
A Nobel approach
to Real Estate™

Mount Ommaney
April—June 2016

THE Adam
Nobel TEAM



Mobile 0417 007 001
Facsimile 07 3844 7395
adam.nobel@spaceproperty.com.au
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 Mount Ommaney is approximately 2 square kilometres. It has 3 parks covering nearly 25% of total area.

The population of Mount Ommaney in 2006 was 2,203 people. By 2011 the population was 2,335 showing a population growth of 5% in the area during that time.

The predominant age group in Mount Ommaney is 55-64 years.

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

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

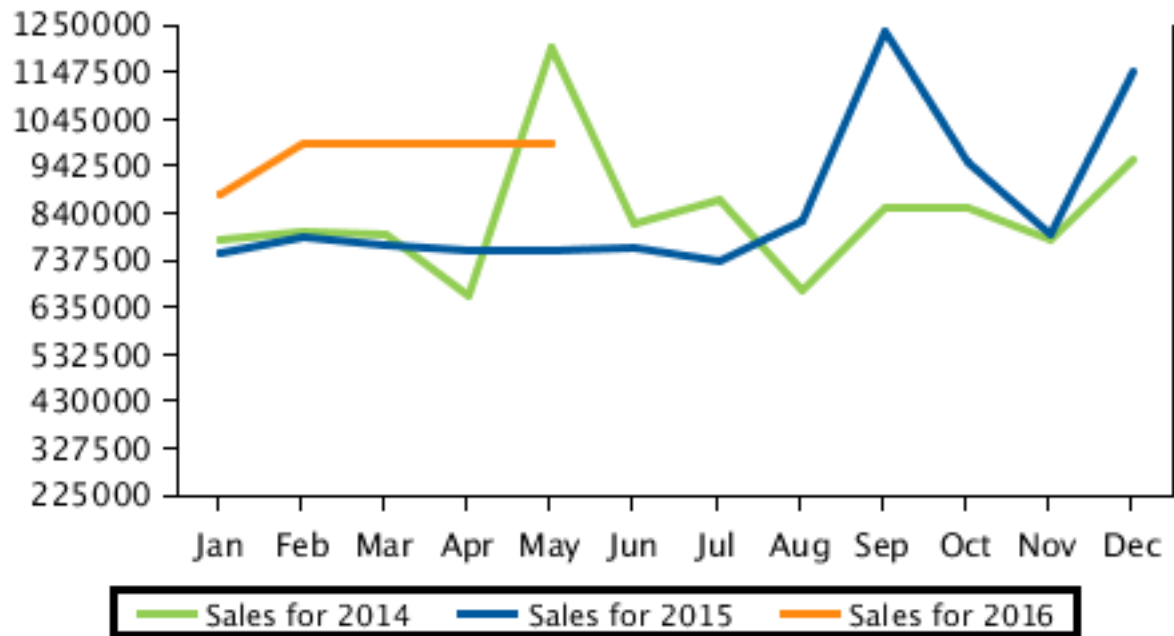
In 2006, 86.7% of the homes in Mount Ommaney were owner-occupied compared with 86.2% in 2011.

Currently the median sales price of houses in the area is 991,500.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$780,000	\$752,500	\$879,000
February	\$801,000	\$787,500	\$991,500
March	\$790,000	\$770,000	\$991,500
April	\$661,000	\$760,000	\$991,500
May	\$1,200,000	\$760,000	\$991,500
June	\$815,000	\$762,500	\$0
July	\$866,500	\$733,000	\$0
August	\$671,000	\$820,000	\$0
September	\$853,000	\$1,237,500	\$0
October	\$853,000	\$952,500	\$0
November	\$782,000	\$795,000	\$0
December	\$957,500	\$1,150,000	\$0

Median Sale Price

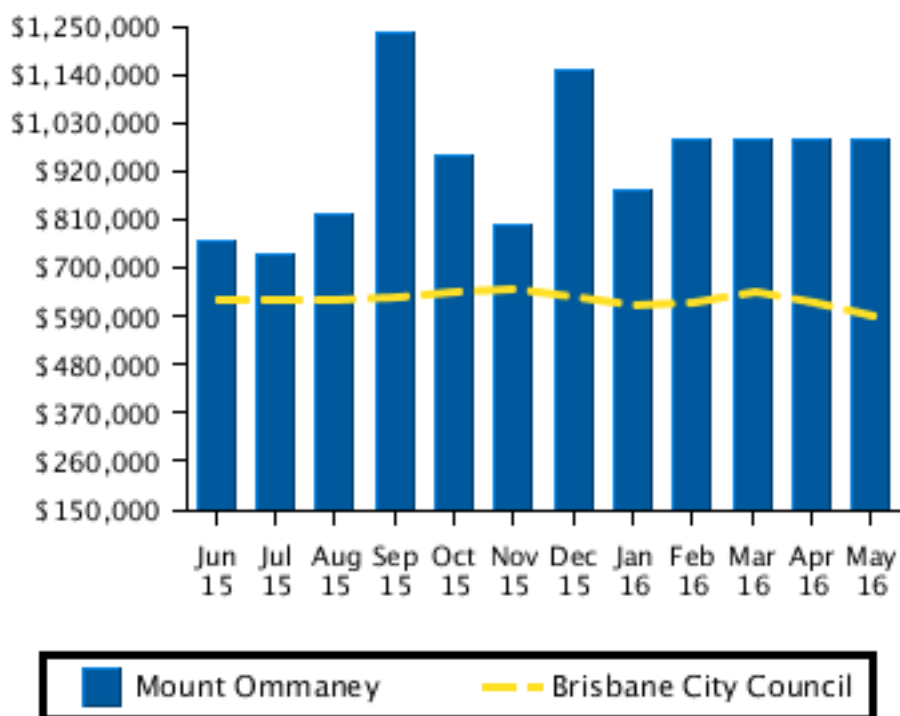


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Mount Ommaney	Brisbane City Council
	Median Price	Median Price
May 2016	\$991,500	\$588,065
April 2016	\$991,500	\$620,000
March 2016	\$991,500	\$645,000
February 2016	\$991,500	\$622,500
January 2016	\$879,000	\$614,875
December 2015	\$1,150,000	\$635,000
November 2015	\$795,000	\$649,900
October 2015	\$952,500	\$645,000
September 2015	\$1,237,500	\$635,000
August 2015	\$820,000	\$630,000
July 2015	\$733,000	\$625,000
June 2015	\$762,500	\$625,500

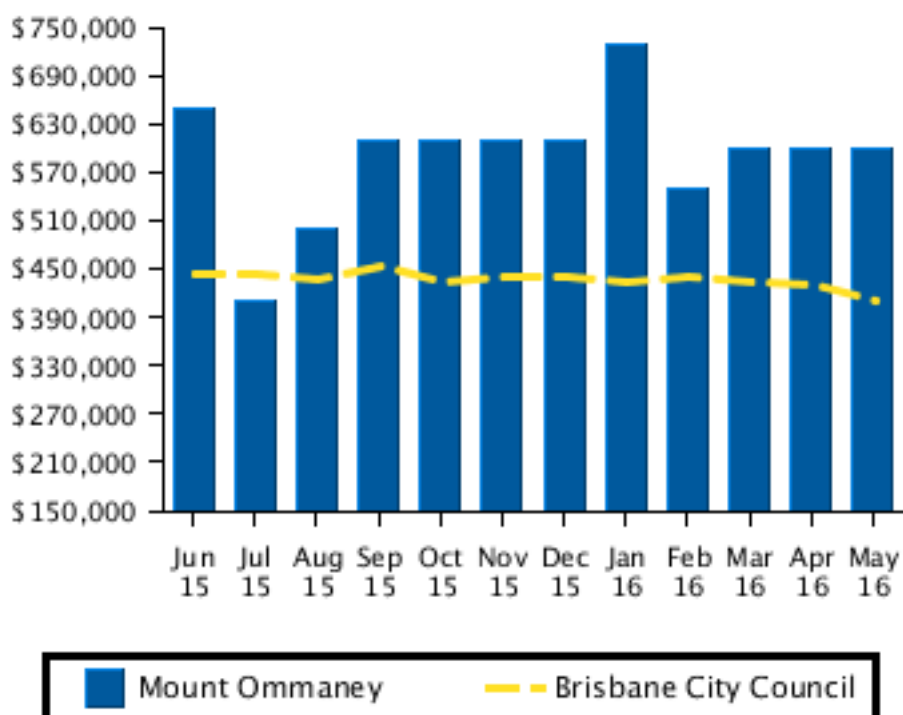
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Mount Ommaney Median Price	Brisbane City Council Median Price
May 2016	\$600,000	\$408,750
April 2016	\$600,000	\$429,500
March 2016	\$600,000	\$435,000
February 2016	\$550,000	\$441,050
January 2016	\$730,000	\$432,500
December 2015	\$610,000	\$440,000
November 2015	\$610,000	\$440,000
October 2015	\$610,000	\$435,000
September 2015	\$610,000	\$452,000
August 2015	\$500,000	\$435,500
July 2015	\$410,000	\$445,000
June 2015	\$650,000	\$443,000

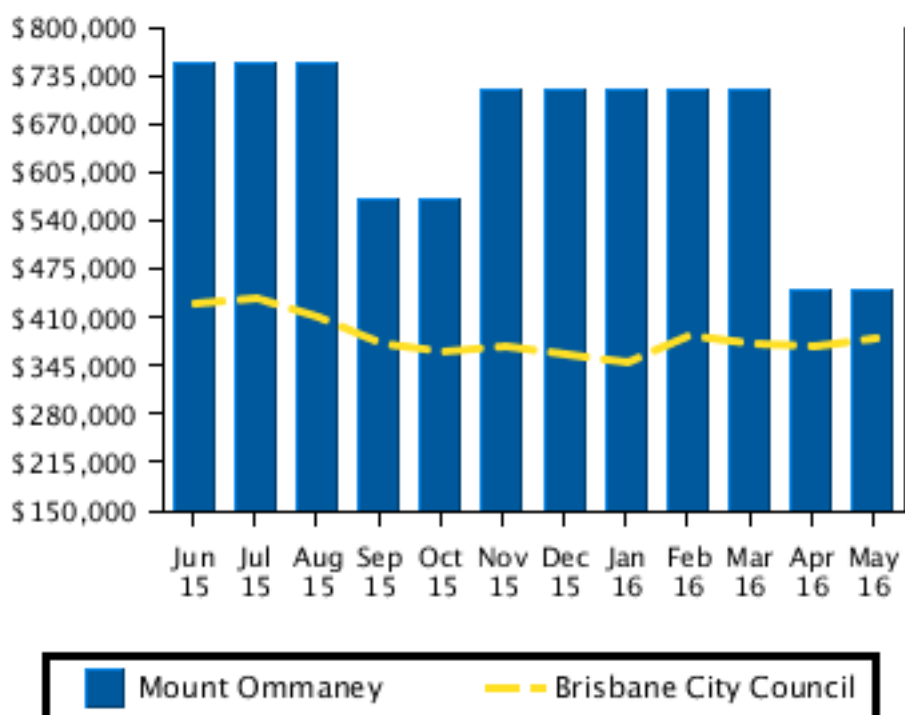
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Mount Ommaney Median Price	Brisbane City Council Median Price
May 2016	\$446,000	\$380,000
April 2016	\$446,000	\$372,500
March 2016	\$715,000	\$376,000
February 2016	\$715,000	\$385,000
January 2016	\$715,000	\$349,000
December 2015	\$715,000	\$360,000
November 2015	\$715,000	\$370,000
October 2015	\$570,001	\$365,000
September 2015	\$570,001	\$376,050
August 2015	\$750,000	\$410,000
July 2015	\$750,000	\$435,000
June 2015	\$750,000	\$427,500

Recent Median Land Sale Prices

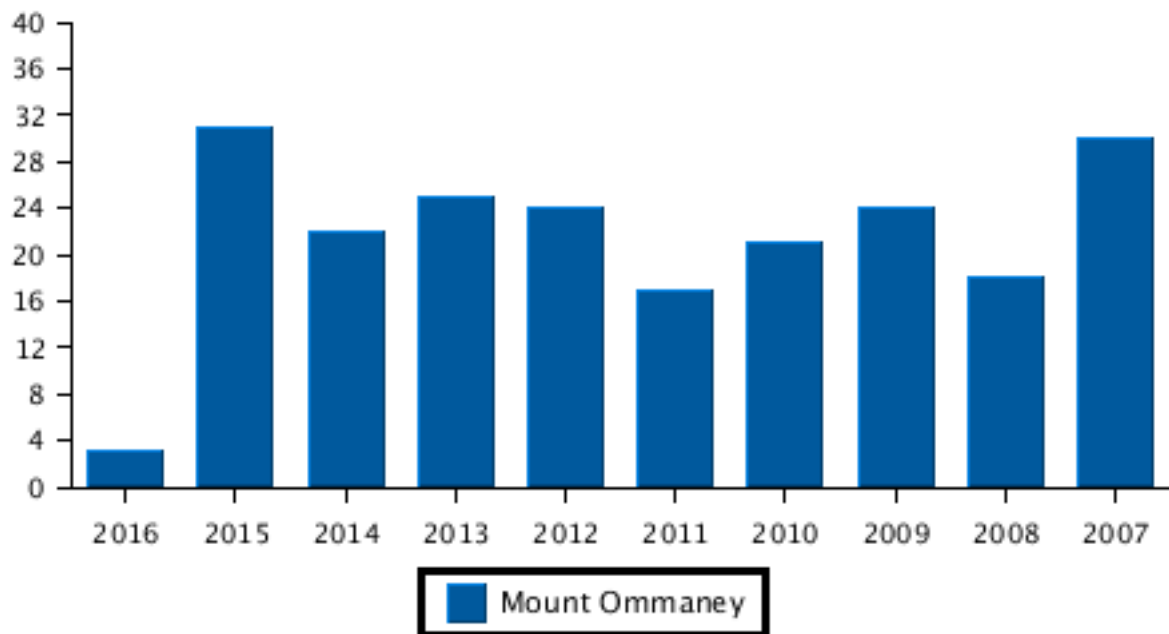


Sales Per Annum

House Sales Per Annum

Period	Mount Ommaney
	Number
2016	3
2015	31
2014	22
2013	25
2012	24
2011	17
2010	21
2009	24
2008	18
2007	30

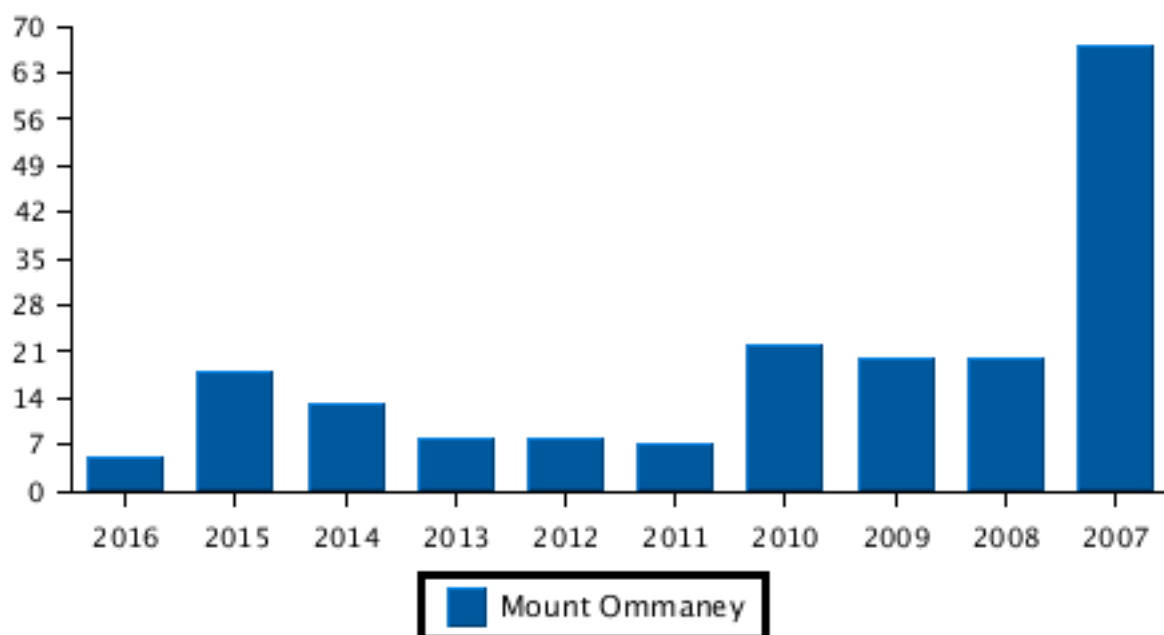
House Sales Per Annum



Unit Sales Per Annum

Period	Mount Ommaney
	Number
2016	5
2015	18
2014	13
2013	8
2012	8
2011	7
2010	22
2009	20
2008	20
2007	67

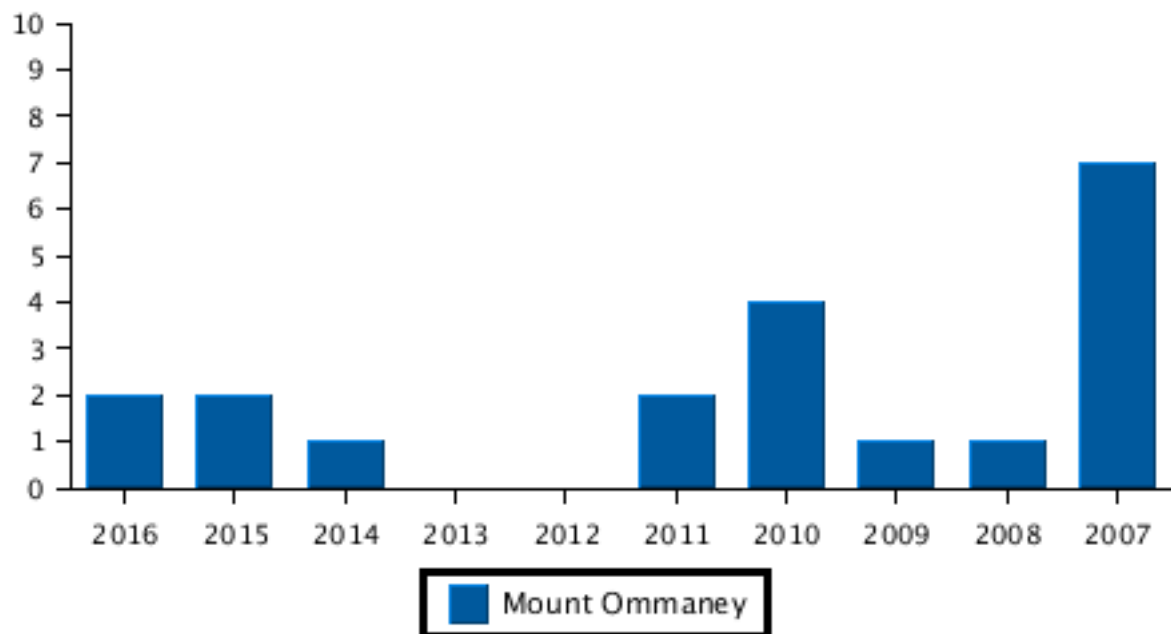
Unit Sales Per Annum



Land Sales Per Annum

Period	Mount Ommaney
	Number
2016	2
2015	2
2014	1
2013	0
2012	0
2011	2
2010	4
2009	1
2008	1
2007	7

Land Sales Per Annum

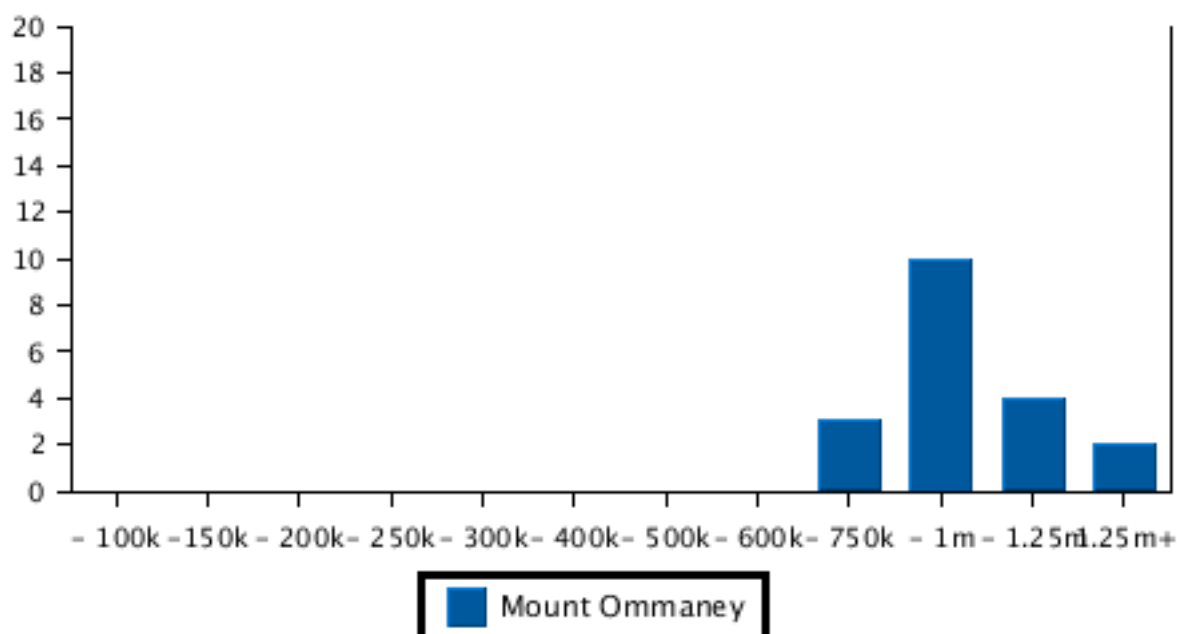


Sales By Price

House Sale by Price (12 months)

Price	Mount Ommaney
	Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	0
501 - 600k	0
601 - 750k	3
751 - 1m	10
> 1m - 1.25m	4
1.25m+	2

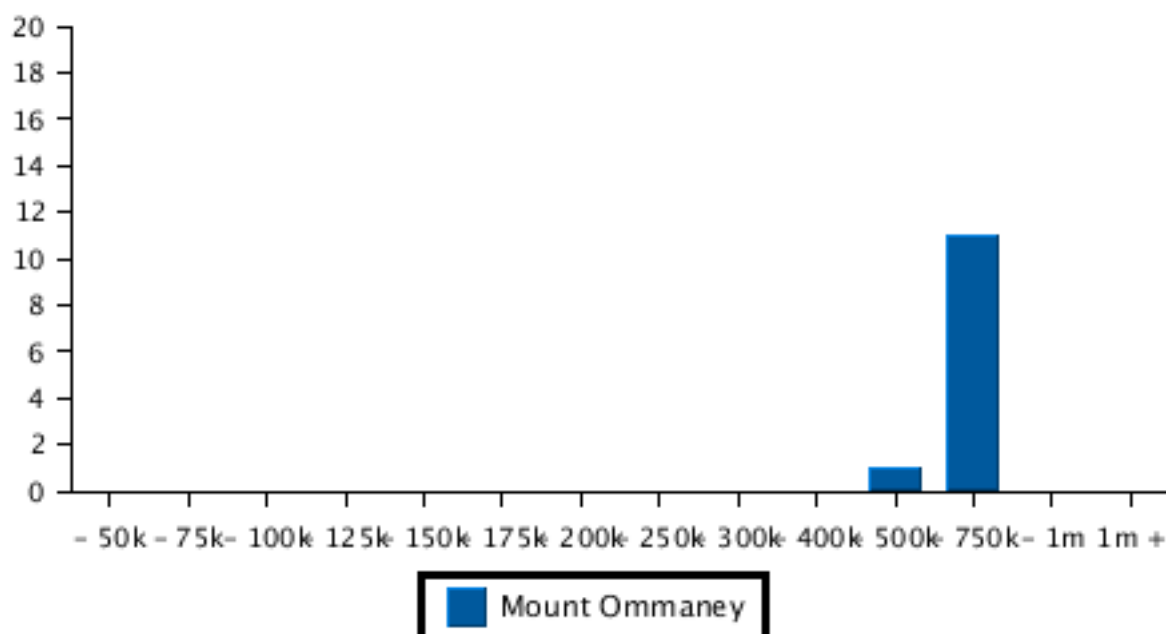
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Mount Ommaney
	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	1
501 - 750k	11
751 - 1m	0
1m +	0

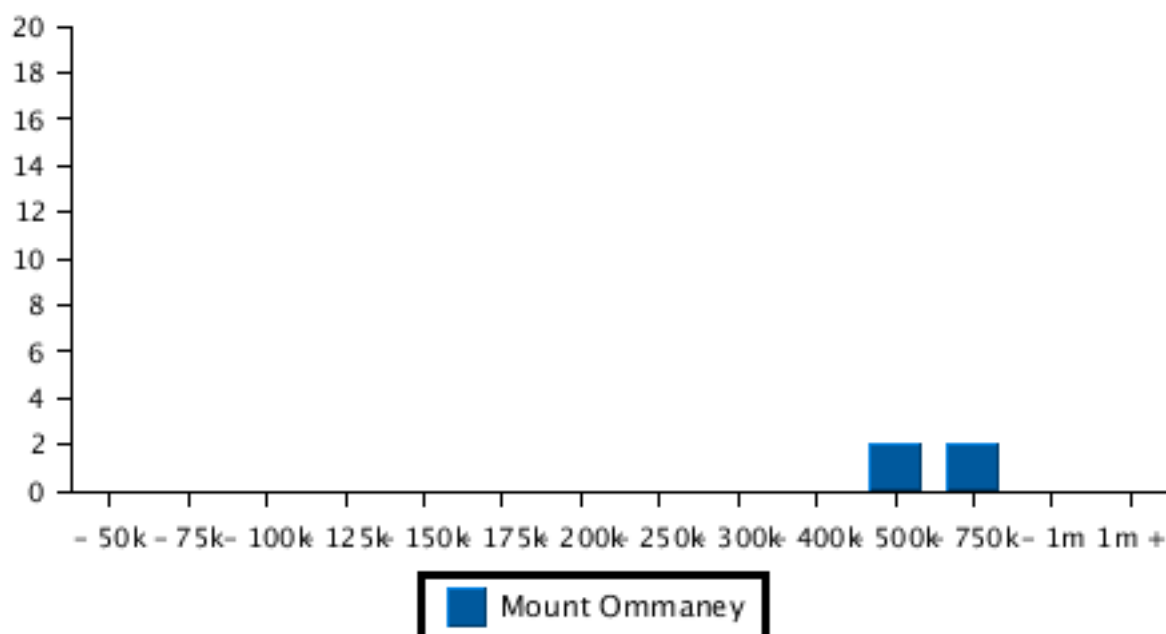
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Mount Ommaney
	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	2
501 - 750k	2
751 - 1m	0
1m +	0

Land Sales By Price (12 months)

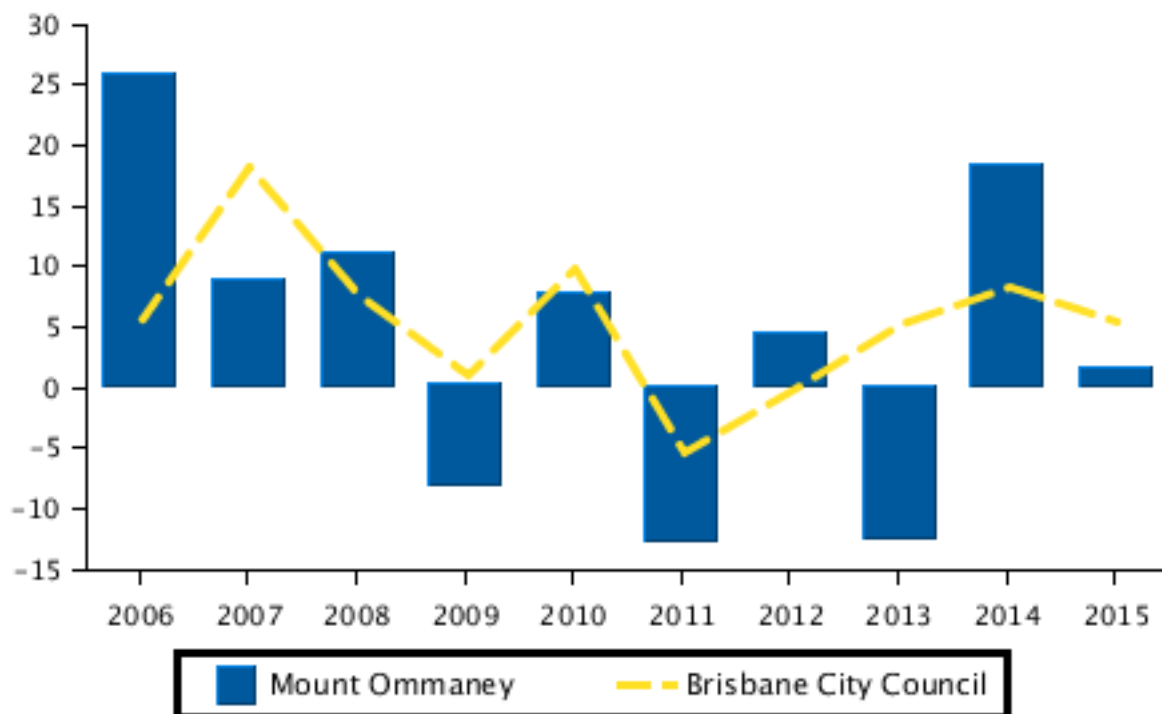


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Mount Ommaney	Brisbane City Council
	% Change	% Change
2015	1.7%	5.4%
2014	18.5%	8.3%
2013	-12.7%	5.2%
2012	4.6%	-0.4%
2011	-12.9%	-5.3%
2010	7.8%	9.8%
2009	-8.6%	1%
2008	11.2%	7.6%
2007	9%	18.3%
2006	26%	5.7%

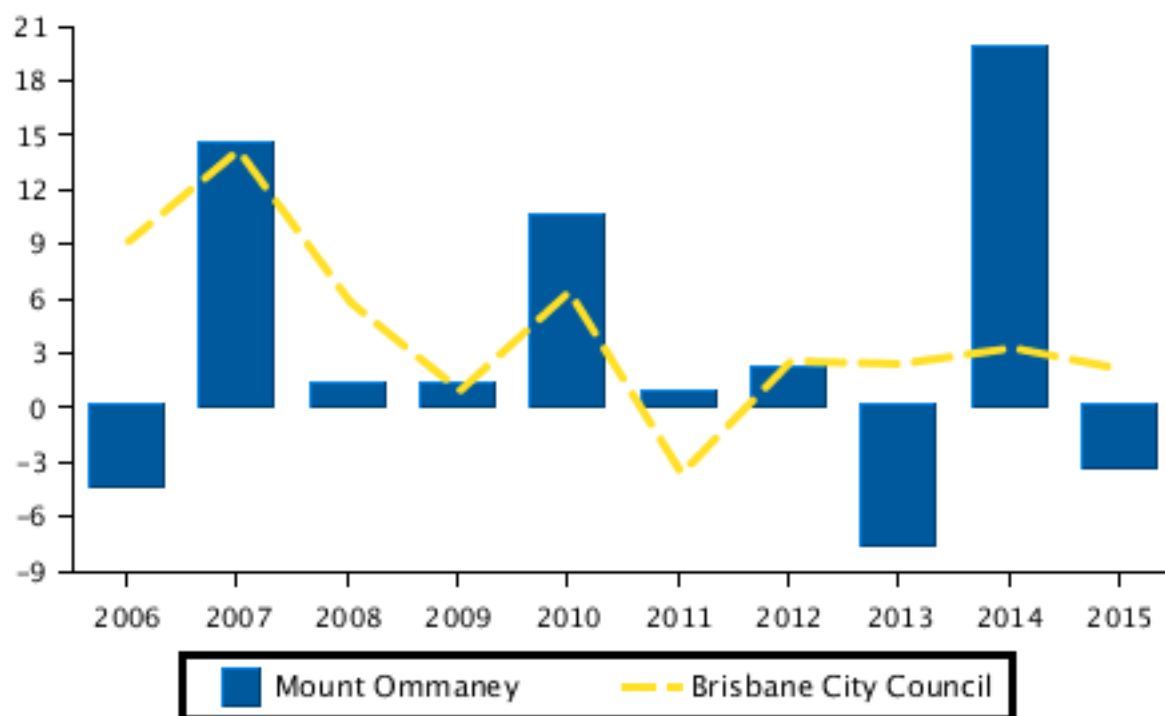
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Mount Ommaney % Change	Brisbane City Council % Change
2015	-3.6%	2.1%
2014	19.9%	3.3%
2013	-7.9%	2.4%
2012	2.3%	2.5%
2011	1%	-3.6%
2010	10.7%	6.4%
2009	1.4%	1%
2008	1.4%	5.8%
2007	14.6%	14.1%
2006	-4.7%	9.2%

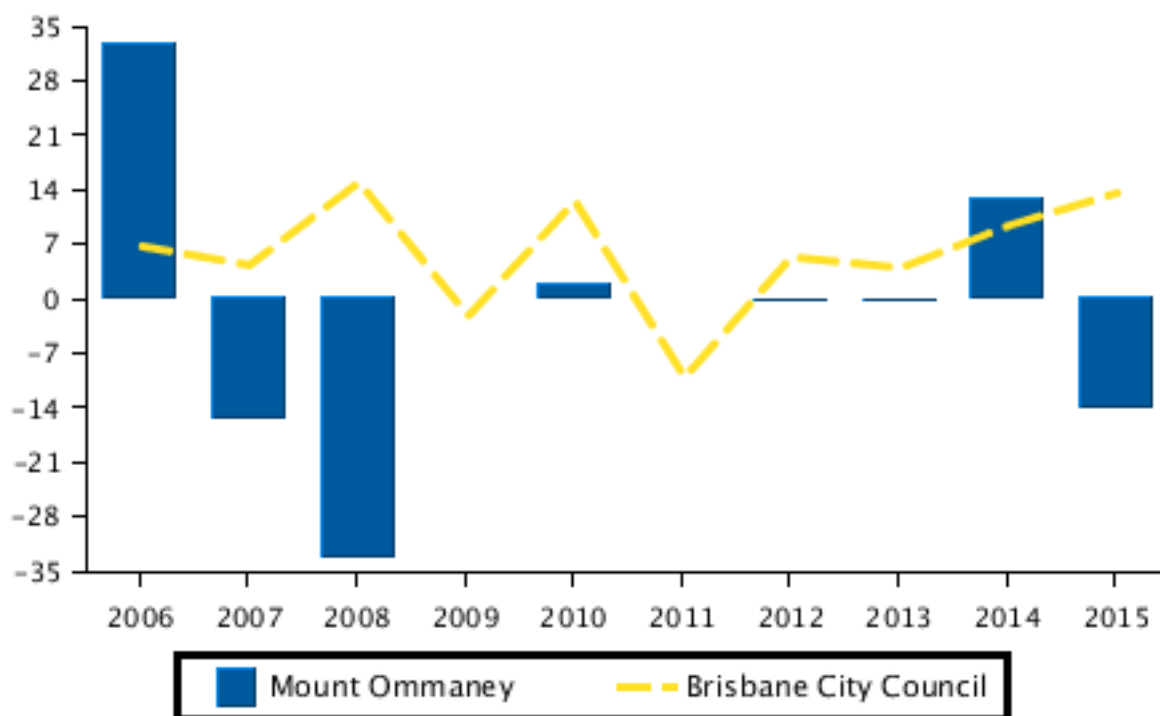
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Mount Ommaney % Change	Brisbane City Council % Change
2015	-14.3%	13.6%
2014	12.8%	9.4%
2013	0%	4%
2012	0%	5.3%
2011	0%	-10.2%
2010	1.9%	12.5%
2009	0%	-2.4%
2008	-33.3%	14.8%
2007	-15.7%	4.2%
2006	32.8%	6.7%

Capital Growth in Median Prices (Land)

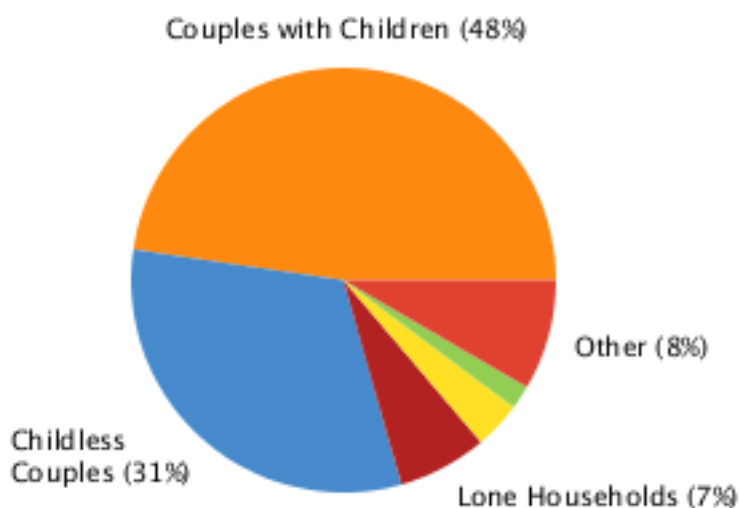


Household

Household Structure

Type	Percent
Couples with Children	47.7
Childless Couples	31.7
Other	8.4
Lone Households	6.8
Single Parents	3.6
Group Households	1.8

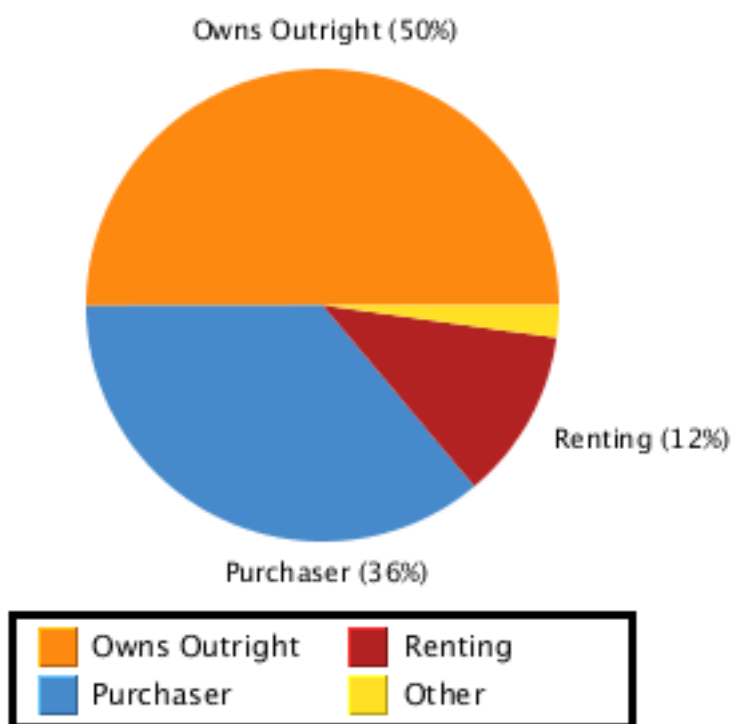
Household Structure



Household Occupancy

Type	Percent
Owns Outright	50.1
Purchaser	36.1
Renting	11.7
Other	2.2

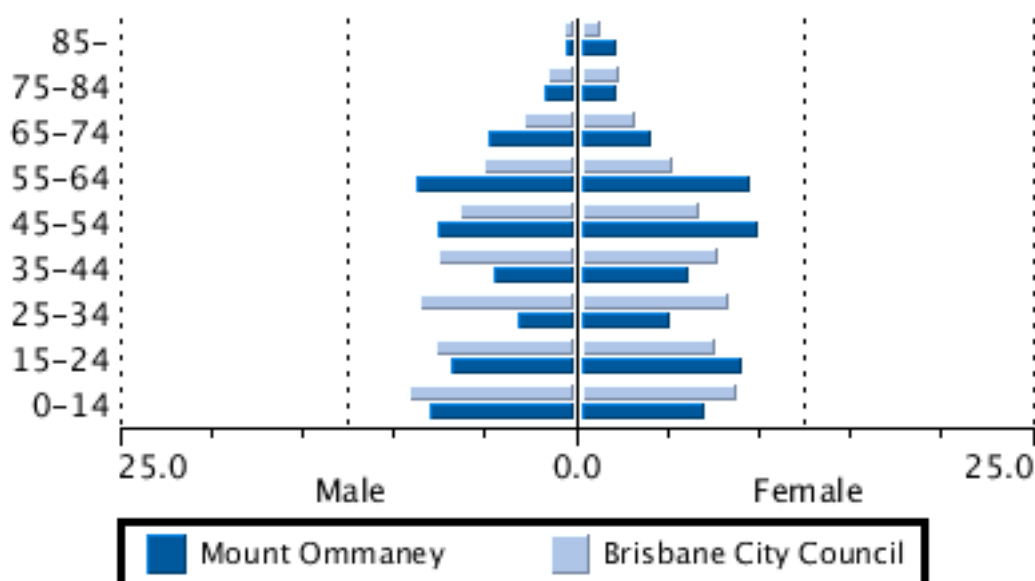
Household Occupancy



Age Sex Ratio

Age Group	Mount Ommaney		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	8.0	6.9	9.2	8.7
15-24	6.8	9.0	7.7	7.6
25-34	3.2	5.0	8.5	8.3
35-44	4.4	6.1	7.5	7.7
45-54	7.6	9.9	6.4	6.6
55-64	8.7	9.4	5.0	5.2
65-74	4.8	4.0	2.9	3.1
75-84	1.7	2.1	1.6	2.2
85-	0.5	2.1	0.6	1.2

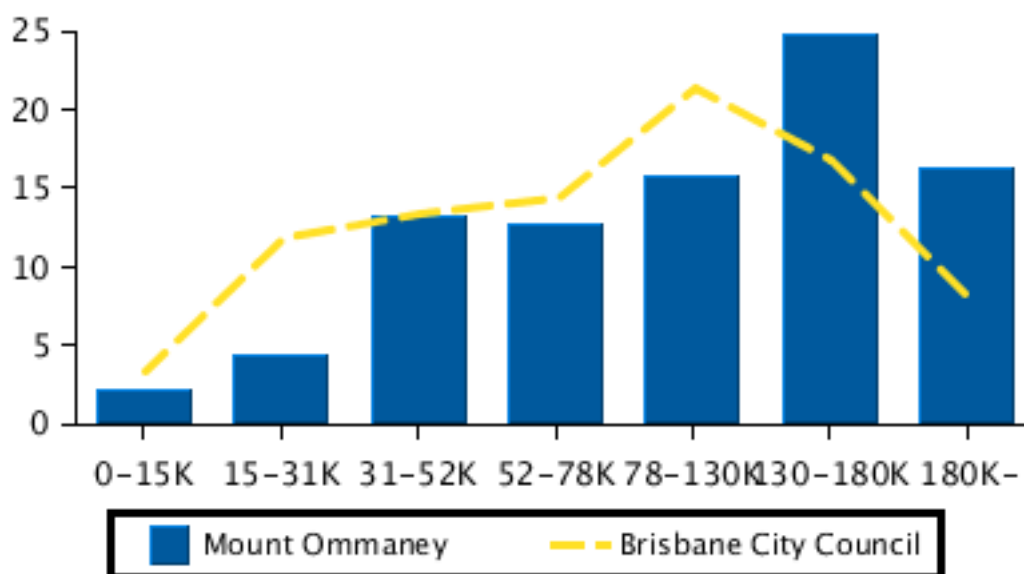
Age Sex Ratio



Household Income

Income Range	Mount Ommaney %	Brisbane City Council %
0-15K	2.1	3.3
15-31K	4.4	11.8
31-52K	13.1	13.4
52-78K	12.7	14.4
78-130K	15.7	21.3
130-180K	24.8	16.7
180K-	16.3	7.9

Household Income



Disclaimer

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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



36 Abel Smith Crescent Mount Ommaney QLD 4074

Sale Price: \$709,000

Sale Date: 18 Jun 2016

Area: 1,206m²

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



11 Mcinnes Place Mount Ommaney QLD 4074

Sale Price: \$777,000

Sale Date: 10 Jun 2016

Area: 1,027m²

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



9 Moncrieff Court Mount Ommaney QLD 4074

Sale Price: \$1,060,000

Sale Date: 9 Jun 2016

Area: 1,499m²

Attributes: 6 Beds, 4 Baths, 2 Car Spaces, 2 Lock Up Garages, 2 Ensuites



36 Mozart Place Mount Ommaney QLD 4074

Sale Price: \$430,000

Sale Date: 20 Apr 2016

Area: 503m²

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



38 Mozart Place Mount Ommaney QLD 4074

Sale Price: \$442,000

Sale Date: 20 Apr 2016

Area: 510m²

Attributes:



40 Mozart Place Mount Ommaney QLD 4074

Sale Price: \$450,000

Sale Date: 20 Apr 2016

Area: 501m²

Attributes:

Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
HOUSE	3	\$709,000	\$1,060,000	\$777,000	\$848,666	\$2,546,000
LAND	3	\$430,000	\$450,000	\$442,000	\$440,666	\$1,322,000
TOTAL	6					\$3,868,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
HOUSE	5+ Bed	3	\$709,000	\$1,060,000	\$777,000	\$848,666
LAND	4 Bed	1	\$430,000	\$430,000	\$430,000	\$430,000
	N/A	2	\$442,000	\$450,000	\$446,000	\$446,000
TOTAL		6				\$644,666



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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