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A Nobel approach  
to Real Estate™

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Mount Gravatt  
April—June 2016

THE Adam  
Nobel TEAM

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## Area Profile

The size of Mount Gravatt is approximately 3 square kilometres. It has 2 parks covering nearly 34% of total area.

The population of Mount Gravatt in 2006 was 3,095 people. By 2011 the population was 3,242 showing a population growth of 4% in the area during that time.

The predominant age group in Mount Gravatt is 0-14 years.

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

In general, people in Mount Gravatt work in a Professional occupation.

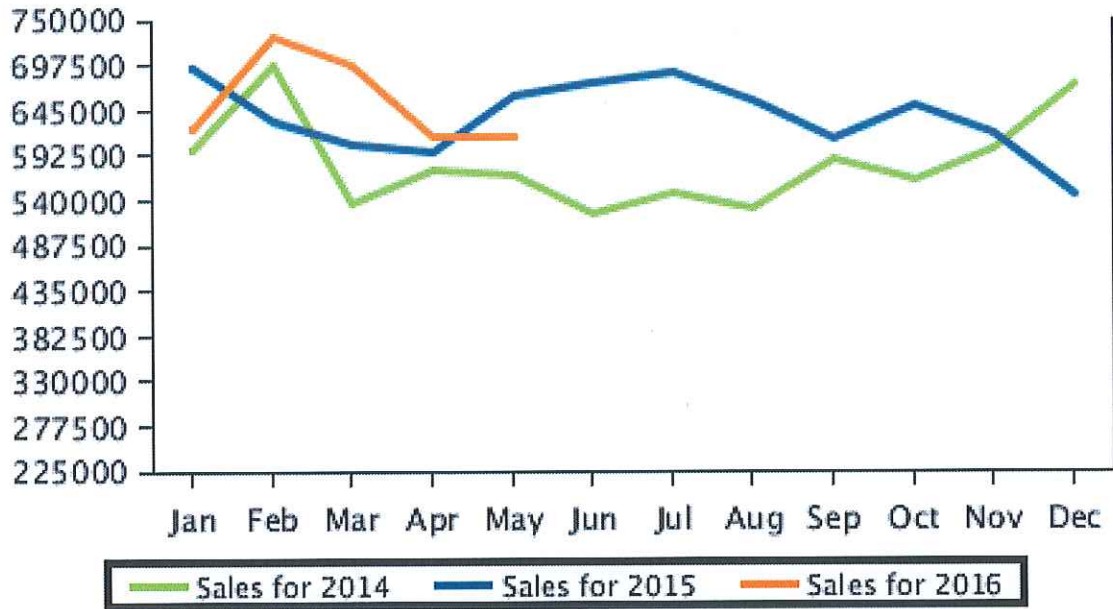
In 2006, 58.0% of the homes in Mount Gravatt were owner-occupied compared with 57.8% in 2011.

Currently the median sales price of houses in the area is 614,000.

### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$600,000	\$695,000	\$621,750
February	\$697,500	\$631,500	\$731,400
March	\$538,000	\$605,000	\$698,000
April	\$575,000	\$595,000	\$614,000
May	\$570,000	\$661,000	\$614,000
June	\$526,000	\$677,500	\$0
July	\$547,500	\$688,000	\$0
August	\$531,000	\$657,500	\$0
September	\$587,000	\$610,000	\$0
October	\$562,500	\$649,000	\$0
November	\$600,000	\$617,500	\$0
December	\$674,500	\$545,000	\$0

**Median Sale Price**

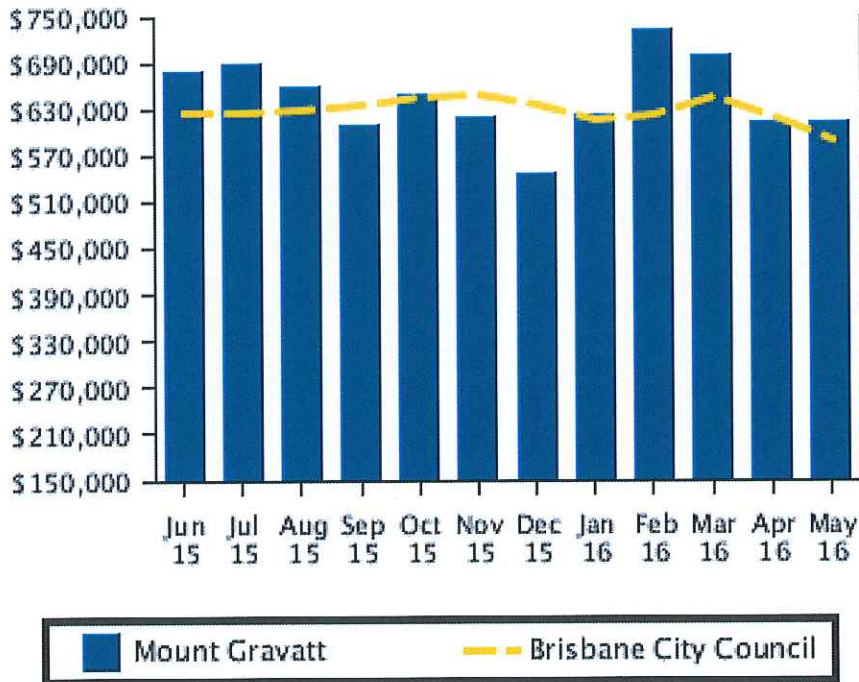


## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Mount Gravatt	Brisbane City Council
	Median Price	Median Price
May 2016	\$614,000	\$588,065
April 2016	\$614,000	\$620,000
March 2016	\$698,000	\$645,000
February 2016	\$731,400	\$622,500
January 2016	\$621,750	\$614,875
December 2015	\$545,000	\$635,000
November 2015	\$617,500	\$649,900
October 2015	\$649,000	\$645,000
September 2015	\$610,000	\$635,000
August 2015	\$657,500	\$630,000
July 2015	\$688,000	\$625,000
June 2015	\$677,500	\$625,500

### Recent Median House Sale Prices

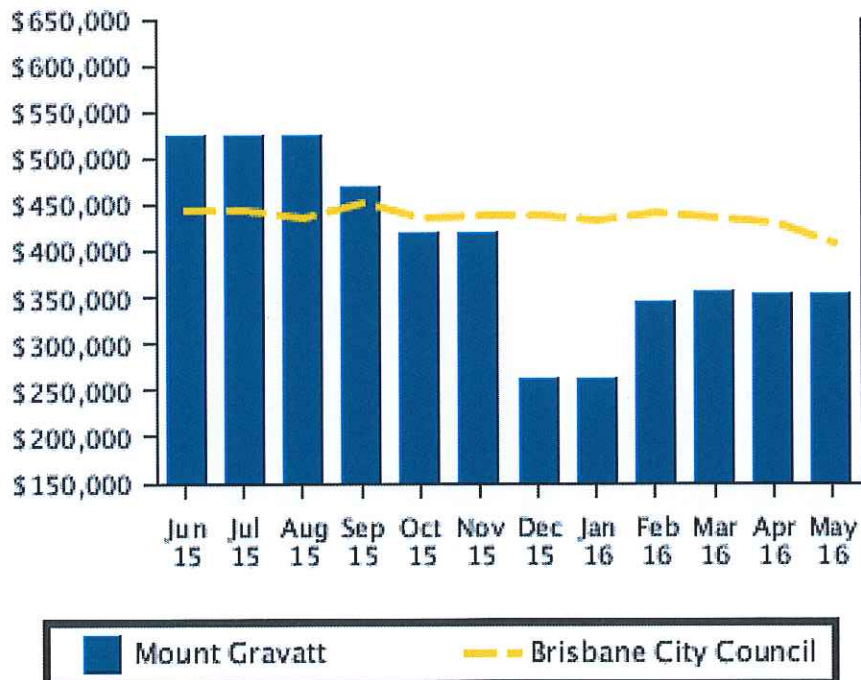




### Recent Median Unit Sale Prices

Period	Mount Gravatt	Brisbane City Council
	Median Price	Median Price
May 2016	\$352,000	\$408,750
April 2016	\$352,000	\$429,500
March 2016	\$355,000	\$435,000
February 2016	\$345,000	\$441,050
January 2016	\$263,000	\$432,500
December 2015	\$263,000	\$440,000
November 2015	\$418,750	\$440,000
October 2015	\$418,750	\$435,000
September 2015	\$468,750	\$452,000
August 2015	\$523,500	\$435,500
July 2015	\$525,000	\$445,000
June 2015	\$525,000	\$443,000

### Recent Median Unit Sale Prices



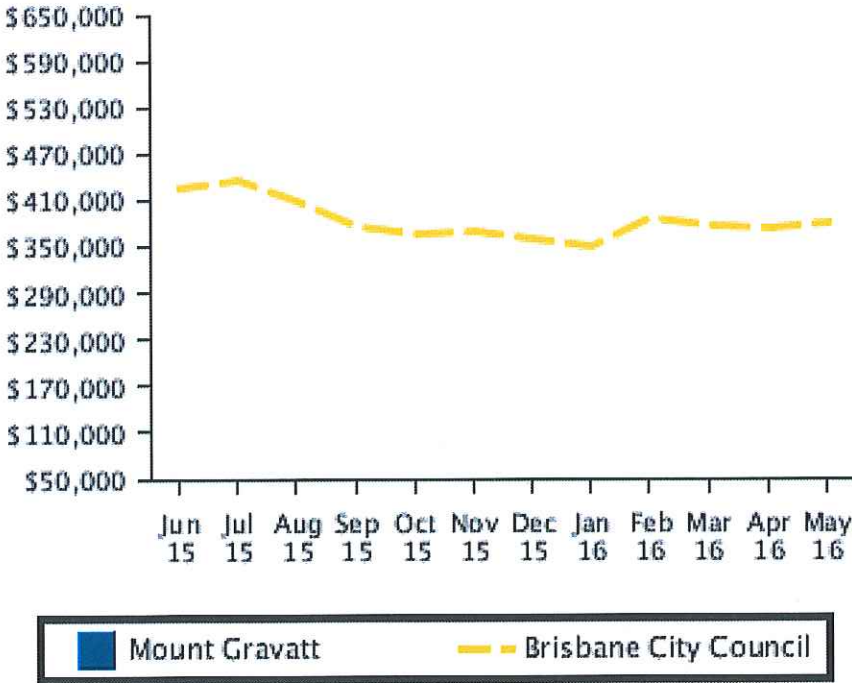


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**Recent Median Land Sale Prices**

Period	Mount Gravatt	Brisbane City Council
	Median Price	Median Price
May 2016	\$1,100	\$380,000
April 2016	\$1,100	\$372,500
March 2016	\$1,100	\$376,000
February 2016	\$1,100	\$385,000
January 2016	\$1,100	\$349,000
December 2015	\$1,100	\$360,000
November 2015	\$1,100	\$370,000
October 2015	\$1,100	\$365,000
September 2015	\$1,100	\$376,050
August 2015	\$1,100	\$410,000
July 2015	\$1,100	\$435,000
June 2015	\$1,100	\$427,500

**Recent Median Land Sale Prices**

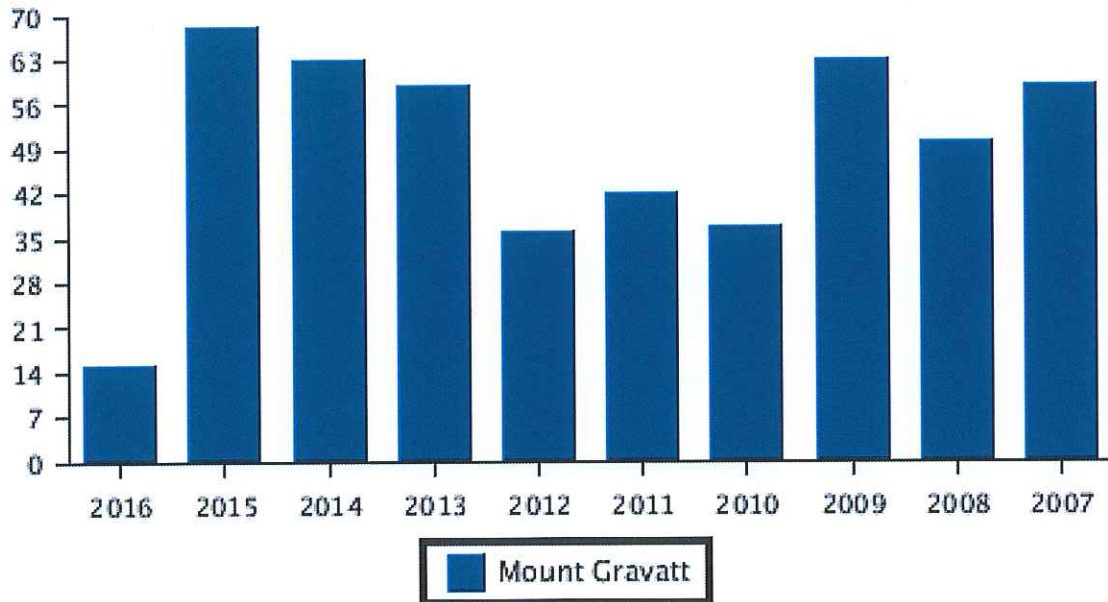


# Sales Per Annum

## House Sales Per Annum

Period	Mount Gravatt Number
2016	15
2015	68
2014	63
2013	59
2012	36
2011	42
2010	37
2009	63
2008	50
2007	59

## House Sales Per Annum

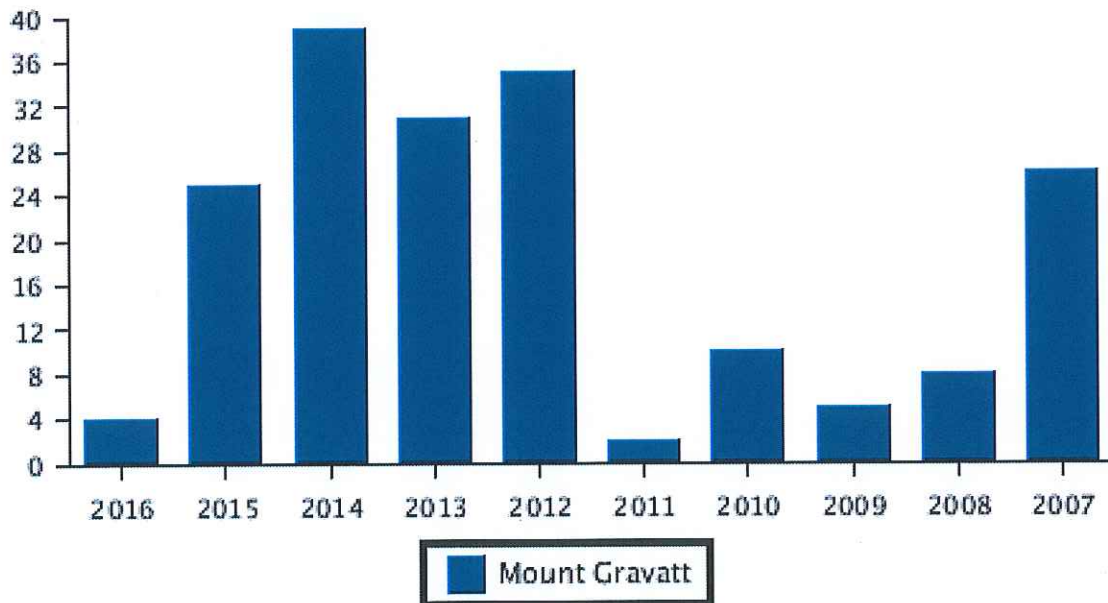




### Unit Sales Per Annum

Period	Mount Gravatt
	Number
2016	4
2015	25
2014	39
2013	31
2012	35
2011	2
2010	10
2009	5
2008	8
2007	26

### Unit Sales Per Annum

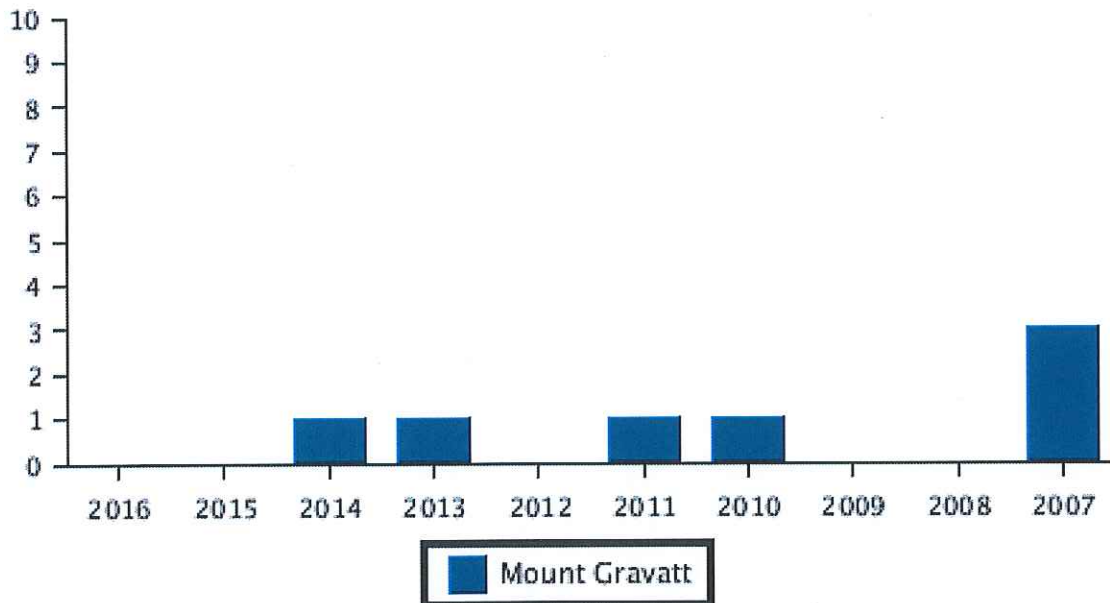




### Land Sales Per Annum

Period	Mount Gravatt Number
2016	0
2015	0
2014	1
2013	1
2012	0
2011	1
2010	1
2009	0
2008	0
2007	3

### Land Sales Per Annum





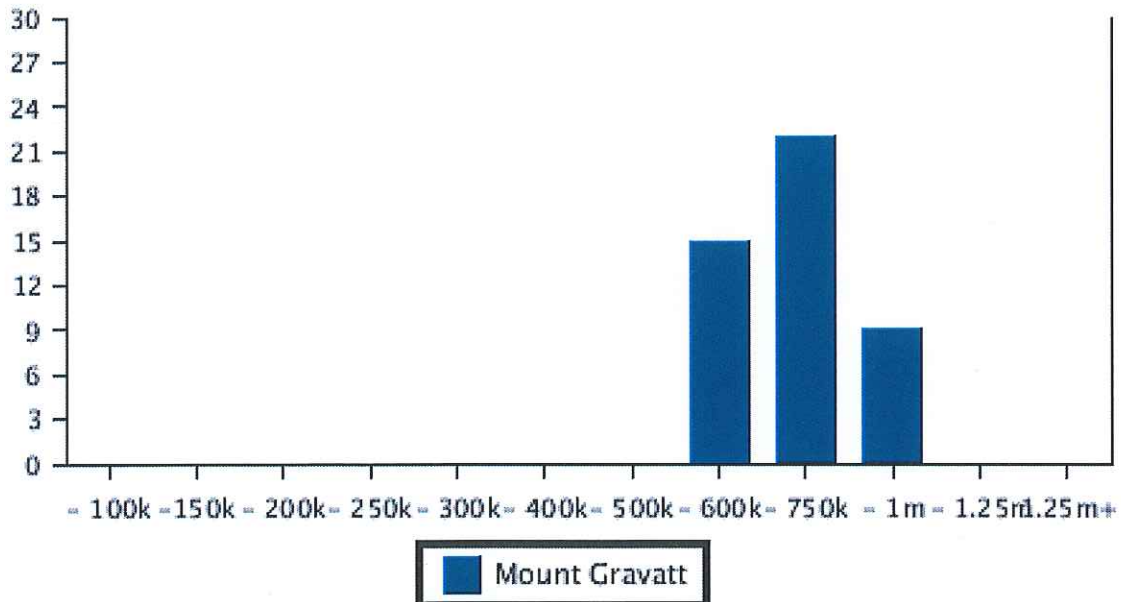
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## Sales By Price

### House Sale by Price (12 months)

Price	Mount Gravatt	
	Number	
0 - 100k	0	
101 - 150k	0	
151 - 200k	0	
201 - 250k	0	
251 - 300k	0	
301 - 400k	0	
401 - 500k	0	
501 - 600k	15	
601 - 750k	22	
751 - 1m	9	
> 1m - 1.25m	0	
1.25m+	0	

### House Sales By Price (12 months)





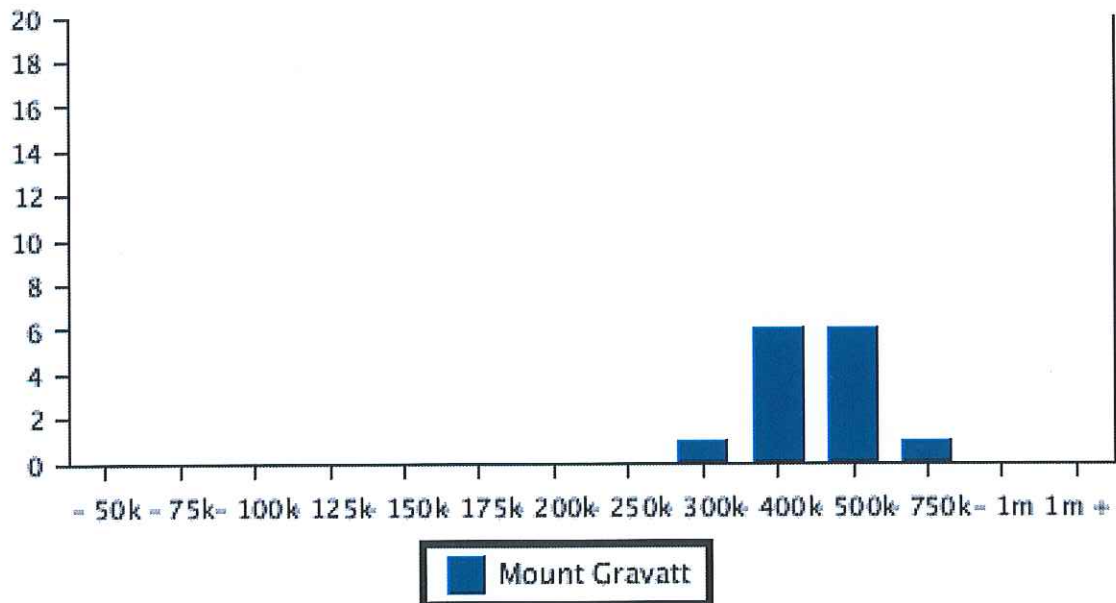


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### Unit Sale by Price (12 months)

Price	Mount Gravatt	
	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	6	
401 - 500k	6	
501 - 750k	1	
751 - 1m	0	
1m +	0	

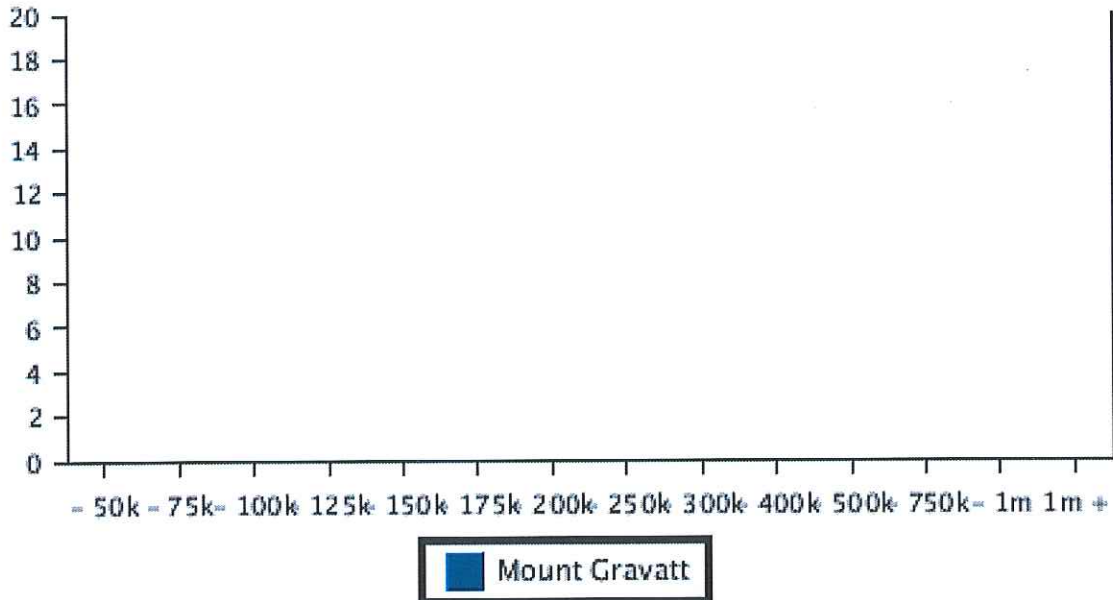
### Unit Sales By Price (12 months)



### Land Sale by Price (12 months)

Price	Mount Gravatt	
	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	Mount Gravatt	Brisbane City Council
	% Change	% Change
2015	9.7%	5.4%
2014	12.7%	8.3%
2013	8.5%	5.2%
2012	1%	-0.4%
2011	-5%	-5.3%
2010	2.9%	9.8%
2009	1.5%	1%
2008	5.4%	7.6%
2007	22.8%	18.3%
2006	12.4%	5.7%

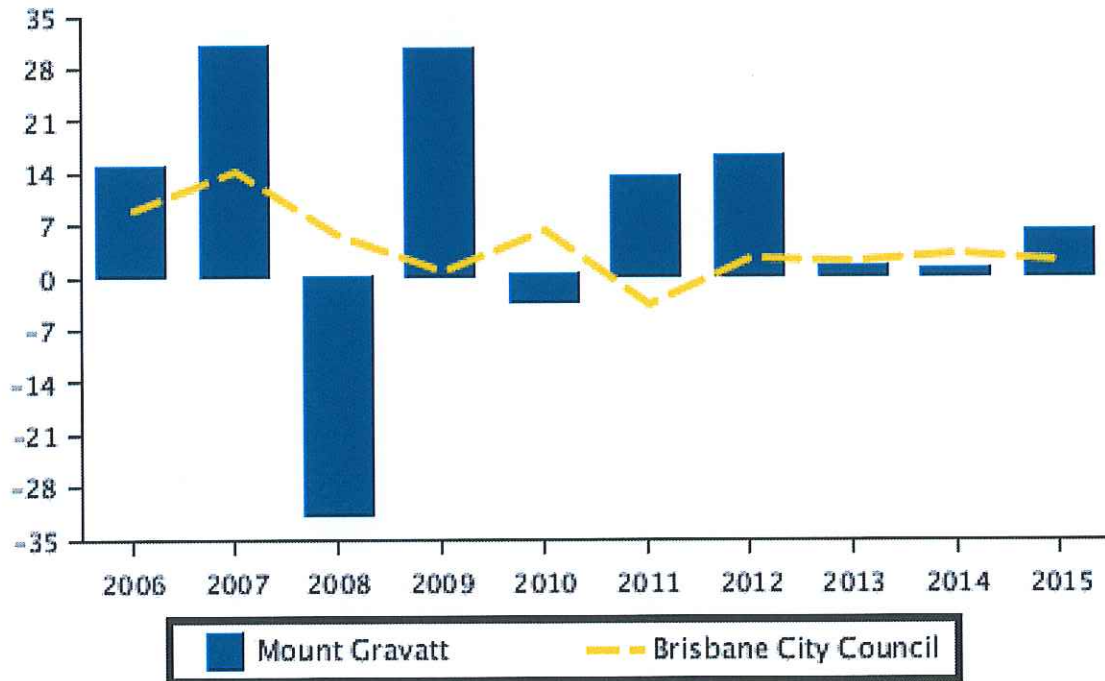
### Capital Growth in Median Prices (Houses)



### Capital Growth in Median Prices (Unit)

Period	Mount Gravatt % Change	Brisbane City Council % Change
2015	6.5%	2.1%
2014	1.1%	3.3%
2013	1.4%	2.4%
2012	16.4%	2.5%
2011	13.4%	-3.6%
2010	-3.8%	6.4%
2009	30.8%	1%
2008	-32.1%	5.8%
2007	31.2%	14.1%
2006	14.9%	9.2%

### Capital Growth in Median Prices (Unit)





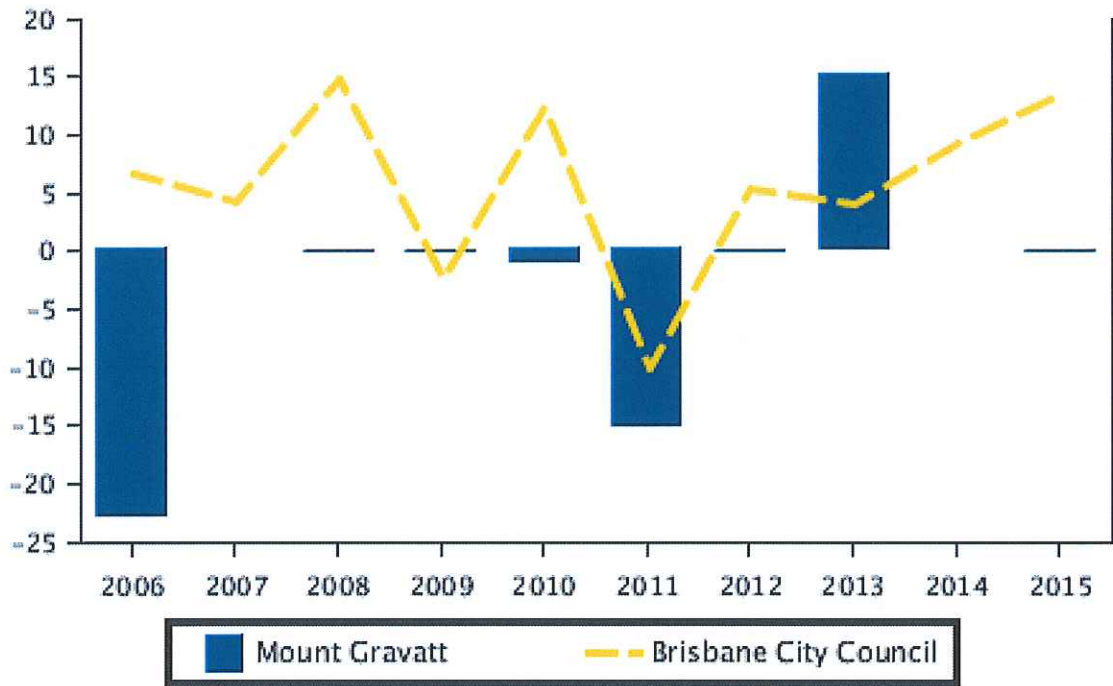


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### Capital Growth in Median Prices (Land)

Period	Mount Gravatt % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	0%	9.4%
2013	15.2%	4%
2012	0%	5.3%
2011	-15.4%	-10.2%
2010	-1.3%	12.5%
2009	0%	-2.4%
2008	0%	14.8%
2007	0%	4.2%
2006	-23%	6.7%

### Capital Growth in Median Prices (Land)



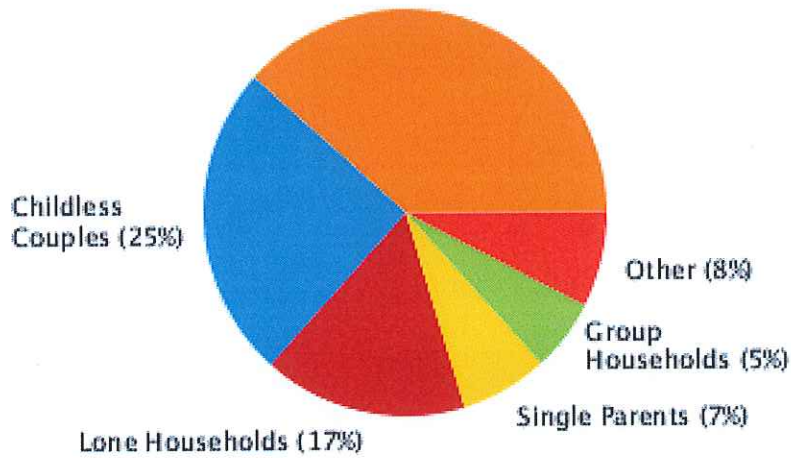
# Household

## Household Structure

Type	Percent
Couples with Children	38.4
Childless Couples	25.0
Lone Households	16.3
Other	7.6
Single Parents	7.1
Group Households	5.7

## Household Structure

Couples with Children (38%)





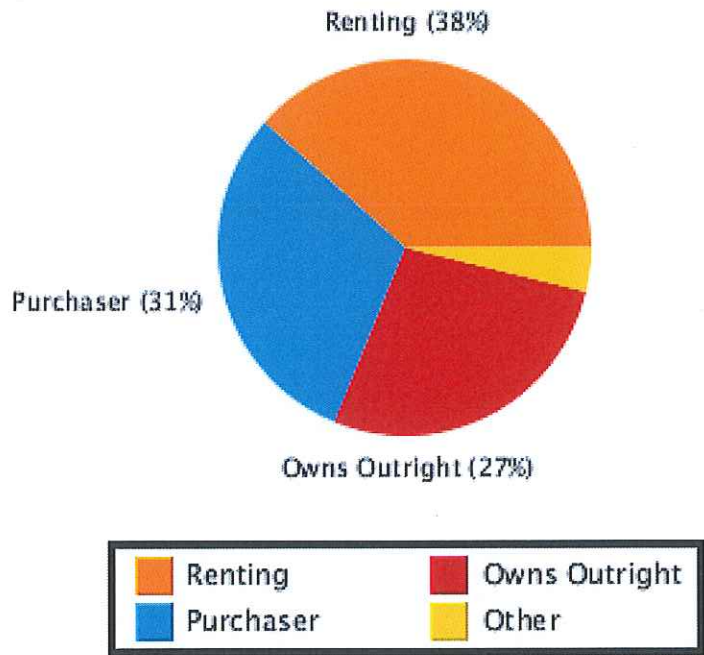


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### Household Occupancy

Type	Percent
Renting	38.4
Purchaser	30.4
Owns Outright	27.4
Other	3.8

### Household Occupancy

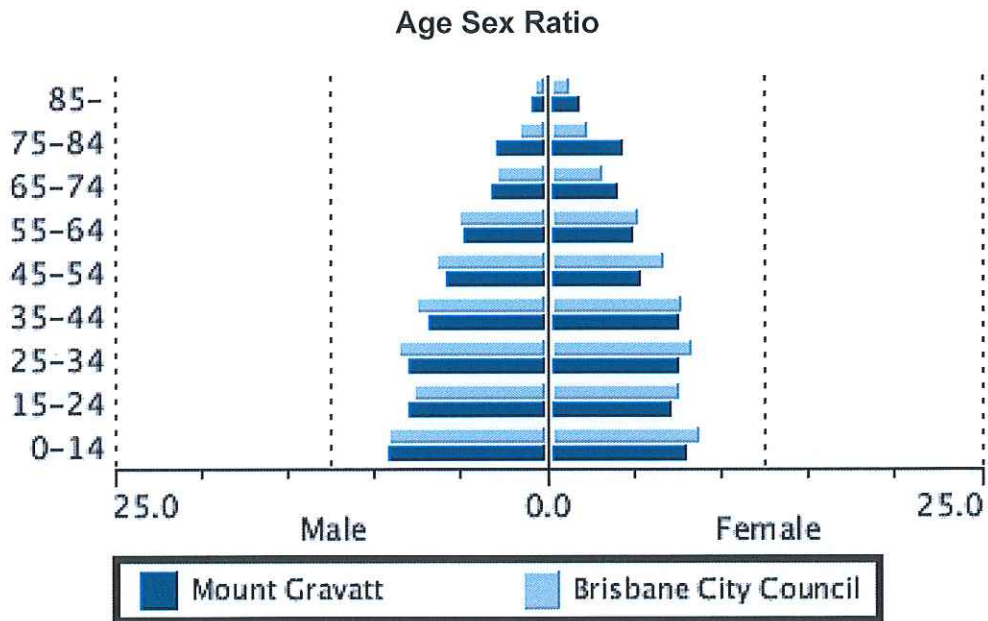




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# Age Sex Ratio

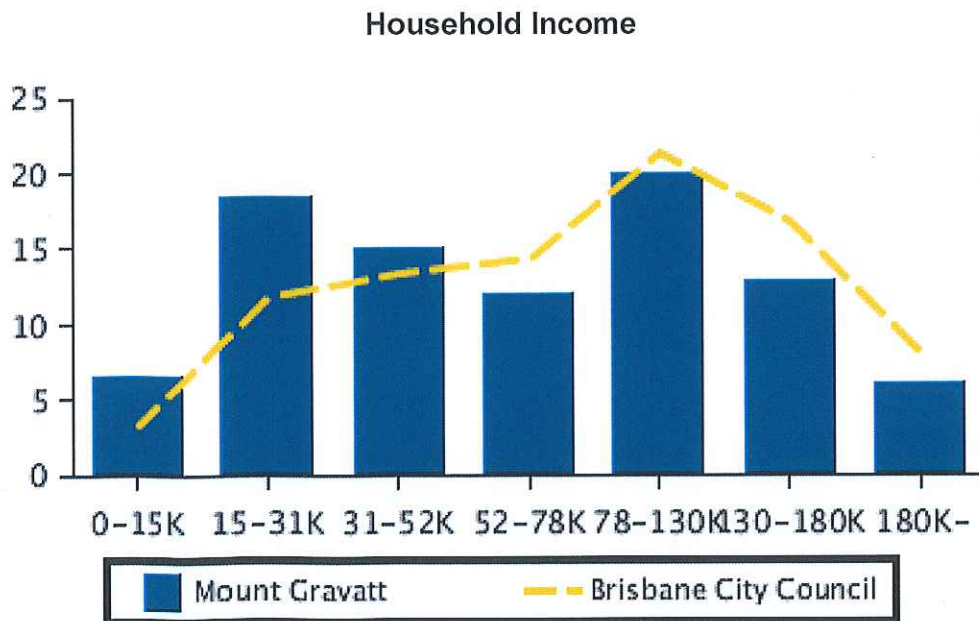
Age Group	Mount Gravatt		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	9.1	8.0	9.2	8.7
15-24	7.9	7.1	7.7	7.6
25-34	8.0	7.5	8.5	8.3
35-44	6.8	7.6	7.5	7.7
45-54	5.8	5.4	6.4	6.6
55-64	4.7	4.9	5.0	5.2
65-74	3.2	4.0	2.9	3.1
75-84	2.9	4.3	1.6	2.2
85-	0.8	1.8	0.6	1.2





## Household Income

Income Range	Mount Gravatt %	Brisbane City Council %
0-15K	6.6	3.3
15-31K	18.4	11.8
31-52K	15.0	13.4
52-78K	12.0	14.4
78-130K	19.9	21.3
130-180K	12.9	16.7
180K-	6.0	7.9





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## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	4					
COMMERCIAL	1	\$1,017,500	\$1,017,500	\$1,017,500	\$1,017,500	\$1,017,500
HOUSE	7	\$326,000	\$510,000	\$393,000	\$408,857	\$2,862,000
UNIT	2	\$305,000	\$305,000	\$305,000	\$305,000	\$610,000
<b>TOTAL</b>	<b>14</b>					<b>\$4,489,500</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		4				
COMMERCIAL	N/A	1	\$1,017,500	\$1,017,500	\$1,017,500	\$1,017,500
HOUSE	2 Bed	1	\$380,000	\$380,000	\$380,000	\$380,000
	3 Bed	5	\$326,000	\$465,000	\$393,000	\$394,400
	5+ Bed	1	\$510,000	\$510,000	\$510,000	\$510,000
UNIT	N/A	2	\$305,000	\$305,000	\$305,000	\$305,000
<b>TOTAL</b>		<b>14</b>				<b>\$320,678</b>



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## Sold Properties

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### 14 Blaine Street Mount Gravatt QLD 4122

Sale Price: \$606,000  
Sale Date: 19 Apr 2016  
Area: 607m2

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

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### 22 Creighton Street Mount Gravatt QLD 4122

Sale Price: \$1,400,000  
Sale Date: 3 Jun 2016  
Area: 680m2

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

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### 8 Doheny Street Mount Gravatt QLD 4122

Sale Price: \$622,000  
Sale Date: 23 Apr 2016  
Area: 911m2

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

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### 32 Gowrie Street Mount Gravatt QLD 4122

Sale Price: \$850,000  
Sale Date: 21 May 2016  
Area: 809m2

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

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### 10 Harper Street Mount Gravatt QLD 4122

Sale Price: \$605,000  
Sale Date: 16 Apr 2016  
Area: 739m2

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

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### 78 High Street Mount Gravatt QLD 4122

Sale Price: \$484,800  
Sale Date: 4 Apr 2016  
Area: 810m2

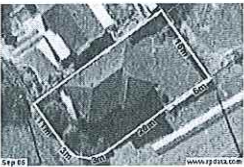
Attributes: 2 Beds, 1 Baths, 1 Car Spaces



### 16 Lencol Street Mount Gravatt QLD 4122

Sale Price: \$668,000  
Sale Date: 29 Apr 2016  
Area: 607m2

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



### 42 Margary Street Mount Gravatt QLD 4122

Sale Price: \$350,000  
Sale Date: 26 May 2016  
Area: 544m2

Attributes:



### 1/16 Mountain Street Mount Gravatt QLD 4122

Sale Price: \$352,000  
Sale Date: 13 Apr 2016  
Area: -

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



### 26 Santley Street Mount Gravatt QLD 4122

Sale Price: \$728,500  
Sale Date: 26 May 2016  
Area: 690m2

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



### 7 Trent Street Mount Gravatt QLD 4122

Sale Price: Not Disclosed  
Sale Date: 28 May 2016  
Area: 607m2

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





### **25 Trent Street Mount Gravatt QLD 4122**

Sale Price: \$739,000  
Sale Date: 13 May 2016  
Area: 1,166m<sup>2</sup>

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



### **48 Vaughan Street Mount Gravatt QLD 4122**

Sale Price: \$602,000  
Sale Date: 10 Jun 2016  
Area: 607m<sup>2</sup>

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



### **53 Vaughan Street Mount Gravatt QLD 4122**

Sale Price: \$570,000  
Sale Date: 13 Apr 2016  
Area: 683m<sup>2</sup>

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



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## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	1					
HOUSE	11	\$350,000	\$1,400,000	\$622,000	\$703,681	\$7,740,500
LAND	1	\$484,800	\$484,800	\$484,800	\$484,800	\$484,800
UNIT	1	\$352,000	\$352,000	\$352,000	\$352,000	\$352,000
<b>TOTAL</b>	<b>14</b>					<b>\$8,577,300</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		1				
HOUSE	3 Bed	5	\$570,000	\$1,400,000	\$606,000	\$760,000
	4 Bed	5	\$605,000	\$850,000	\$728,500	\$718,100
	N/A	1	\$350,000	\$350,000	\$350,000	\$350,000
LAND	2 Bed	1	\$484,800	\$484,800	\$484,800	\$484,800
UNIT	2 Bed	1	\$352,000	\$352,000	\$352,000	\$352,000
<b>TOTAL</b>		<b>14</b>				<b>\$612,664</b>



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# Sales History Report

Prepared on 04 Jul 2016

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## Sold Properties

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### 10 Albert Street Rocklea QLD 4106

Sale Price: \$365,000  
Sale Date: 16 Jun 2016  
Area: 481m2

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

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### 1/96 Boundary Road Rocklea QLD 4106

Sale Price: Not Disclosed  
Sale Date: 17 Jun 2016  
Area: 391m2 Approx

Attributes: 6 Car Spaces

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### 9 Corella Street Rocklea QLD 4106

Sale Price: Not Disclosed  
Sale Date: 25 Jun 2016  
Area: 607m2

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

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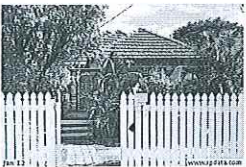


### 12 Corella Street Rocklea QLD 4106

Sale Price: \$465,000  
Sale Date: 7 Apr 2016  
Area: 607m2

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

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### 37 Darnley Street Rocklea QLD 4106

Sale Price: \$393,000  
Sale Date: 6 May 2016  
Area: 726m2

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

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### 1/49 Donaldson Road Rocklea QLD 4106

Sale Price: \$305,000  
Sale Date: 6 May 2016  
Area: 291m2 Approx

Attributes:



### 2/49 Donaldson Road Rocklea QLD 4106

Sale Price: \$305,000  
Sale Date: 6 May 2016  
Area: 267m2 Approx

Attributes:



### 43 Dunn Road Rocklea QLD 4106

Sale Price: Not Disclosed  
Sale Date: 27 Apr 2016  
Area: 1,012m2

Attributes: 4 Car Spaces



### 41 Goburra Street Rocklea QLD 4106

Sale Price: \$380,000  
Sale Date: 23 May 2016  
Area: 607m2

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



### 135 Granard Road Rocklea QLD 4106

Sale Price: \$326,000  
Sale Date: 11 Apr 2016  
Area: 625m2

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



### 59 Inskip Street Rocklea QLD 4106

Sale Price: \$423,000  
Sale Date: 7 May 2016  
Area: 794m2

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





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**67 Randolph Street Rocklea QLD 4106**

Sale Price: \$1,017,500

Sale Date: 15 Apr 2016

Area: 2,023m<sup>2</sup>

Attributes: 3 Car Spaces



**99 Sherwood Road Rocklea QLD 4106**

Sale Price: \$510,000

Sale Date: 30 Apr 2016

Area: 494m<sup>2</sup>

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



**23 Suscatand Street Rocklea QLD 4106**

Sale Price: Not Disclosed

Sale Date: 24 Jun 2016

Area: 1,891m<sup>2</sup>

Attributes:



Space Property South Brisbane  
130 Vulture Street, SOUTH BRISBANE  
QLD 4101 AUS  
Ph: +61(07)38464333 Fax: +61(07)38447395  
Email: southbrisbane@spaceproperty.com.au

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