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A Nobel approach  
to Real Estate™

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Kuraby

April—June 2016

THE **Adam**  
**Nobel** TEAM



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## Area Profile

The size of Kuraby is approximately 4 square kilometres. It has 1 park.

The population of Kuraby in 2006 was 6,396 people. By 2011 the population was 7,774 showing a population growth of 21% in the area during that time.

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

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

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

In 2006, 70.5% of the homes in Kuraby were owner-occupied compared with 72.9% in 2011.

Currently the median sales price of houses in the area is 800,000.

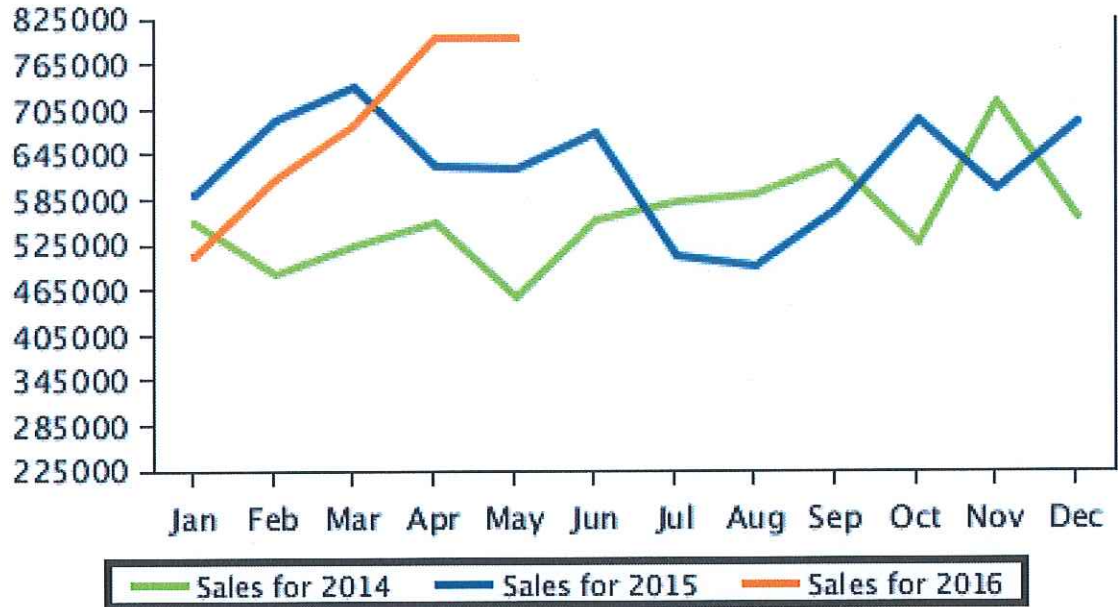
### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$552,500	\$590,000	\$510,000
February	\$487,000	\$691,000	\$610,900
March	\$525,000	\$734,000	\$685,000
April	\$555,500	\$628,750	\$800,000
May	\$453,800	\$625,000	\$800,000
June	\$558,000	\$675,000	\$0
July	\$580,000	\$510,000	\$0
August	\$590,000	\$495,500	\$0
September	\$632,000	\$570,000	\$0
October	\$527,000	\$690,000	\$0
November	\$713,000	\$600,000	\$0
December	\$560,500	\$687,500	\$0



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### Median Sale Price





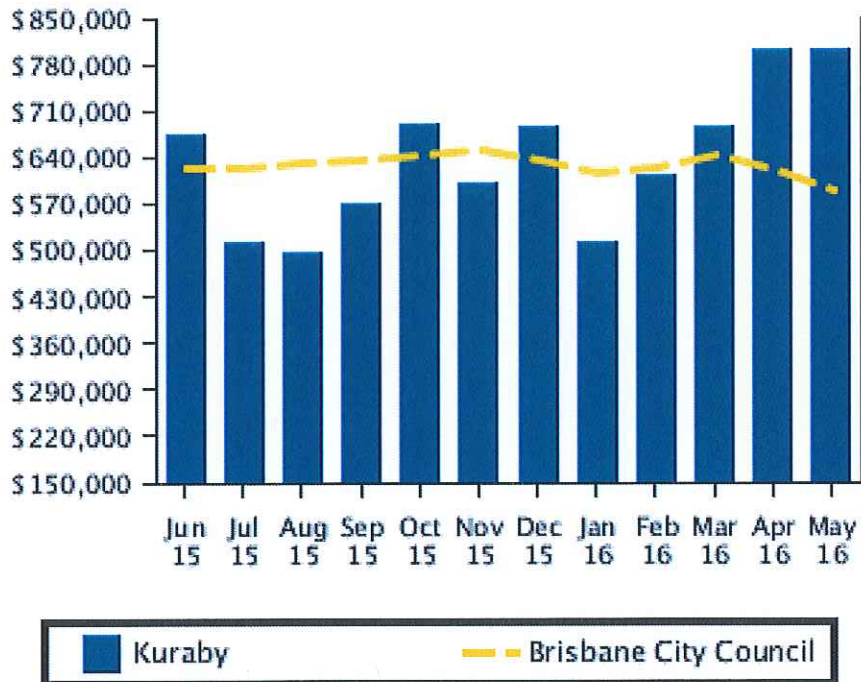
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## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Kuraby	Brisbane City Council
	Median Price	Median Price
May 2016	\$800,000	\$588,065
April 2016	\$800,000	\$620,000
March 2016	\$685,000	\$645,000
February 2016	\$610,900	\$622,500
January 2016	\$510,000	\$614,875
December 2015	\$687,500	\$635,000
November 2015	\$600,000	\$649,900
October 2015	\$690,000	\$645,000
September 2015	\$570,000	\$635,000
August 2015	\$495,500	\$630,000
July 2015	\$510,000	\$625,000
June 2015	\$675,000	\$625,500

### Recent Median House Sale Prices





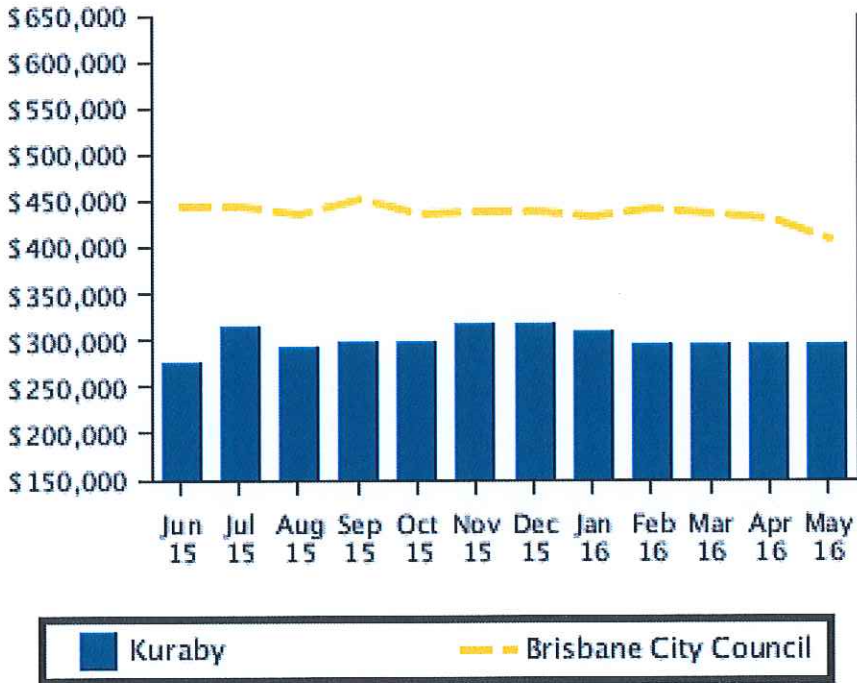


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**Recent Median Unit Sale Prices**

Period	Kuraby Median Price	Brisbane City Council Median Price
May 2016	\$294,000	\$408,750
April 2016	\$294,000	\$429,500
March 2016	\$294,000	\$435,000
February 2016	\$294,000	\$441,050
January 2016	\$310,000	\$432,500
December 2015	\$317,000	\$440,000
November 2015	\$317,000	\$440,000
October 2015	\$298,000	\$435,000
September 2015	\$298,000	\$452,000
August 2015	\$291,000	\$435,500
July 2015	\$315,000	\$445,000
June 2015	\$275,000	\$443,000

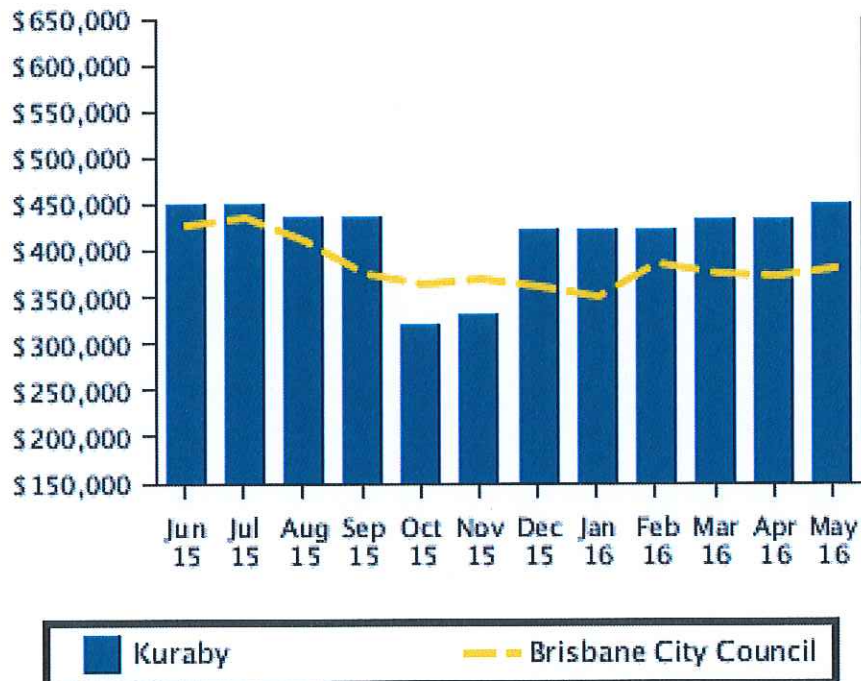
**Recent Median Unit Sale Prices**



### Recent Median Land Sale Prices

Period	Kuraby Median Price	Brisbane City Council Median Price
May 2016	\$450,000	\$380,000
April 2016	\$433,000	\$372,500
March 2016	\$432,000	\$376,000
February 2016	\$422,500	\$385,000
January 2016	\$422,500	\$349,000
December 2015	\$422,500	\$360,000
November 2015	\$330,000	\$370,000
October 2015	\$320,000	\$365,000
September 2015	\$435,000	\$376,050
August 2015	\$435,000	\$410,000
July 2015	\$450,000	\$435,000
June 2015	\$450,000	\$427,500

### Recent Median Land Sale Prices





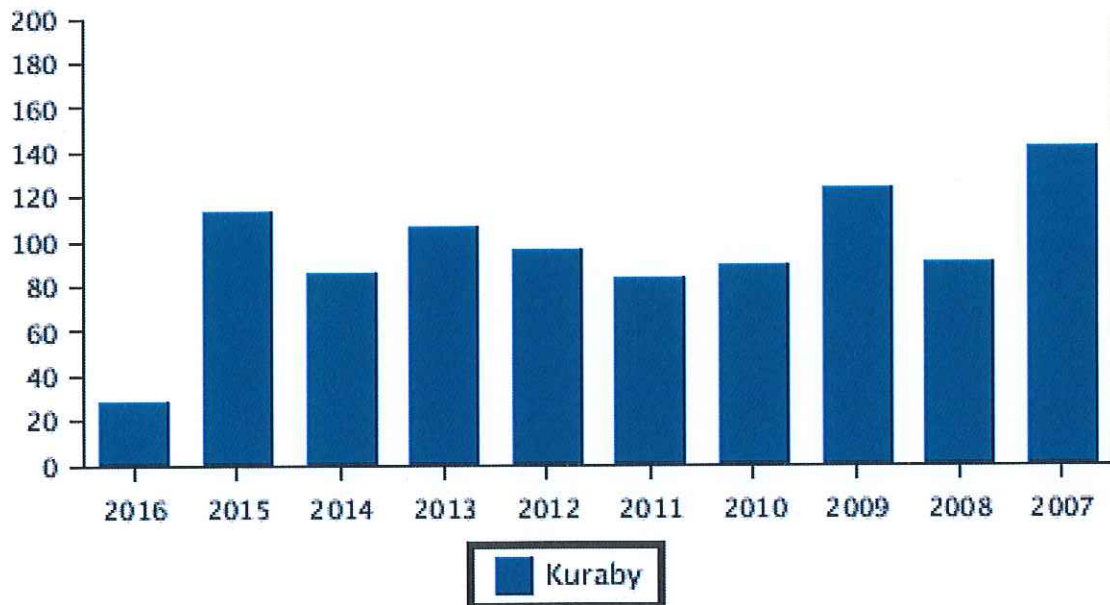
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## Sales Per Annum

### House Sales Per Annum

Period	Kuraby Number
2016	28
2015	113
2014	86
2013	106
2012	96
2011	83
2010	89
2009	123
2008	90
2007	142

### House Sales Per Annum





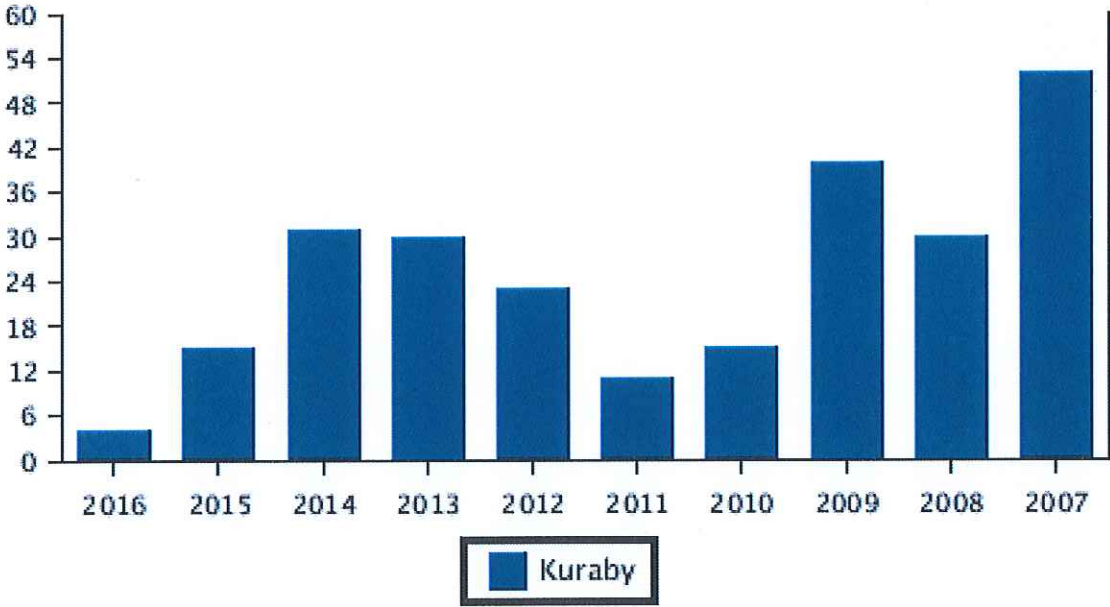


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**Unit Sales Per Annum**

Period	Kuraby Number
2016	4
2015	15
2014	31
2013	30
2012	23
2011	11
2010	15
2009	40
2008	30
2007	52

**Unit Sales Per Annum**





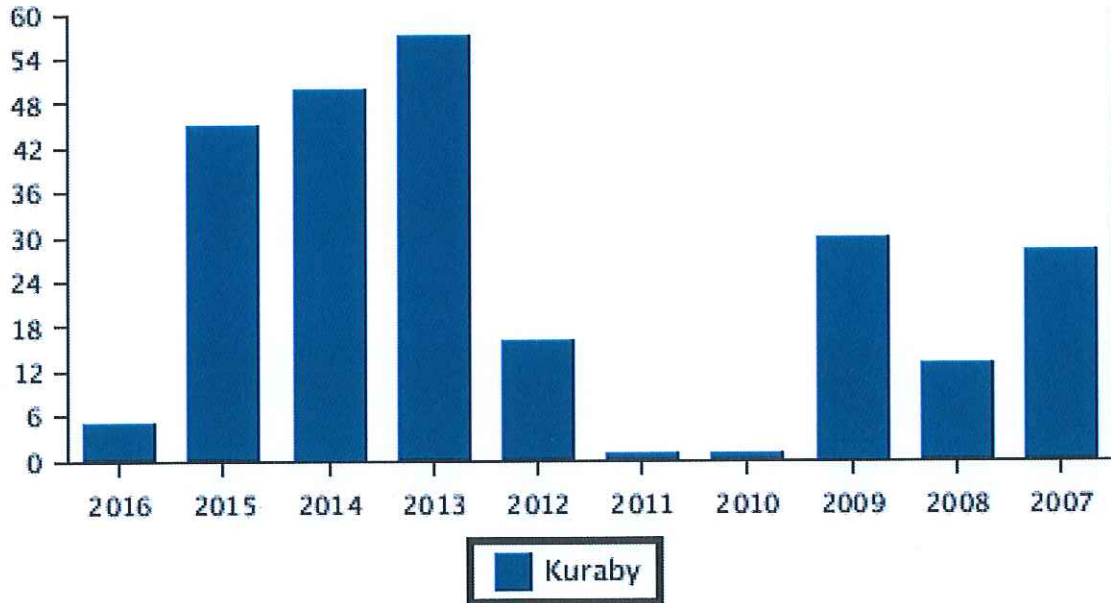


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### Land Sales Per Annum

Period	Kuraby Number
2016	5
2015	45
2014	50
2013	57
2012	16
2011	1
2010	1
2009	30
2008	13
2007	28

### Land Sales Per Annum





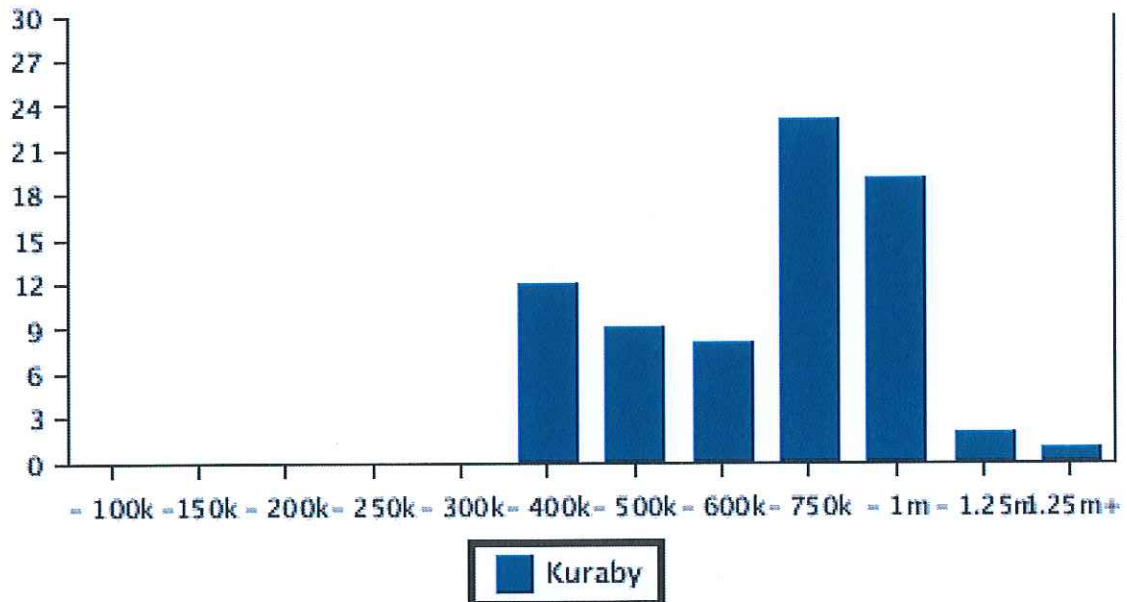
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## Sales By Price

### House Sale by Price (12 months)

Price	Kuraby Number
0 - 100k	0
101 -150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	12
401 - 500k	9
501 - 600k	8
601 - 750k	23
751 - 1m	19
> 1m - 1.25m	2
1.25m+	1

### House Sales By Price (12 months)





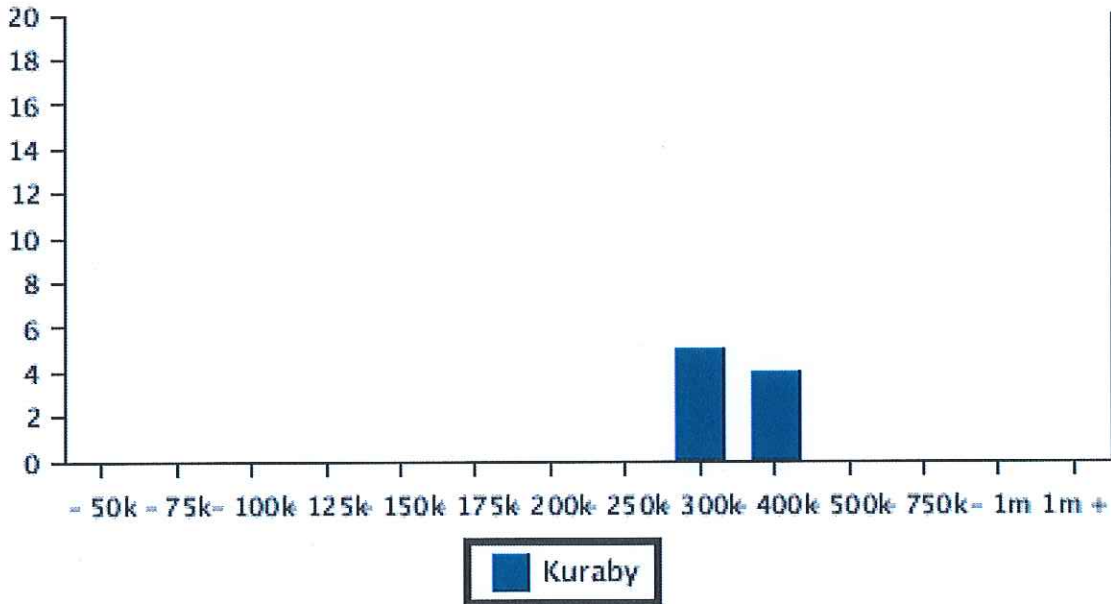


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**Unit Sale by Price (12 months)**

Price	Kuraby 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	5
301 - 400k	4
401 - 500k	0
501 - 750k	0
751 - 1m	0
1m +	0

**Unit Sales By Price (12 months)**



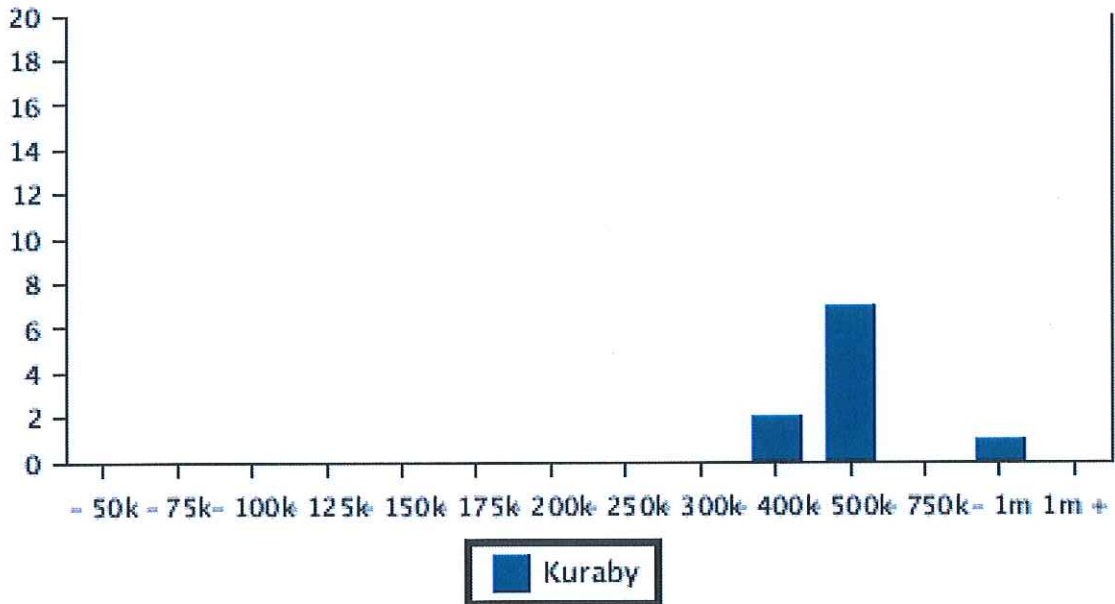


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### Land Sale by Price (12 months)

Price	Kuraby 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	2
401 - 500k	7
501 - 750k	0
751 - 1m	1
1m +	0

### Land Sales By Price (12 months)



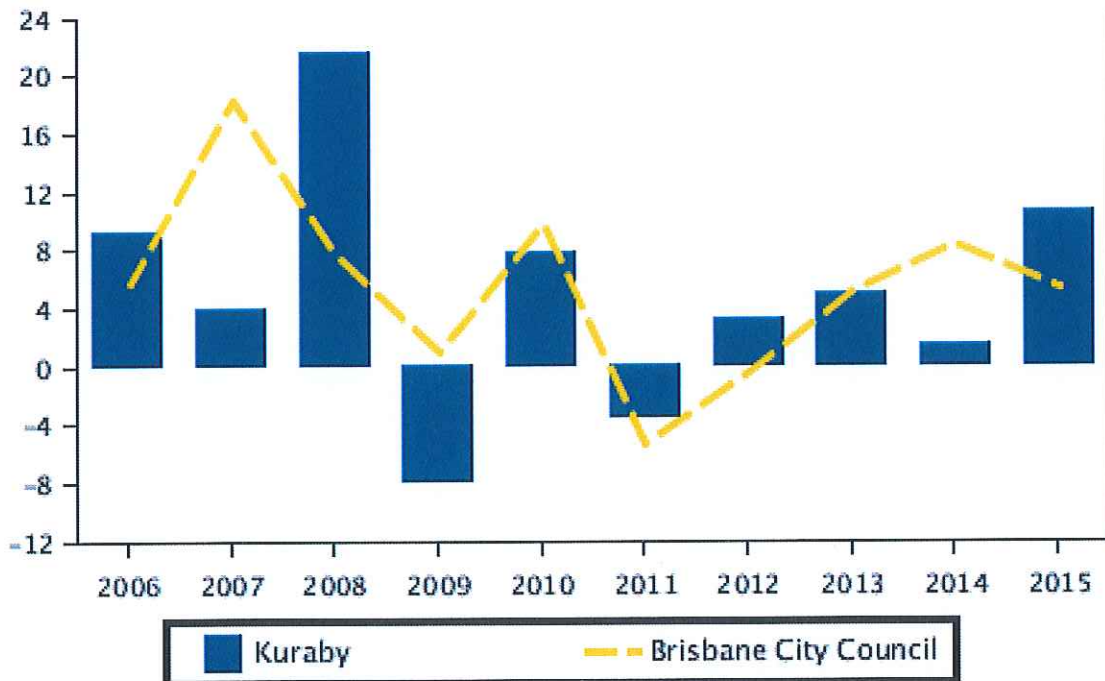


# Capital Growth Median Prices

## Capital Growth in Median Prices (Houses)

Period	Kuraby % Change	Brisbane City Council % Change
2015	10.6%	5.4%
2014	1.5%	8.3%
2013	5.1%	5.2%
2012	3.2%	-0.4%
2011	-3.7%	-5.3%
2010	7.8%	9.8%
2009	-8%	1%
2008	21.6%	7.6%
2007	4%	18.3%
2006	9.2%	5.7%

## Capital Growth in Median Prices (Houses)



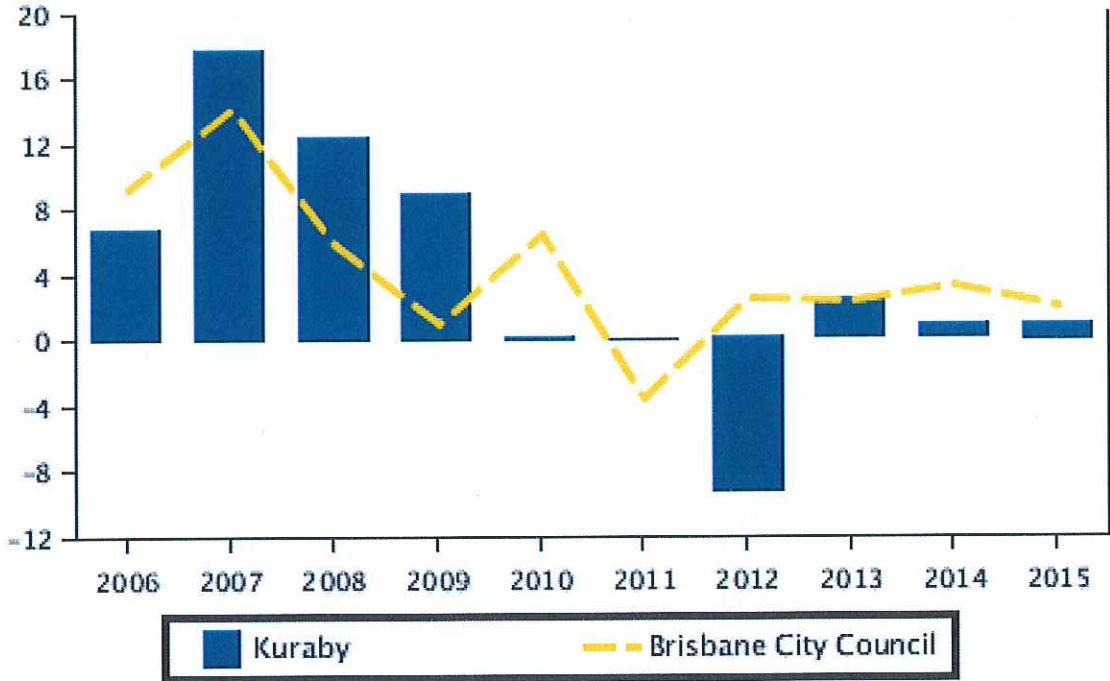


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**Capital Growth in Median Prices (Unit)**

Period	Kuraby % Change	Brisbane City Council % Change
2015	1%	2.1%
2014	0.9%	3.3%
2013	2.5%	2.4%
2012	-9.5%	2.5%
2011	0%	-3.6%
2010	-0.3%	6.4%
2009	9%	1%
2008	12.4%	5.8%
2007	17.8%	14.1%
2006	6.8%	9.2%

**Capital Growth in Median Prices (Unit)**





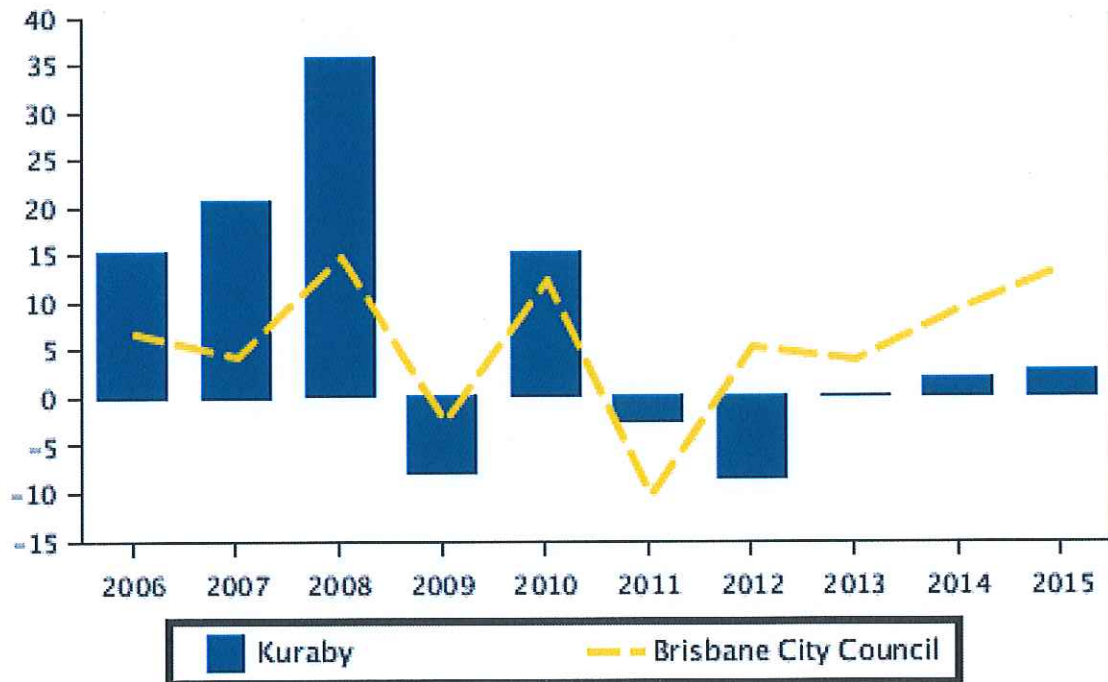


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### Capital Growth in Median Prices (Land)

Period	Kuraby % Change	Brisbane City Council % Change
2015	2.8%	13.6%
2014	2.1%	9.4%
2013	-0.2%	4%
2012	-8.8%	5.3%
2011	-2.7%	-10.2%
2010	15.3%	12.5%
2009	-8.3%	-2.4%
2008	35.7%	14.8%
2007	20.8%	4.2%
2006	15.4%	6.7%

### Capital Growth in Median Prices (Land)





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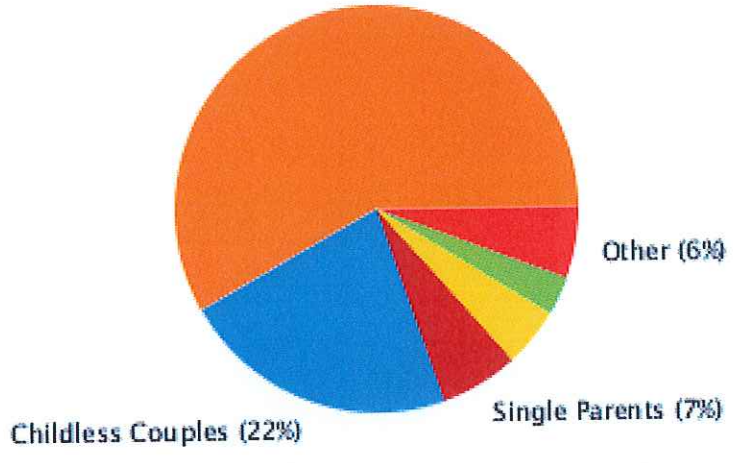
# Household

## Household Structure

Type	Percent
Couples with Children	58.1
Childless Couples	22.2
Single Parents	6.3
Other	5.7
Lone Households	4.7
Group Households	3.1

## Household Structure

Couples with Children (58%)



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



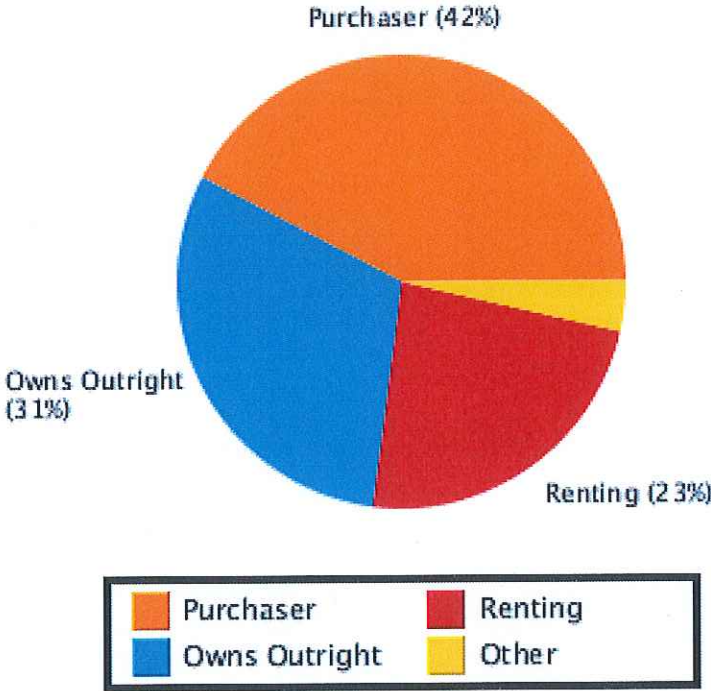


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### Household Occupancy

Type	Percent
Purchaser	42.3
Owns Outright	30.6
Renting	23.5
Other	3.6

### Household Occupancy

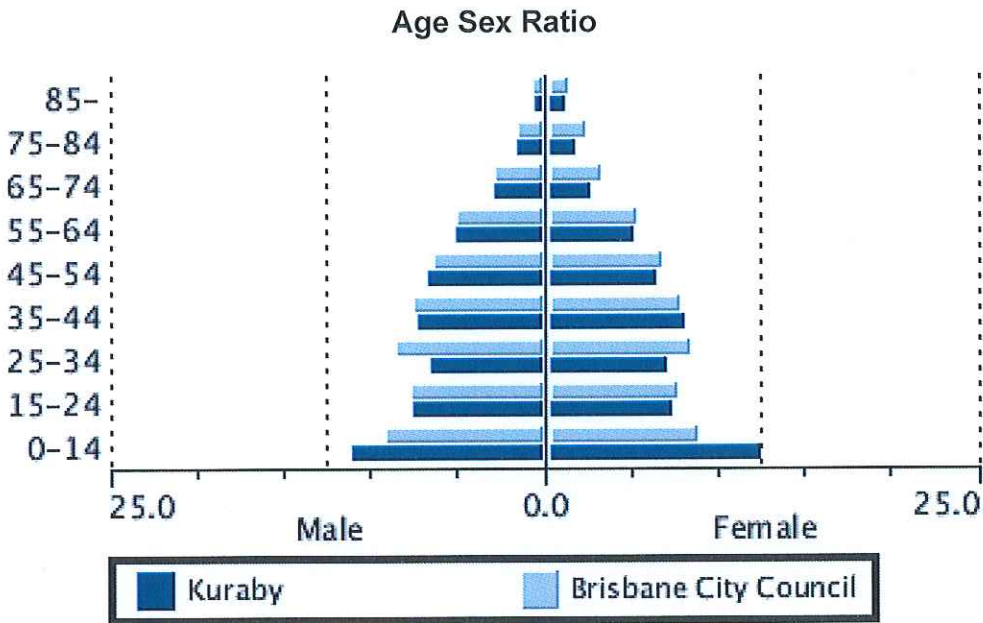




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# Age Sex Ratio

Age Group	Kuraby		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	11.0	12.3	9.2	8.7
15-24	7.5	7.3	7.7	7.6
25-34	6.5	7.0	8.5	8.3
35-44	7.3	7.9	7.5	7.7
45-54	6.6	6.4	6.4	6.6
55-64	5.0	5.0	5.0	5.2
65-74	2.8	2.6	2.9	3.1
75-84	1.5	1.7	1.6	2.2
85-	0.5	1.1	0.6	1.2





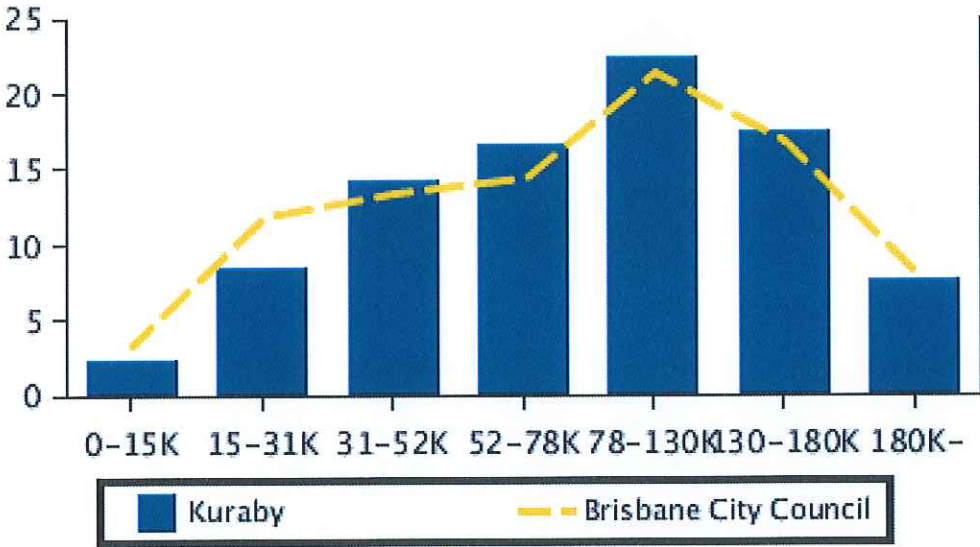


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# Household Income

Income Range	Kuraby %	Brisbane City Council %
0-15K	2.3	3.3
15-31K	8.4	11.8
31-52K	14.2	13.4
52-78K	16.5	14.4
78-130K	22.4	21.3
130-180K	17.5	16.7
180K-	7.5	7.9

Household Income





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## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	2					
HOUSE	18	\$250,000	\$1,050,000	\$732,500	\$695,166	\$12,513,000
LAND	2	\$433,000	\$450,000	\$441,500	\$441,500	\$883,000
UNIT	1	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500
<b>TOTAL</b>	<b>23</b>					<b>\$13,413,500</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		2				
HOUSE	4 Bed	13	\$250,000	\$875,000	\$690,000	\$657,846
	5+ Bed	4	\$800,000	\$1,050,000	\$815,500	\$870,250
	N/A	1	\$480,000	\$480,000	\$480,000	\$480,000
LAND	N/A	2	\$433,000	\$450,000	\$441,500	\$441,500
UNIT	3 Bed	1	\$17,500	\$17,500	\$17,500	\$17,500
<b>TOTAL</b>		<b>23</b>				<b>\$583,195</b>





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## Sold Properties



### 88 Allbutt Street Kuraby QLD 4112

Sale Price: \$530,000  
Sale Date: 15 Jun 2016  
Area: 741m<sup>2</sup>

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



### 59 Balmoral Street Kuraby QLD 4112

Sale Price: \$690,000  
Sale Date: 11 Apr 2016  
Area: 737m<sup>2</sup>

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



### 12 Breezeway Court Kuraby QLD 4112

Sale Price: \$821,000  
Sale Date: 14 May 2016  
Area: 912m<sup>2</sup>

Attributes: 6 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites

### 24 Caribbea Street Kuraby QLD 4112

Sale Price: \$433,000  
Sale Date: 7 Apr 2016  
Area: 400m<sup>2</sup>

Attributes: 2 Baths, 2 Car Spaces



### 57 Chesterfield Crescent Kuraby QLD 4112

Sale Price: Not Disclosed  
Sale Date: 10 Jun 2016  
Area: 744m<sup>2</sup>

Attributes: 4 Beds, 2 Baths, 1 Car Spaces, 1 Ensuites



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### 108 Chesterfield Crescent Kuraby QLD 4112

Sale Price: \$583,000  
Sale Date: 17 May 2016  
Area: 809m<sup>2</sup>

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



### 16 Crestwood Street Kuraby QLD 4112

Sale Price: \$720,000  
Sale Date: 20 Jun 2016  
Area: 655m<sup>2</sup>

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



### 30 Deborah Street Kuraby QLD 4112

Sale Price: \$800,000  
Sale Date: 2 Apr 2016  
Area: 743m<sup>2</sup>

Attributes: 6 Beds, 4 Baths, 2 Car Spaces, 2 Lock Up Garages, 2 Ensuites



### 19 Edwin Street Kuraby QLD 4112

Sale Price: \$875,000  
Sale Date: 13 May 2016  
Area: 627m<sup>2</sup>

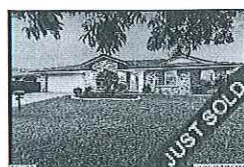
Attributes: 4 Beds, 3 Baths, 3 Car Spaces, 3 Lock Up Garages, 1 Ensuites



### 21 Greengrove Place Kuraby QLD 4112

Sale Price: \$1,050,000  
Sale Date: 15 Jun 2016  
Area: 622m<sup>2</sup>

Attributes: 5 Beds, 5 Baths, 3 Car Spaces, 2 Lock Up Garages, 4 Ensuites



### 29 Greenhaven Crescent Kuraby QLD 4112

Sale Price: \$750,000  
Sale Date: 24 Jun 2016  
Area: 668m<sup>2</sup>

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





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### 27 Hatia Place Kuraby QLD 4112

Sale Price: \$450,000  
Sale Date: 11 May 2016  
Area: 639m2

Attributes:



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### 6 Hockey Street Kuraby QLD 4112

Sale Price: \$250,000  
Sale Date: 7 Apr 2016  
Area: 451m2

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



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### 93 King Street Kuraby QLD 4112

Sale Price: \$868,000  
Sale Date: 19 May 2016  
Area: 738m2

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



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### 54 Kinta Street Kuraby QLD 4112

Sale Price: \$675,000  
Sale Date: 7 Jun 2016  
Area: 825m2

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



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### 21 Lema Circuit Kuraby QLD 4112

Sale Price: \$805,000  
Sale Date: 28 Jun 2016  
Area: 617m2

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



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### 62 Lily Circuit Kuraby QLD 4112

Sale Price: \$810,000  
Sale Date: 26 Apr 2016  
Area: 631m2

Attributes: 5 Beds, 4 Baths, 2 Car Spaces, 2 Lock Up Garages, 2 Ensuites





### 77 Rubicon Crescent Kuraby QLD 4112

Sale Price: \$480,000  
Sale Date: 8 Apr 2016  
Area: 509m2

Attributes:



### 155 Rubicon Crescent Kuraby QLD 4112

Sale Price: \$745,000  
Sale Date: 10 Jun 2016  
Area: 1,000m2

Attributes: 4 Beds, 2 Baths, 6 Car Spaces, 6 Lock Up Garages



### 31/84 St Andrew Street Kuraby QLD 4112

Sale Price: \$17,500  
Sale Date: 6 Apr 2016  
Area: 119m2 Approx

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



### 87 St Andrew Street Kuraby QLD 4112

Sale Price: \$385,000  
Sale Date: 9 May 2016  
Area: 405m2

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



### 5 Sunhaven Crescent Kuraby QLD 4112

Sale Price: \$676,000  
Sale Date: 2 May 2016  
Area: 655m2

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



### 16 Woodglen Street Kuraby QLD 4112

Sale Price: Not Disclosed  
Sale Date: 21 May 2016  
Area: 460m2

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



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