
A Nobel approach
to Real Estate™

Middle Park
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 Middle Park is approximately 2 square kilometres. It has 4 parks covering nearly 1% of total area.

The population of Middle Park in 2006 was 4,054 people. By 2011 the population was 4,024 showing a stable population in the area during that time.

The predominant age group in Middle Park is 0-14 years.

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

In general, people in Middle Park work in a Professional occupation.

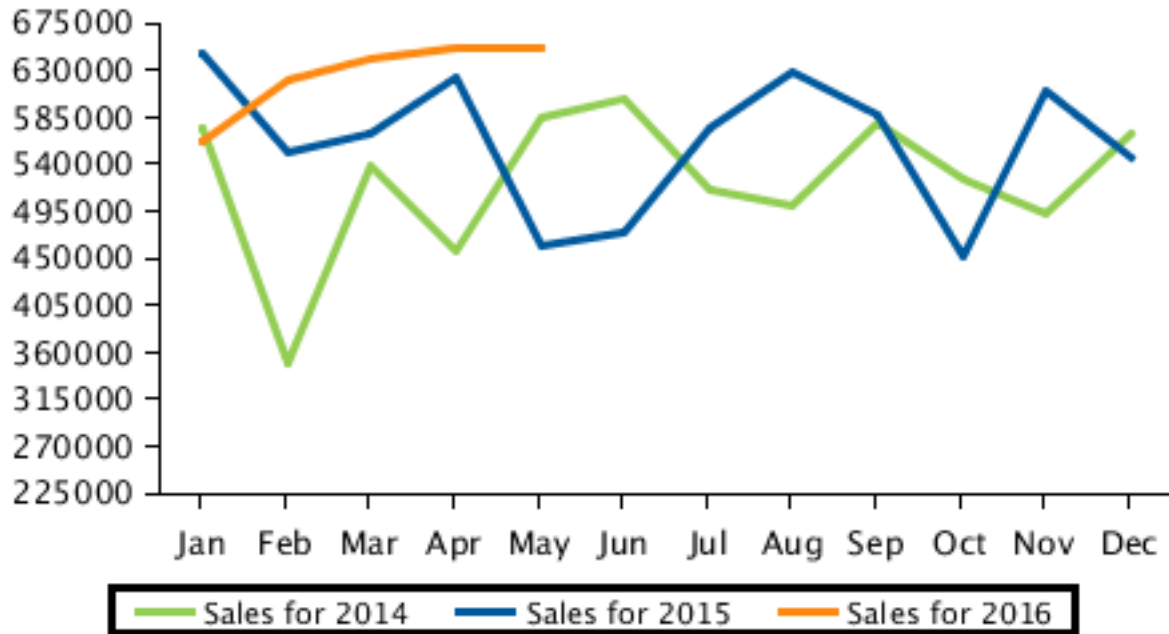
In 2006, 82.2% of the homes in Middle Park were owner-occupied compared with 82.1% in 2011.

Currently the median sales price of houses in the area is 650,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$574,000	\$645,000	\$560,000
February	\$350,000	\$551,000	\$620,000
March	\$537,000	\$568,000	\$640,000
April	\$457,000	\$622,500	\$650,000
May	\$585,000	\$461,650	\$650,000
June	\$602,500	\$475,000	\$0
July	\$515,000	\$573,000	\$0
August	\$500,250	\$627,000	\$0
September	\$580,000	\$587,500	\$0
October	\$525,250	\$452,000	\$0
November	\$491,500	\$610,333	\$0
December	\$570,000	\$544,750	\$0

Median Sale Price

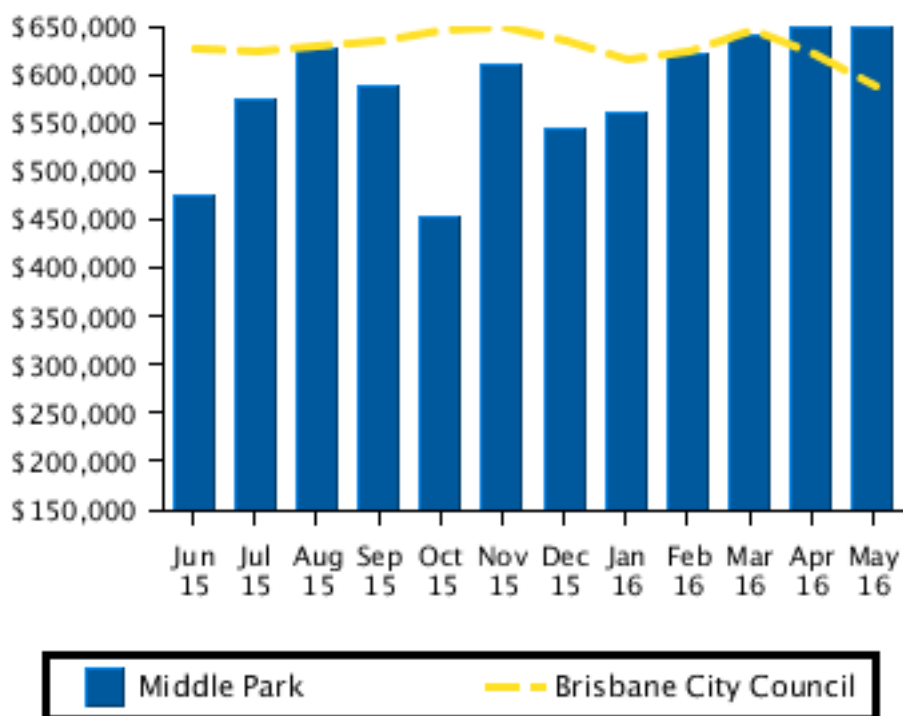


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Middle Park Median Price	Brisbane City Council Median Price
May 2016	\$650,000	\$588,065
April 2016	\$650,000	\$620,000
March 2016	\$640,000	\$645,000
February 2016	\$620,000	\$622,500
January 2016	\$560,000	\$614,875
December 2015	\$544,750	\$635,000
November 2015	\$610,333	\$649,900
October 2015	\$452,000	\$645,000
September 2015	\$587,500	\$635,000
August 2015	\$627,000	\$630,000
July 2015	\$573,000	\$625,000
June 2015	\$475,000	\$625,500

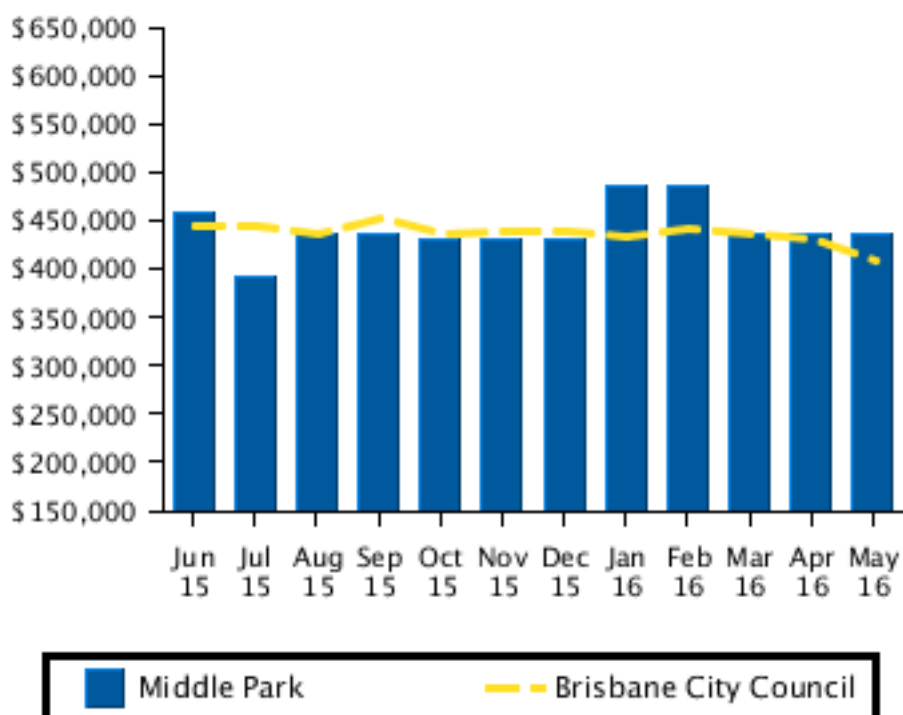
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Middle Park Median Price	Brisbane City Council Median Price
May 2016	\$437,000	\$408,750
April 2016	\$437,000	\$429,500
March 2016	\$437,000	\$435,000
February 2016	\$485,000	\$441,050
January 2016	\$485,000	\$432,500
December 2015	\$430,000	\$440,000
November 2015	\$430,000	\$440,000
October 2015	\$430,000	\$435,000
September 2015	\$435,000	\$452,000
August 2015	\$435,000	\$435,500
July 2015	\$392,000	\$445,000
June 2015	\$458,500	\$443,000

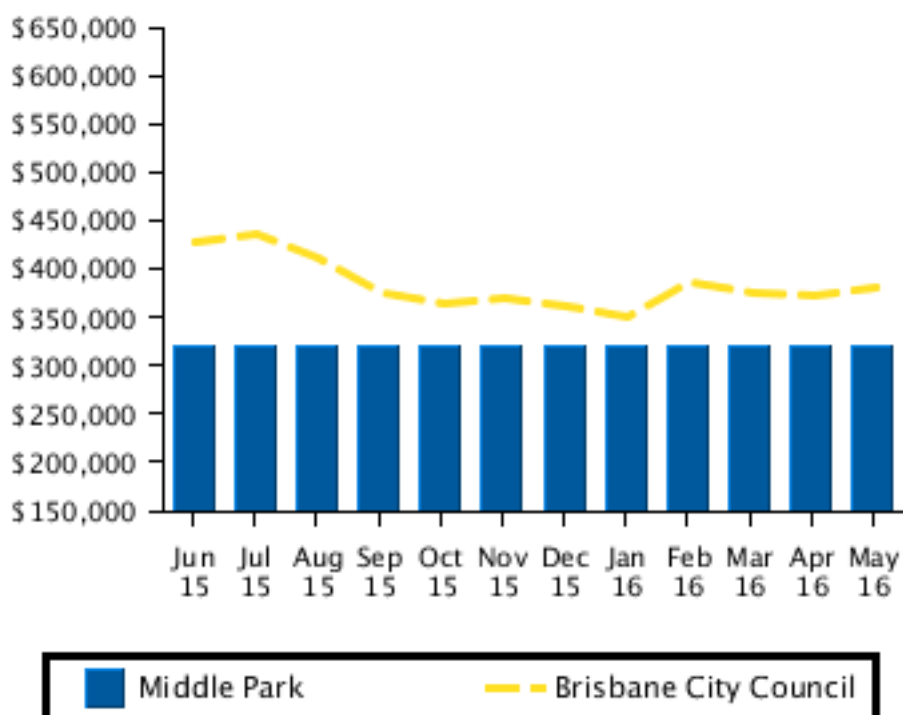
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Middle Park Median Price	Brisbane City Council Median Price
May 2016	\$321,100	\$380,000
April 2016	\$321,100	\$372,500
March 2016	\$321,100	\$376,000
February 2016	\$321,100	\$385,000
January 2016	\$321,100	\$349,000
December 2015	\$321,100	\$360,000
November 2015	\$321,100	\$370,000
October 2015	\$321,100	\$365,000
September 2015	\$321,100	\$376,050
August 2015	\$321,100	\$410,000
July 2015	\$321,100	\$435,000
June 2015	\$321,100	\$427,500

Recent Median Land Sale Prices

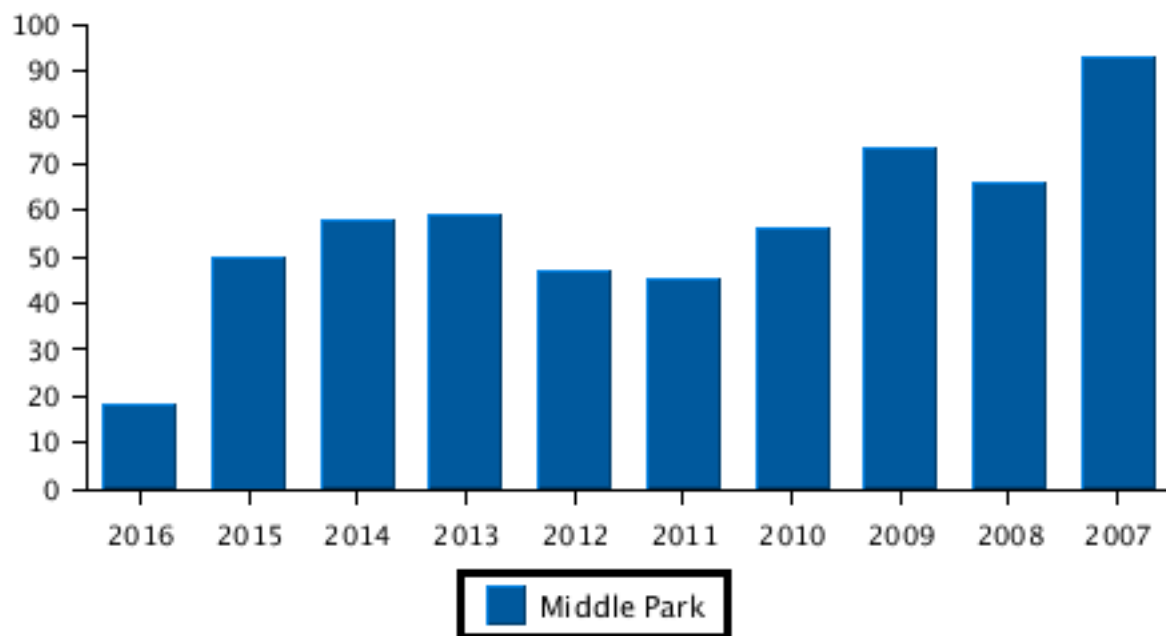


Sales Per Annum

House Sales Per Annum

Period	Middle Park
	Number
2016	18
2015	50
2014	58
2013	59
2012	47
2011	45
2010	56
2009	73
2008	66
2007	93

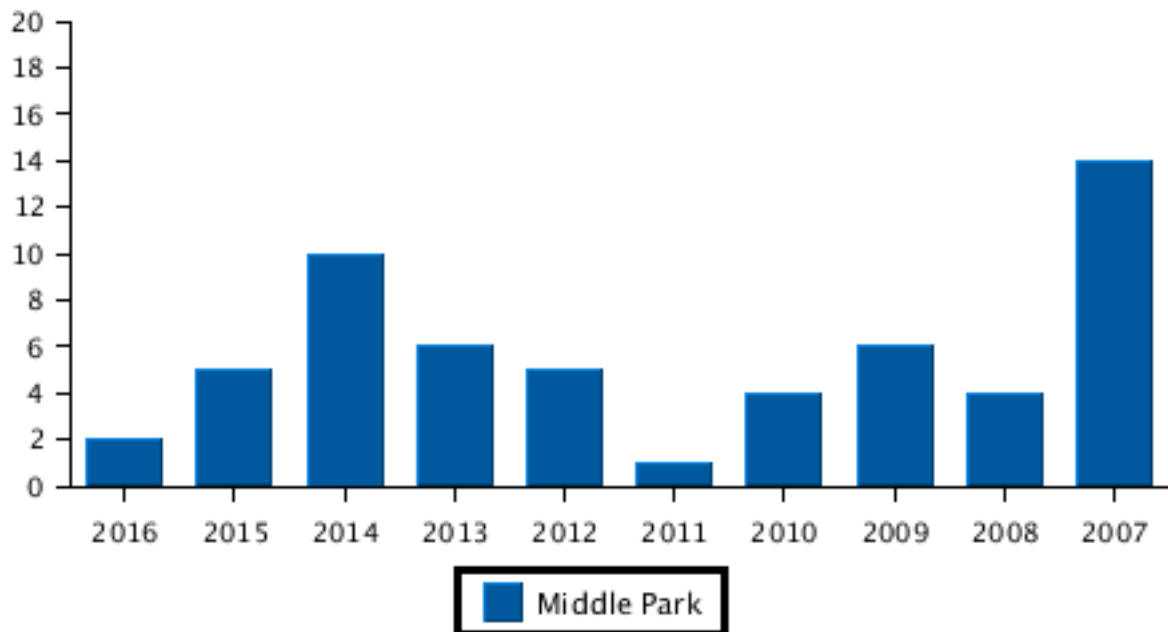
House Sales Per Annum



Unit Sales Per Annum

Period	Middle Park Number
2016	2
2015	5
2014	10
2013	6
2012	5
2011	1
2010	4
2009	6
2008	4
2007	14

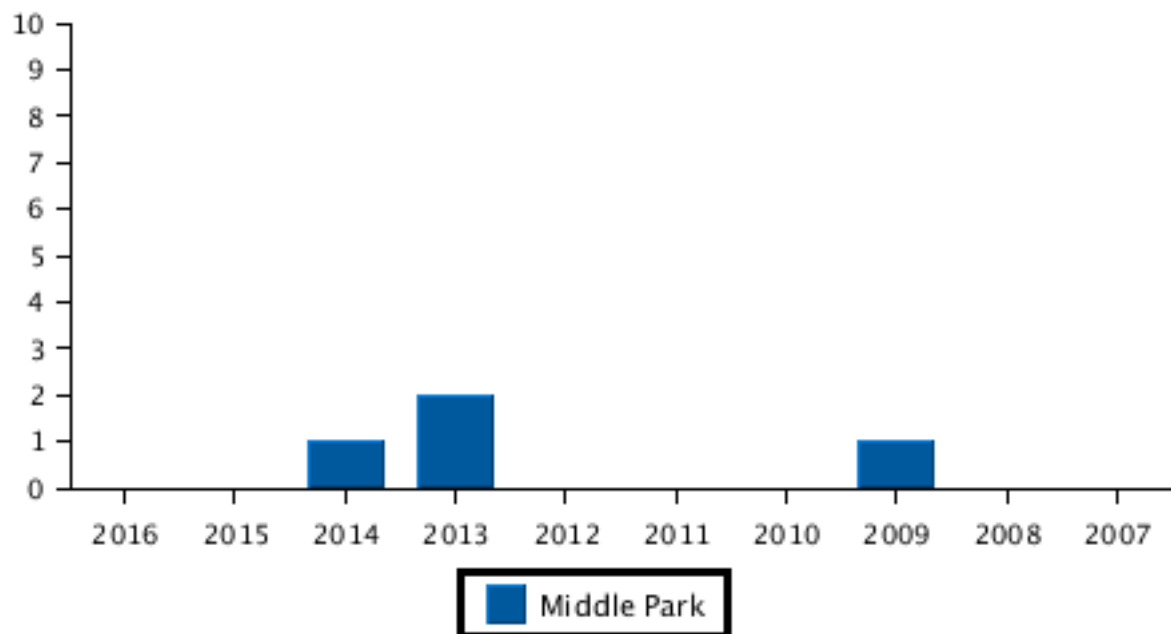
Unit Sales Per Annum



Land Sales Per Annum

Period	Middle Park Number
2016	0
2015	0
2014	1
2013	2
2012	0
2011	0
2010	0
2009	1
2008	0
2007	0

Land Sales Per Annum

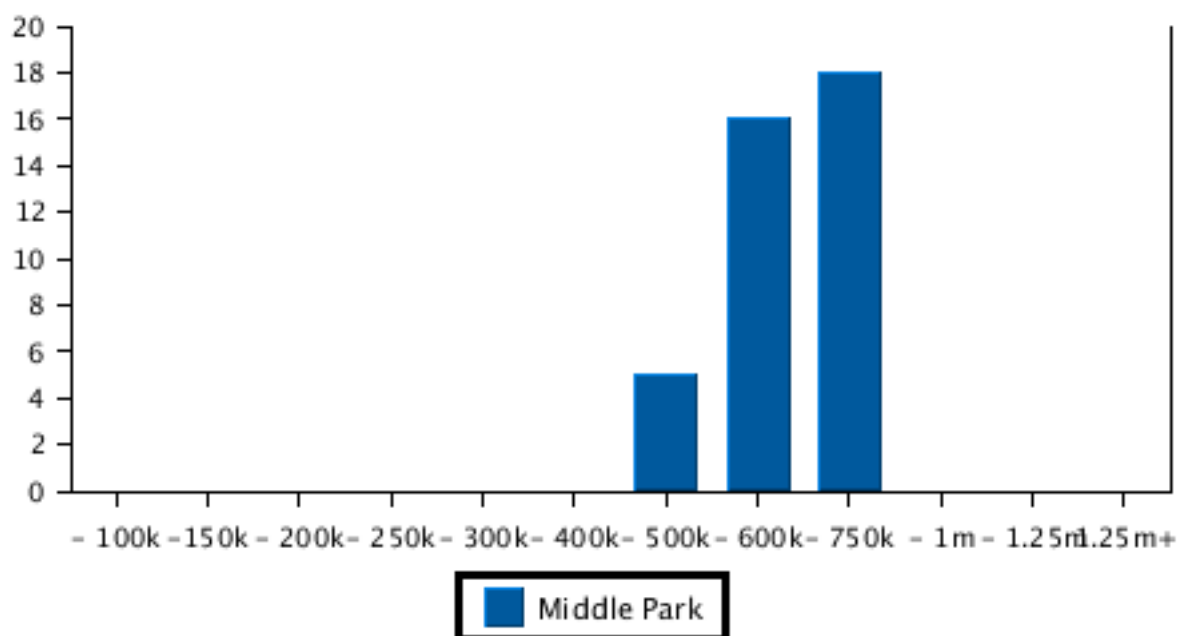


Sales By Price

House Sale by Price (12 months)

Price	Middle Park
	Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	5
501 - 600k	16
601 - 750k	18
751 - 1m	0
> 1m - 1.25m	0
1.25m+	0

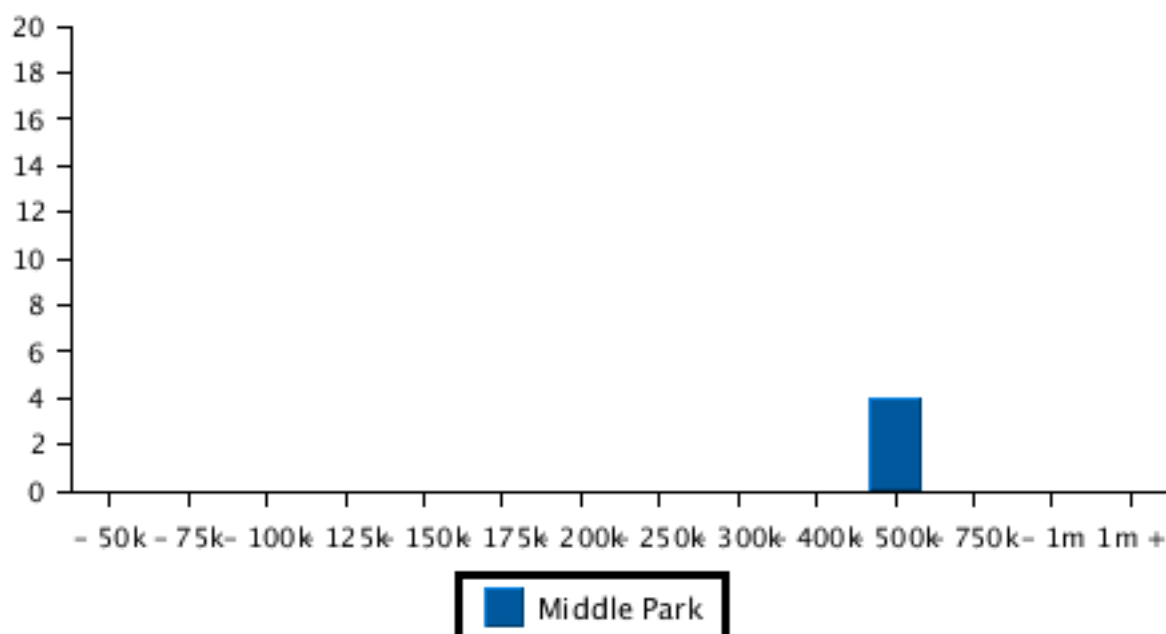
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Middle Park
	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	4
501 - 750k	0
751 - 1m	0
1m +	0

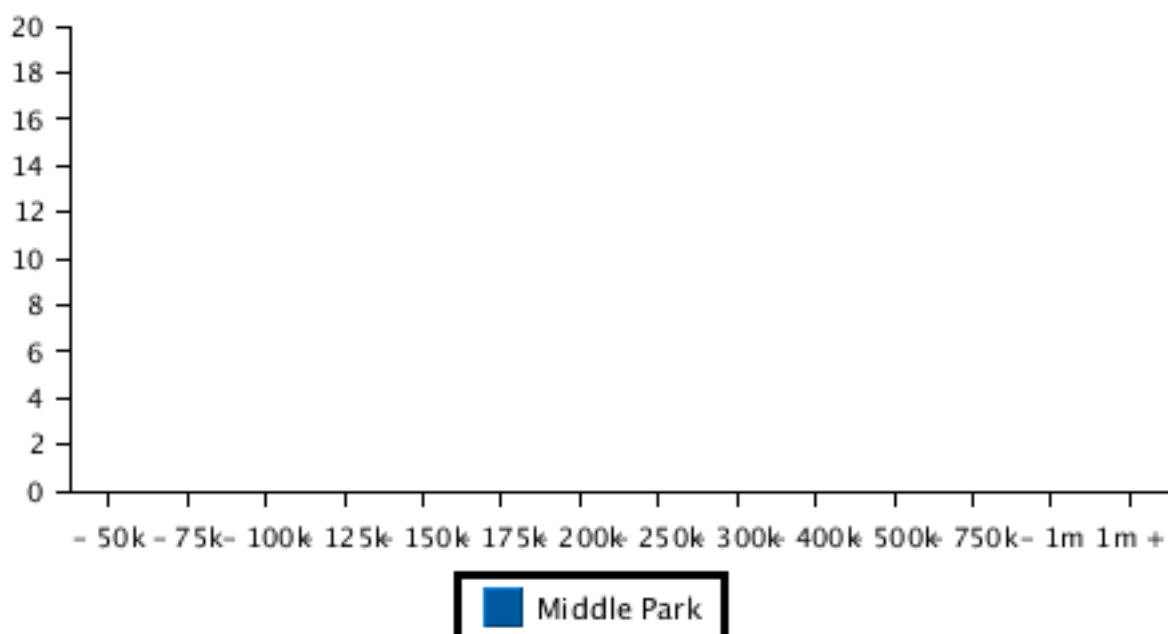
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Middle Park
	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	0
751 - 1m	0
1m +	0

Land Sales By Price (12 months)

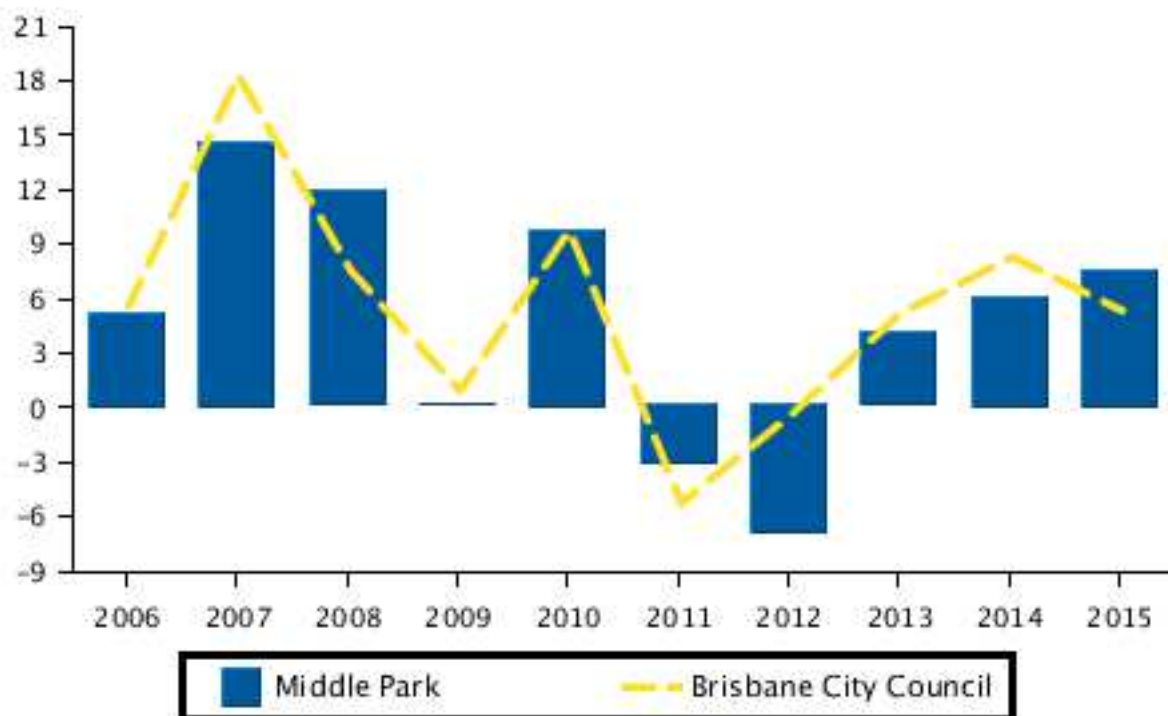


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Middle Park % Change	Brisbane City Council % Change
2015	7.5%	5.4%
2014	6.1%	8.3%
2013	4.1%	5.2%
2012	-7.1%	-0.4%
2011	-3.3%	-5.3%
2010	9.8%	9.8%
2009	-0.1%	1%
2008	11.9%	7.6%
2007	14.6%	18.3%
2006	5.2%	5.7%

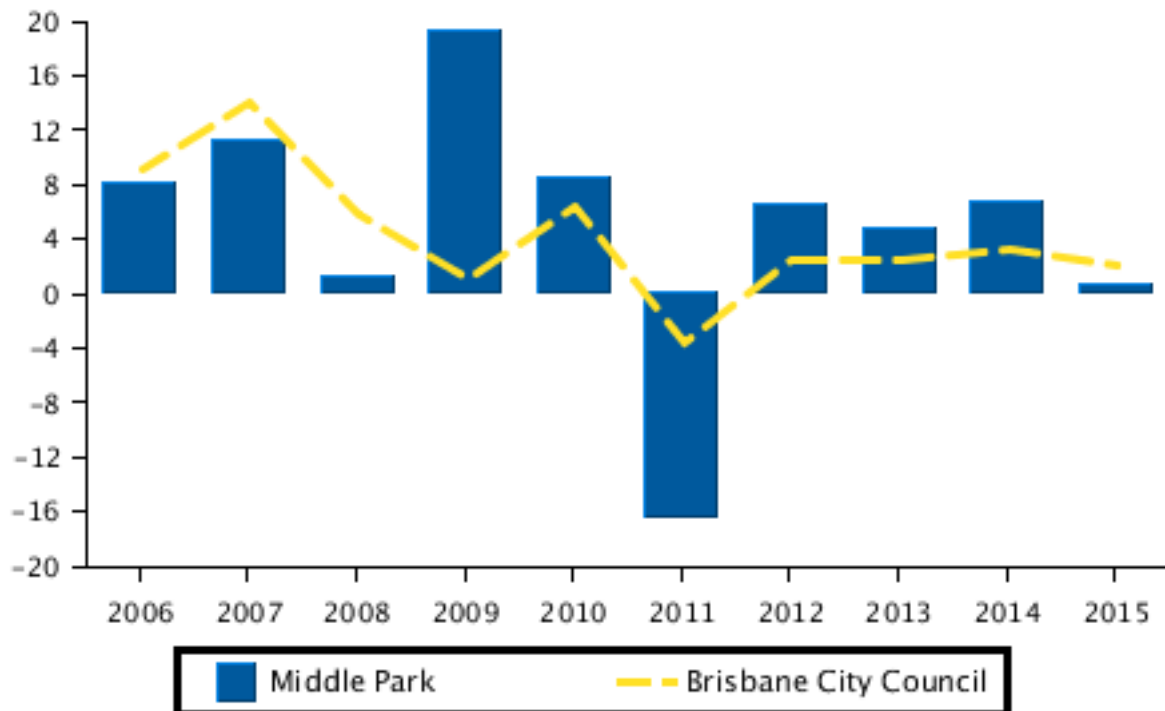
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Middle Park % Change	Brisbane City Council % Change
2015	0.6%	2.1%
2014	6.7%	3.3%
2013	4.9%	2.4%
2012	6.6%	2.5%
2011	-16.5%	-3.6%
2010	8.5%	6.4%
2009	19.4%	1%
2008	1.2%	5.8%
2007	11.3%	14.1%
2006	8.2%	9.2%

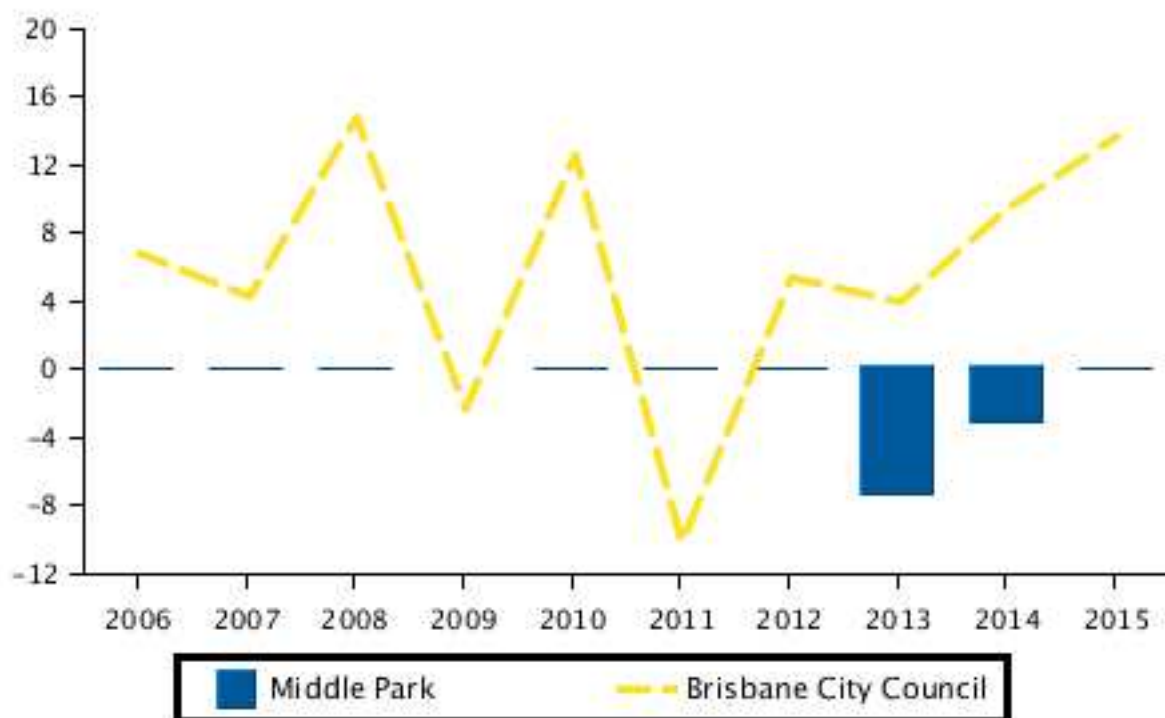
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Middle Park % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	-3.4%	9.4%
2013	-7.6%	4%
2012	0%	5.3%
2011	0%	-10.2%
2010	0%	12.5%
2009	0%	-2.4%
2008	0%	14.8%
2007	0%	4.2%
2006	0%	6.7%

Capital Growth in Median Prices (Land)

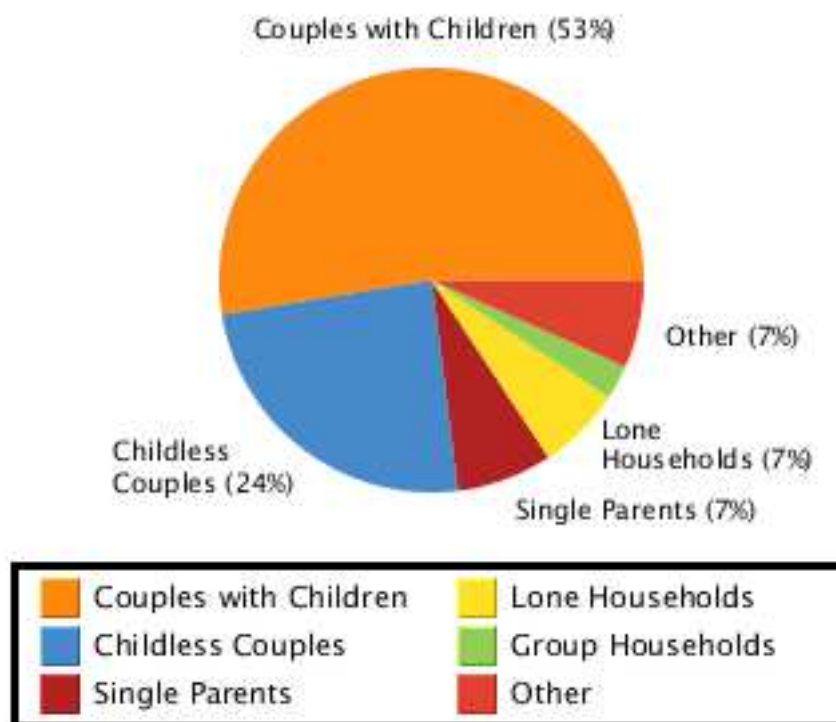


Household

Household Structure

Type	Percent
Couples with Children	52.6
Childless Couples	24.4
Single Parents	7.3
Other	6.7
Lone Households	6.4
Group Households	2.6

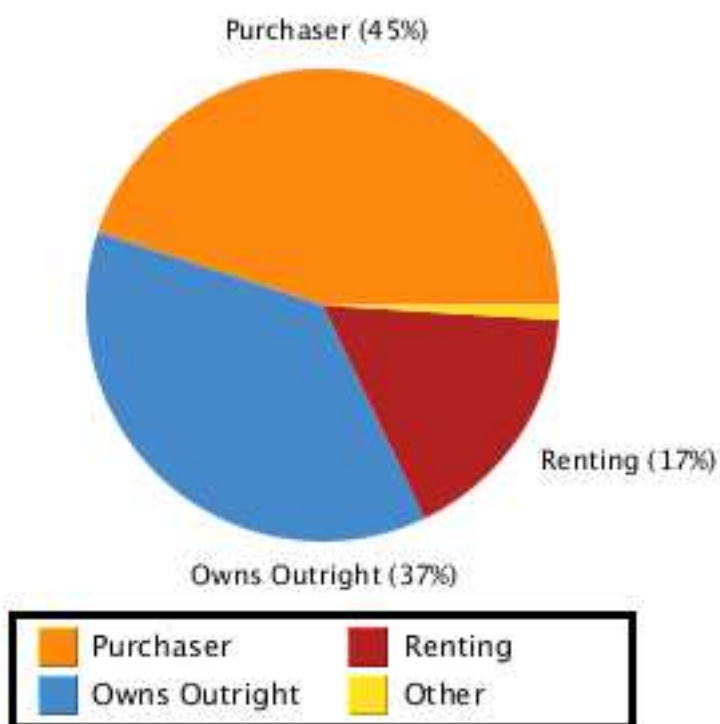
Household Structure



Household Occupancy

Type	Percent
Purchaser	45.0
Owns Outright	37.1
Renting	16.9
Other	1.0

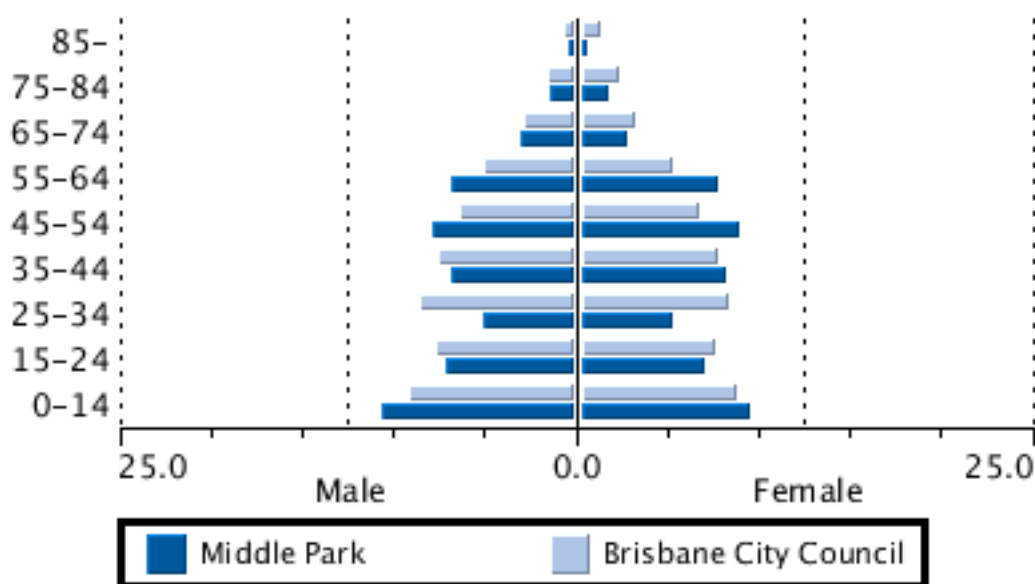
Household Occupancy



Age Sex Ratio

Age Group	Middle Park		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	10.6	9.5	9.2	8.7
15-24	7.1	6.9	7.7	7.6
25-34	5.0	5.2	8.5	8.3
35-44	6.8	8.1	7.5	7.7
45-54	7.8	8.9	6.4	6.6
55-64	6.8	7.7	5.0	5.2
65-74	3.0	2.7	2.9	3.1
75-84	1.4	1.7	1.6	2.2
85-	0.4	0.5	0.6	1.2

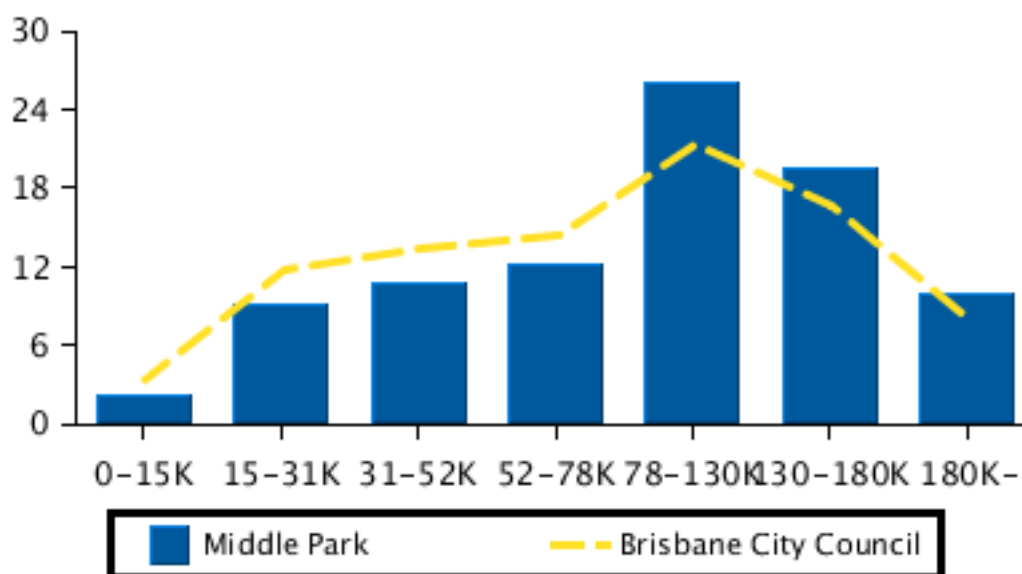
Age Sex Ratio



Household Income

Income Range	Middle Park %	Brisbane City Council %
0-15K	2.2	3.3
15-31K	9.1	11.8
31-52K	10.8	13.4
52-78K	12.2	14.4
78-130K	26.1	21.3
130-180K	19.4	16.7
180K-	9.8	7.9

Household Income





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Sales History Report

Prepared on 08 Jul 2016

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Sold Properties



31 Baronga Street Middle Park QLD 4074

Sale Price: \$650,000

Sale Date: 22 Apr 2016

Area: 767m²

Attributes: 5 Beds, 2 Baths, 2 Car Spaces



7 Gertrude Mcleod Crescent Middle Park QLD 4074

Sale Price: \$427,000

Sale Date: 1 Jun 2016

Area: 614m²

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



45 Gertrude Mcleod Crescent Middle Park QLD 4074

Sale Price: \$604,500

Sale Date: 20 Jun 2016

Area: 628m²

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



3 Kellan Place Middle Park QLD 4074

Sale Price: \$765,000

Sale Date: 6 Jun 2016

Area: 744m²

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



4 Kellan Place Middle Park QLD 4074

Sale Price: \$720,000

Sale Date: 7 May 2016

Area: 700m²

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



60 Pallert Street Middle Park QLD 4074

Sale Price: \$507,000

Sale Date: 2 Jun 2016

Area: 606m²

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

Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
HOUSE	6	\$427,000	\$765,000	\$627,250	\$612,250	\$3,673,500
TOTAL	6					\$3,673,500

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
HOUSE	3 Bed	3	\$427,000	\$604,500	\$507,000	\$512,833
	5+ Bed	3	\$650,000	\$765,000	\$720,000	\$711,666
TOTAL		6				\$612,250

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