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A Nobel approach  
to Real Estate™

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Moggill

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 Moggill is approximately 12 square kilometres. It has 6 parks covering nearly 1% of total area.

The population of Moggill in 2006 was 2,141 people. By 2011 the population was 3,603 showing a population growth of 68% in the area during that time.

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

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

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

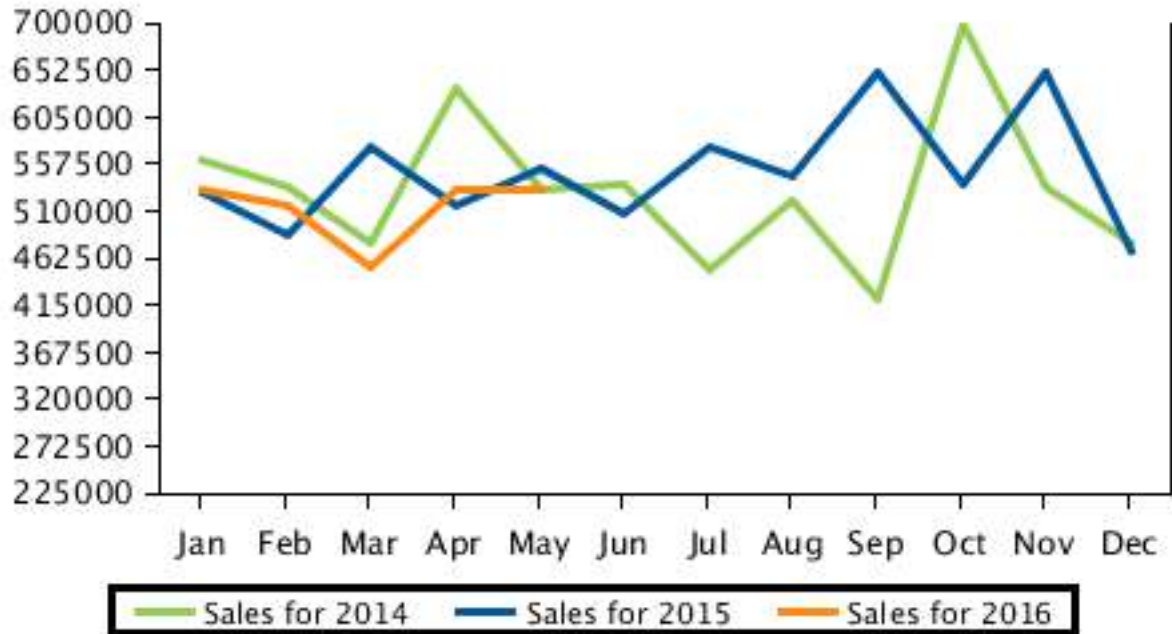
In 2006, 68.7% of the homes in Moggill were owner-occupied compared with 74.5% in 2011.

Currently the median sales price of houses in the area is 532,500.

### Median Sale Price

Period	Year 2014 Median Price	Year 2015 Median Price	Year 2016 Median Price
January	\$560,000	\$527,500	\$530,000
February	\$535,000	\$485,000	\$515,000
March	\$477,500	\$574,000	\$452,500
April	\$635,000	\$515,000	\$532,500
May	\$531,000	\$552,500	\$532,500
June	\$537,500	\$508,000	\$0
July	\$450,000	\$575,000	\$0
August	\$521,000	\$544,000	\$0
September	\$422,000	\$650,000	\$0
October	\$698,000	\$537,500	\$0
November	\$535,000	\$650,000	\$0
December	\$477,500	\$470,000	\$0

### Median Sale Price

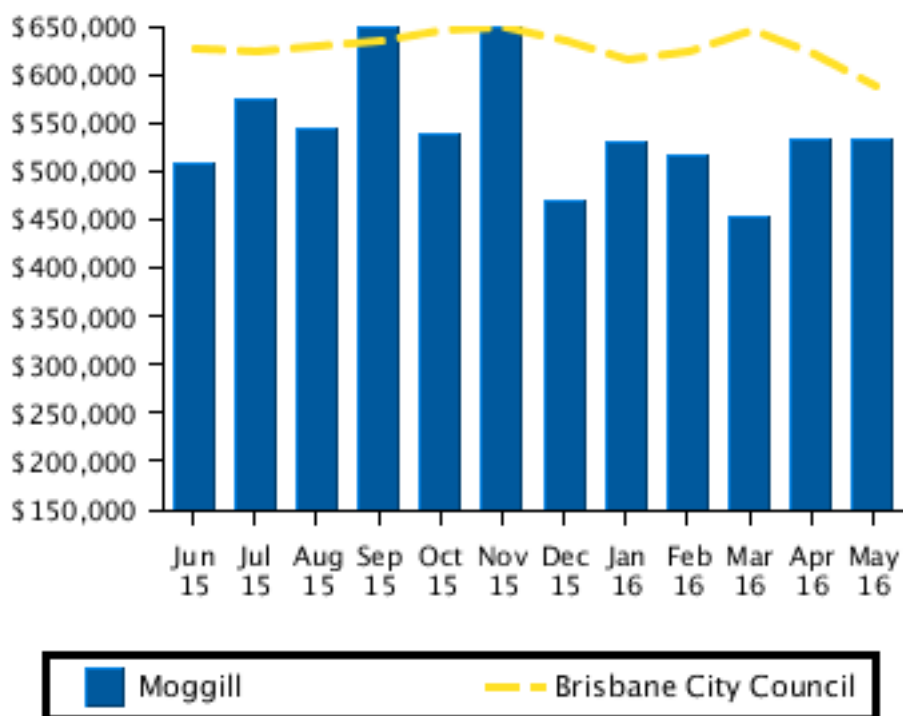


## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Moggill Median Price	Brisbane City Council Median Price
May 2016	\$532,500	\$588,065
April 2016	\$532,500	\$620,000
March 2016	\$452,500	\$645,000
February 2016	\$515,000	\$622,500
January 2016	\$530,000	\$614,875
December 2015	\$470,000	\$635,000
November 2015	\$650,000	\$649,900
October 2015	\$537,500	\$645,000
September 2015	\$650,000	\$635,000
August 2015	\$544,000	\$630,000
July 2015	\$575,000	\$625,000
June 2015	\$508,000	\$625,500

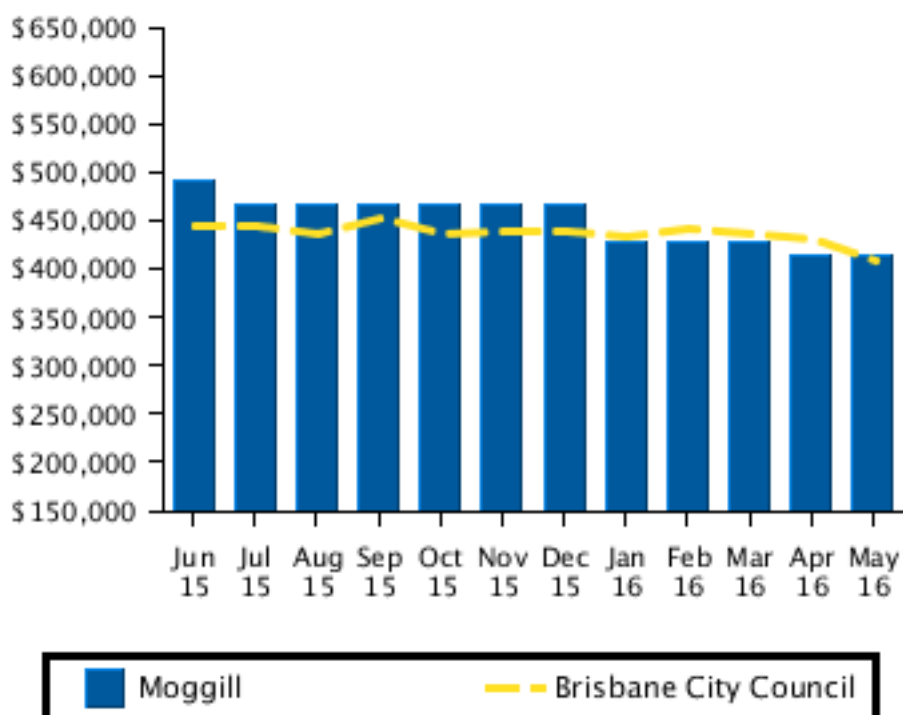
### Recent Median House Sale Prices



## Recent Median Unit Sale Prices

Period	Moggill Median Price	Brisbane City Council Median Price
May 2016	\$413,000	\$408,750
April 2016	\$413,000	\$429,500
March 2016	\$428,000	\$435,000
February 2016	\$428,000	\$441,050
January 2016	\$428,000	\$432,500
December 2015	\$467,063	\$440,000
November 2015	\$467,063	\$440,000
October 2015	\$467,063	\$435,000
September 2015	\$467,063	\$452,000
August 2015	\$467,063	\$435,500
July 2015	\$467,063	\$445,000
June 2015	\$491,100	\$443,000

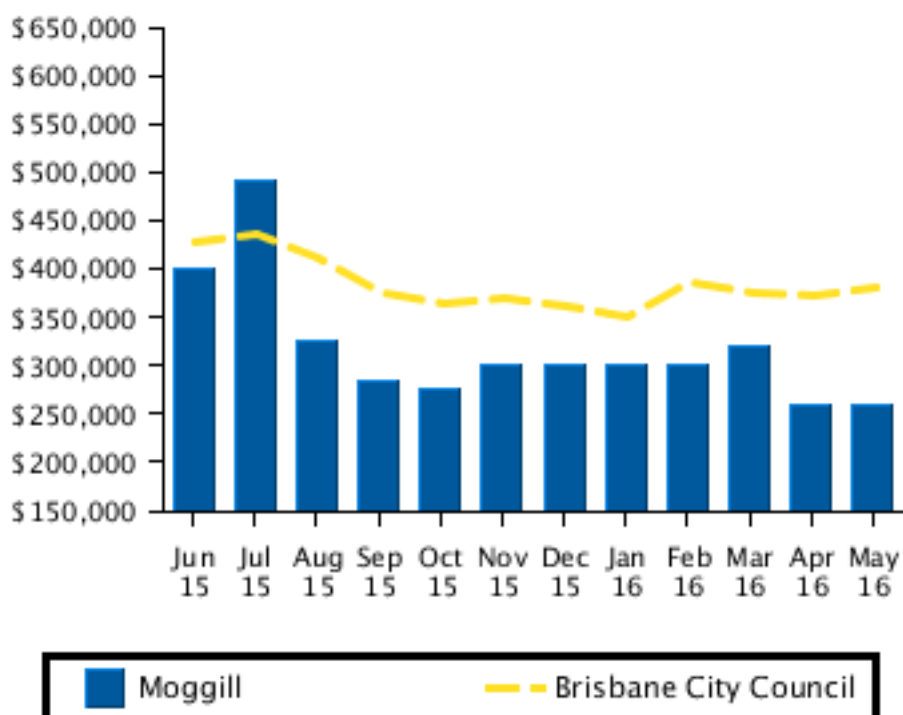
## Recent Median Unit Sale Prices



## Recent Median Land Sale Prices

Period	Moggill Median Price	Brisbane City Council Median Price
May 2016	\$260,000	\$380,000
April 2016	\$260,000	\$372,500
March 2016	\$320,000	\$376,000
February 2016	\$300,000	\$385,000
January 2016	\$300,000	\$349,000
December 2015	\$300,000	\$360,000
November 2015	\$300,000	\$370,000
October 2015	\$275,000	\$365,000
September 2015	\$284,000	\$376,050
August 2015	\$325,000	\$410,000
July 2015	\$492,500	\$435,000
June 2015	\$400,000	\$427,500

## Recent Median Land Sale Prices

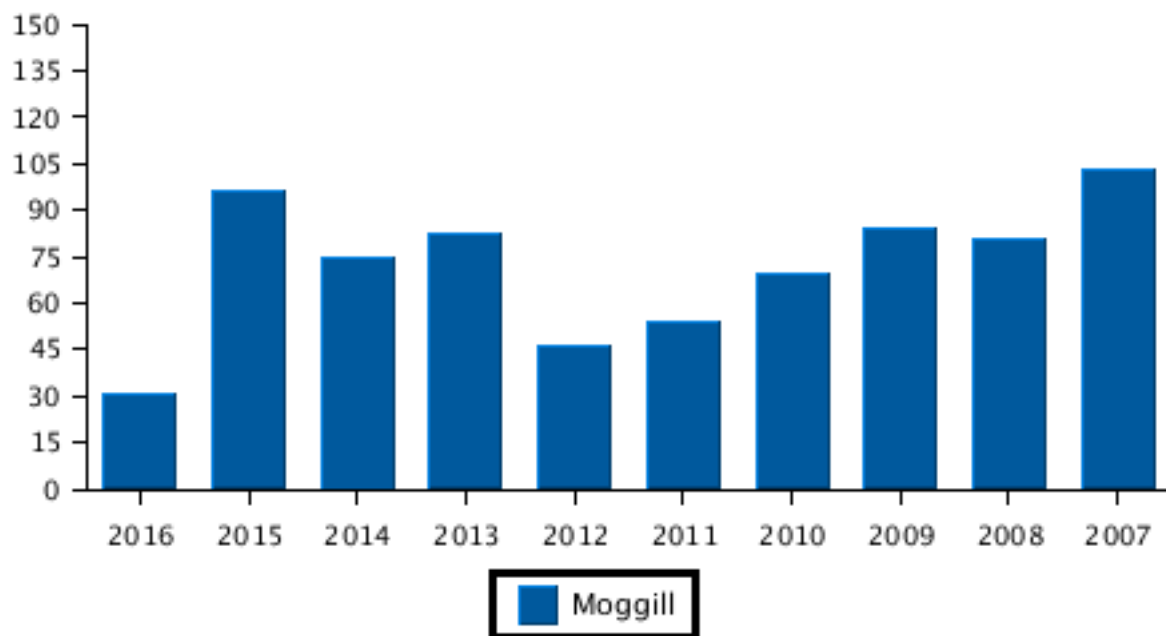


## Sales Per Annum

### House Sales Per Annum

Period	Moggill
	Number
2016	31
2015	96
2014	75
2013	82
2012	46
2011	54
2010	69
2009	84
2008	81
2007	103

### House Sales Per Annum

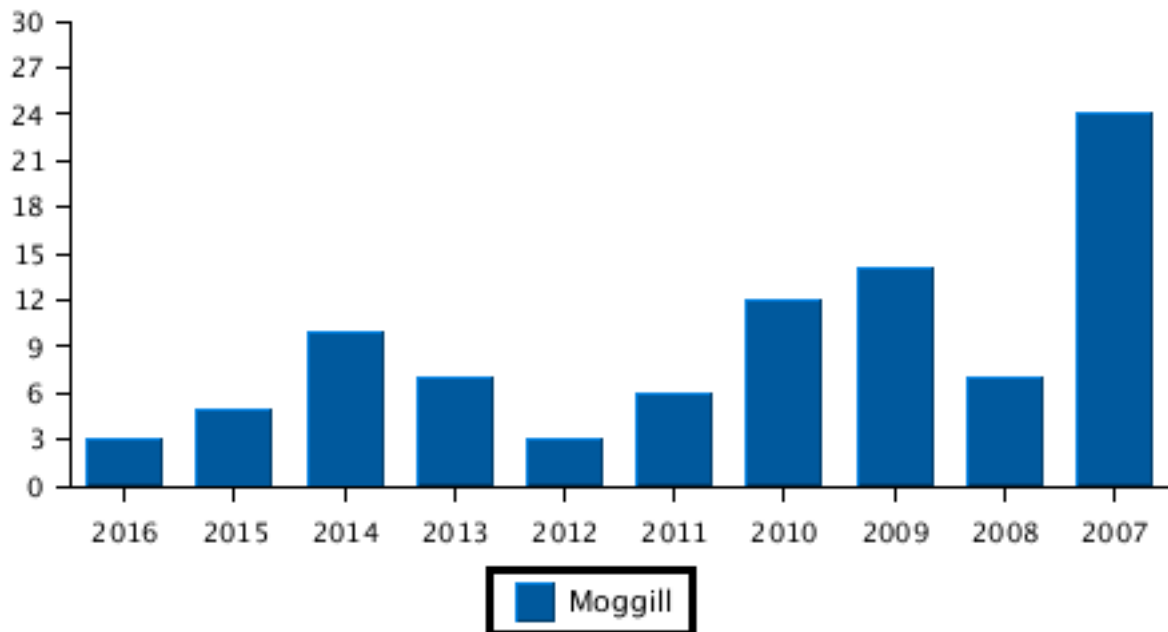




## Unit Sales Per Annum

Period	Moggill Number
2016	3
2015	5
2014	10
2013	7
2012	3
2011	6
2010	12
2009	14
2008	7
2007	24

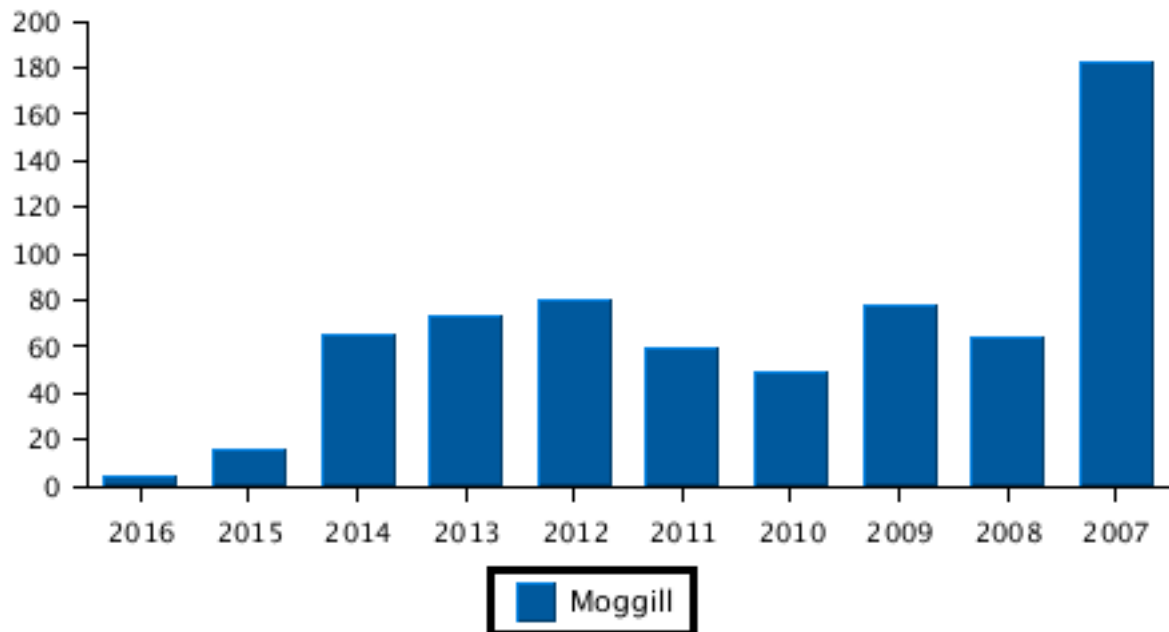
## Unit Sales Per Annum



## Land Sales Per Annum

Period	Moggill Number
2016	4
2015	15
2014	65
2013	73
2012	80
2011	59
2010	49
2009	78
2008	64
2007	182

## Land Sales Per Annum

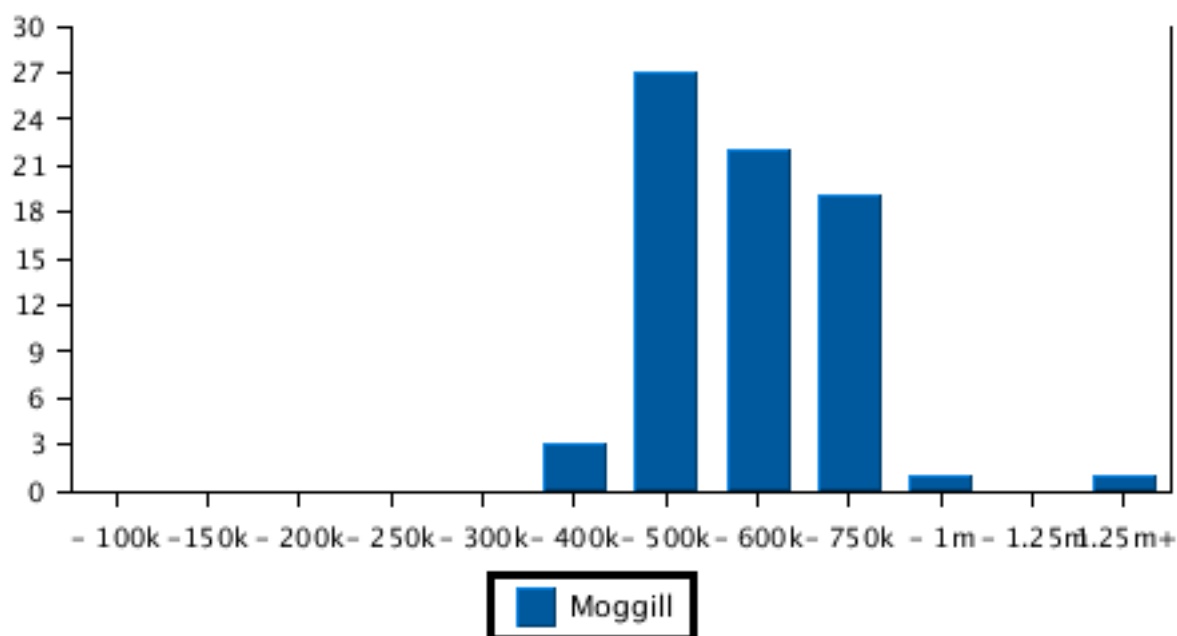


## Sales By Price

### House Sale by Price (12 months)

Price	Moggill Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	3
401 - 500k	27
501 - 600k	22
601 - 750k	19
751 - 1m	1
> 1m - 1.25m	0
1.25m+	1

### House Sales By Price (12 months)

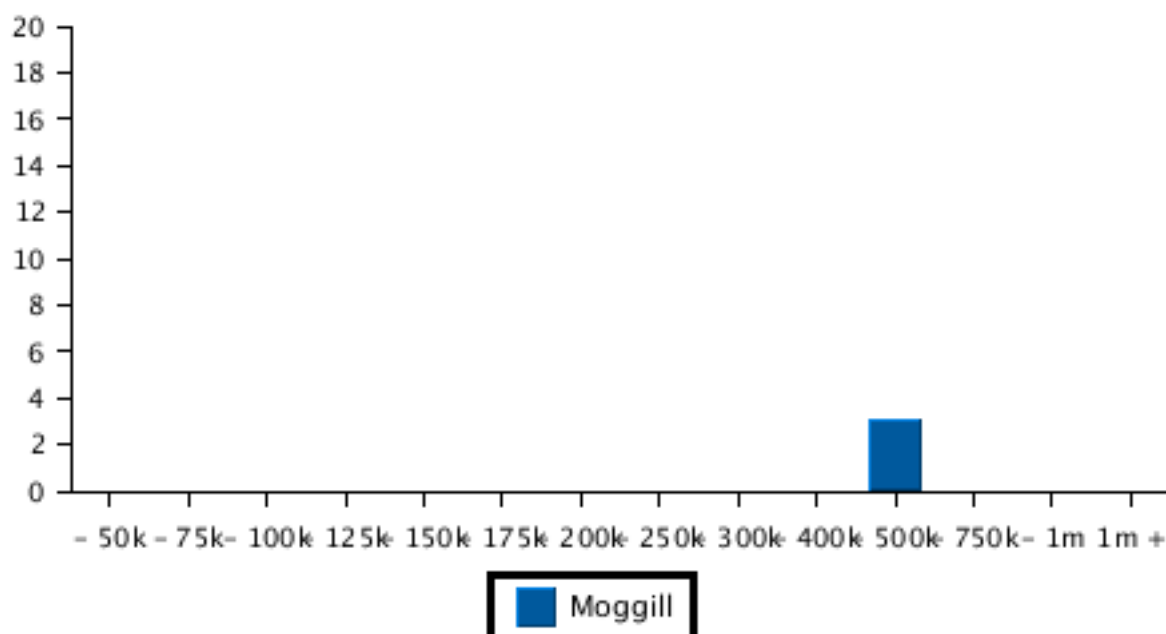




### Unit Sale by Price (12 months)

Price	Moggill 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	3
501 - 750k	0
751 - 1m	0
1m +	0

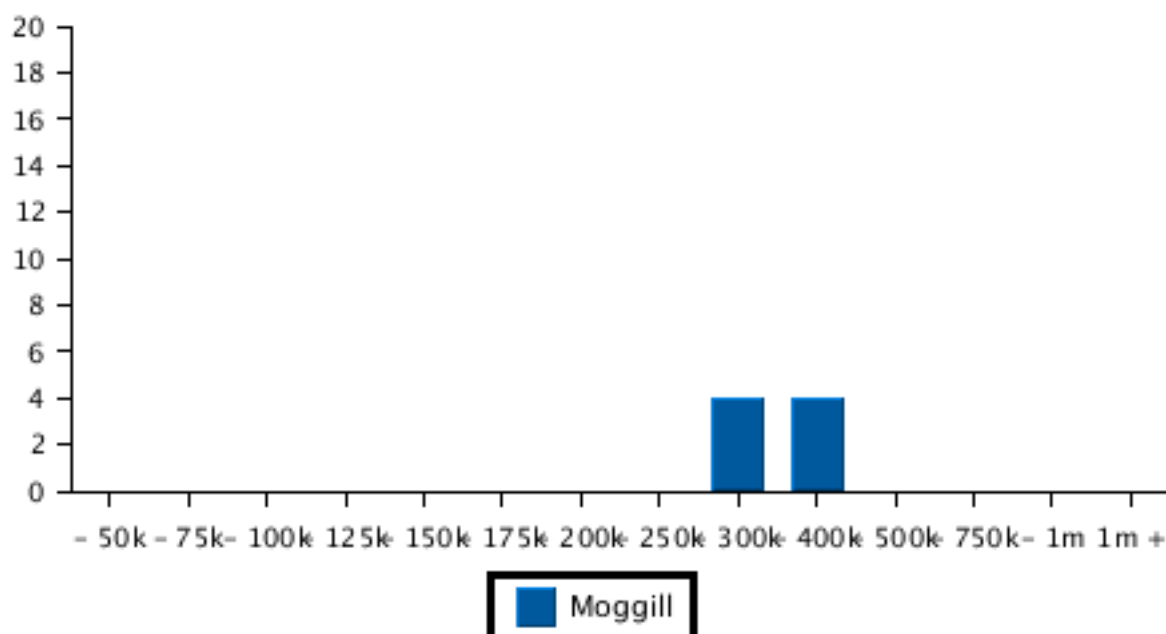
### Unit Sales By Price (12 months)



## Land Sale by Price (12 months)

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

## Land Sales By Price (12 months)

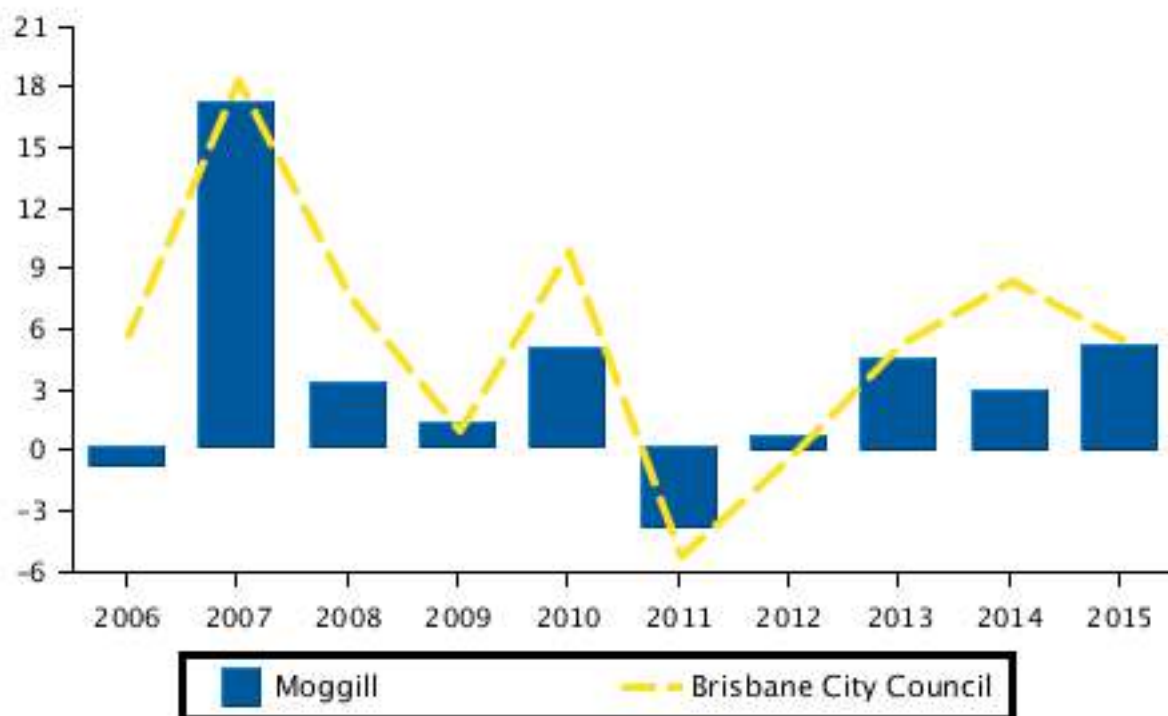


# Capital Growth Median Prices

## Capital Growth in Median Prices (Houses)

Period	Moggill % Change	Brisbane City Council % Change
2015	5.2%	5.4%
2014	3%	8.3%
2013	4.5%	5.2%
2012	0.7%	-0.4%
2011	-4%	-5.3%
2010	5%	9.8%
2009	1.3%	1%
2008	3.3%	7.6%
2007	17.2%	18.3%
2006	-1%	5.7%

## Capital Growth in Median Prices (Houses)

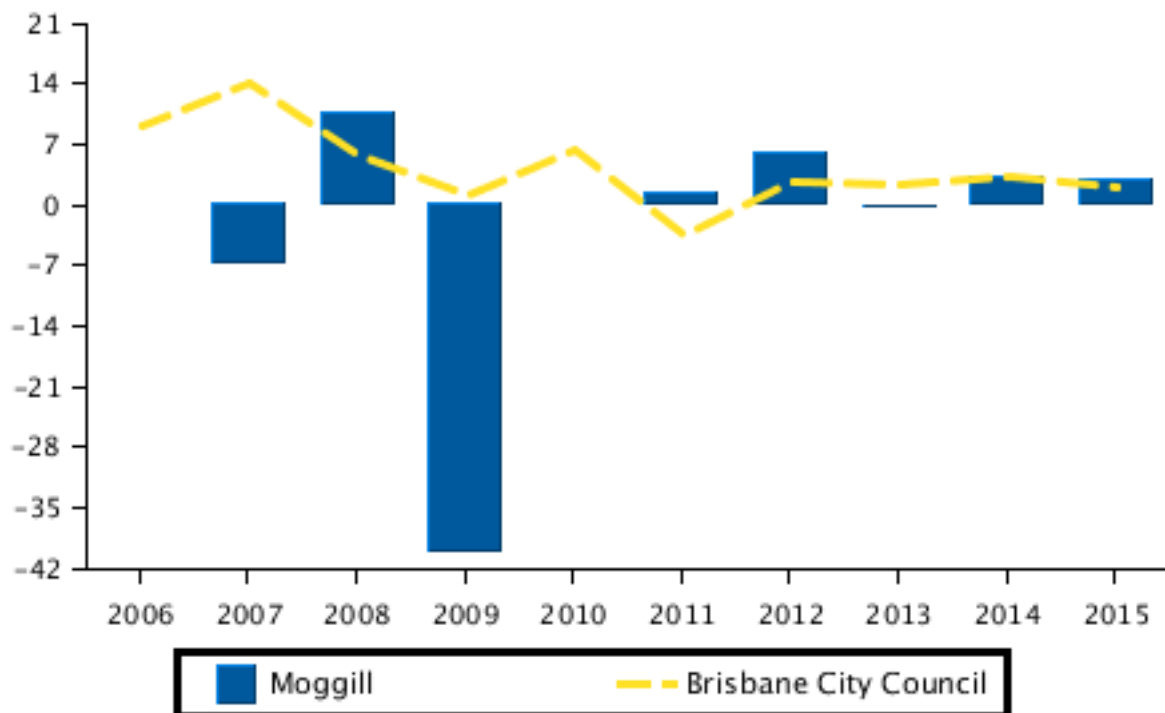




### Capital Growth in Median Prices (Unit)

Period	Moggill % Change	Brisbane City Council % Change
2015	3%	2.1%
2014	3.3%	3.3%
2013	0%	2.4%
2012	5.9%	2.5%
2011	1.5%	-3.6%
2010	0%	6.4%
2009	-40.4%	1%
2008	10.6%	5.8%
2007	-6.9%	14.1%
2006	0%	9.2%

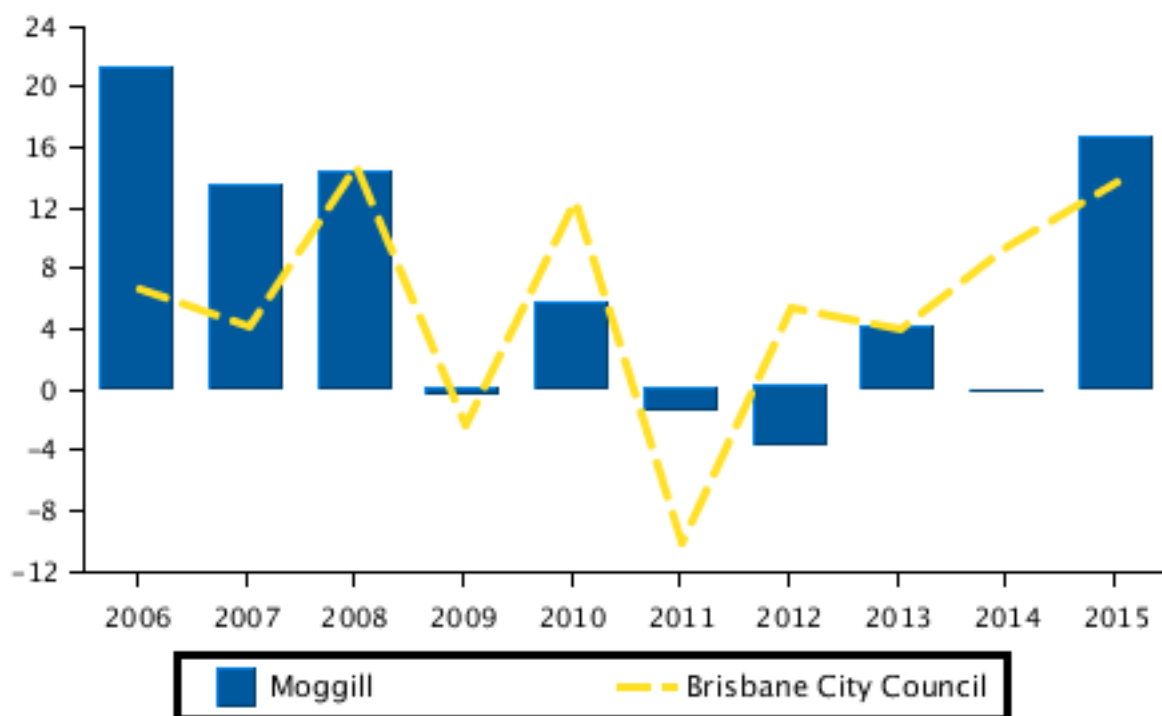
### Capital Growth in Median Prices (Unit)



### Capital Growth in Median Prices (Land)

Period	Moggill % Change	Brisbane City Council % Change
2015	16.7%	13.6%
2014	0%	9.4%
2013	4.1%	4%
2012	-3.9%	5.3%
2011	-1.5%	-10.2%
2010	5.7%	12.5%
2009	-0.4%	-2.4%
2008	14.4%	14.8%
2007	13.5%	4.2%
2006	21.3%	6.7%

### Capital Growth in Median Prices (Land)

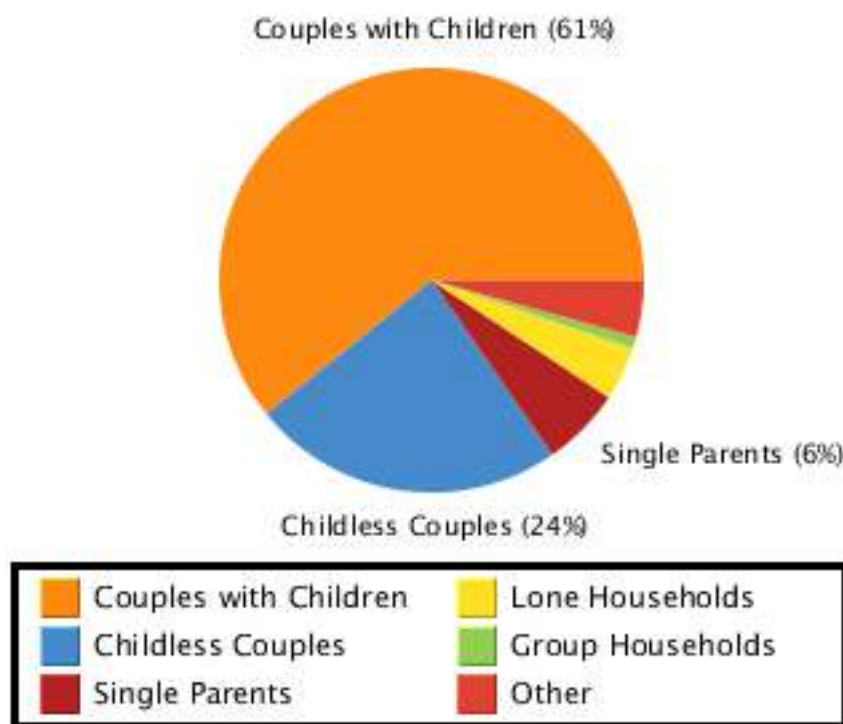


# Household

## Household Structure

Type	Percent
Couples with Children	60.9
Childless Couples	23.8
Single Parents	6.1
Other	4.3
Lone Households	4.1
Group Households	0.9

## Household Structure

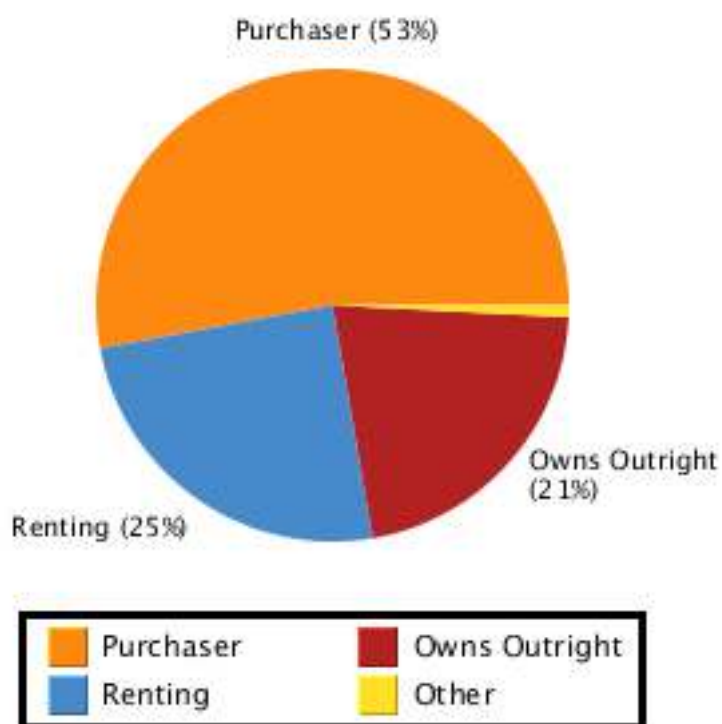




## Household Occupancy

Type	Percent
Purchaser	53.0
Renting	24.8
Owns Outright	21.5
Other	0.8

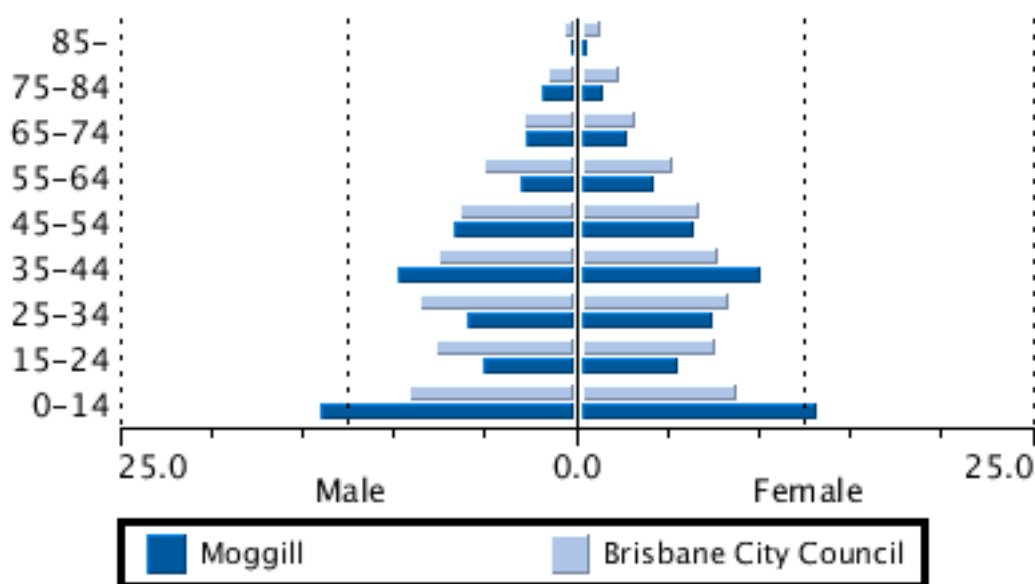
## Household Occupancy



## Age Sex Ratio

Age Group	Moggill		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	14.0	13.1	9.2	8.7
15-24	5.1	5.5	7.7	7.6
25-34	5.9	7.4	8.5	8.3
35-44	9.7	10.0	7.5	7.7
45-54	6.6	6.4	6.4	6.6
55-64	3.0	4.2	5.0	5.2
65-74	2.7	2.7	2.9	3.1
75-84	1.8	1.4	1.6	2.2
85-	0.2	0.5	0.6	1.2

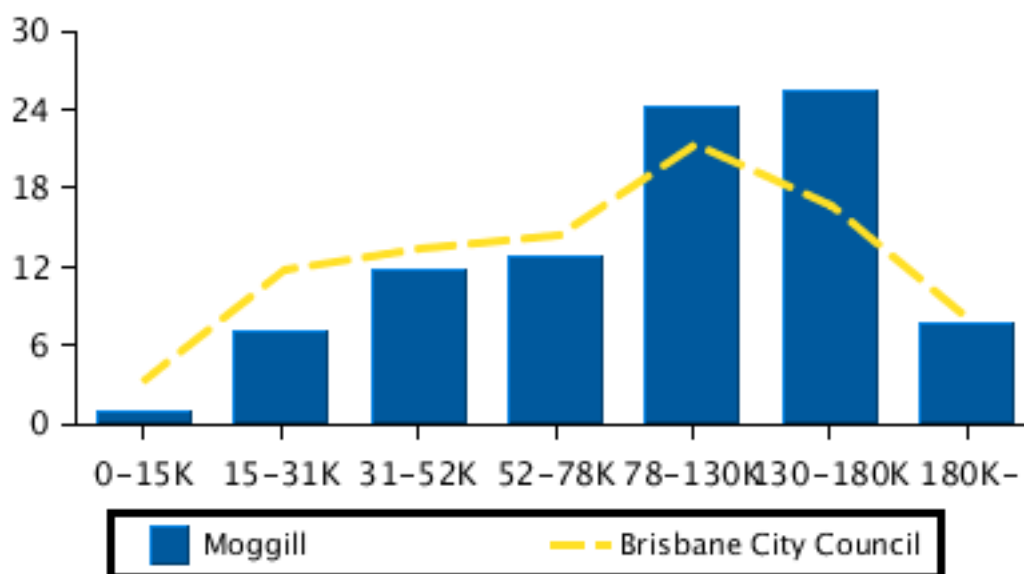
### Age Sex Ratio



## Household Income

Income Range	Moggill %	Brisbane City Council %
0-15K	0.9	3.3
15-31K	7.0	11.8
31-52K	11.8	13.4
52-78K	12.7	14.4
78-130K	24.1	21.3
130-180K	25.4	16.7
180K-	7.6	7.9

Household Income





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# Sales History Report

Prepared on 08 Jul 2016

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



## Sold Properties



### 37 Crestwood Place Moggill QLD 4070

Sale Price: \$560,000

Sale Date: 7 Apr 2016

Area: 847m2

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



### 30 Ellerby Road Moggill QLD 4070

Sale Price: \$295,000

Sale Date: 11 May 2016

Area: 655m2

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



### 11 Grange Place Moggill QLD 4070

Sale Price: \$610,000

Sale Date: 21 Apr 2016

Area: 700m2

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



### 27 Groundberry Crescent Moggill QLD 4070

Sale Price: Not Disclosed

Sale Date: 16 Jun 2016

Area: 1,000m2

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



### 8 Harvard Street Moggill QLD 4070

Sale Price: \$560,000

Sale Date: 4 Apr 2016

Area: 1,095m2

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



### 12 Jarrah Street Moggill QLD 4070

Sale Price: \$600,000

Sale Date: 22 Apr 2016

Area: 882m2

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



### 82 Jarrah Street Moggill QLD 4070

Sale Price: Not Disclosed

Sale Date: 22 Jun 2016

Area: 1,118m2

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



### 64 Joseph Avenue Moggill QLD 4070

Sale Price: \$660,000

Sale Date: 3 May 2016

Area: 720m2

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



### 4/98 Joseph Avenue Moggill QLD 4070

Sale Price: \$413,000

Sale Date: 4 Apr 2016

Area: 315m2 Approx

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



### 3393 Moggill Road Moggill QLD 4070

Sale Price: \$260,000

Sale Date: 13 Apr 2016

Area: 824m2

Attributes:



### 59 Paperbark Circuit Moggill QLD 4070

Sale Price: \$570,000

Sale Date: 24 Apr 2016

Area: 881m2

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





## 128 Paperbark Circuit Moggill QLD 4070

Sale Price: \$672,500

Sale Date: 9 May 2016

Area: 812m2

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



## 7 Redunca Place Moggill QLD 4070

Sale Price: \$481,500

Sale Date: 22 Apr 2016

Area: 700m2

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



## 68 Salubris Place Moggill QLD 4070

Sale Price: \$445,000

Sale Date: 24 Apr 2016

Area: 813m2

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



## 27 Springbrook Place Moggill QLD 4070

Sale Price: \$660,000

Sale Date: 16 Jun 2016

Area: 806m2

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



## 12 Vanwall Road Moggill QLD 4070

Sale Price: \$505,000

Sale Date: 19 Apr 2016

Area: 1,983m2

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



## 20 Zoe Place Moggill QLD 4070

Sale Price: \$495,000

Sale Date: 18 May 2016

Area: 700m2

Attributes: 4 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
*EXCLUDED	2					
HOUSE	12	\$445,000	\$672,500	\$565,000	\$568,250	\$6,819,000
LAND	2	\$260,000	\$295,000	\$277,500	\$277,500	\$555,000
UNIT	1	\$413,000	\$413,000	\$413,000	\$413,000	\$413,000
<b>TOTAL</b>	<b>17</b>					<b>\$7,787,000</b>

## Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		2				
HOUSE	4 Bed	11	\$445,000	\$660,000	\$560,000	\$558,772
	5+ Bed	1	\$672,500	\$672,500	\$672,500	\$672,500
LAND	4 Bed	1	\$295,000	\$295,000	\$295,000	\$295,000
	N/A	1	\$260,000	\$260,000	\$260,000	\$260,000
UNIT	3 Bed	1	\$413,000	\$413,000	\$413,000	\$413,000
<b>TOTAL</b>		<b>17</b>				<b>\$458,058</b>

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