
A Nobel approach
to Real Estate™

Manly West
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 Manly West is approximately 5 square kilometres. It has 12 parks covering nearly 3% of total area.

The population of Manly West in 2006 was 10,022 people. By 2011 the population was 11,189 showing a population growth of 11% in the area during that time.

The predominant age group in Manly West is 0-14 years.

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

In general, people in Manly West work in a Professional occupation.

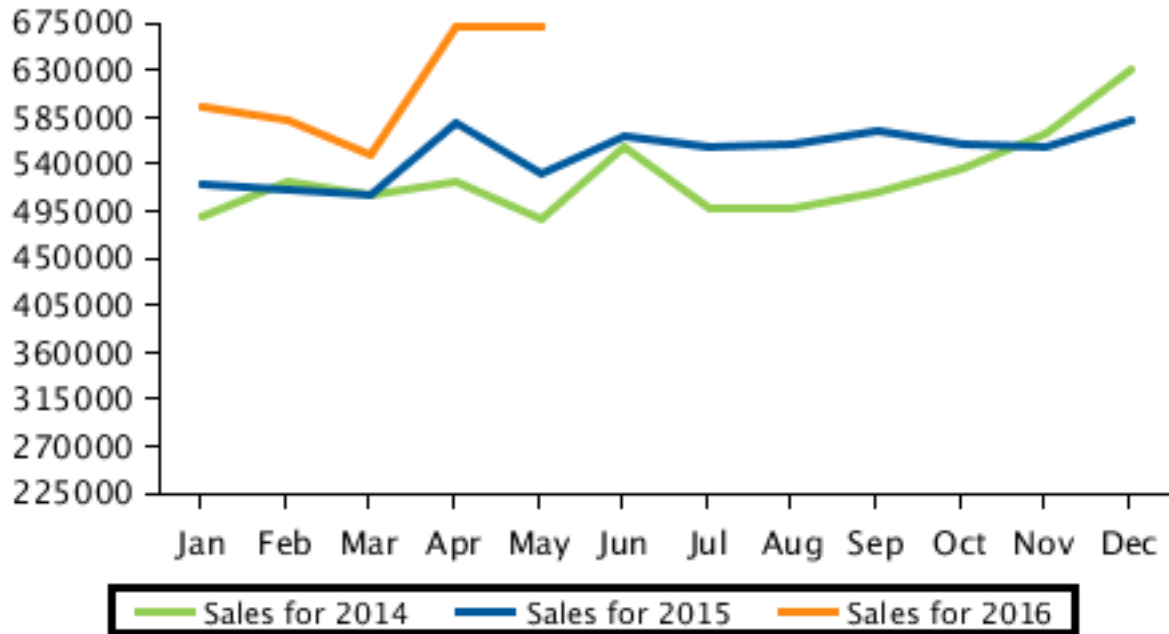
In 2006, 71.8% of the homes in Manly West were owner-occupied compared with 70.4% in 2011.

Currently the median sales price of houses in the area is 670,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$489,500	\$521,500	\$595,000
February	\$522,500	\$516,000	\$582,000
March	\$510,000	\$510,000	\$549,000
April	\$522,500	\$580,088	\$670,000
May	\$487,500	\$530,750	\$670,000
June	\$555,000	\$565,500	\$0
July	\$498,000	\$555,000	\$0
August	\$497,500	\$557,500	\$0
September	\$512,500	\$571,250	\$0
October	\$535,000	\$558,500	\$0
November	\$570,000	\$555,000	\$0
December	\$630,000	\$582,500	\$0

Median Sale Price

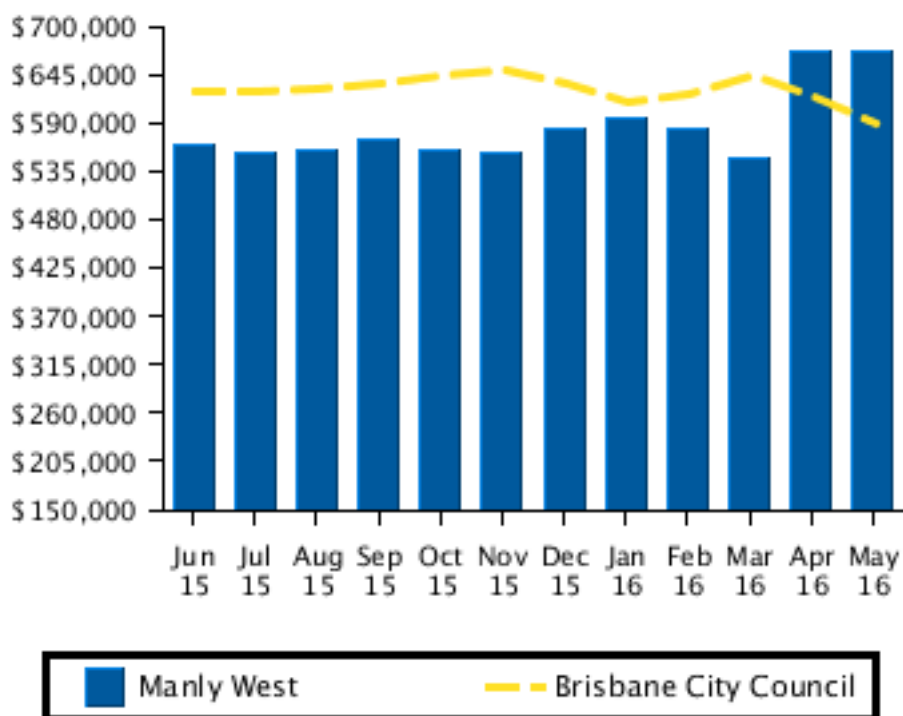


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Manly West Median Price	Brisbane City Council Median Price
May 2016	\$670,000	\$588,065
April 2016	\$670,000	\$620,000
March 2016	\$549,000	\$645,000
February 2016	\$582,000	\$622,500
January 2016	\$595,000	\$614,875
December 2015	\$582,500	\$635,000
November 2015	\$555,000	\$649,900
October 2015	\$558,500	\$645,000
September 2015	\$571,250	\$635,000
August 2015	\$557,500	\$630,000
July 2015	\$555,000	\$625,000
June 2015	\$565,500	\$625,500

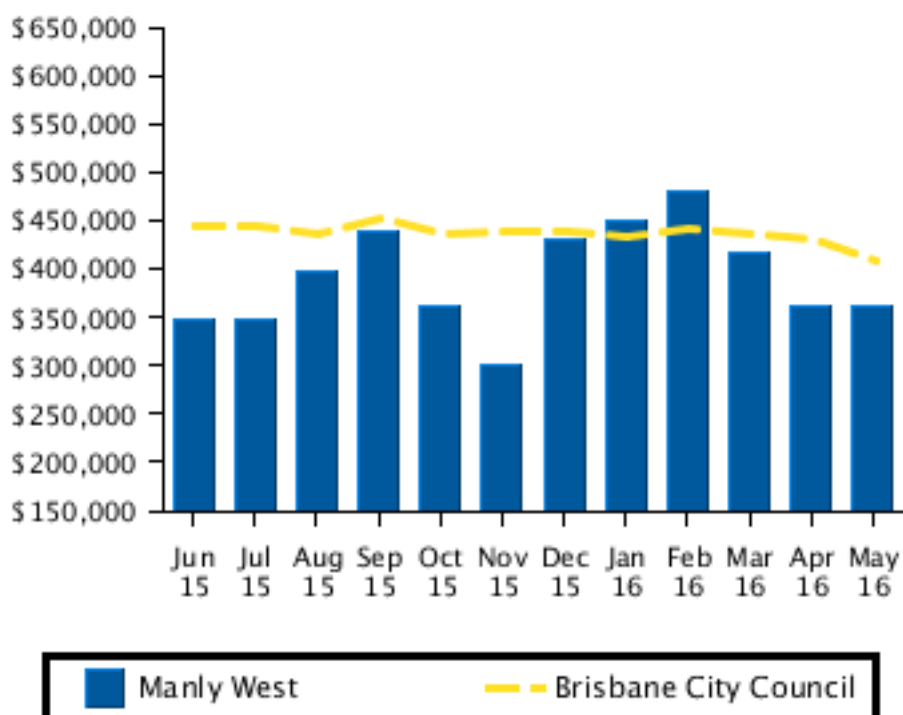
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Manly West Median Price	Brisbane City Council Median Price
May 2016	\$362,000	\$408,750
April 2016	\$362,000	\$429,500
March 2016	\$417,500	\$435,000
February 2016	\$481,250	\$441,050
January 2016	\$450,000	\$432,500
December 2015	\$429,500	\$440,000
November 2015	\$300,000	\$440,000
October 2015	\$362,000	\$435,000
September 2015	\$440,000	\$452,000
August 2015	\$396,500	\$435,500
July 2015	\$347,500	\$445,000
June 2015	\$347,000	\$443,000

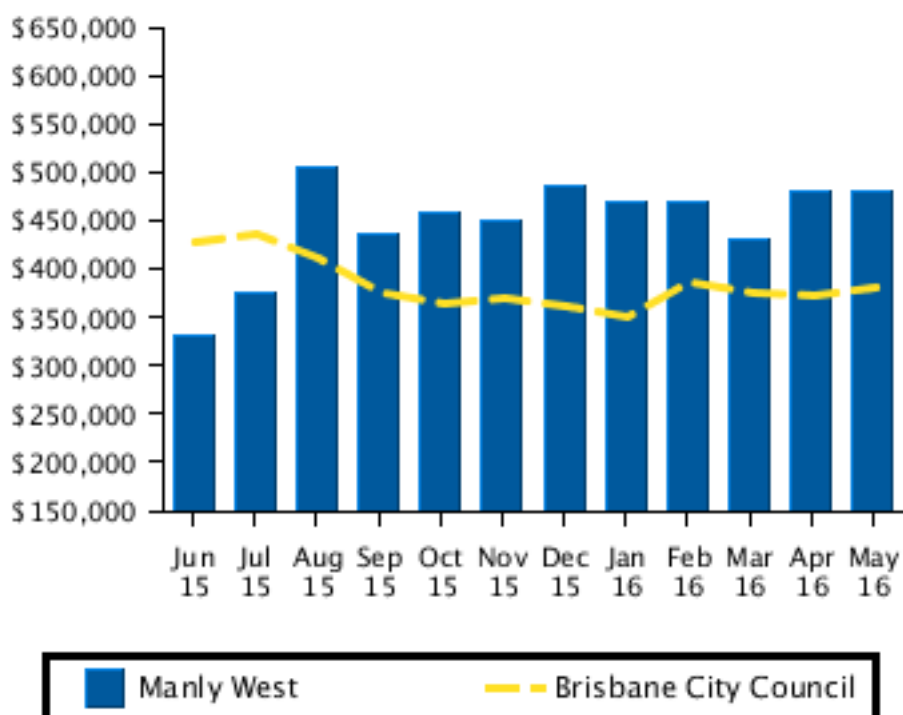
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Manly West Median Price	Brisbane City Council Median Price
May 2016	\$480,000	\$380,000
April 2016	\$480,000	\$372,500
March 2016	\$430,000	\$376,000
February 2016	\$470,000	\$385,000
January 2016	\$470,000	\$349,000
December 2015	\$485,000	\$360,000
November 2015	\$450,000	\$370,000
October 2015	\$457,500	\$365,000
September 2015	\$435,000	\$376,050
August 2015	\$505,000	\$410,000
July 2015	\$375,000	\$435,000
June 2015	\$330,000	\$427,500

Recent Median Land Sale Prices

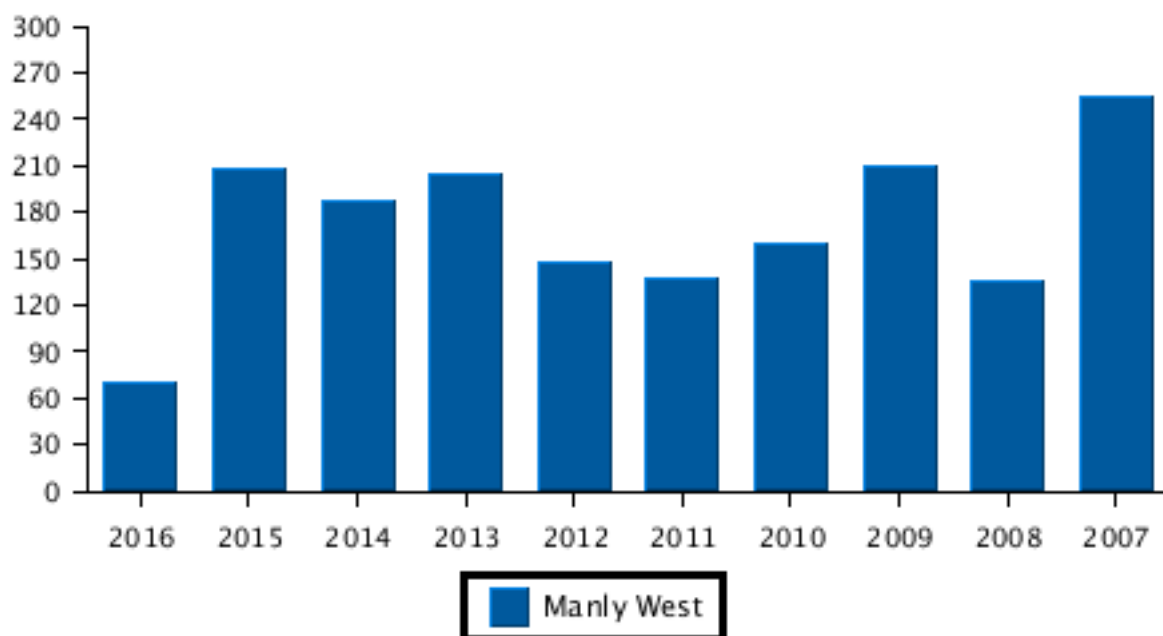


Sales Per Annum

House Sales Per Annum

Period	Manly West
	Number
2016	70
2015	207
2014	187
2013	205
2012	147
2011	137
2010	160
2009	210
2008	136
2007	255

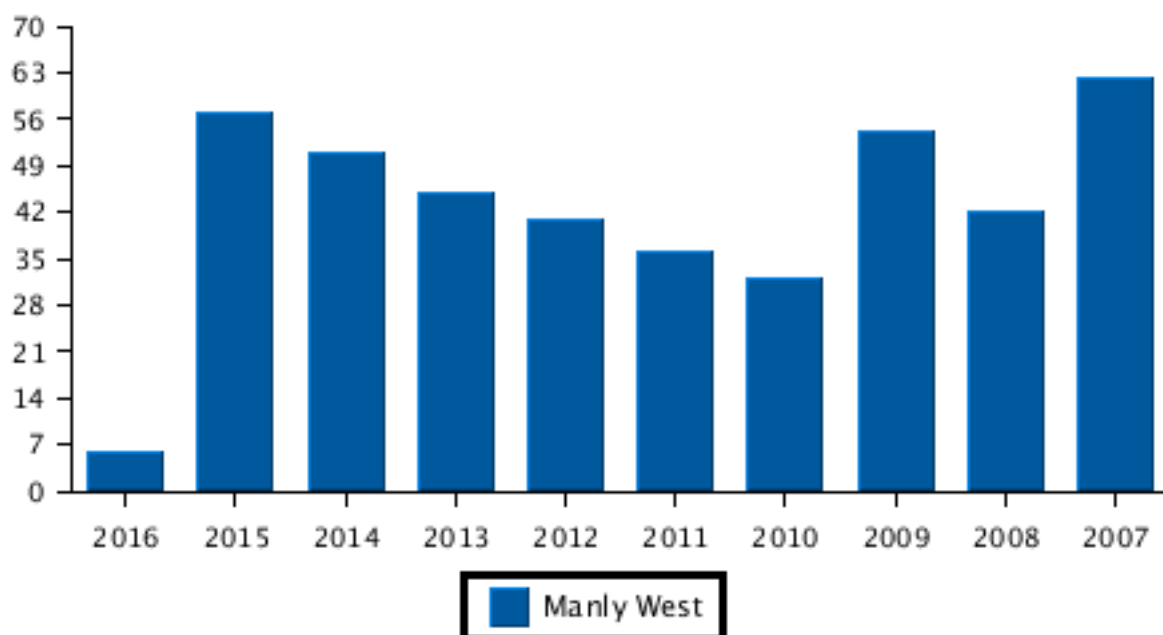
House Sales Per Annum



Unit Sales Per Annum

Period	Manly West Number
2016	6
2015	57
2014	51
2013	45
2012	41
2011	36
2010	32
2009	54
2008	42
2007	62

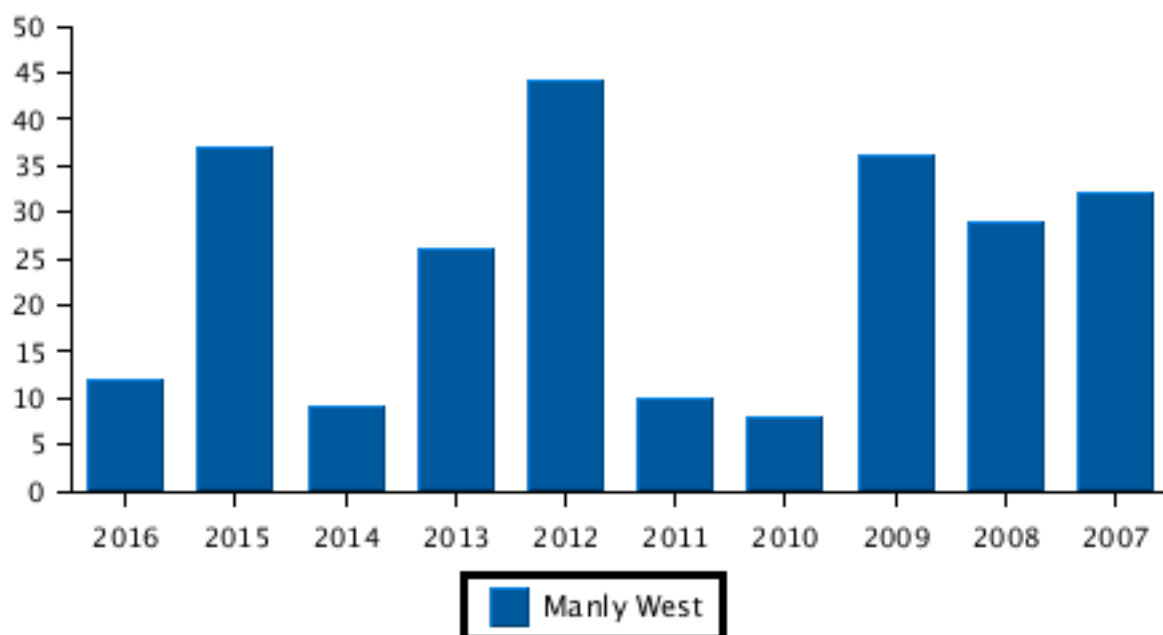
Unit Sales Per Annum



Land Sales Per Annum

Period	Manly West Number
2016	12
2015	37
2014	9
2013	26
2012	44
2011	10
2010	8
2009	36
2008	29
2007	32

Land Sales Per Annum

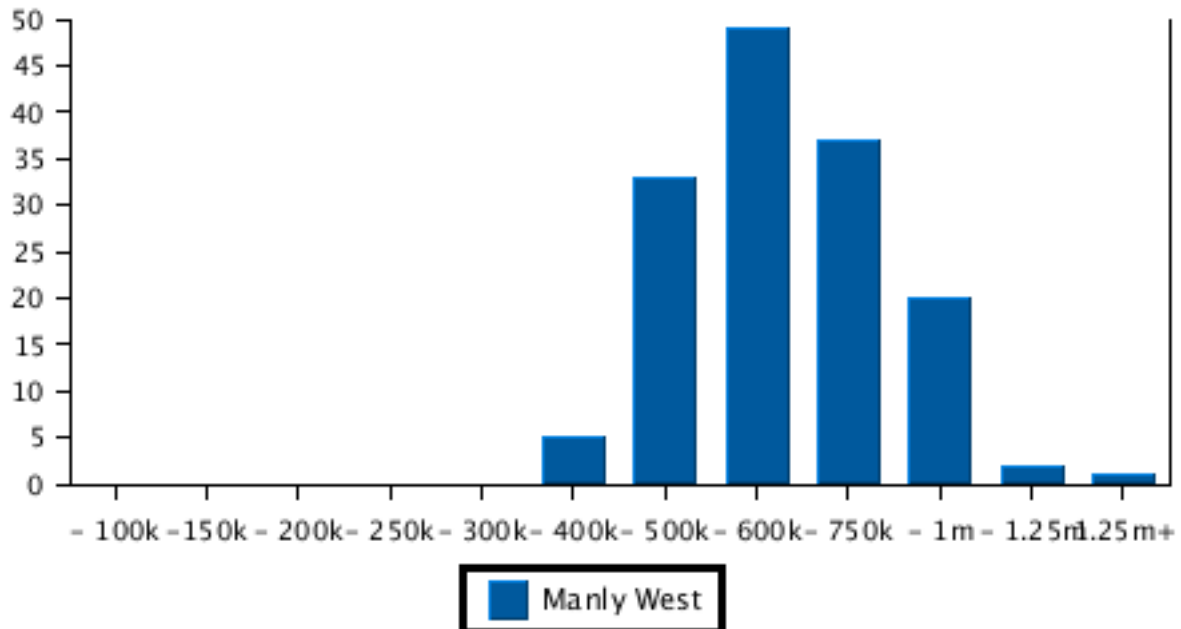


Sales By Price

House Sale by Price (12 months)

Price	Manly West
	Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	5
401 - 500k	33
501 - 600k	49
601 - 750k	37
751 - 1m	20
> 1m - 1.25m	2
1.25m+	1

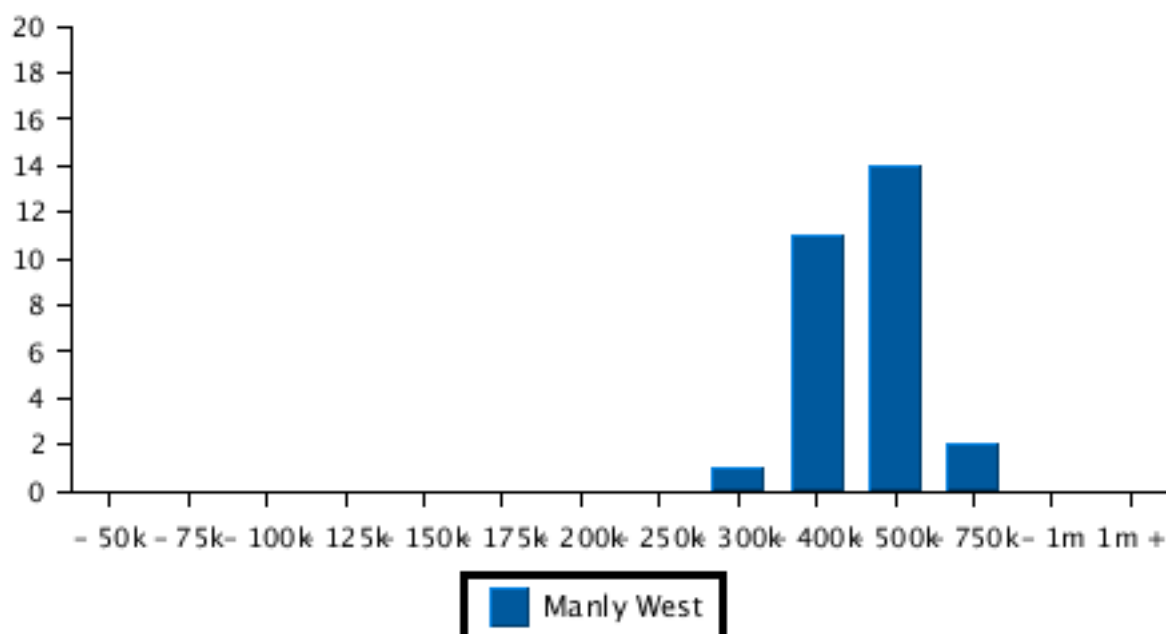
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Manly West
	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	1
301 - 400k	11
401 - 500k	14
501 - 750k	2
751 - 1m	0
1m +	0

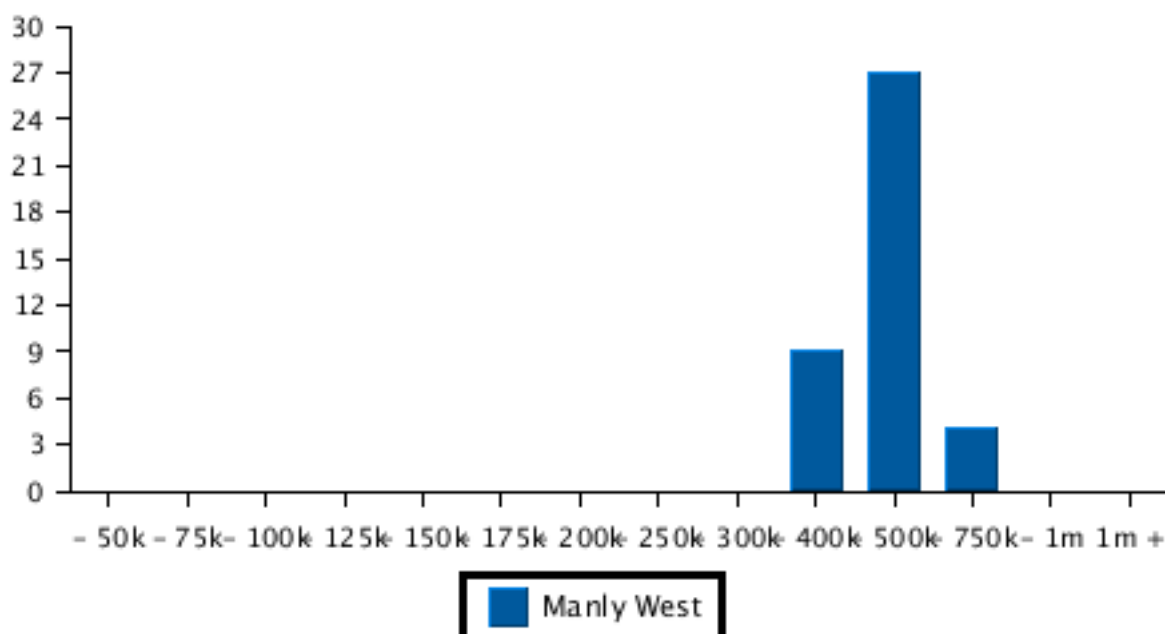
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Manly West
	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	9
401 - 500k	27
501 - 750k	4
751 - 1m	0
1m +	0

Land Sales By Price (12 months)

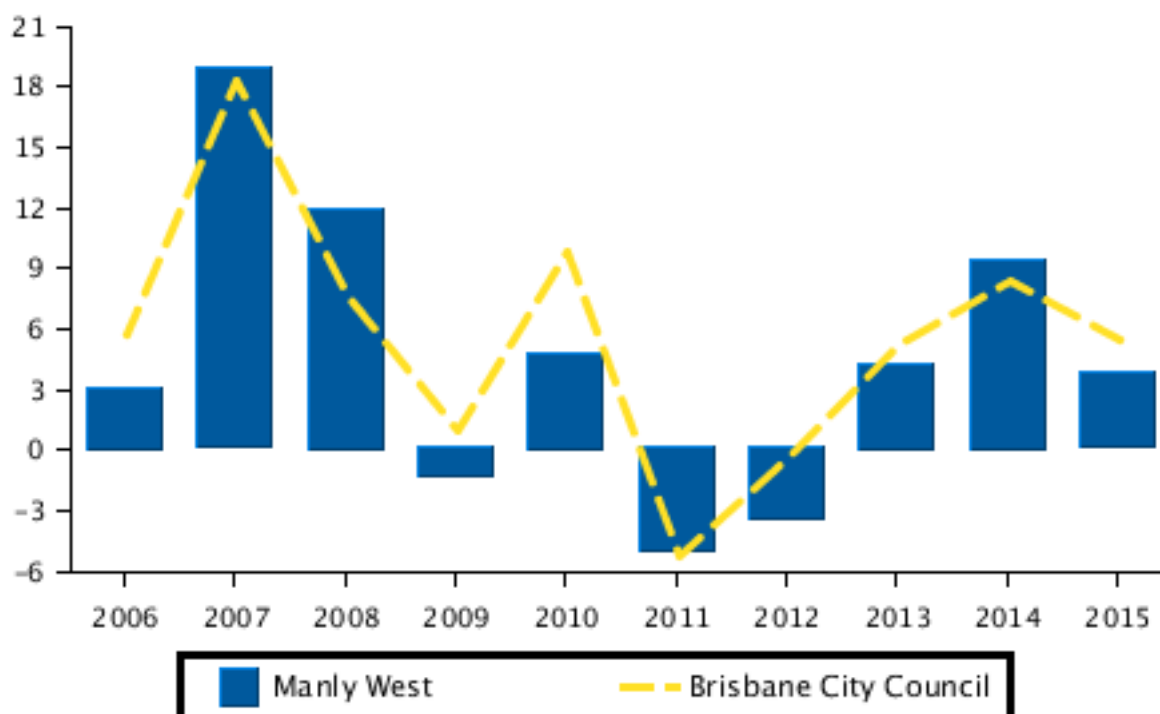


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Manly West % Change	Brisbane City Council % Change
2015	3.8%	5.4%
2014	9.4%	8.3%
2013	4.3%	5.2%
2012	-3.6%	-0.4%
2011	-5.2%	-5.3%
2010	4.8%	9.8%
2009	-1.5%	1%
2008	12%	7.6%
2007	18.9%	18.3%
2006	3.1%	5.7%

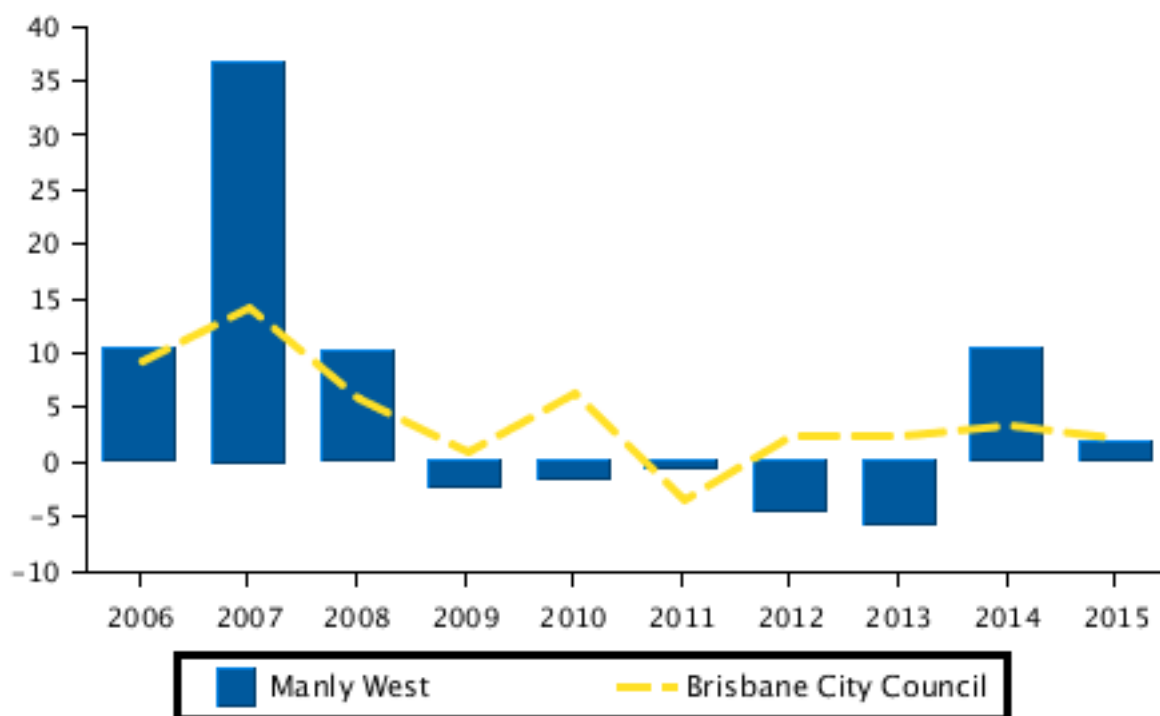
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Manly West % Change	Brisbane City Council % Change
2015	1.9%	2.1%
2014	10.4%	3.3%
2013	-6%	2.4%
2012	-4.7%	2.5%
2011	-0.8%	-3.6%
2010	-1.8%	6.4%
2009	-2.5%	1%
2008	10.2%	5.8%
2007	36.8%	14.1%
2006	10.4%	9.2%

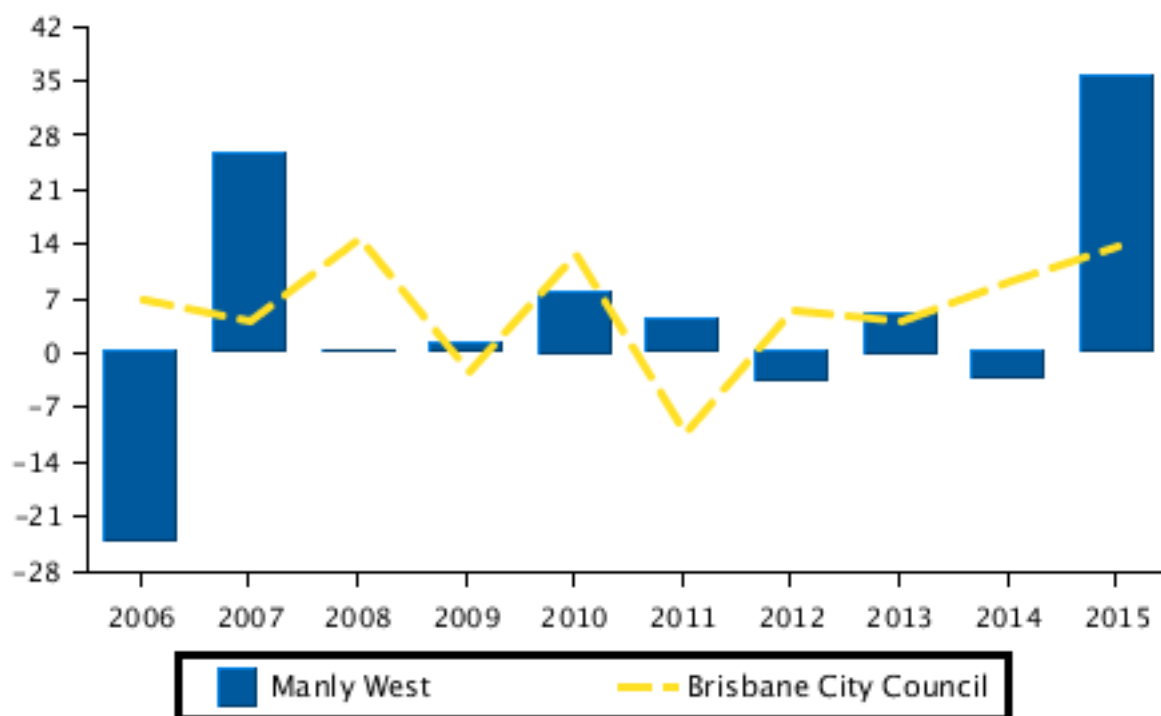
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Manly West % Change	Brisbane City Council % Change
2015	35.5%	13.6%
2014	-3.5%	9.4%
2013	5.2%	4%
2012	-3.8%	5.3%
2011	4.3%	-10.2%
2010	7.9%	12.5%
2009	1.3%	-2.4%
2008	-0.3%	14.8%
2007	25.7%	4.2%
2006	-24.6%	6.7%

Capital Growth in Median Prices (Land)

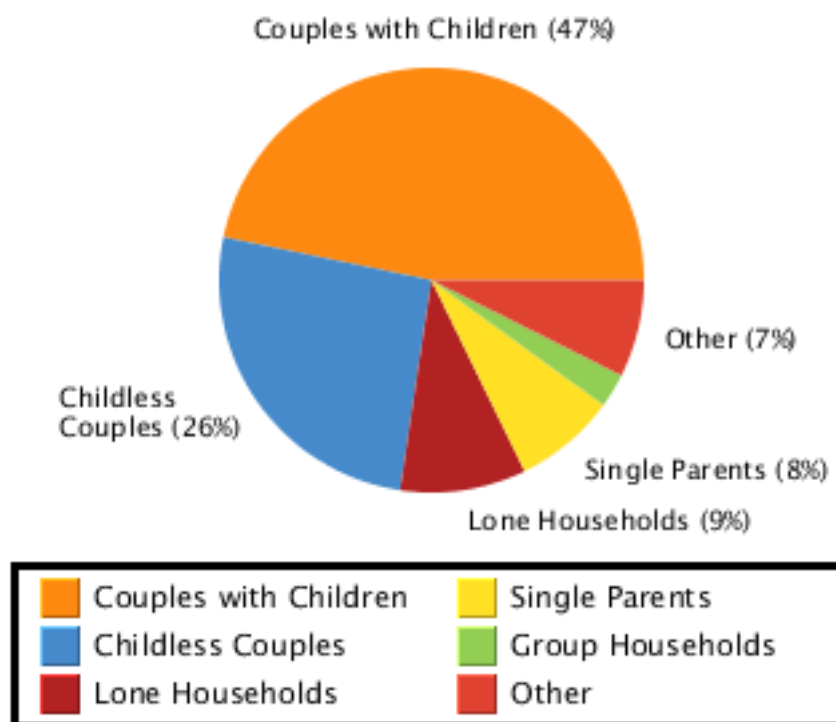


Household

Household Structure

Type	Percent
Couples with Children	46.8
Childless Couples	25.9
Lone Households	9.6
Single Parents	7.8
Other	7.4
Group Households	2.6

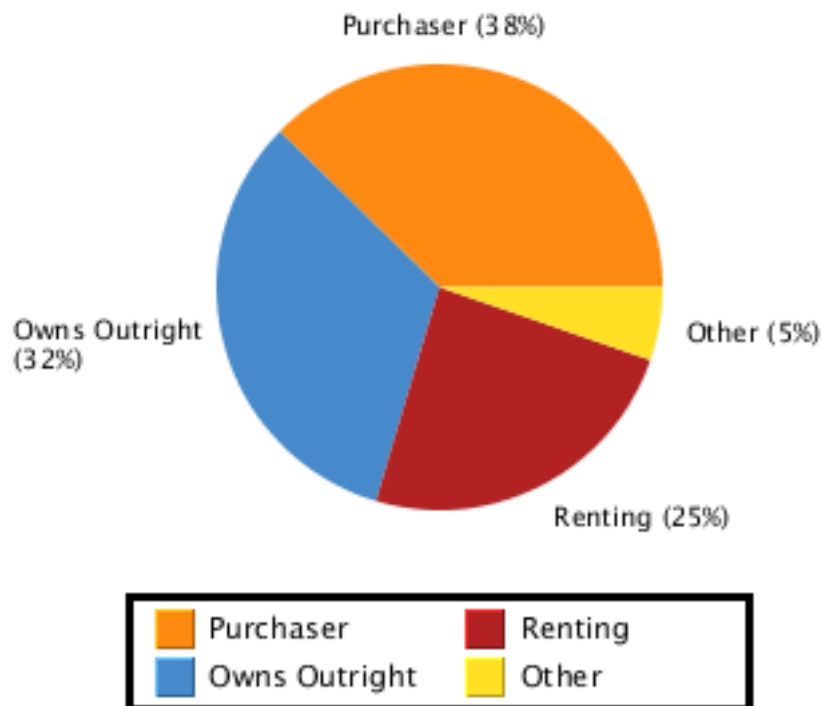
Household Structure



Household Occupancy

Type	Percent
Purchaser	37.7
Owns Outright	32.7
Renting	24.3
Other	5.3

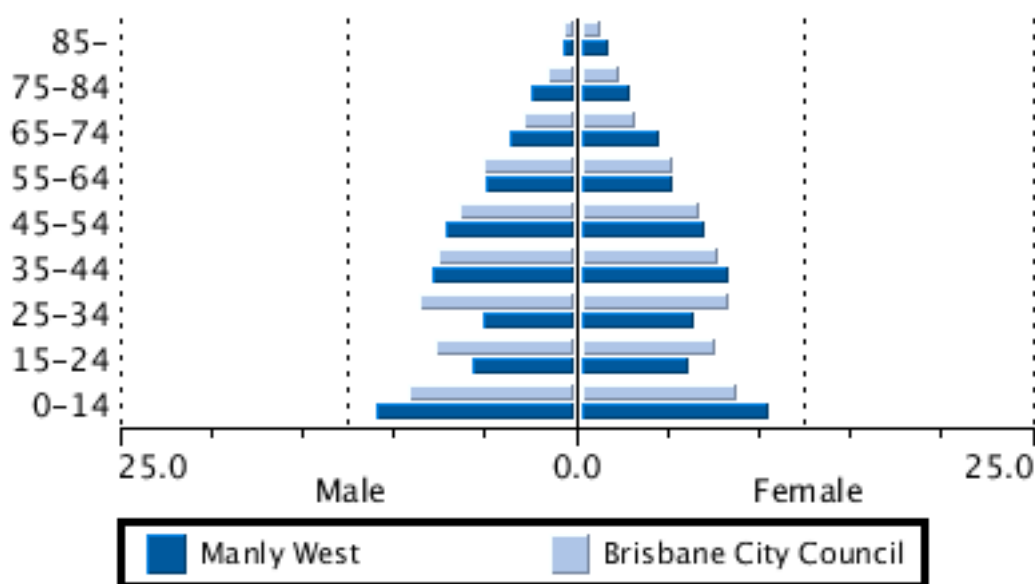
Household Occupancy



Age Sex Ratio

Age Group	Manly West		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	10.9	10.4	9.2	8.7
15-24	5.6	6.0	7.7	7.6
25-34	5.1	6.4	8.5	8.3
35-44	7.8	8.3	7.5	7.7
45-54	7.1	7.0	6.4	6.6
55-64	4.9	5.2	5.0	5.2
65-74	3.6	4.4	2.9	3.1
75-84	2.4	2.8	1.6	2.2
85-	0.7	1.7	0.6	1.2

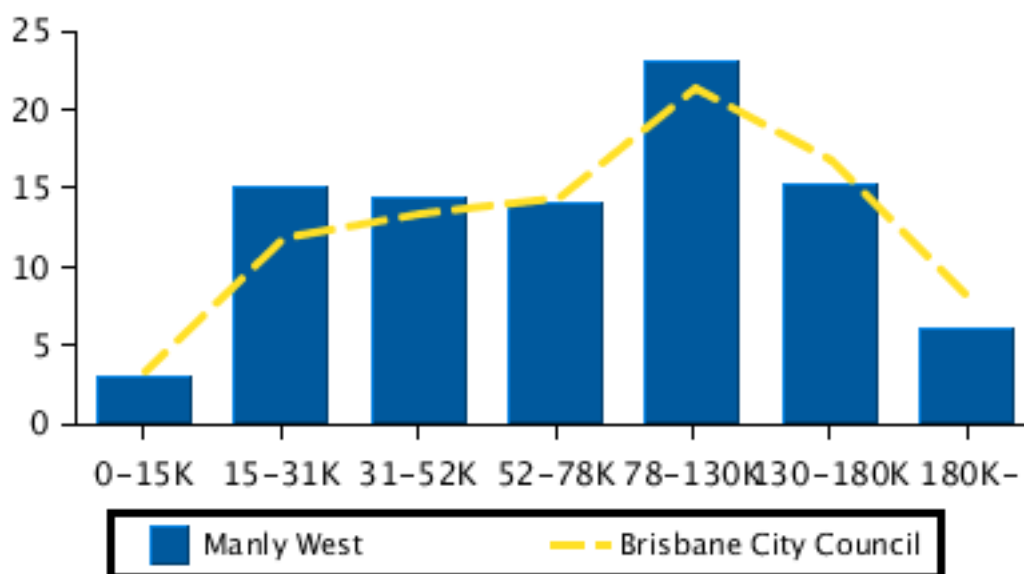
Age Sex Ratio



Household Income

Income Range	Manly West %	Brisbane City Council %
0-15K	2.9	3.3
15-31K	15.0	11.8
31-52K	14.3	13.4
52-78K	14.1	14.4
78-130K	23.1	21.3
130-180K	15.2	16.7
180K-	6.1	7.9

Household Income



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Sales History Report

Prepared on 04 Jul 2016

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Sold Properties



7 Atlanta Street Manly West QLD 4179

Sale Price: \$90,000

Sale Date: 11 Apr 2016

Area: 594m2

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



40 Berrimilla Street Manly West QLD 4179

Sale Price: \$407,500

Sale Date: 14 May 2016

Area: 405m2

Attributes: 4 Beds, 1 Baths, 1 Ensuites



2 Blackwood Road Manly West QLD 4179

Sale Price: \$775,000

Sale Date: 27 Jun 2016

Area: 407m2

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



36 Blackwood Road Manly West QLD 4179

Sale Price: \$425,000

Sale Date: 1 Jun 2016

Area: 405m2

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



139 Blackwood Road Manly West QLD 4179

Sale Price: \$475,000

Sale Date: 5 May 2016

Area: 625m2

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



Space Property South Brisbane
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QLD 4101 AUS
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Email: southbrisbane@spaceproperty.com.au



10 Boondara Street Manly West QLD 4179

Sale Price: \$440,000

Sale Date: 6 Apr 2016

Area: 604m2

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



2 David Place Manly West QLD 4179

Sale Price: Not Disclosed

Sale Date: 7 Apr 2016

Area: 586m2

Attributes: 5 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



11 Edenderry Street Manly West QLD 4179

Sale Price: \$605,000

Sale Date: 9 Jun 2016

Area: 559m2

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



18 Glading Street Manly West QLD 4179

Sale Price: \$432,000

Sale Date: 27 May 2016

Area: 607m2

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



14 Glenpatrick Street Manly West QLD 4179

Sale Price: \$513,000

Sale Date: 9 Jun 2016

Area: 557m2

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



165 Hargreaves Road Manly West QLD 4179

Sale Price: \$480,000

Sale Date: 12 Apr 2016

Area: 605m2

Attributes:



16 Hartland Street Manly West QLD 4179

Sale Price: \$561,500

Sale Date: 3 Apr 2016

Area: 607m2

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



145 Kamarin Street Manly West QLD 4179

Sale Price: \$500,000

Sale Date: 4 Jun 2016

Area: 439m2

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



2 Kelston Street Manly West QLD 4179

Sale Price: \$550,000

Sale Date: 6 Apr 2016

Area: 597m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces



21 Lewis Place Manly West QLD 4179

Sale Price: \$659,000

Sale Date: 11 May 2016

Area: 726m2

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



18 Lorelei Street Manly West QLD 4179

Sale Price: Not Disclosed

Sale Date: 18 Apr 2016

Area: 589m2

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



72 Manly Road Manly West QLD 4179

Sale Price: Not Disclosed

Sale Date: 10 Jun 2016

Area: 1,148m2

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



41 Milfoil Street Manly West QLD 4179

Sale Price: \$670,000

Sale Date: 4 Apr 2016

Area: 693m2

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



94 Preston Road Manly West QLD 4179

Sale Price: \$685,000

Sale Date: 13 Jun 2016

Area: 959m2

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



21/184 Radford Road Manly West QLD 4179

Sale Price: \$362,000

Sale Date: 5 Apr 2016

Area: 277m2 Approx

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



10 Rickston Street Manly West QLD 4179

Sale Price: Not Disclosed

Sale Date: 14 Jun 2016

Area: 632m2

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



45 Rickston Street Manly West QLD 4179

Sale Price: \$567,000

Sale Date: 18 May 2016

Area: 607m2

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



12 Ringara Street Manly West QLD 4179

Sale Price: \$655,000

Sale Date: 22 Jun 2016

Area: 619m2

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



Mar 16 www.updata.com

77 Schooner Circuit Manly West QLD 4179

Sale Price: Not Disclosed

Sale Date: 19 Jun 2016

Area: 485m2

Attributes:



Mar 16 www.updata.com

11 Senden Crescent Manly West QLD 4179

Sale Price: \$793,000

Sale Date: 9 Apr 2016

Area: 786m2

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



Mar 16 www.updata.com

65 Senden Crescent Manly West QLD 4179

Sale Price: \$730,000

Sale Date: 12 Apr 2016

Area: 707m2

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



Mar 16 www.updata.com

10 Sharpie Street Manly West QLD 4179

Sale Price: \$720,000

Sale Date: 7 Apr 2016

Area: 428m2

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



Jun 16 www.updata.com

83 Stannard Road Manly West QLD 4179

Sale Price: \$585,000

Sale Date: 12 May 2016

Area: 607m2

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



May 16 www.updata.com

23 Sweetapple Place Manly West QLD 4179

Sale Price: \$960,000

Sale Date: 11 May 2016

Area: 880m2

Attributes: 5 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



Feb 16

www.rpdata.com

148 Wondall Road Manly West QLD 4179

Sale Price: \$405,000

Sale Date: 23 May 2016

Area: 728m2

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



Feb 16

www.rpdata.com

1 Woolford Place Manly West QLD 4179

Sale Price: \$598,600

Sale Date: 15 Apr 2016

Area: 608m2

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



Apr 16

www.rpdata.com

24/8 Zahner Place Manly West QLD 4179

Sale Price: \$410,000

Sale Date: 24 May 2016

Area: 193m2

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

Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	5					
HOUSE	24	\$90,000	\$960,000	\$576,000	\$575,066	\$13,801,600
LAND	1	\$480,000	\$480,000	\$480,000	\$480,000	\$480,000
UNIT	2	\$362,000	\$410,000	\$386,000	\$386,000	\$772,000
TOTAL	32					\$15,053,600

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		5				
HOUSE	2 Bed	1	\$475,000	\$475,000	\$475,000	\$475,000
	3 Bed	13	\$90,000	\$605,000	\$513,000	\$482,469
	4 Bed	7	\$407,500	\$793,000	\$685,000	\$664,214
	5+ Bed	3	\$670,000	\$960,000	\$775,000	\$801,666
LAND	N/A	1	\$480,000	\$480,000	\$480,000	\$480,000
UNIT	3 Bed	2	\$362,000	\$410,000	\$386,000	\$386,000
TOTAL		32				\$470,425

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