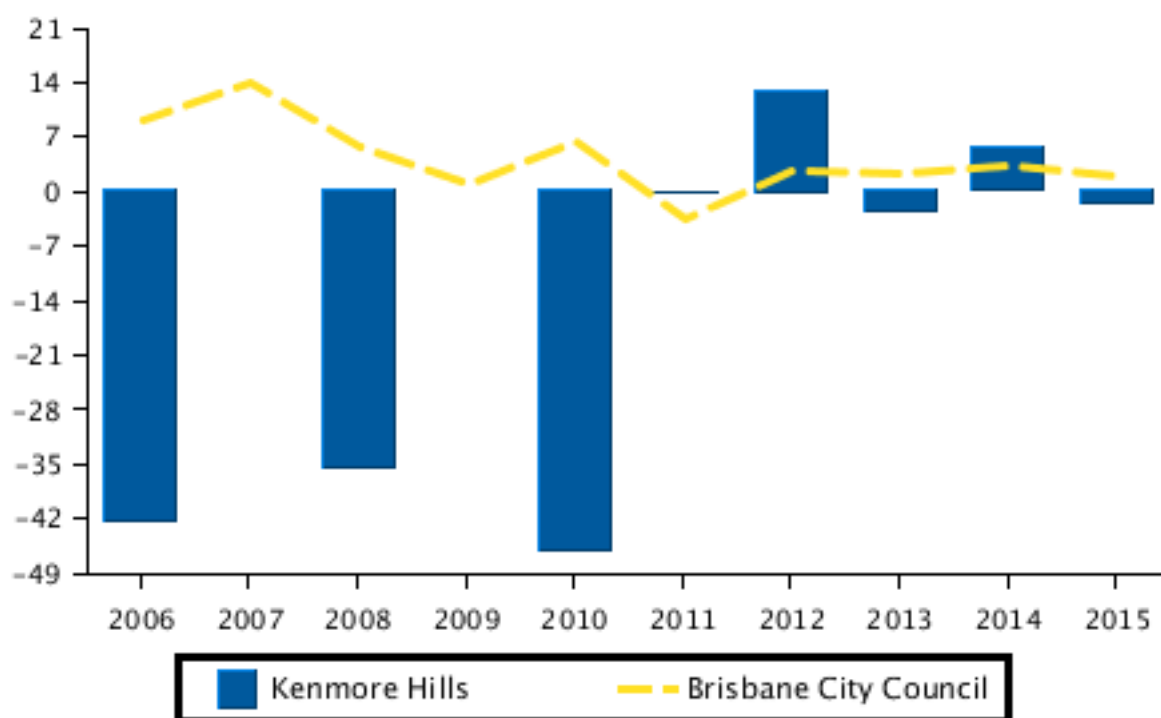
### Capital Growth in Median Prices (Houses)



### Capital Growth in Median Prices (Unit)

Period	Kenmore Hills % Change	Brisbane City Council % Change
2015	-1.9%	2.1%
2014	5.8%	3.3%
2013	-2.8%	2.4%
2012	13.1%	2.5%
2011	0%	-3.6%
2010	-46.5%	6.4%
2009	0%	1%
2008	-35.8%	5.8%
2007	0%	14.1%
2006	-42.8%	9.2%

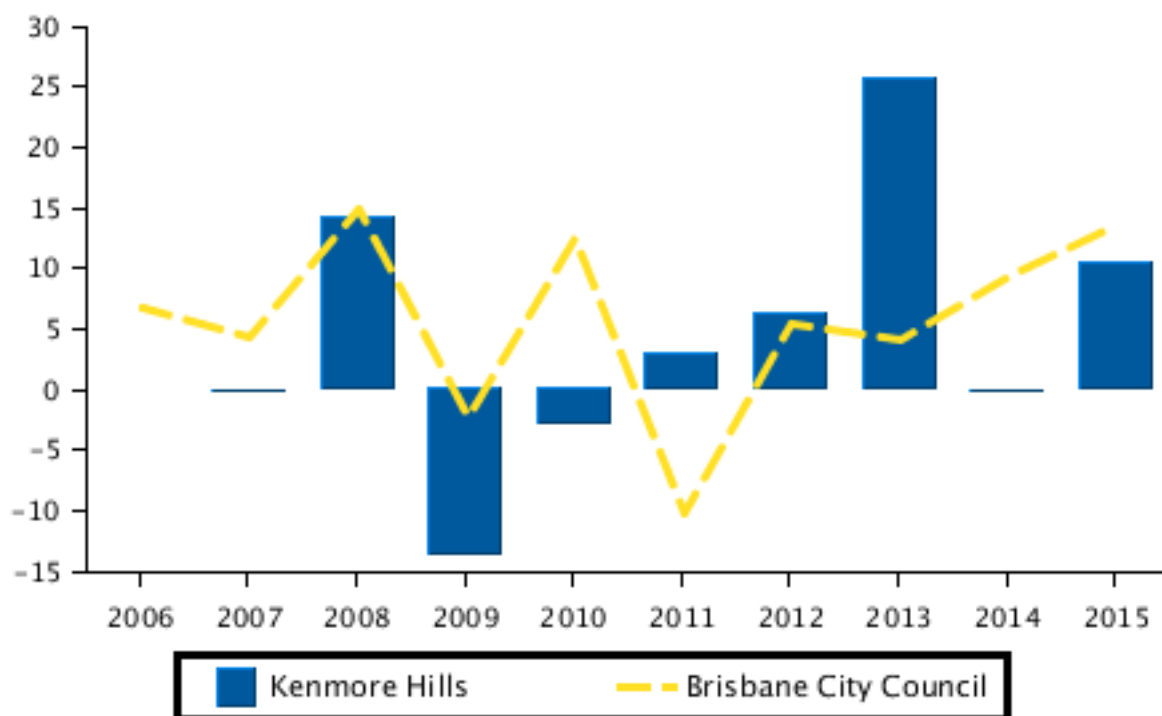
### Capital Growth in Median Prices (Unit)



## Capital Growth in Median Prices (Land)

Period	Kenmore Hills % Change	Brisbane City Council % Change
2015	10.4%	13.6%
2014	0%	9.4%
2013	25.6%	4%
2012	6.2%	5.3%
2011	3%	-10.2%
2010	-2.9%	12.5%
2009	-13.8%	-2.4%
2008	14.3%	14.8%
2007	0%	4.2%
2006	0%	6.7%

## Capital Growth in Median Prices (Land)

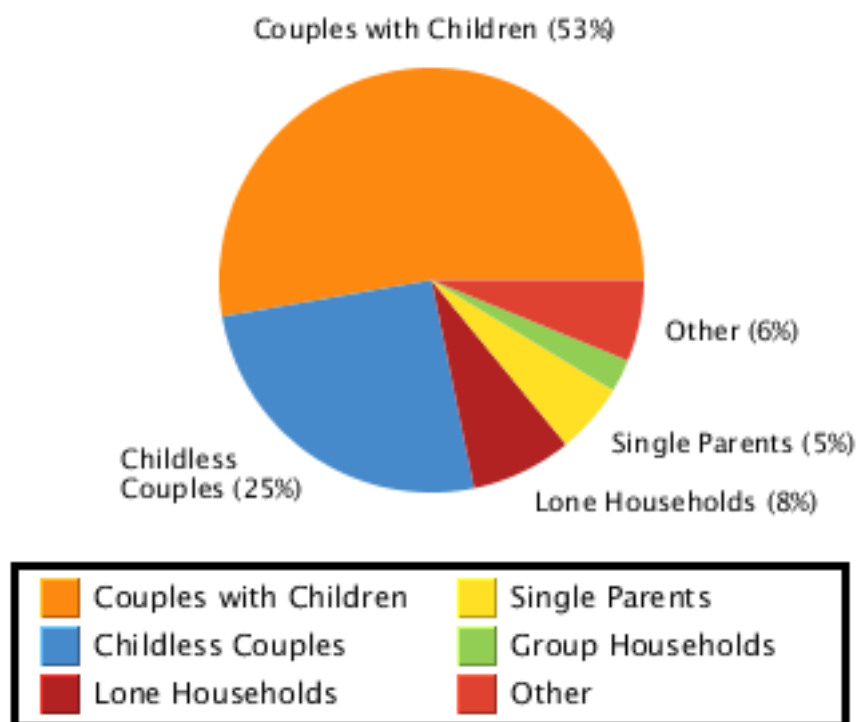


# Household

## Household Structure

Type	Percent
Couples with Children	52.8
Childless Couples	25.5
Lone Households	7.7
Other	6.2
Single Parents	5.4
Group Households	2.5

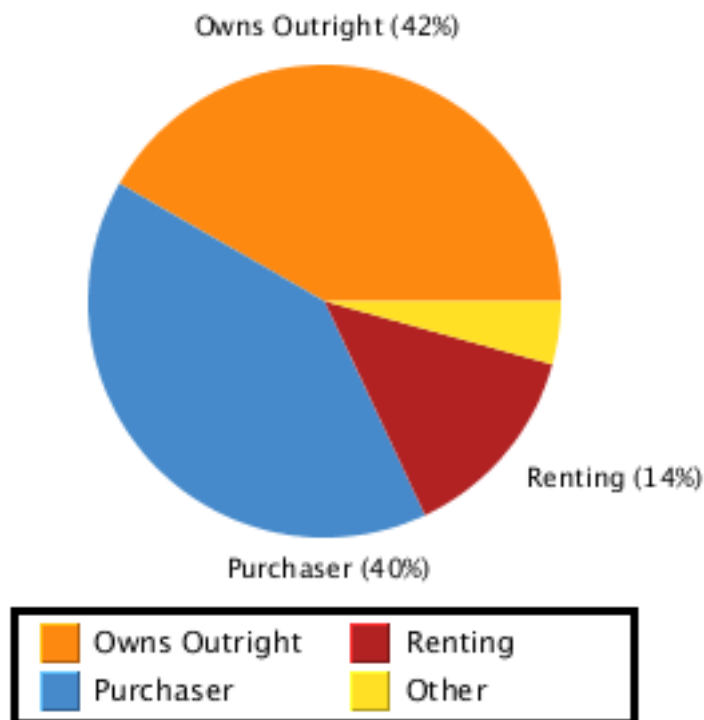
## Household Structure



## Household Occupancy

Type	Percent
Owens Outright	41.7
Purchaser	40.3
Renting	13.7
Other	4.3

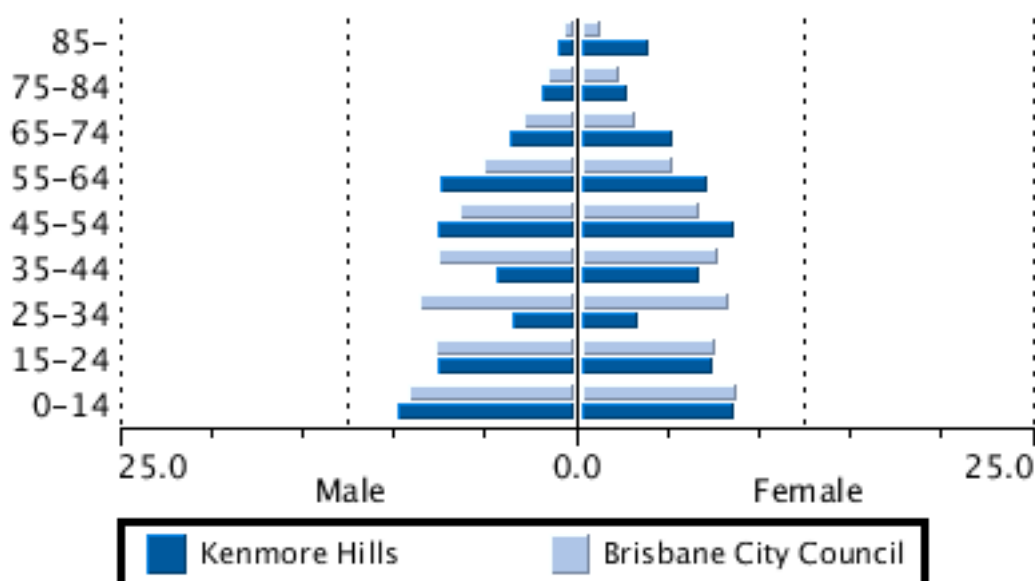
## Household Occupancy



## Age Sex Ratio

Age Group	Kenmore Hills		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	9.7	8.5	9.2	8.7
15-24	7.6	7.4	7.7	7.6
25-34	3.5	3.3	8.5	8.3
35-44	4.3	6.6	7.5	7.7
45-54	7.6	8.6	6.4	6.6
55-64	7.4	7.1	5.0	5.2
65-74	3.6	5.2	2.9	3.1
75-84	1.9	2.7	1.6	2.2
85-	1.0	3.9	0.6	1.2

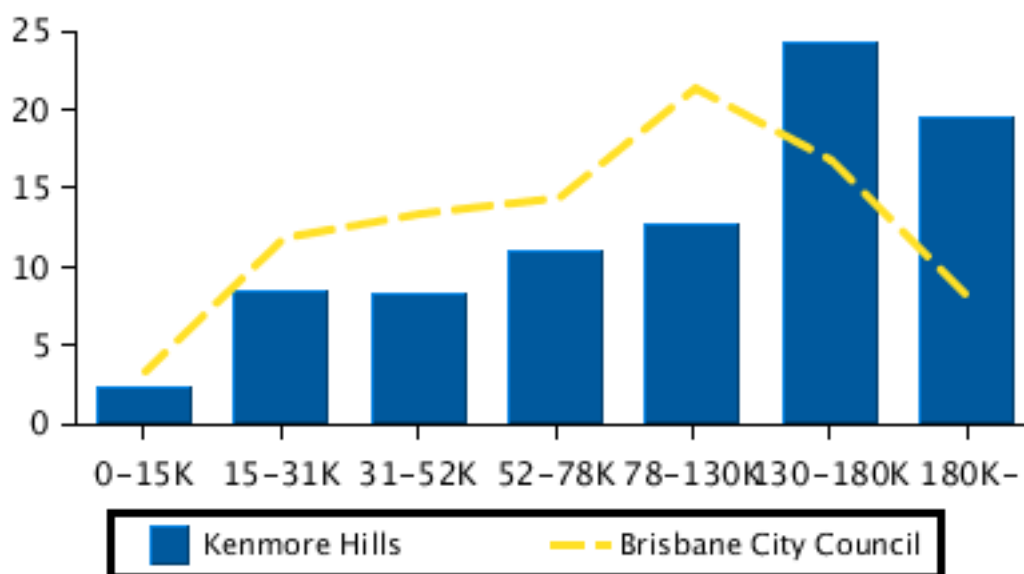
### Age Sex Ratio



## Household Income

Income Range	Kenmore Hills %	Brisbane City Council %
0-15K	2.3	3.3
15-31K	8.5	11.8
31-52K	8.3	13.4
52-78K	11.0	14.4
78-130K	12.7	21.3
130-180K	24.3	16.7
180K-	19.5	7.9

### Household Income



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# Sales History Report

Prepared on 04 Jul 2016

Adam Nobel  
Mob: 0417007001  
Ph: 0738464333  
Email: adam.nobel@spaceproperty.com.au



## Sold Properties



### 358 Brookfield Road Kenmore Hills QLD 4069

Sale Price: \$970,000

Sale Date: 15 Apr 2016

Area: 1.16Ha

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



### 359 Brookfield Road Kenmore Hills QLD 4069

Sale Price: \$970,000

Sale Date: 2 Apr 2016

Area: 1.27Ha

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



### 8 Crompton Street Kenmore Hills QLD 4069

Sale Price: Not Disclosed

Sale Date: 26 May 2016

Area: 1,462m<sup>2</sup>

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



### 21 Mondra Street Kenmore Hills QLD 4069

Sale Price: \$692,800

Sale Date: 18 Apr 2016

Area: 714m<sup>2</sup>

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



### 110 Tinarra Crescent Kenmore Hills QLD 4069

Sale Price: Not Disclosed

Sale Date: 28 May 2016

Area: 1.01Ha

Attributes: 4 Beds, 3 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	2					
HOUSE	3	\$692,800	\$970,000	\$970,000	\$877,600	\$2,632,800
<b>TOTAL</b>	<b>5</b>					<b>\$2,632,800</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		2				
HOUSE	3 Bed	2	\$692,800	\$970,000	\$831,400	\$831,400
	4 Bed	1	\$970,000	\$970,000	\$970,000	\$970,000
<b>TOTAL</b>		<b>5</b>				<b>\$526,560</b>

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