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A Nobel approach  
to Real Estate™

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Nathan

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



## Area Profile

The size of Nathan is approximately 5 square kilometres. It has 4 parks covering nearly 52% of total area.

The population of Nathan in 2006 was 1,383 people. By 2011 the population was 1,394 showing a stable population in the area during that time.

The predominant age group in Nathan is 15-24 years.

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

In general, people in Nathan work in a non-specific occupation.

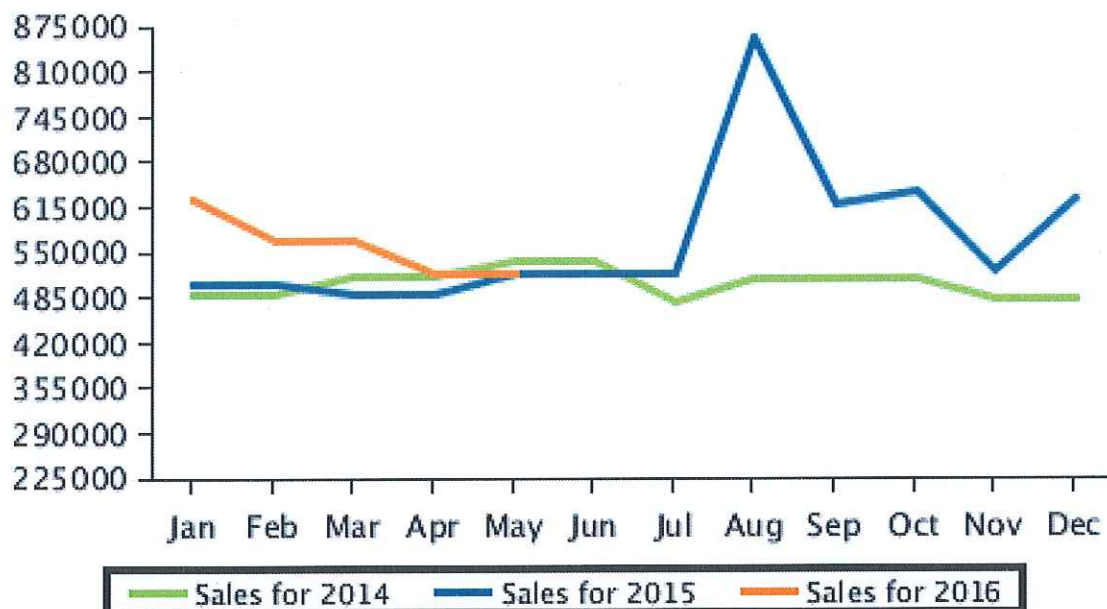
In 2006, 61.5% of the homes in Nathan were owner-occupied compared with 64.0% in 2011.

Currently the median sales price of houses in the area is 520,000.

### Median Sale Price

| Period    | Year 2014    | Year 2015    | Year 2016    |
|-----------|--------------|--------------|--------------|
|           | Median Price | Median Price | Median Price |
| January   | \$488,000    | \$503,000    | \$625,000    |
| February  | \$488,000    | \$503,000    | \$567,000    |
| March     | \$515,000    | \$490,850    | \$567,000    |
| April     | \$515,000    | \$490,850    | \$520,000    |
| May       | \$536,000    | \$520,000    | \$520,000    |
| June      | \$536,000    | \$520,000    | \$0          |
| July      | \$479,000    | \$520,000    | \$0          |
| August    | \$510,000    | \$860,000    | \$0          |
| September | \$510,000    | \$620,000    | \$0          |
| October   | \$510,000    | \$638,250    | \$0          |
| November  | \$482,600    | \$524,000    | \$0          |
| December  | \$482,600    | \$625,000    | \$0          |

### Median Sale Price

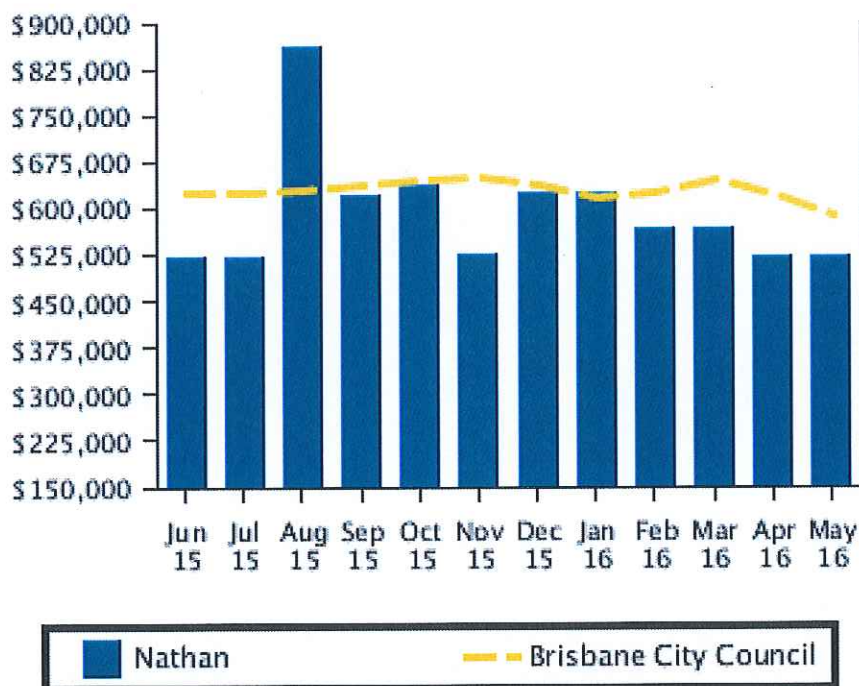


## Recent Median Sale Prices

### Recent Median House Sale Prices

| Period         | Nathan<br>Median Price | Brisbane City Council<br>Median Price |
|----------------|------------------------|---------------------------------------|
| May 2016       | \$520,000              | \$588,065                             |
| April 2016     | \$520,000              | \$620,000                             |
| March 2016     | \$567,000              | \$645,000                             |
| February 2016  | \$567,000              | \$622,500                             |
| January 2016   | \$625,000              | \$614,875                             |
| December 2015  | \$625,000              | \$635,000                             |
| November 2015  | \$524,000              | \$649,900                             |
| October 2015   | \$638,250              | \$645,000                             |
| September 2015 | \$620,000              | \$635,000                             |
| August 2015    | \$860,000              | \$630,000                             |
| July 2015      | \$520,000              | \$625,000                             |
| June 2015      | \$520,000              | \$625,500                             |

### Recent Median House Sale Prices

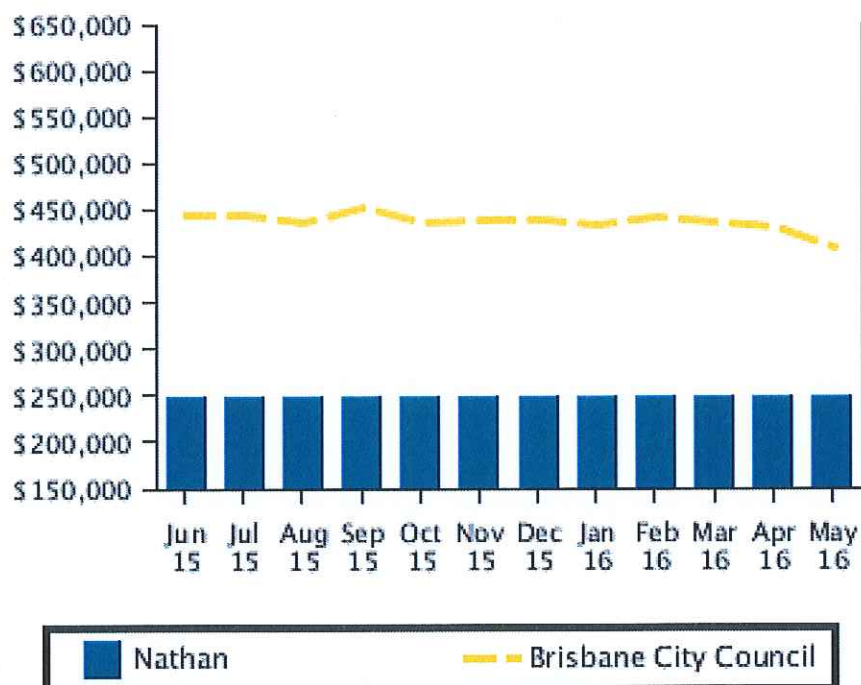




### Recent Median Unit Sale Prices

| Period         | Nathan<br>Median Price | Brisbane City Council<br>Median Price |
|----------------|------------------------|---------------------------------------|
| May 2016       | \$249,000              | \$408,750                             |
| April 2016     | \$249,000              | \$429,500                             |
| March 2016     | \$249,000              | \$435,000                             |
| February 2016  | \$249,000              | \$441,050                             |
| January 2016   | \$249,000              | \$432,500                             |
| December 2015  | \$249,000              | \$440,000                             |
| November 2015  | \$249,000              | \$440,000                             |
| October 2015   | \$249,000              | \$435,000                             |
| September 2015 | \$249,000              | \$452,000                             |
| August 2015    | \$249,000              | \$435,500                             |
| July 2015      | \$249,000              | \$445,000                             |
| June 2015      | \$249,000              | \$443,000                             |

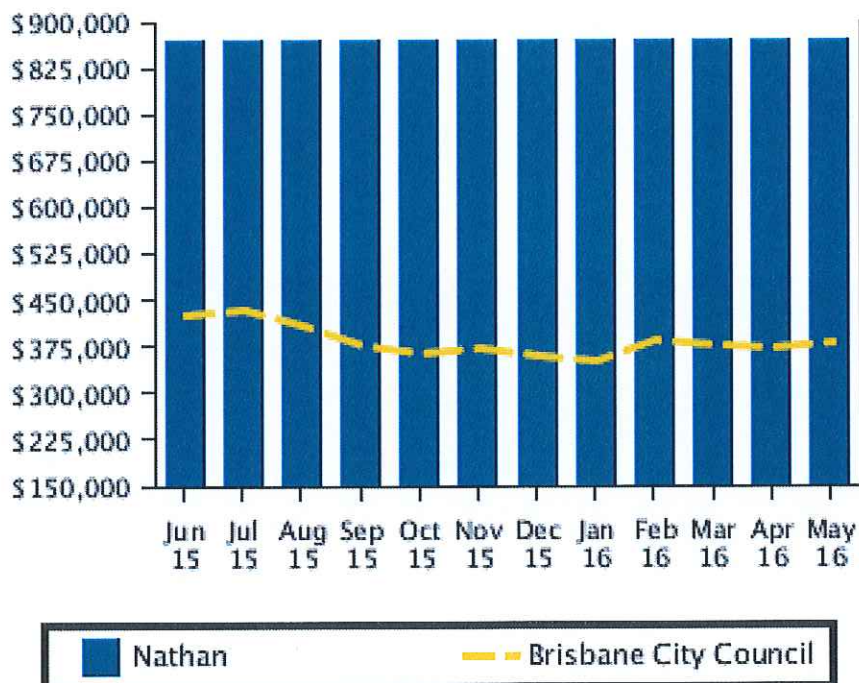
### Recent Median Unit Sale Prices



### Recent Median Land Sale Prices

| Period         | Nathan<br>Median Price | Brisbane City Council<br>Median Price |
|----------------|------------------------|---------------------------------------|
| May 2016       | \$869,880              | \$380,000                             |
| April 2016     | \$869,880              | \$372,500                             |
| March 2016     | \$869,880              | \$376,000                             |
| February 2016  | \$869,880              | \$385,000                             |
| January 2016   | \$869,880              | \$349,000                             |
| December 2015  | \$869,880              | \$360,000                             |
| November 2015  | \$869,880              | \$370,000                             |
| October 2015   | \$869,880              | \$365,000                             |
| September 2015 | \$869,880              | \$376,050                             |
| August 2015    | \$869,880              | \$410,000                             |
| July 2015      | \$869,880              | \$435,000                             |
| June 2015      | \$869,880              | \$427,500                             |

### Recent Median Land Sale Prices

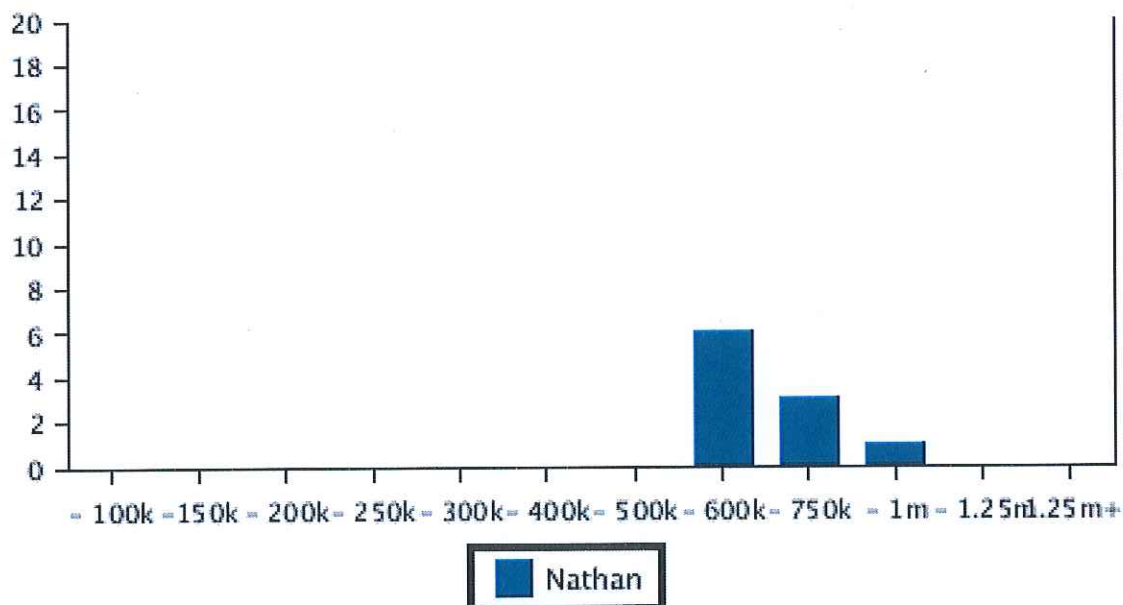


## Sales By Price

### House Sale by Price (12 months)

| Price        | Nathan<br>Number |
|--------------|------------------|
| 0 - 100k     | 0                |
| 101 - 150k   | 0                |
| 151 - 200k   | 0                |
| 201 - 250k   | 0                |
| 251 - 300k   | 0                |
| 301 - 400k   | 0                |
| 401 - 500k   | 0                |
| 501 - 600k   | 6                |
| 601 - 750k   | 3                |
| 751 - 1m     | 1                |
| > 1m - 1.25m | 0                |
| 1.25m+       | 0                |

### House Sales By Price (12 months)

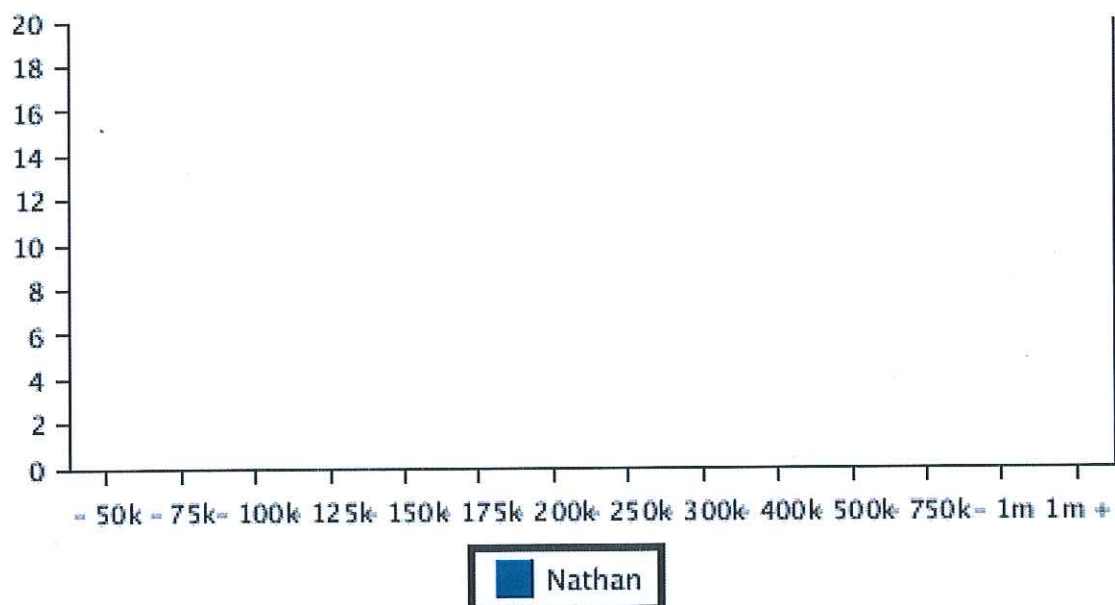




### Unit Sale by Price (12 months)

| Price      | Nathan<br>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                |

### Unit Sales By Price (12 months)

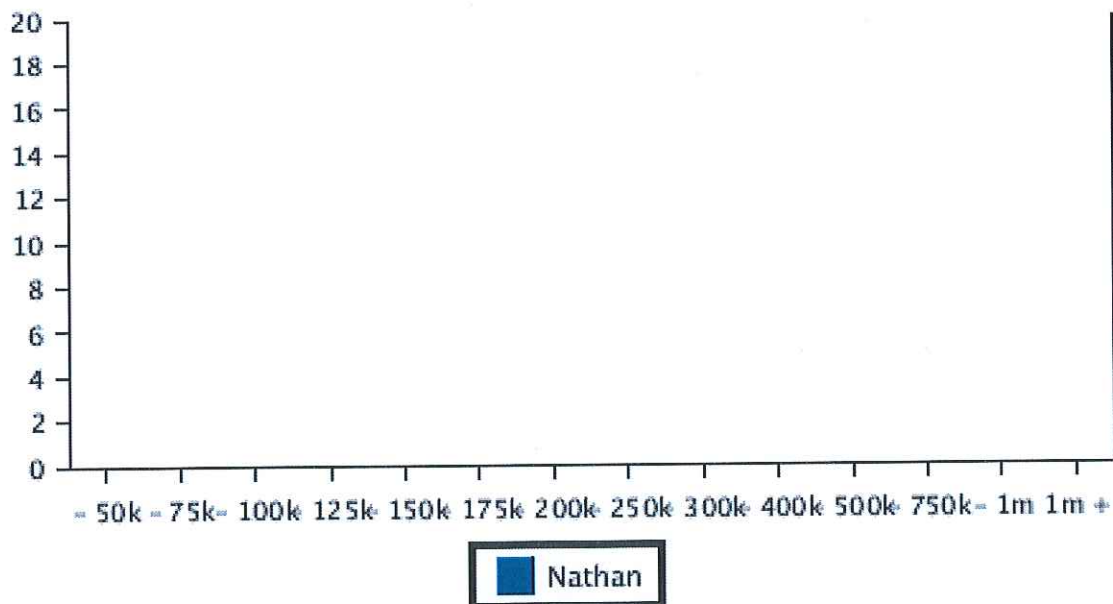




### Land Sale by Price (12 months)

| Price      | Nathan<br>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)

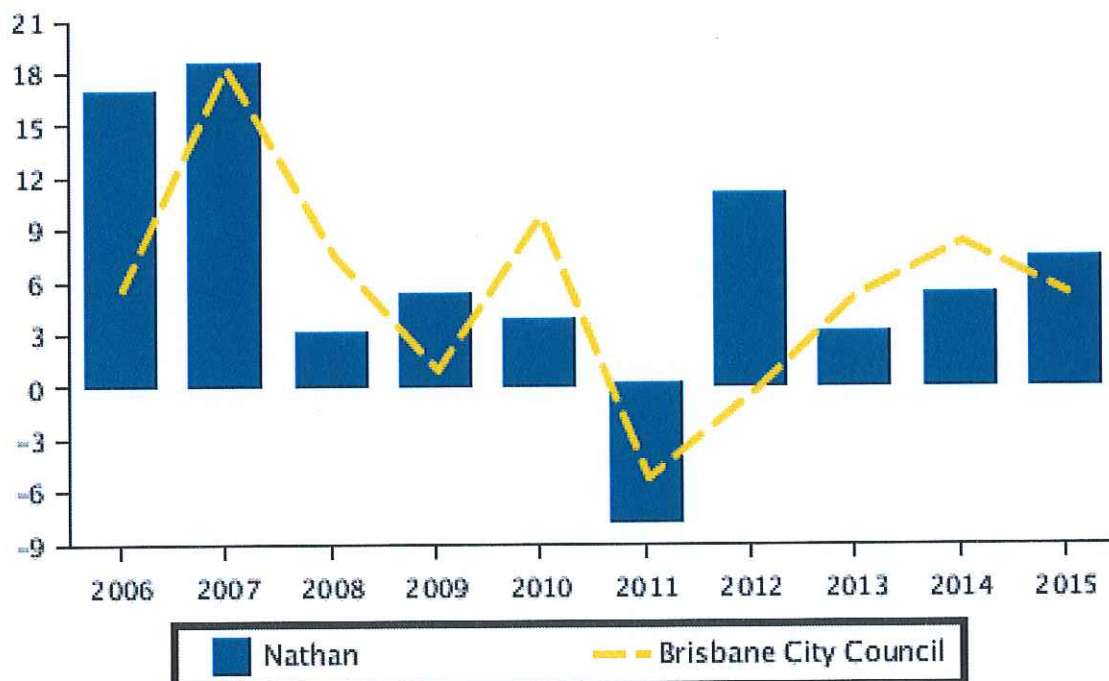


## Capital Growth Median Prices

### Capital Growth in Median Prices (Houses)

| Period | Nathan<br>% Change | Brisbane City Council<br>% Change |
|--------|--------------------|-----------------------------------|
| 2015   | 7.4%               | 5.4%                              |
| 2014   | 5.4%               | 8.3%                              |
| 2013   | 3.1%               | 5.2%                              |
| 2012   | 11.1%              | -0.4%                             |
| 2011   | -8%                | -5.3%                             |
| 2010   | 3.9%               | 9.8%                              |
| 2009   | 5.3%               | 1%                                |
| 2008   | 3.2%               | 7.6%                              |
| 2007   | 18.6%              | 18.3%                             |
| 2006   | 17%                | 5.7%                              |

### Capital Growth in Median Prices (Houses)

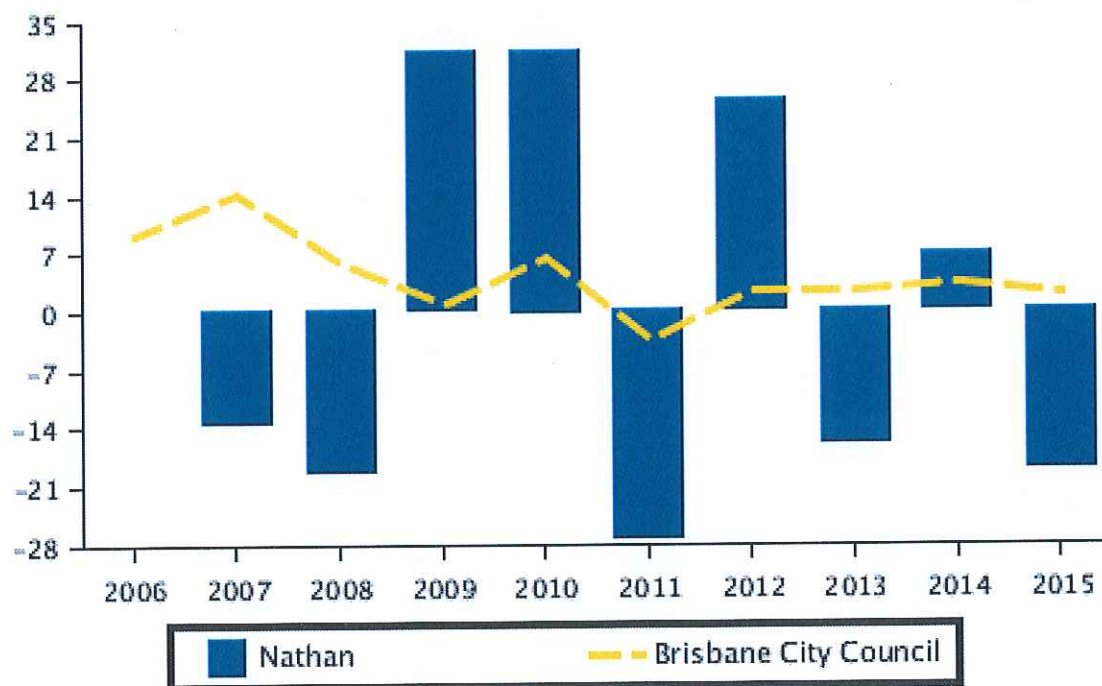




### Capital Growth in Median Prices (Unit)

| Period | Nathan<br>% Change | Brisbane City Council<br>% Change |
|--------|--------------------|-----------------------------------|
| 2015   | -19.4%             | 2.1%                              |
| 2014   | 7%                 | 3.3%                              |
| 2013   | -16.3%             | 2.4%                              |
| 2012   | 25.5%              | 2.5%                              |
| 2011   | -27.6%             | -3.6%                             |
| 2010   | 31.5%              | 6.4%                              |
| 2009   | 31.4%              | 1%                                |
| 2008   | -19.6%             | 5.8%                              |
| 2007   | -13.7%             | 14.1%                             |
| 2006   | 0%                 | 9.2%                              |

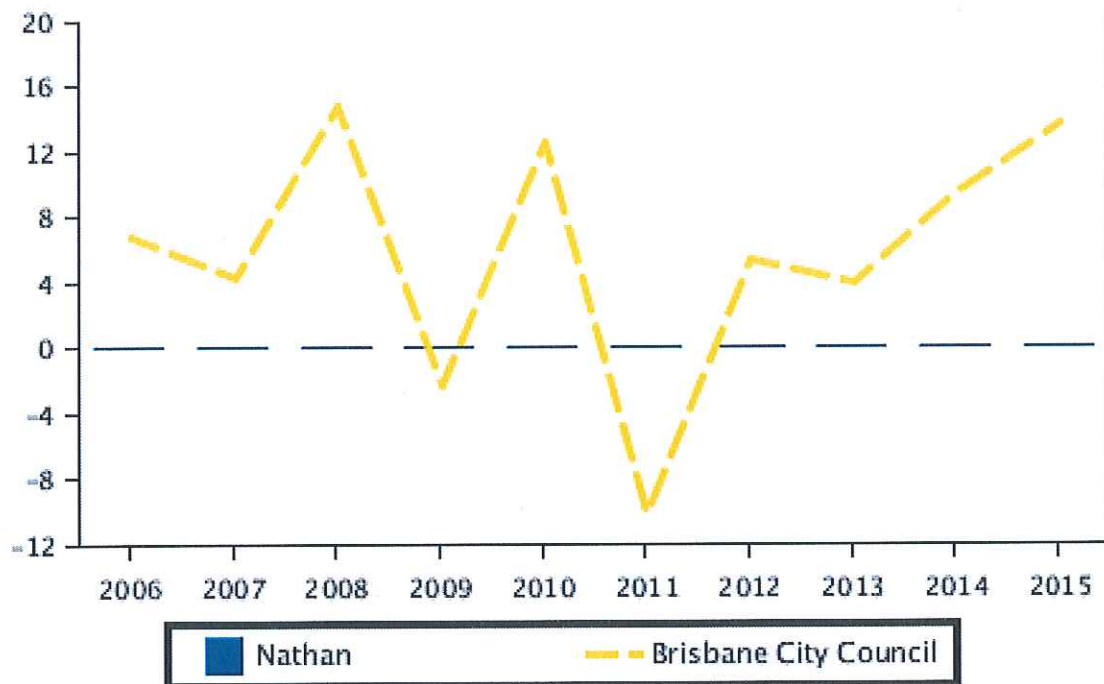
### Capital Growth in Median Prices (Unit)



### Capital Growth in Median Prices (Land)

| Period | Nathan<br>% Change | Brisbane City Council<br>% Change |
|--------|--------------------|-----------------------------------|
| 2015   | 0%                 | 13.6%                             |
| 2014   | 0%                 | 9.4%                              |
| 2013   | 0%                 | 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)



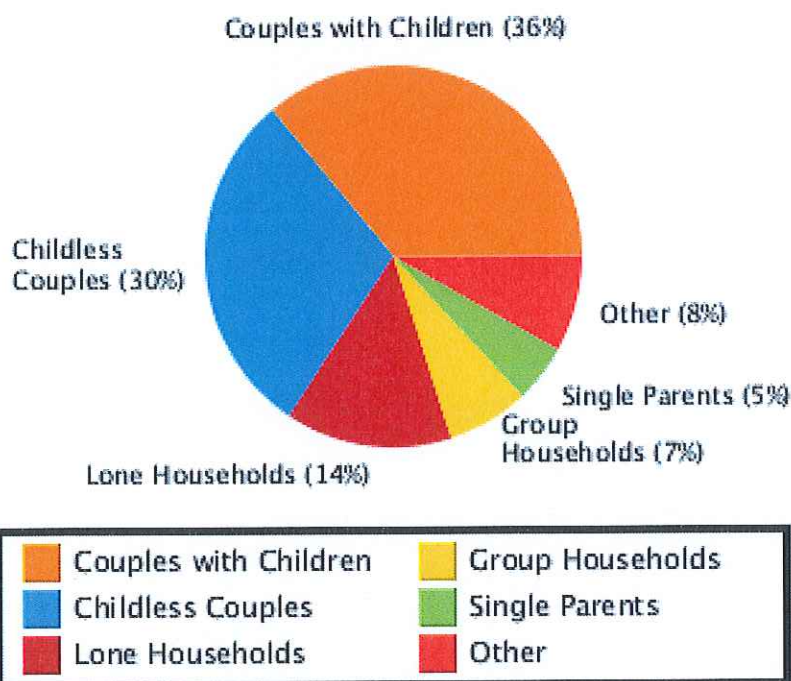


# Household

## Household Structure

| Type                  | Percent |
|-----------------------|---------|
| Couples with Children | 36.1    |
| Childless Couples     | 29.6    |
| Lone Households       | 14.3    |
| Other                 | 8.2     |
| Group Households      | 7.0     |
| Single Parents        | 4.9     |

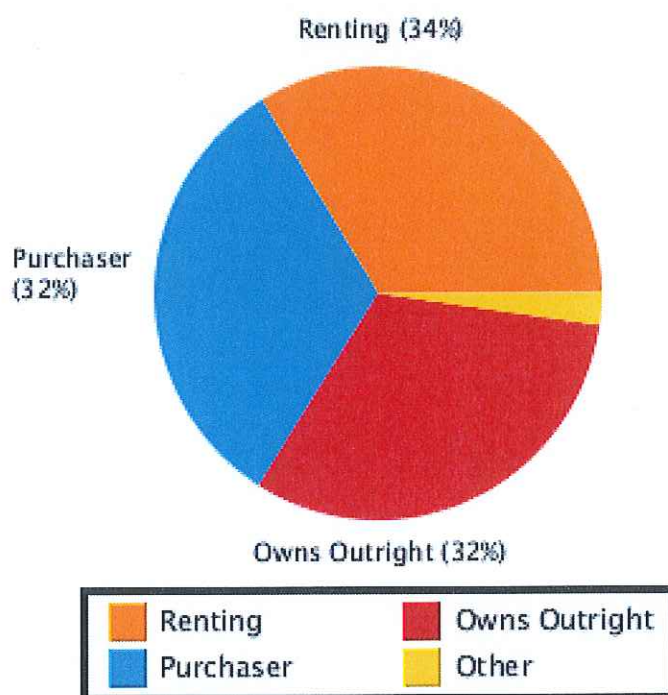
## Household Structure



## Household Occupancy

| Type          | Percent |
|---------------|---------|
| Renting       | 33.7    |
| Purchaser     | 32.3    |
| Owns Outright | 31.7    |
| Other         | 2.3     |

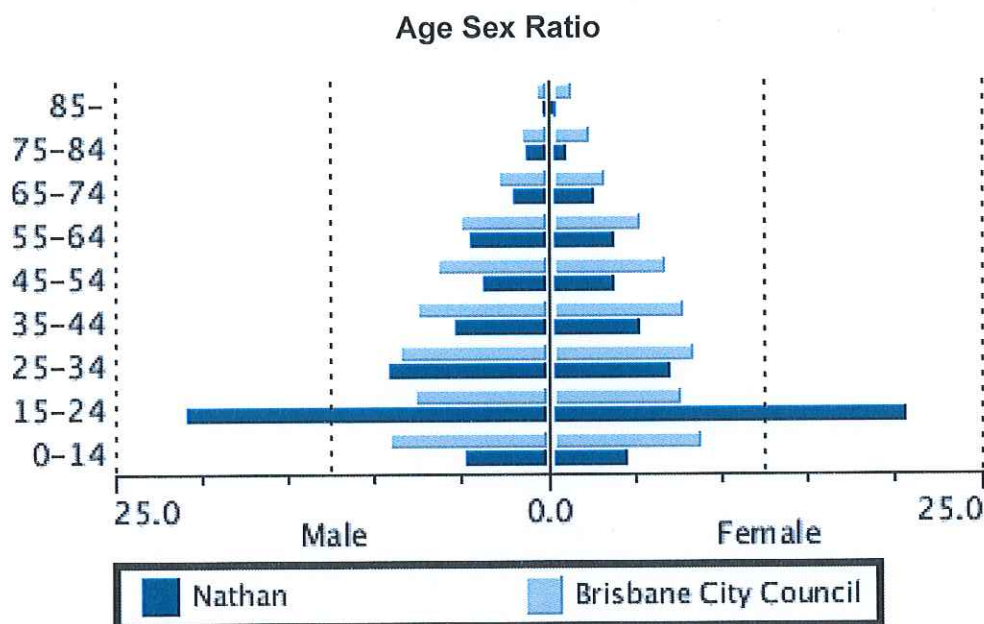
## Household Occupancy





## Age Sex Ratio

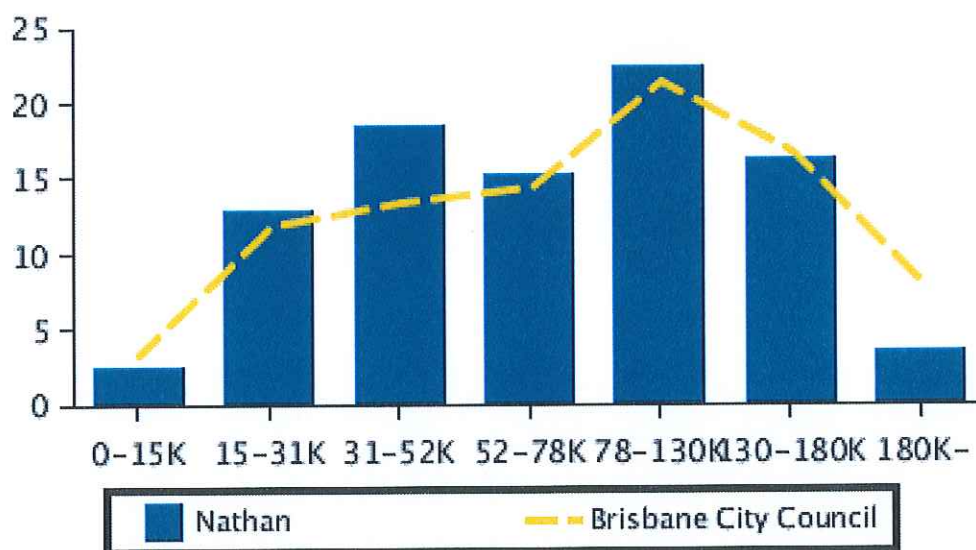
| Age Group | Nathan |          | Brisbane City Council |          |
|-----------|--------|----------|-----------------------|----------|
|           | Male % | Female % | Male %                | Female % |
| 0-14      | 4.8    | 4.5      | 9.2                   | 8.7      |
| 15-24     | 20.9   | 20.5     | 7.7                   | 7.6      |
| 25-34     | 9.1    | 6.9      | 8.5                   | 8.3      |
| 35-44     | 5.3    | 5.2      | 7.5                   | 7.7      |
| 45-54     | 3.7    | 3.8      | 6.4                   | 6.6      |
| 55-64     | 4.4    | 3.7      | 5.0                   | 5.2      |
| 65-74     | 2.0    | 2.5      | 2.9                   | 3.1      |
| 75-84     | 1.3    | 0.9      | 1.6                   | 2.2      |
| 85-       | 0.2    | 0.2      | 0.6                   | 1.2      |



## Household Income

| Income Range | Nathan % | Brisbane City Council % |
|--------------|----------|-------------------------|
| 0-15K        | 2.4      | 3.3                     |
| 15-31K       | 12.9     | 11.8                    |
| 31-52K       | 18.5     | 13.4                    |
| 52-78K       | 15.3     | 14.4                    |
| 78-130K      | 22.4     | 21.3                    |
| 130-180K     | 16.2     | 16.7                    |
| 180K-        | 3.5      | 7.9                     |

Household Income





## Summary

### Summary Sales History

|              | Quantity | Lowest Sale | Highest Sale | Median Value | Average   | Total Value        |
|--------------|----------|-------------|--------------|--------------|-----------|--------------------|
| *EXCLUDED    | 1        |             |              |              |           |                    |
| HOUSE        | 3        | \$502,188   | \$566,700    | \$520,000    | \$529,629 | \$1,588,888        |
| UNIT         | 1        | \$377,500   | \$377,500    | \$377,500    | \$377,500 | \$377,500          |
| <b>TOTAL</b> | <b>5</b> |             |              |              |           | <b>\$1,966,388</b> |

### Sales History By Property Attributes

|              |       | Quantity | Lowest Sale | Highest Sale | Median Value | Average Value    |
|--------------|-------|----------|-------------|--------------|--------------|------------------|
| *EXCLUDED    |       | 1        |             |              |              |                  |
| HOUSE        | 3 Bed | 2        | \$502,188   | \$520,000    | \$511,094    | \$511,094        |
|              | 4 Bed | 1        | \$566,700   | \$566,700    | \$566,700    | \$566,700        |
| UNIT         | 3 Bed | 1        | \$377,500   | \$377,500    | \$377,500    | \$377,500        |
| <b>TOTAL</b> |       | <b>5</b> |             |              |              | <b>\$393,277</b> |

## Sold Properties



### 78 Bankside Street Nathan QLD 4111

Sale Price: \$502,188

Sale Date: 8 Jun 2016

Area: 706m2

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



### 136 Bankside Street Nathan QLD 4111

Sale Price: \$520,000

Sale Date: 1 Apr 2016

Area: 567m2

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



### 2/137 Bankside Street Nathan QLD 4111

Sale Price: Not Disclosed

Sale Date: 29 Jun 2016

Area: 95m2

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



### 8/17 Fairlawn Street Nathan QLD 4111

Sale Price: \$377,500

Sale Date: 13 Jun 2016

Area: 138m2

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



### 44 Fairlawn Street Nathan QLD 4111

Sale Price: \$566,700

Sale Date: 19 May 2016

Area: 564m2

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





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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