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A Nobel approach  
to Real Estate™

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Mansfield

April—June 2016

THE Adam  
Nobel TEAM



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## Area Profile

The size of Mansfield is approximately 5 square kilometres. It has 11 parks covering nearly 15% of total area.

The population of Mansfield in 2006 was 9,246 people. By 2011 the population was 8,474 showing a population decline of 8% in the area during that time.

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

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

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

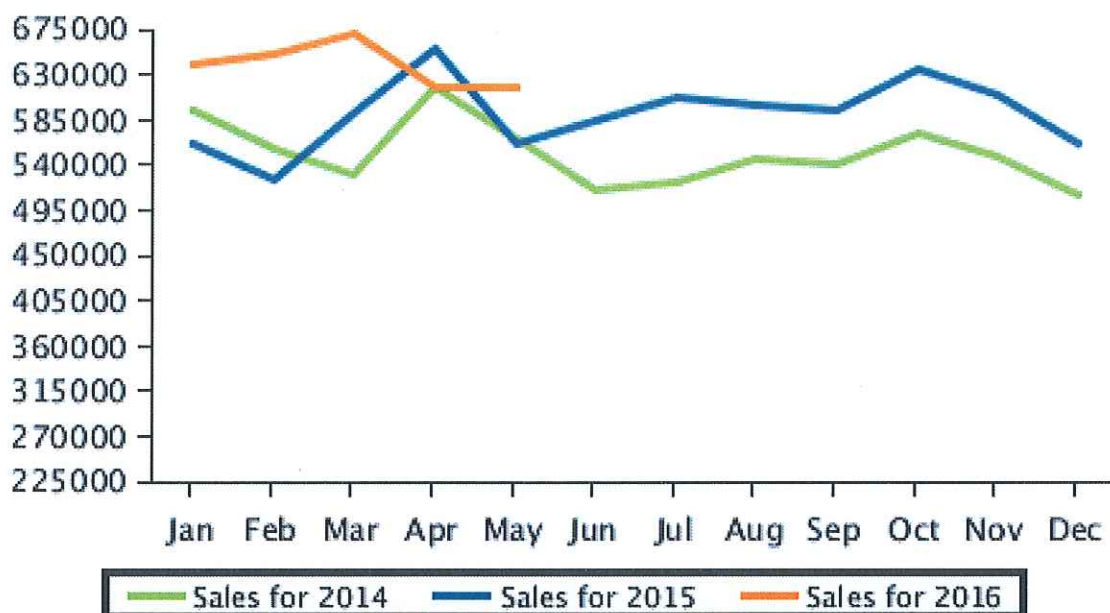
In 2006, 69.5% of the homes in Mansfield were owner-occupied compared with 72.9% in 2011.

Currently the median sales price of houses in the area is 618,000.

### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$595,000	\$560,500	\$640,000
February	\$557,000	\$525,000	\$650,000
March	\$530,000	\$591,500	\$670,000
April	\$618,000	\$656,000	\$618,000
May	\$567,500	\$560,000	\$618,000
June	\$516,000	\$585,000	\$0
July	\$522,500	\$606,500	\$0
August	\$545,625	\$600,000	\$0
September	\$542,000	\$595,000	\$0
October	\$572,500	\$635,000	\$0
November	\$547,500	\$610,000	\$0
December	\$510,000	\$560,000	\$0

### Median Sale Price

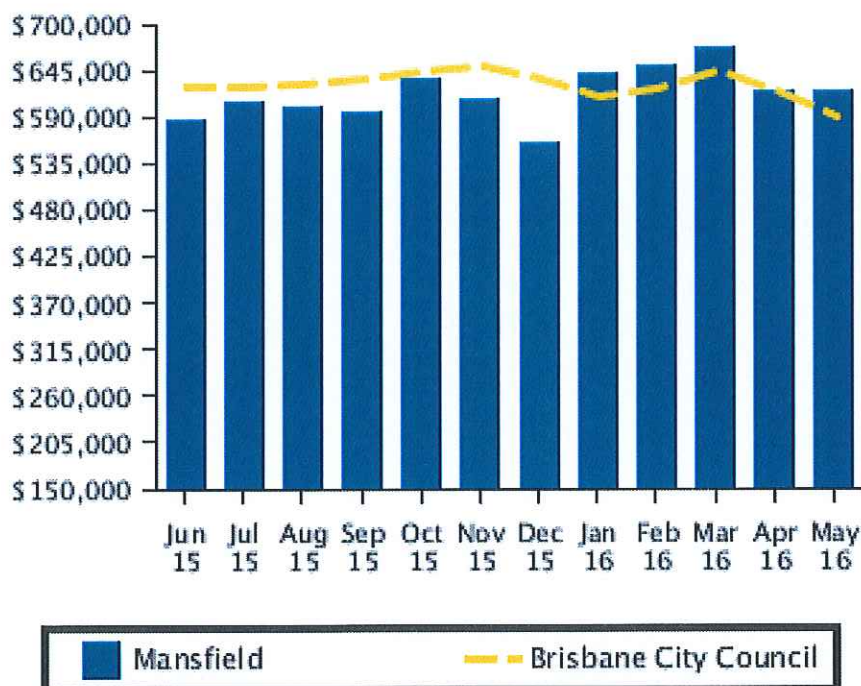


## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Mansfield Median Price	Brisbane City Council Median Price
May 2016	\$618,000	\$588,065
April 2016	\$618,000	\$620,000
March 2016	\$670,000	\$645,000
February 2016	\$650,000	\$622,500
January 2016	\$640,000	\$614,875
December 2015	\$560,000	\$635,000
November 2015	\$610,000	\$649,900
October 2015	\$635,000	\$645,000
September 2015	\$595,000	\$635,000
August 2015	\$600,000	\$630,000
July 2015	\$606,500	\$625,000
June 2015	\$585,000	\$625,500

### Recent Median House Sale Prices

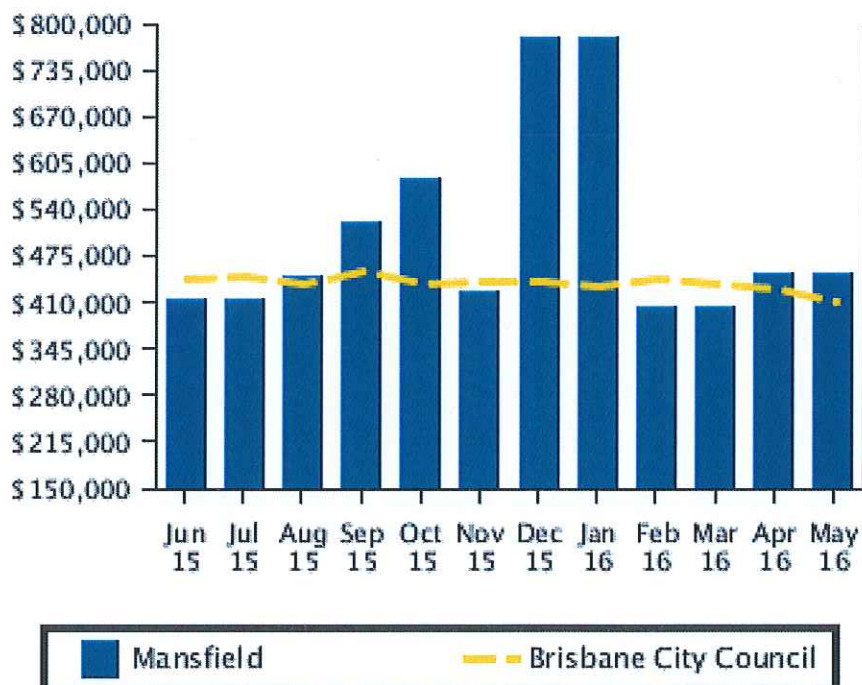




### Recent Median Unit Sale Prices

Period	Mansfield Median Price	Brisbane City Council Median Price
May 2016	\$450,000	\$408,750
April 2016	\$450,000	\$429,500
March 2016	\$403,000	\$435,000
February 2016	\$403,000	\$441,050
January 2016	\$781,000	\$432,500
December 2015	\$781,000	\$440,000
November 2015	\$425,000	\$440,000
October 2015	\$583,000	\$435,000
September 2015	\$520,000	\$452,000
August 2015	\$447,500	\$435,500
July 2015	\$415,000	\$445,000
June 2015	\$415,000	\$443,000

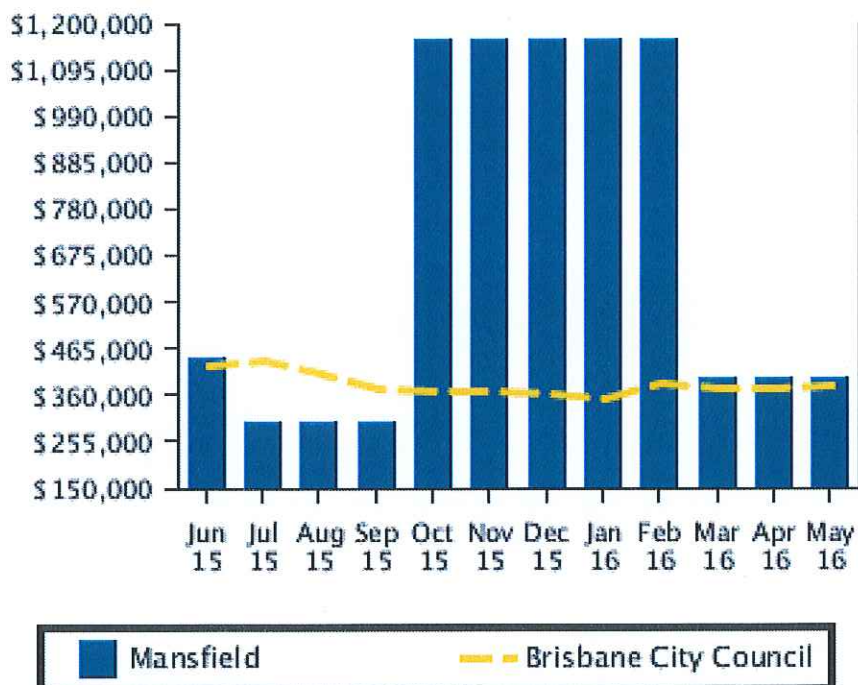
### Recent Median Unit Sale Prices



## Recent Median Land Sale Prices

Period	Mansfield Median Price	Brisbane City Council Median Price
May 2016	\$395,000	\$380,000
April 2016	\$395,000	\$372,500
March 2016	\$395,000	\$376,000
February 2016	\$1,161,957	\$385,000
January 2016	\$1,161,957	\$349,000
December 2015	\$1,161,957	\$360,000
November 2015	\$1,161,957	\$370,000
October 2015	\$1,161,957	\$365,000
September 2015	\$300,000	\$376,050
August 2015	\$300,000	\$410,000
July 2015	\$300,000	\$435,000
June 2015	\$445,000	\$427,500

## Recent Median Land Sale Prices

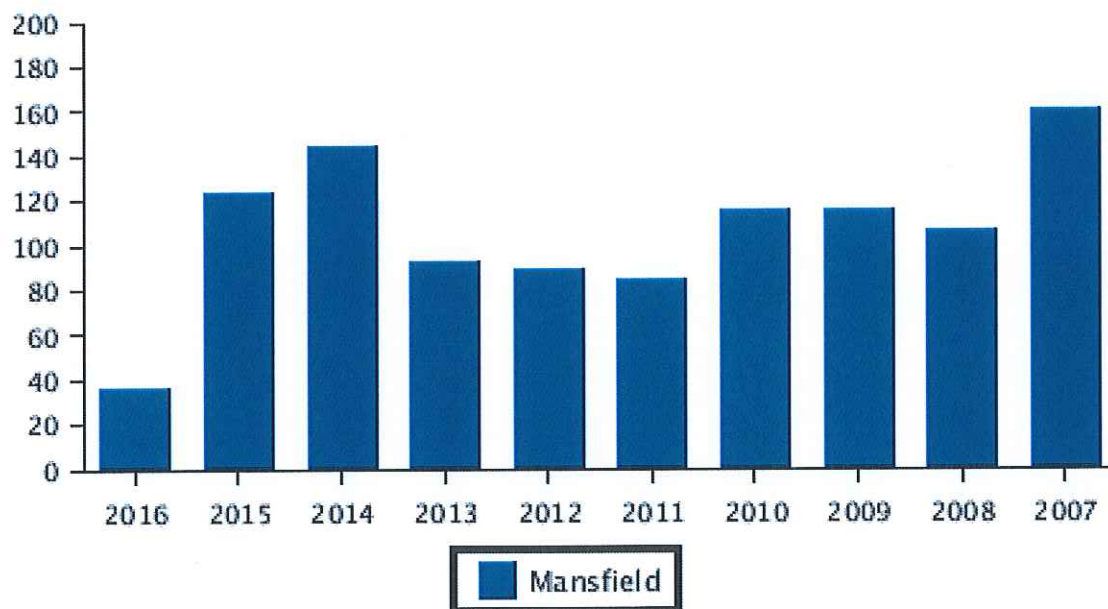


## Sales Per Annum

### House Sales Per Annum

Period	Mansfield Number
2016	36
2015	124
2014	144
2013	92
2012	89
2011	85
2010	116
2009	115
2008	106
2007	160

### House Sales Per Annum

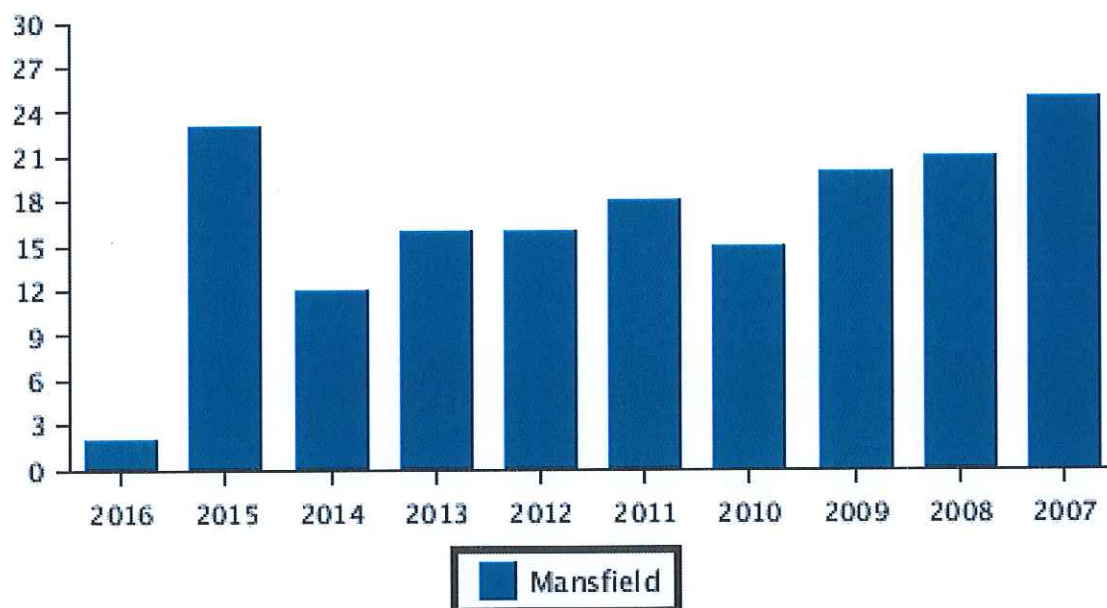




### Unit Sales Per Annum

Period	Mansfield Number
2016	2
2015	23
2014	12
2013	16
2012	16
2011	18
2010	15
2009	20
2008	21
2007	25

### Unit Sales Per Annum

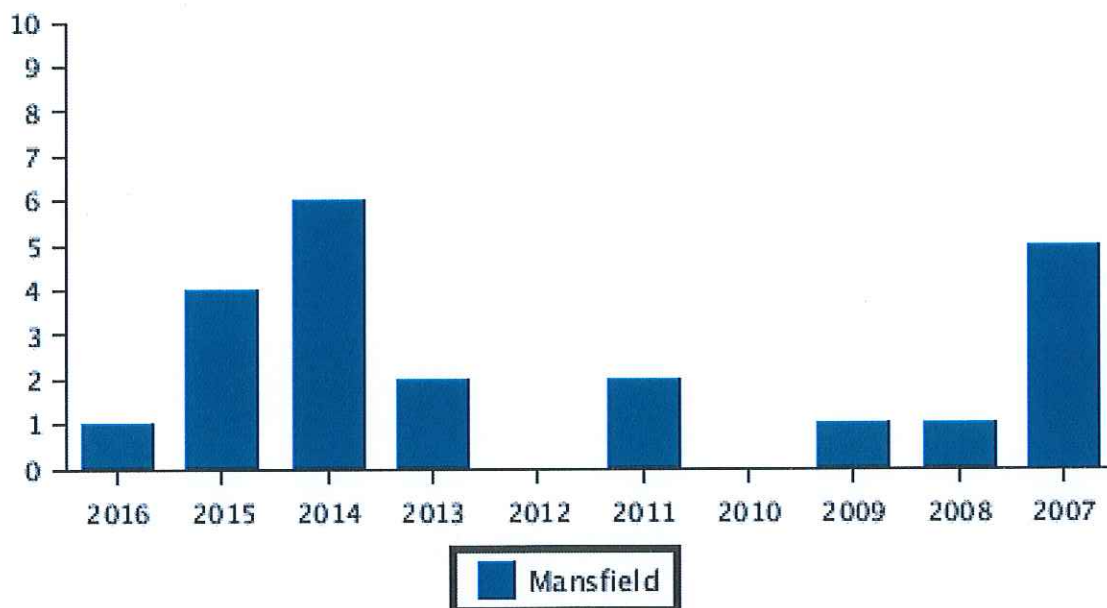




### Land Sales Per Annum

Period	Mansfield Number
2016	1
2015	4
2014	6
2013	2
2012	0
2011	2
2010	0
2009	1
2008	1
2007	5

### Land Sales Per Annum

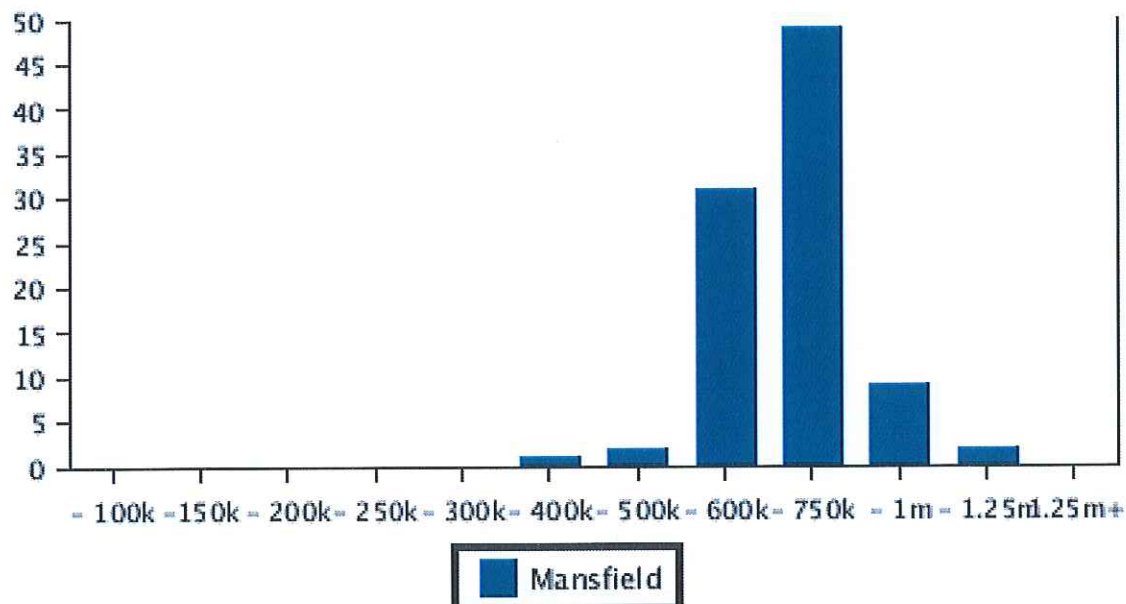


## Sales By Price

### House Sale by Price (12 months)

Price	Mansfield
	Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	1
401 - 500k	2
501 - 600k	31
601 - 750k	49
751 - 1m	9
> 1m - 1.25m	2
1.25m+	0

### House Sales By Price (12 months)

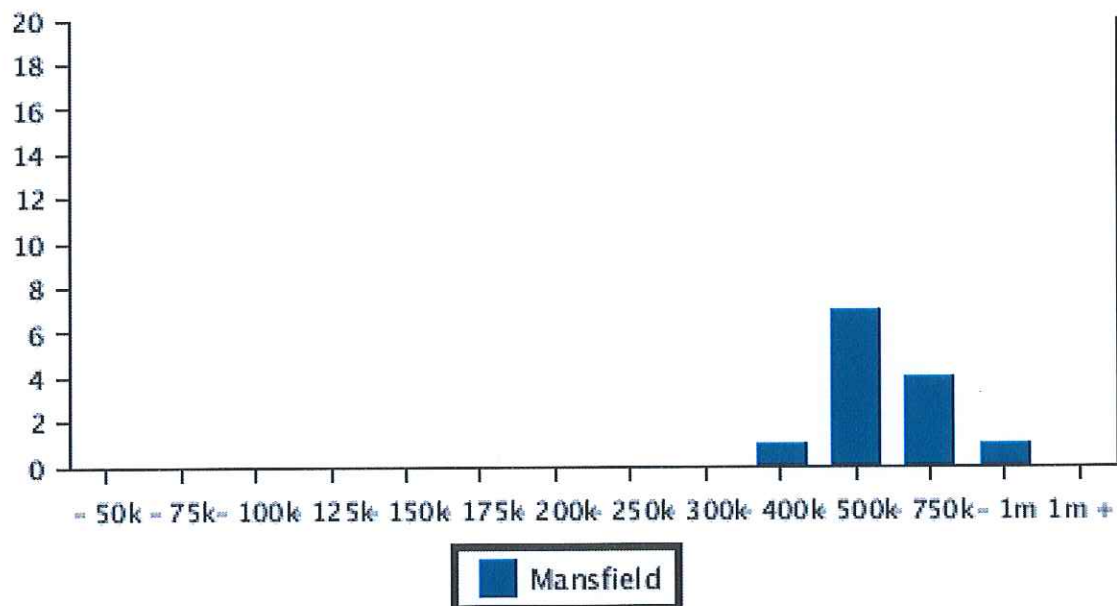




### Unit Sale by Price (12 months)

Price	Mansfield 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	1
401 - 500k	7
501 - 750k	4
751 - 1m	1
1m +	0

### Unit Sales By Price (12 months)



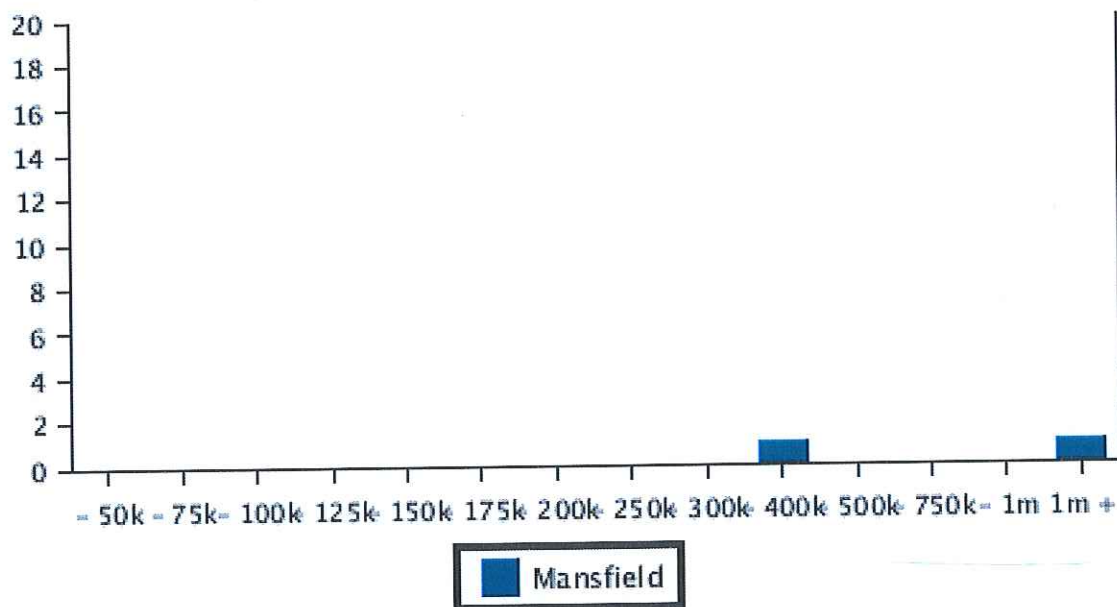


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### Land Sale by Price (12 months)

Price	Mansfield 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	1
401 - 500k	0
501 - 750k	0
751 - 1m	0
1m +	1

### Land Sales By Price (12 months)



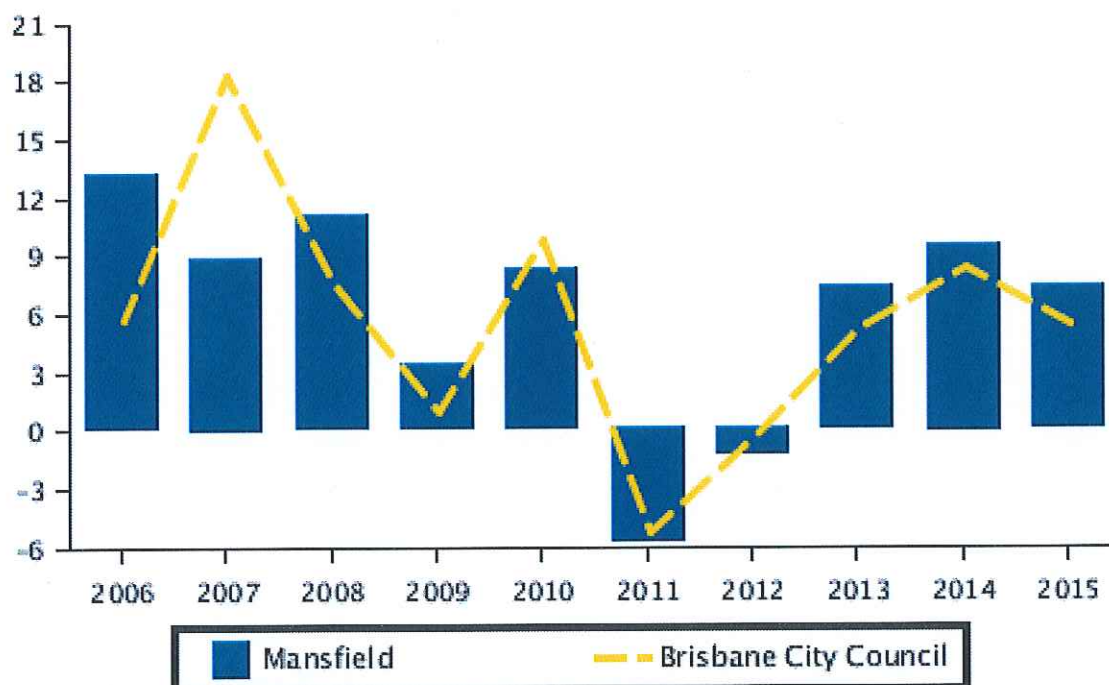


## Capital Growth Median Prices

### Capital Growth in Median Prices (Houses)

Period	Mansfield % Change	Brisbane City Council % Change
2015	7.4%	5.4%
2014	9.6%	8.3%
2013	7.4%	5.2%
2012	-1.4%	-0.4%
2011	-5.9%	-5.3%
2010	8.3%	9.8%
2009	3.4%	1%
2008	11.1%	7.6%
2007	8.9%	18.3%
2006	13.2%	5.7%

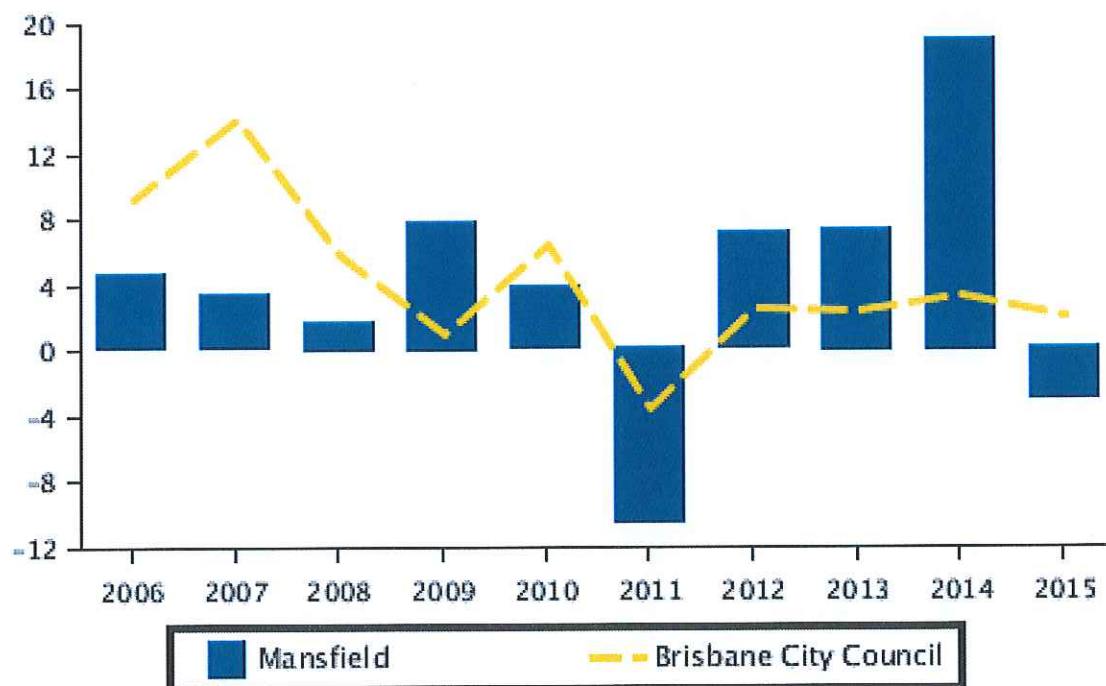
### Capital Growth in Median Prices (Houses)



### Capital Growth in Median Prices (Unit)

Period	Mansfield % Change	Brisbane City Council % Change
2015	-3.2%	2.1%
2014	19%	3.3%
2013	7.4%	2.4%
2012	7.2%	2.5%
2011	-10.8%	-3.6%
2010	3.9%	6.4%
2009	7.9%	1%
2008	1.8%	5.8%
2007	3.4%	14.1%
2006	4.7%	9.2%

### Capital Growth in Median Prices (Unit)

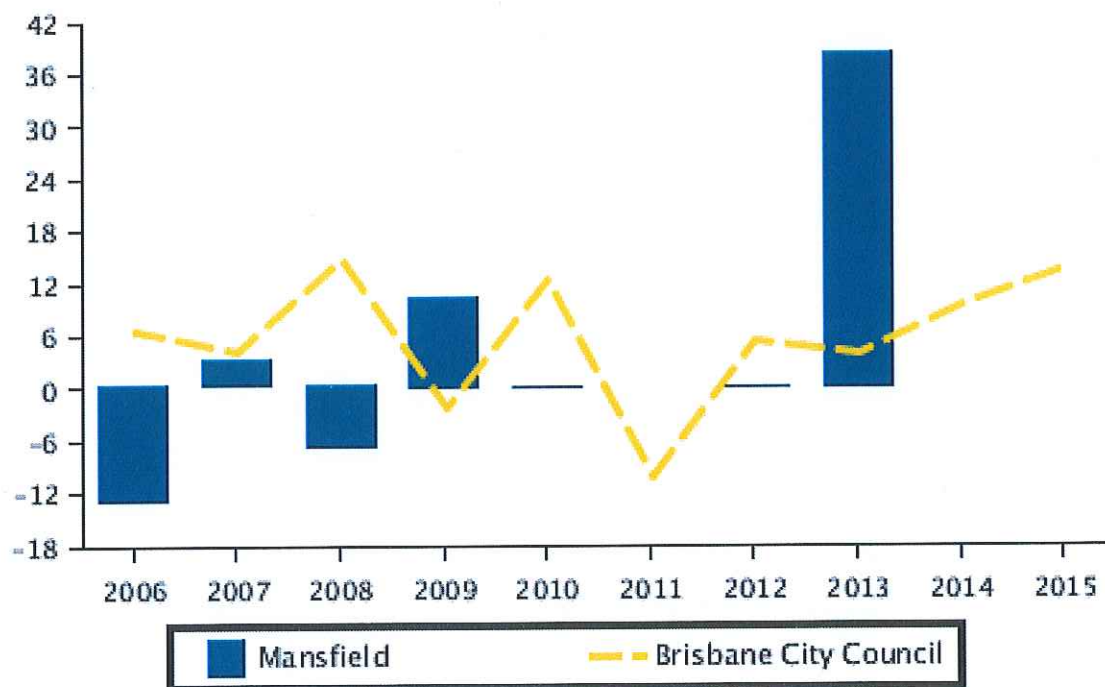




### Capital Growth in Median Prices (Land)

Period	Mansfield % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	0%	9.4%
2013	38.3%	4%
2012	0%	5.3%
2011	0%	-10.2%
2010	0%	12.5%
2009	10.4%	-2.4%
2008	-7.3%	14.8%
2007	3.2%	4.2%
2006	-13.4%	6.7%

### Capital Growth in Median Prices (Land)



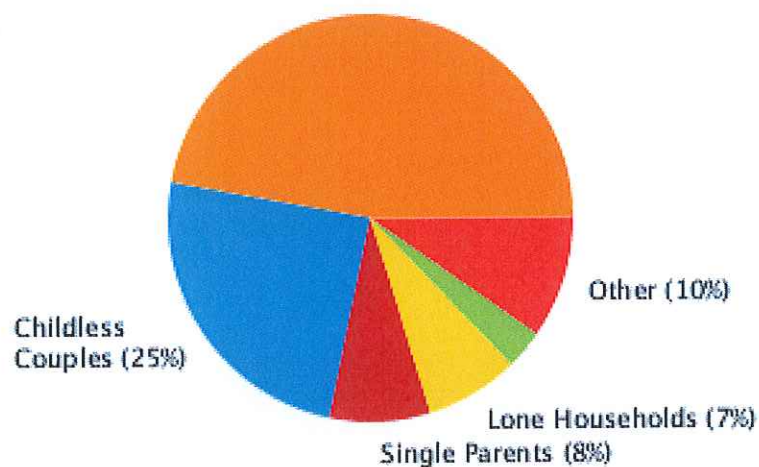
# Household

## Household Structure

Type	Percent
Couples with Children	47.1
Childless Couples	24.6
Other	9.7
Single Parents	8.0
Lone Households	7.5
Group Households	3.1

## Household Structure

Couples with Children (47%)

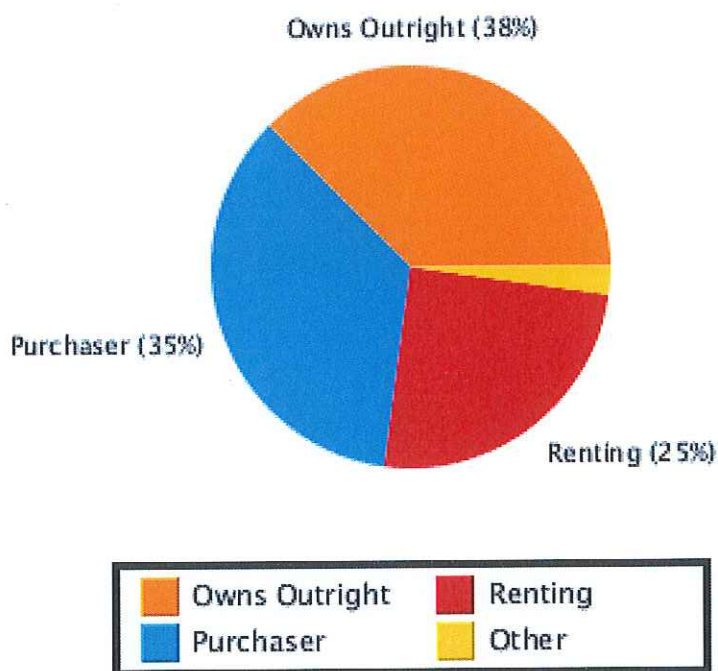




## Household Occupancy

Type	Percent
Owns Outright	37.6
Purchaser	35.3
Renting	24.9
Other	2.3

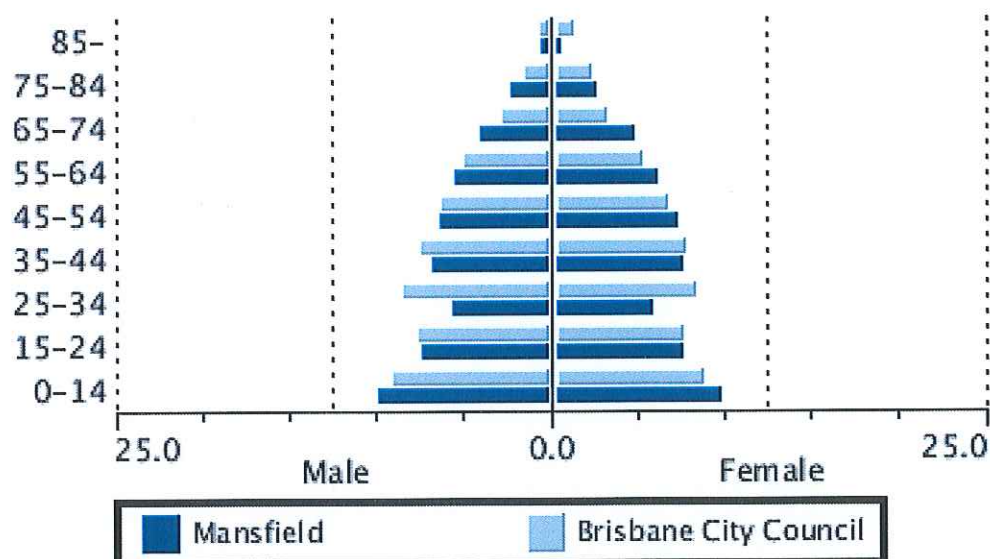
## Household Occupancy



## Age Sex Ratio

Age Group	Mansfield		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	9.9	9.7	9.2	8.7
15-24	7.4	7.6	7.7	7.6
25-34	5.6	5.8	8.5	8.3
35-44	6.8	7.6	7.5	7.7
45-54	6.4	7.2	6.4	6.6
55-64	5.5	6.0	5.0	5.2
65-74	4.0	4.8	2.9	3.1
75-84	2.2	2.5	1.6	2.2
85-	0.5	0.5	0.6	1.2

Age Sex Ratio





## Household Income

Income Range	Mansfield %	Brisbane City Council %
0-15K	1.5	3.3
15-31K	13.8	11.8
31-52K	16.3	13.4
52-78K	13.7	14.4
78-130K	22.3	21.3
130-180K	15.4	16.7
180K-	6.2	7.9

Household Income



## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	1					
HOUSE	18	\$540,000	\$765,000	\$635,000	\$642,577	\$11,566,400
LAND	1	\$395,000	\$395,000	\$395,000	\$395,000	\$395,000
UNIT	1	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000
<b>TOTAL</b>	<b>21</b>					<b>\$12,411,400</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		1				
HOUSE	3 Bed	9	\$540,000	\$660,000	\$614,000	\$606,622
	4 Bed	8	\$570,000	\$765,000	\$660,000	\$668,975
	5+ Bed	1	\$755,000	\$755,000	\$755,000	\$755,000
LAND	4 Bed	1	\$395,000	\$395,000	\$395,000	\$395,000
UNIT	3 Bed	1	\$450,000	\$450,000	\$450,000	\$450,000
<b>TOTAL</b>		<b>21</b>				<b>\$591,019</b>





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## Sold Properties



### 6 Banika Street Mansfield QLD 4122

Sale Price: \$570,000

Sale Date: 27 May 2016

Area: 552m2

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



### 3 Canter Street Mansfield QLD 4122

Sale Price: \$756,800

Sale Date: 23 May 2016

Area: 658m2

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



### 19 Condong Street Mansfield QLD 4122

Sale Price: \$565,000

Sale Date: 27 Jun 2016

Area: 544m2

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



### 15 Cresthaven Drive Mansfield QLD 4122

Sale Price: \$650,000

Sale Date: 9 May 2016

Area: 531m2

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



### 50 Cresthaven Drive Mansfield QLD 4122

Sale Price: \$615,000

Sale Date: 15 Apr 2016

Area: 541m2

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



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### 21 Danina Street Mansfield QLD 4122

Sale Price: Not Disclosed  
Sale Date: 8 Jun 2016  
Area: 554m2

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



### 1 Firthshire Street Mansfield QLD 4122

Sale Price: \$570,000  
Sale Date: 10 May 2016  
Area: 726m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces



### 117 Greenmeadow Road Mansfield QLD 4122

Sale Price: \$630,000  
Sale Date: 22 Jun 2016  
Area: 584m2

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



### 16 Kenora Street Mansfield QLD 4122

Sale Price: \$755,000  
Sale Date: 22 Jun 2016  
Area: 605m2

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



### 16 Lachine Place Mansfield QLD 4122

Sale Price: \$765,000  
Sale Date: 25 Jun 2016  
Area: 764m2

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



### 28 Lewana Street Mansfield QLD 4122

Sale Price: \$640,000  
Sale Date: 11 May 2016  
Area: 556m2

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





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### 8/12 Mailey Street Mansfield QLD 4122

Sale Price: \$450,000

Sale Date: 28 Apr 2016

Area: 138m<sup>2</sup>

Attributes: 3 Beds, 1 Baths, 1 Ensuities



### 1 Melon Street Mansfield QLD 4122

Sale Price: \$395,000

Sale Date: 14 Apr 2016

Area: 706m<sup>2</sup>

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



### 40 Mingera Street Mansfield QLD 4122

Sale Price: \$645,600

Sale Date: 31 May 2016

Area: 534m<sup>2</sup>

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



### 135 Morialta Street Mansfield QLD 4122

Sale Price: \$680,000

Sale Date: 26 May 2016

Area: 418m<sup>2</sup>

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



### 24 Mourilyan Street Mansfield QLD 4122

Sale Price: \$614,000

Sale Date: 7 Apr 2016

Area: 612m<sup>2</sup>

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



### 36 Novello Street Mansfield QLD 4122

Sale Price: \$660,000

Sale Date: 2 Jun 2016

Area: 574m<sup>2</sup>

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



#### 4 Privet Place Mansfield QLD 4122

Sale Price: \$618,000  
Sale Date: 4 Apr 2016  
Area: 979m2

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



#### 10 Redleaf Street Mansfield QLD 4122

Sale Price: \$692,000  
Sale Date: 8 Apr 2016  
Area: 557m2

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



#### 1 Tivela Street Mansfield QLD 4122

Sale Price: \$540,000  
Sale Date: 14 Apr 2016  
Area: 582m2

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



#### 22 Valentia Street Mansfield QLD 4122

Sale Price: \$600,000  
Sale Date: 15 Jun 2016  
Area: 546m2

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