
A Nobel approach
to Real Estate™

Norman 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 Norman Park is approximately 2 square kilometres. It has 6 parks covering nearly 7% of total area.

The population of Norman Park in 2006 was 5,087 people. By 2011 the population was 6,004 showing a population growth of 18% in the area during that time.

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

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

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

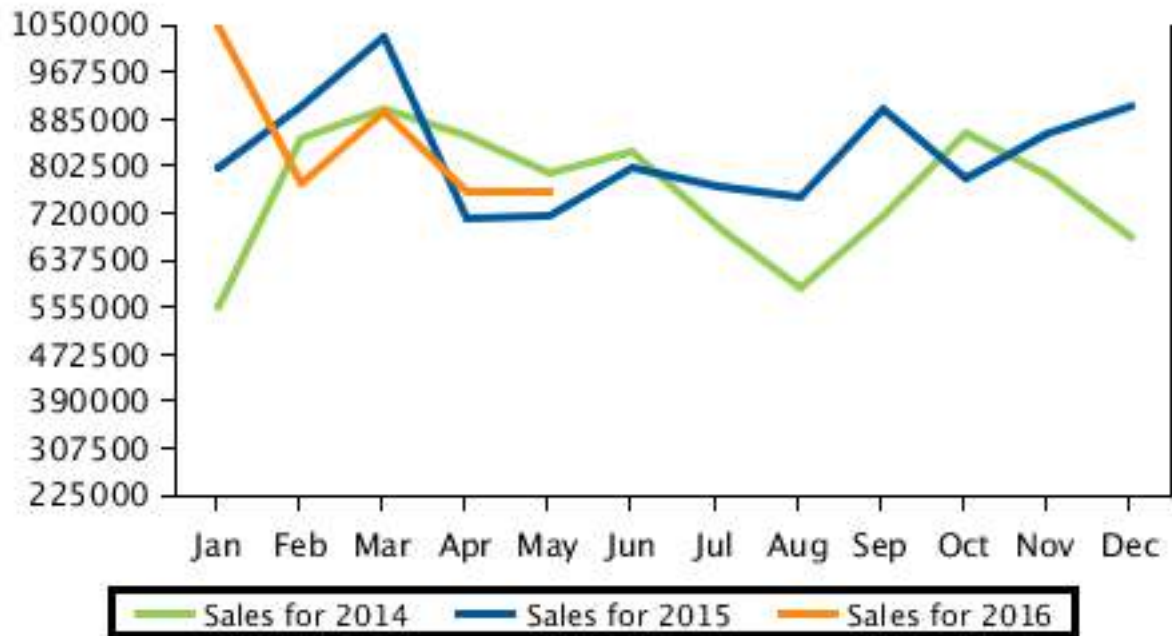
In 2006, 61.4% of the homes in Norman Park were owner-occupied compared with 61.2% in 2011.

Currently the median sales price of houses in the area is 755,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$557,500	\$800,000	\$1,047,500
February	\$849,000	\$905,000	\$768,750
March	\$902,500	\$1,030,000	\$900,000
April	\$857,500	\$710,000	\$755,000
May	\$791,000	\$713,000	\$755,000
June	\$827,500	\$799,000	\$0
July	\$695,000	\$765,000	\$0
August	\$587,500	\$750,000	\$0
September	\$713,500	\$902,500	\$0
October	\$860,000	\$782,500	\$0
November	\$785,000	\$860,000	\$0
December	\$677,500	\$905,000	\$0

Median Sale Price

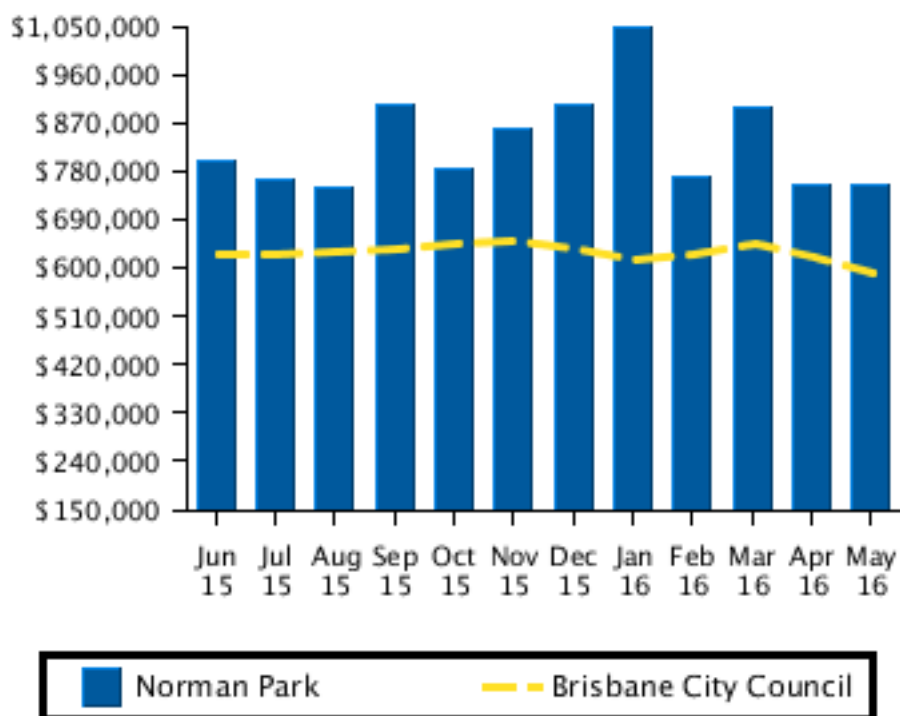


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Norman Park Median Price	Brisbane City Council Median Price
May 2016	\$755,000	\$588,065
April 2016	\$755,000	\$620,000
March 2016	\$900,000	\$645,000
February 2016	\$768,750	\$622,500
January 2016	\$1,047,500	\$614,875
December 2015	\$905,000	\$635,000
November 2015	\$860,000	\$649,900
October 2015	\$782,500	\$645,000
September 2015	\$902,500	\$635,000
August 2015	\$750,000	\$630,000
July 2015	\$765,000	\$625,000
June 2015	\$799,000	\$625,500

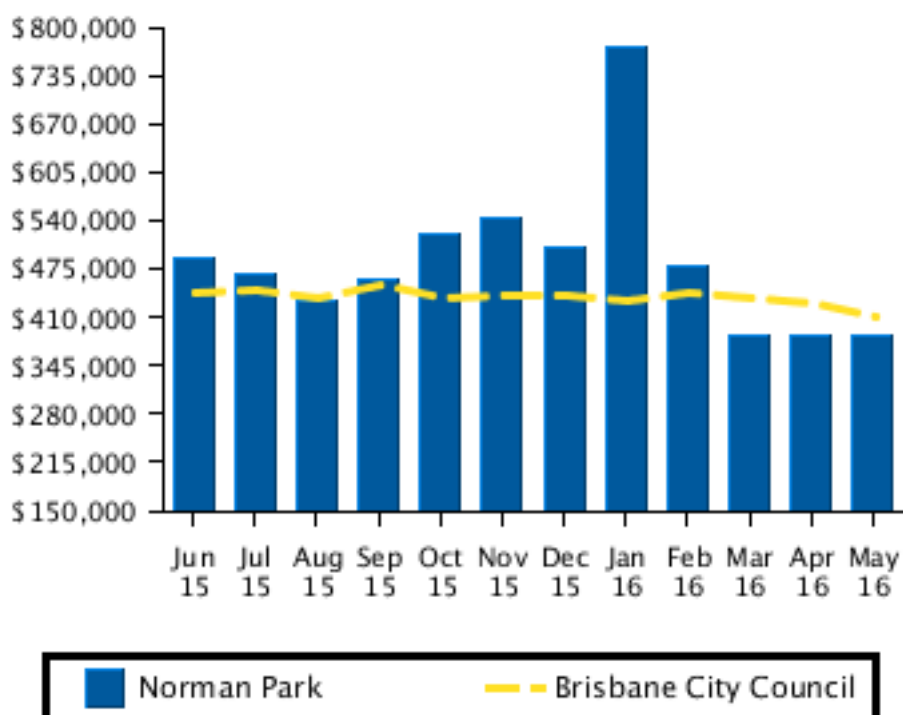
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Norman Park Median Price	Brisbane City Council Median Price
May 2016	\$386,000	\$408,750
April 2016	\$386,000	\$429,500
March 2016	\$386,000	\$435,000
February 2016	\$480,000	\$441,050
January 2016	\$772,500	\$432,500
December 2015	\$503,000	\$440,000
November 2015	\$545,000	\$440,000
October 2015	\$520,000	\$435,000
September 2015	\$460,000	\$452,000
August 2015	\$432,000	\$435,500
July 2015	\$467,500	\$445,000
June 2015	\$490,000	\$443,000

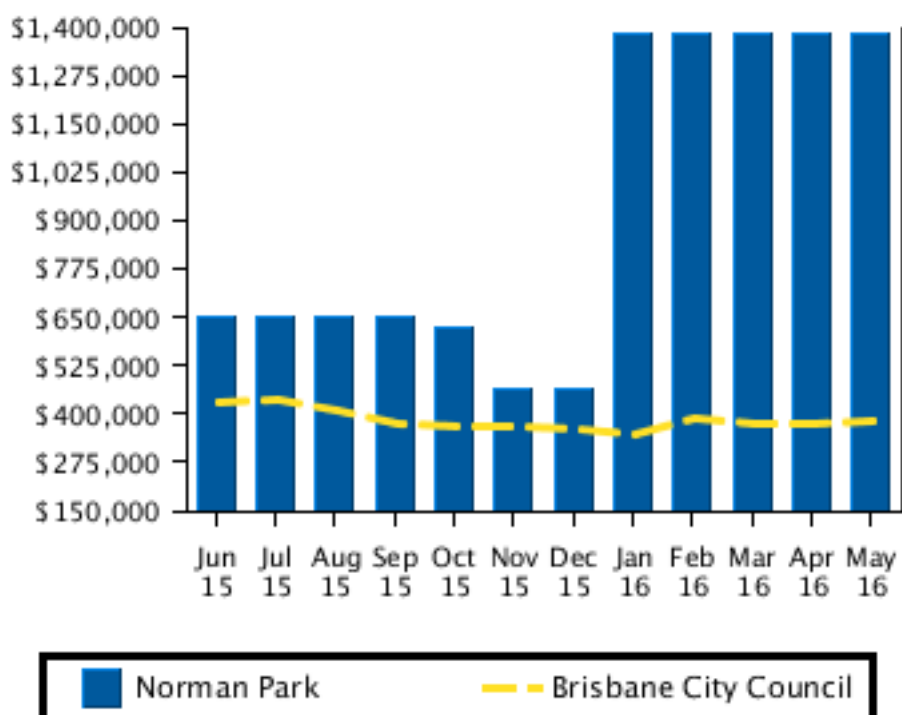
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Norman Park Median Price	Brisbane City Council Median Price
May 2016	\$1,380,000	\$380,000
April 2016	\$1,380,000	\$372,500
March 2016	\$1,380,000	\$376,000
February 2016	\$1,380,000	\$385,000
January 2016	\$1,380,000	\$349,000
December 2015	\$465,000	\$360,000
November 2015	\$465,000	\$370,000
October 2015	\$625,000	\$365,000
September 2015	\$650,000	\$376,050
August 2015	\$650,000	\$410,000
July 2015	\$650,000	\$435,000
June 2015	\$650,000	\$427,500

Recent Median Land Sale Prices

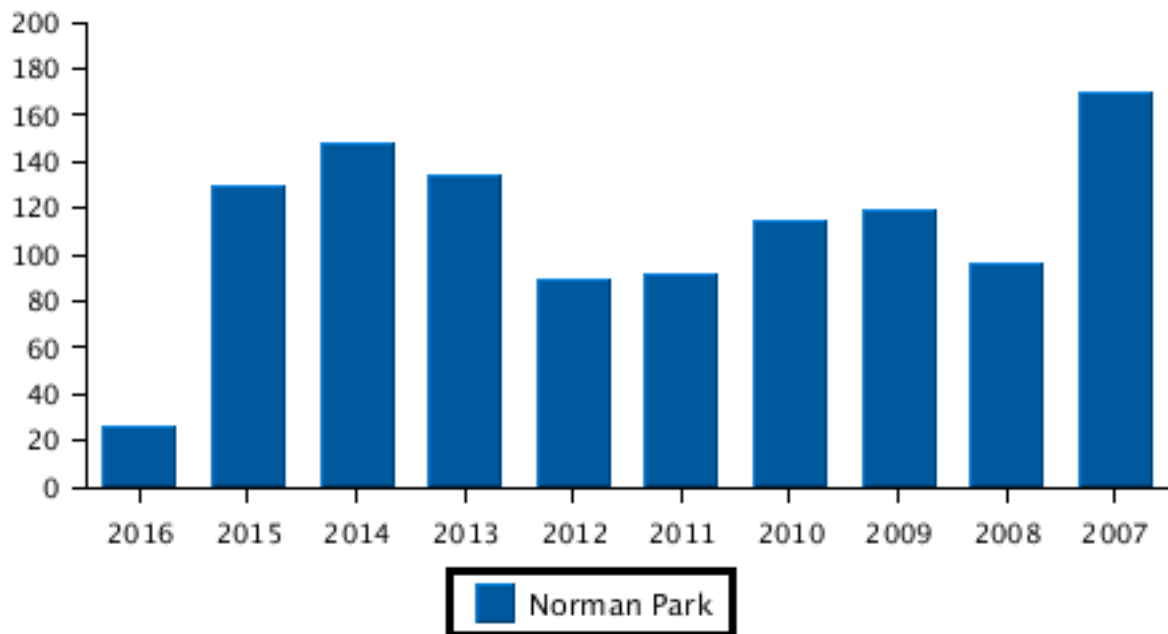


Sales Per Annum

House Sales Per Annum

Period	Norman Park
	Number
2016	26
2015	129
2014	148
2013	134
2012	89
2011	91
2010	114
2009	119
2008	96
2007	169

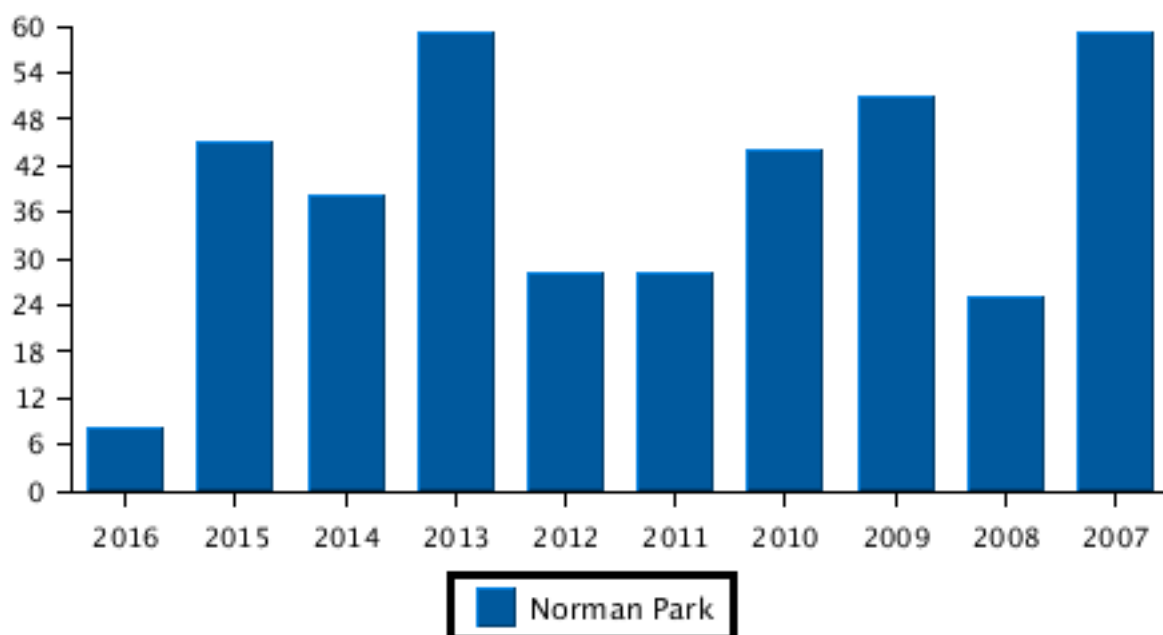
House Sales Per Annum



Unit Sales Per Annum

Period	Norman Park
	Number
2016	8
2015	45
2014	38
2013	59
2012	28
2011	28
2010	44
2009	51
2008	25
2007	59

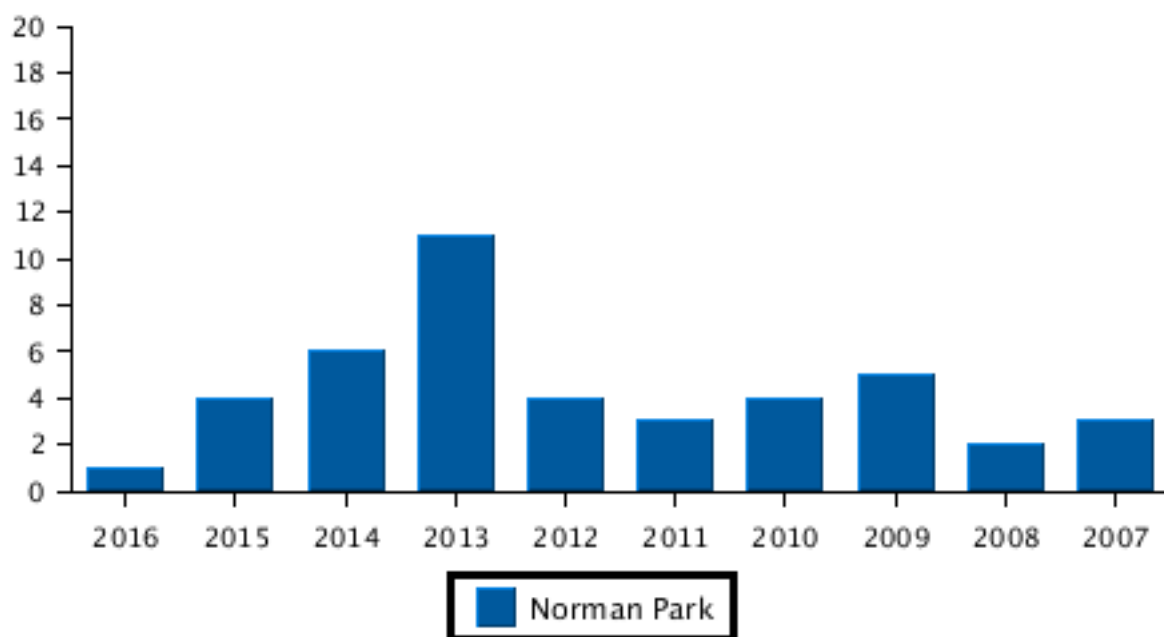
Unit Sales Per Annum



Land Sales Per Annum

Period	Norman Park
	Number
2016	1
2015	4
2014	6
2013	11
2012	4
2011	3
2010	4
2009	5
2008	2
2007	3

Land Sales Per Annum

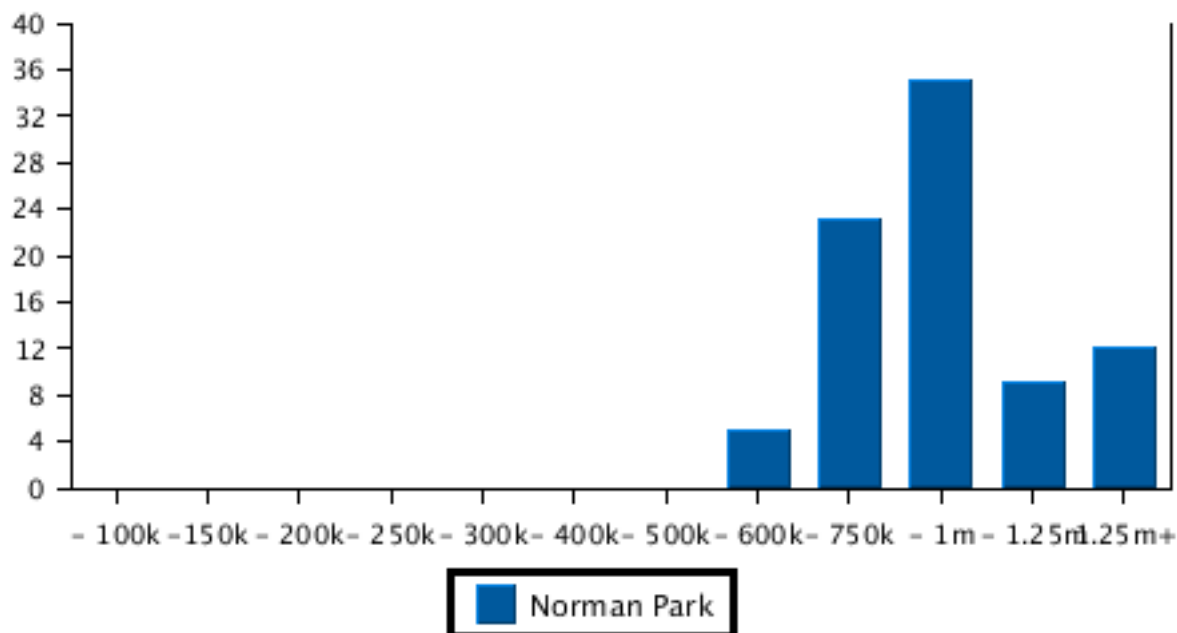


Sales By Price

House Sale by Price (12 months)

Price	Norman Park
	Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	0
501 - 600k	5
601 - 750k	23
751 - 1m	35
> 1m - 1.25m	9
1.25m+	12

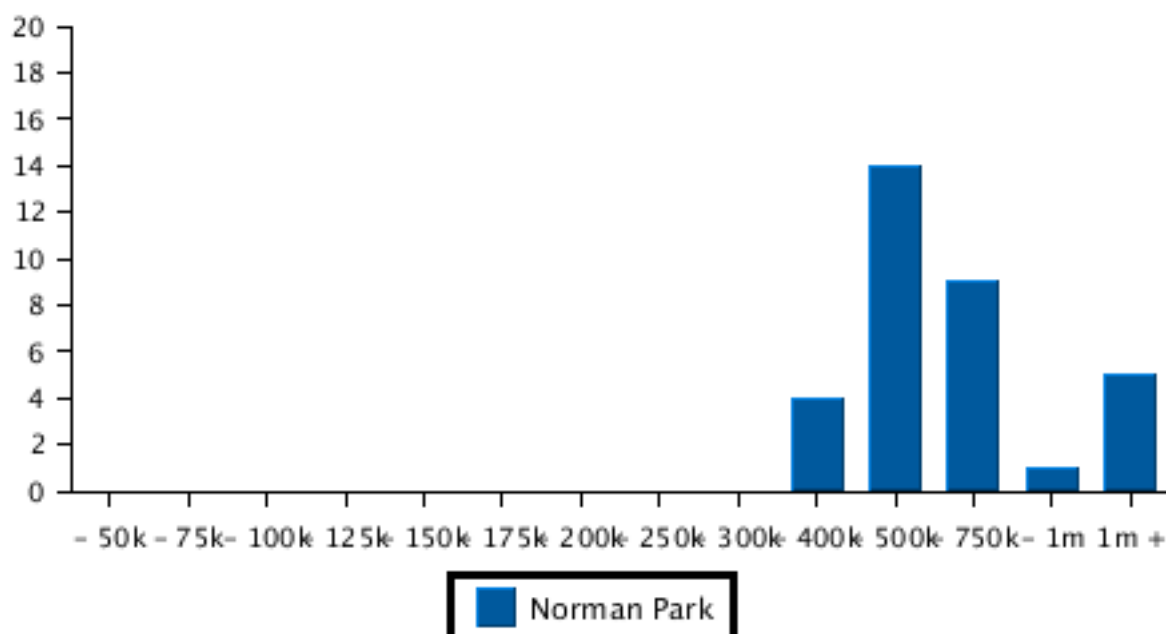
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Norman 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	4
401 - 500k	14
501 - 750k	9
751 - 1m	1
1m +	5

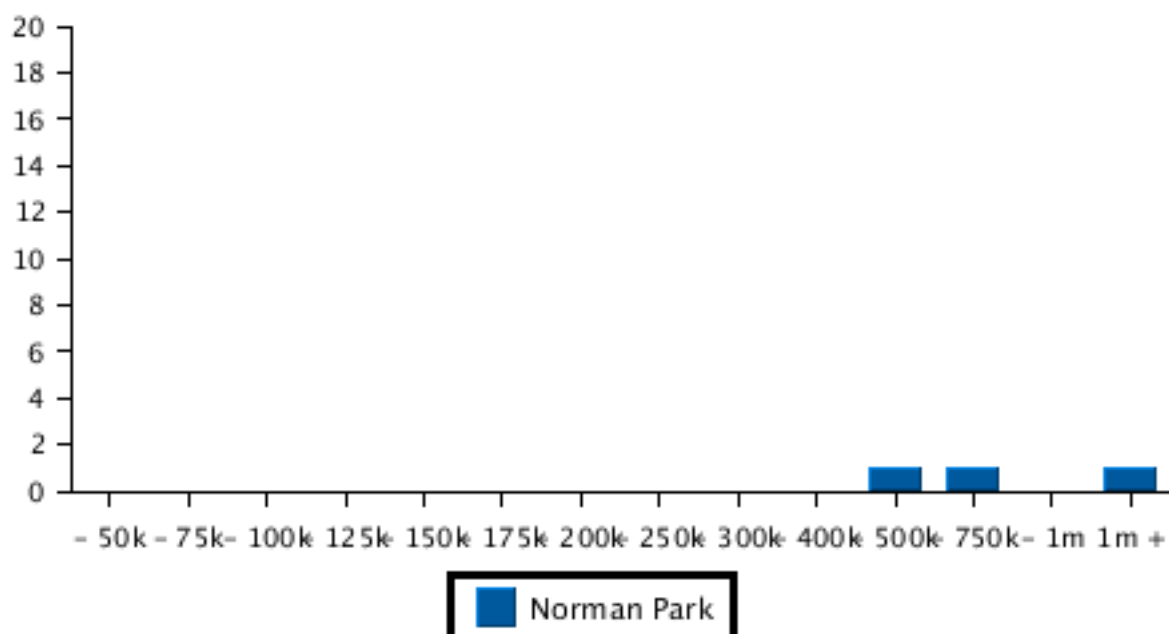
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Norman 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	1
501 - 750k	1
751 - 1m	0
1m +	1

Land Sales By Price (12 months)

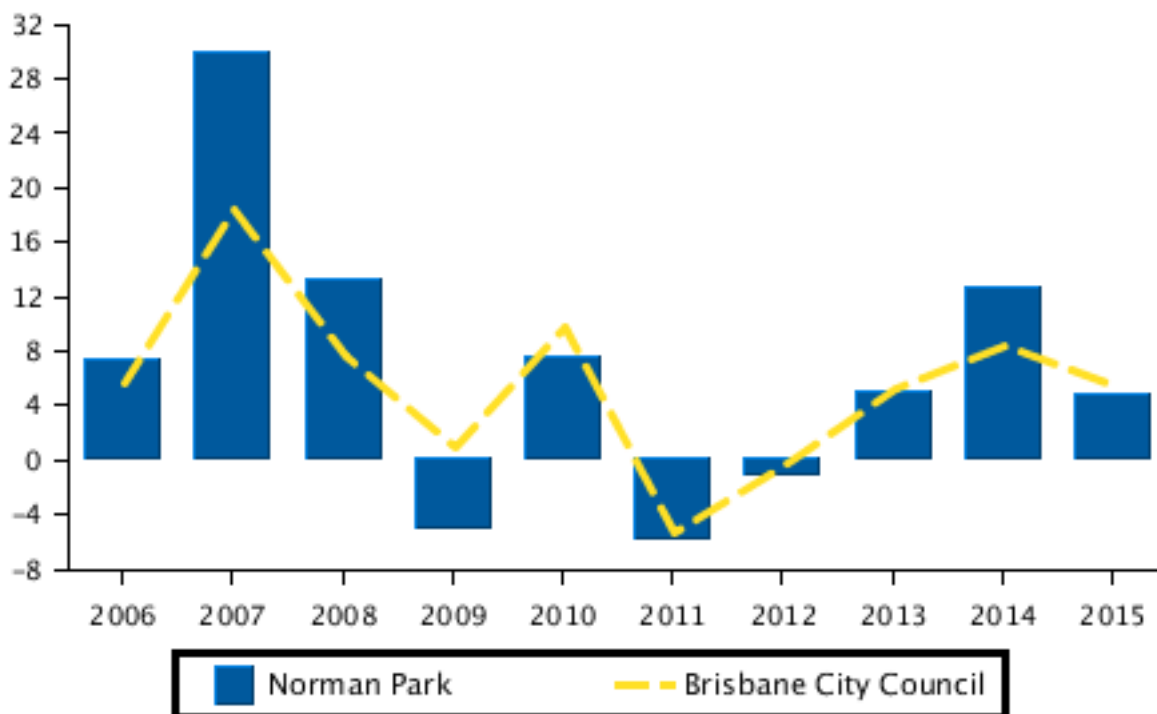


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Norman Park % Change	Brisbane City Council % Change
2015	4.8%	5.4%
2014	12.7%	8.3%
2013	5%	5.2%
2012	-1.2%	-0.4%
2011	-5.9%	-5.3%
2010	7.6%	9.8%
2009	-5.1%	1%
2008	13.3%	7.6%
2007	29.9%	18.3%
2006	7.4%	5.7%

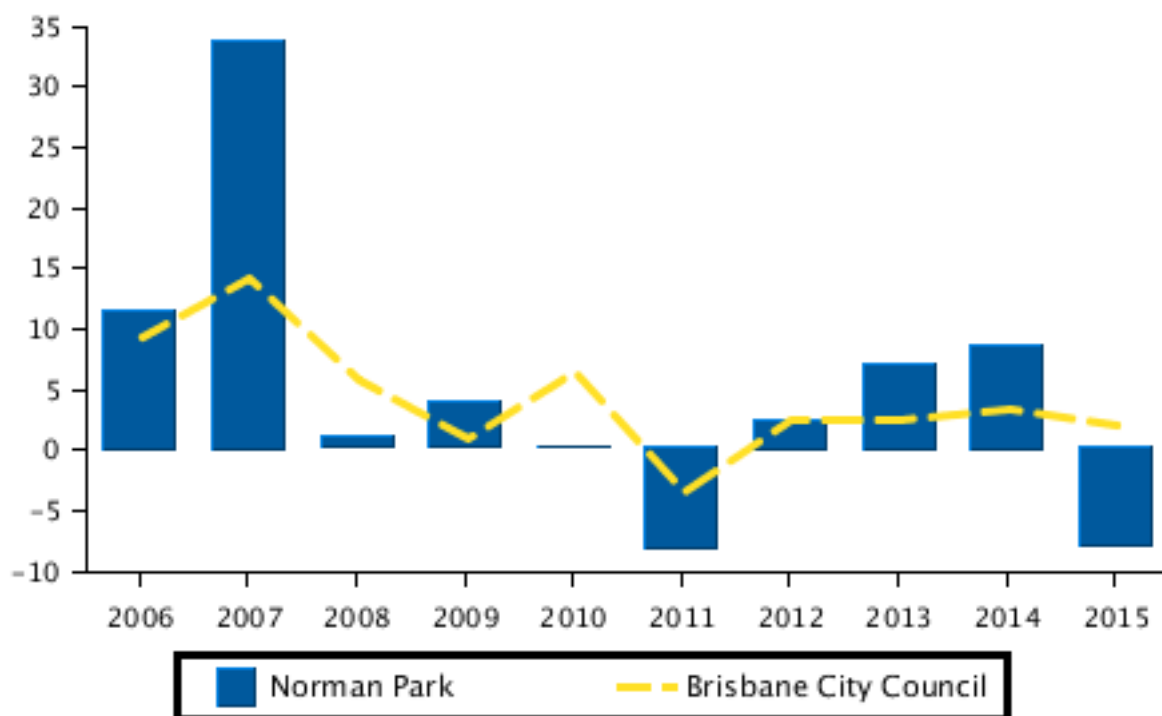
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Norman Park % Change	Brisbane City Council % Change
2015	-8.2%	2.1%
2014	8.7%	3.3%
2013	7.1%	2.4%
2012	2.5%	2.5%
2011	-8.6%	-3.6%
2010	0.2%	6.4%
2009	3.9%	1%
2008	1.1%	5.8%
2007	33.8%	14.1%
2006	11.5%	9.2%

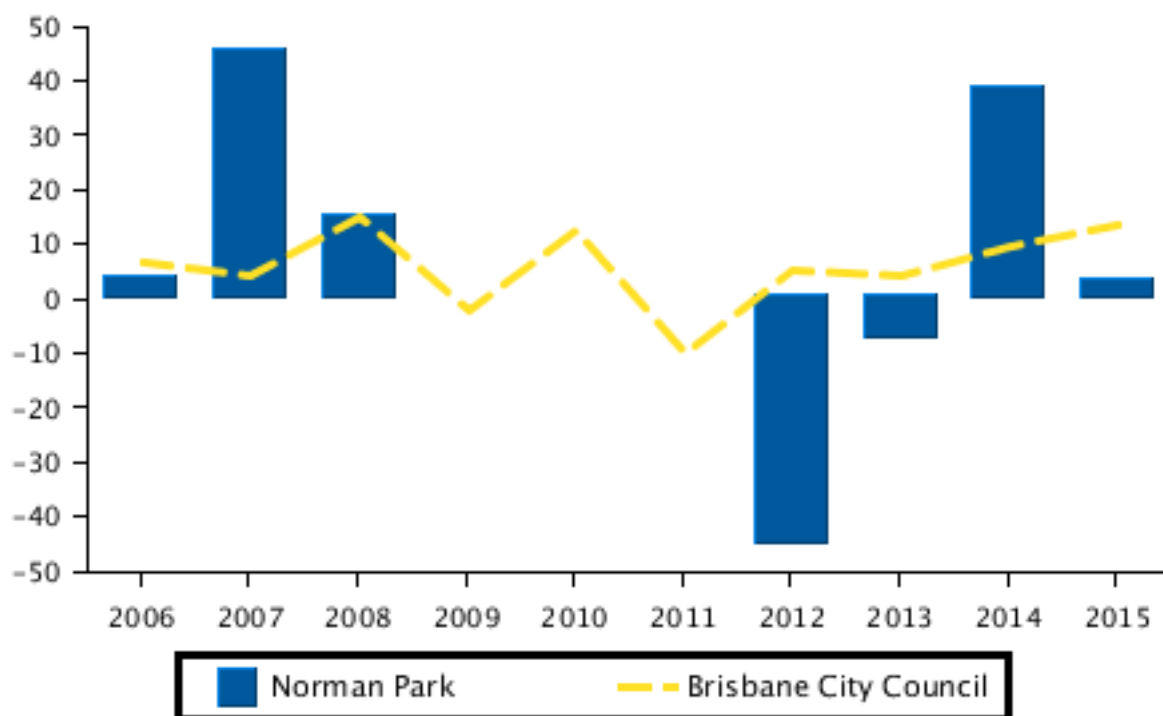
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Norman Park % Change	Brisbane City Council % Change
2015	3.5%	13.6%
2014	39.2%	9.4%
2013	-8.1%	4%
2012	-45.6%	5.3%
2011	0%	-10.2%
2010	0%	12.5%
2009	0%	-2.4%
2008	15.3%	14.8%
2007	45.7%	4.2%
2006	4.4%	6.7%

Capital Growth in Median Prices (Land)

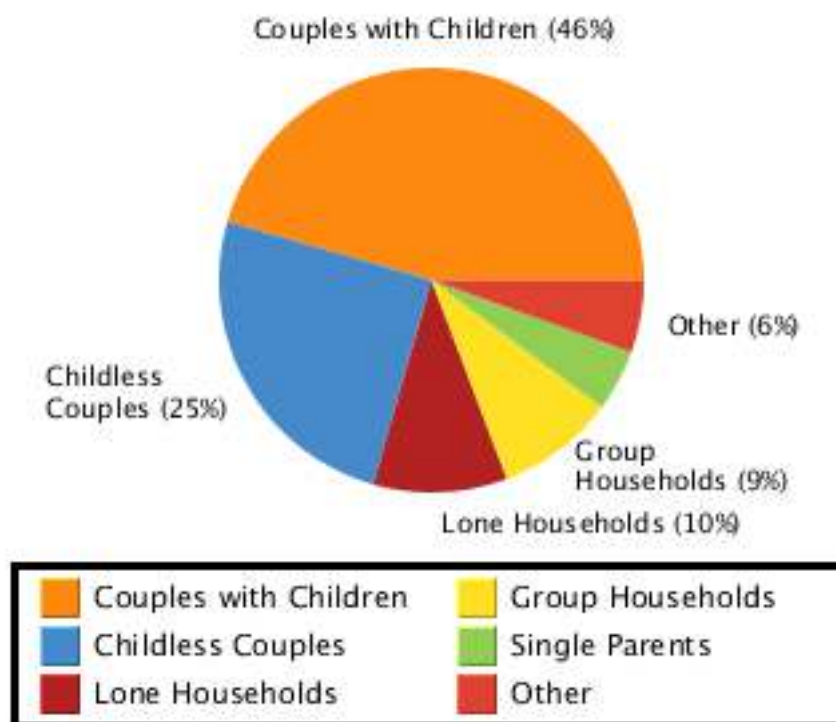


Household

Household Structure

Type	Percent
Couples with Children	45.5
Childless Couples	25.0
Lone Households	10.2
Group Households	9.0
Other	5.5
Single Parents	4.7

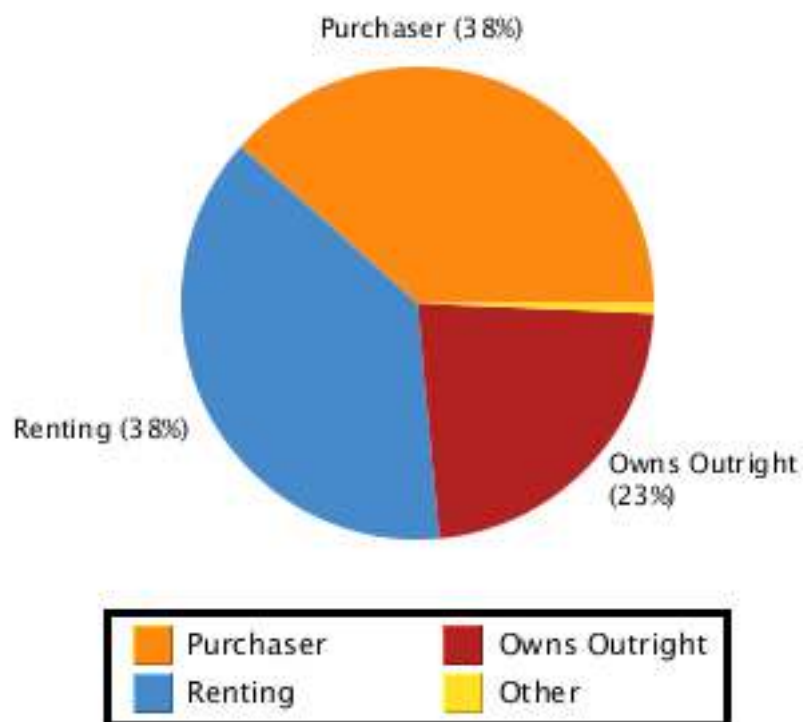
Household Structure



Household Occupancy

Type	Percent
Purchaser	38.4
Renting	38.0
Owns Outright	22.8
Other	0.7

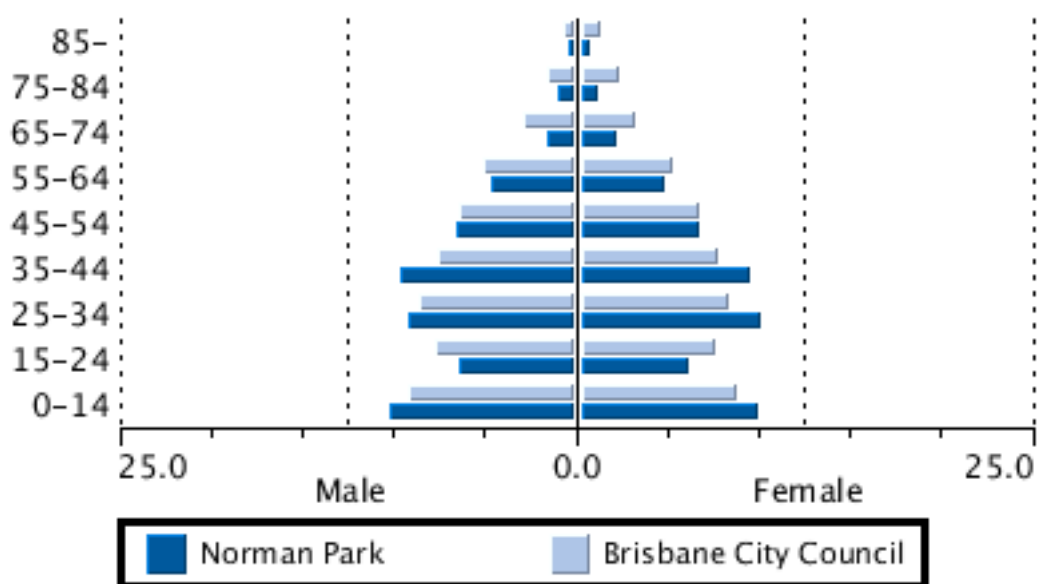
Household Occupancy



Age Sex Ratio

Age Group	Norman Park		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	10.2	9.8	9.2	8.7
15-24	6.4	6.1	7.7	7.6
25-34	9.1	10.0	8.5	8.3
35-44	9.6	9.4	7.5	7.7
45-54	6.5	6.7	6.4	6.6
55-64	4.6	4.8	5.0	5.2
65-74	1.5	2.1	2.9	3.1
75-84	0.9	1.1	1.6	2.2
85-	0.4	0.6	0.6	1.2

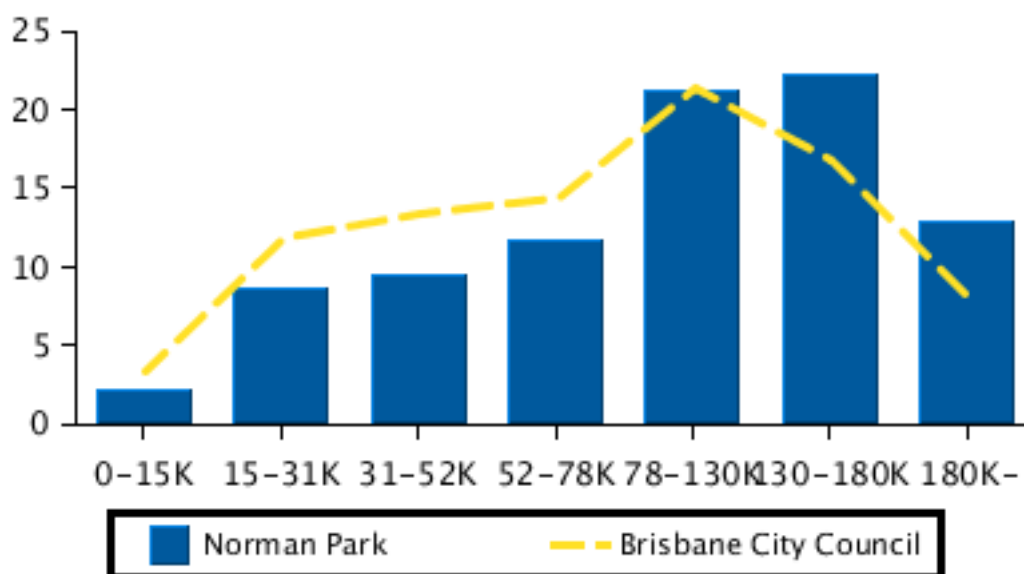
Age Sex Ratio



Household Income

Income Range	Norman Park %	Brisbane City Council %
0-15K	2.2	3.3
15-31K	8.6	11.8
31-52K	9.5	13.4
52-78K	11.6	14.4
78-130K	21.2	21.3
130-180K	22.2	16.7
180K-	12.9	7.9

Household Income





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Sales History Report

Prepared on 04 Jul 2016

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Sold Properties



35 Agnew Street Norman Park QLD 4170

Sale Price: \$980,000

Sale Date: 1 Apr 2016

Area: 454m2

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



123 Agnew Street Norman Park QLD 4170

Sale Price: Not Disclosed

Sale Date: 6 May 2016

Area: 396m2

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



159 Bennetts Road Norman Park QLD 4170

Sale Price: \$670,000

Sale Date: 10 May 2016

Area: 503m2

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



364 Bennetts Road Norman Park QLD 4170

Sale Price: \$675,000

Sale Date: 2 Apr 2016

Area: 408m2

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



64 Brentnall Street Norman Park QLD 4170

Sale Price: \$740,000

Sale Date: 20 May 2016

Area: 405m2

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



14 Cottell Street Norman Park QLD 4170

Sale Price: \$606,900

Sale Date: 16 Apr 2016

Area: 405m2

Attributes: 2 Beds, 2 Baths, 1 Car Spaces



72 Dickens Street Norman Park QLD 4170

Sale Price: \$650,000

Sale Date: 28 May 2016

Area: 424m2

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



24 Frank Street Norman Park QLD 4170

Sale Price: \$740,000

Sale Date: 3 May 2016

Area: 405m2

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



39 Frank Street Norman Park QLD 4170

Sale Price: \$669,000

Sale Date: 18 Jun 2016

Area: 405m2

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



35 Gillan Street Norman Park QLD 4170

Sale Price: \$755,000

Sale Date: 23 Apr 2016

Area: 386m2

Attributes:



109 Macdonald Street Norman Park QLD 4170

Sale Price: Not Disclosed

Sale Date: 23 Jun 2016

Area: 655m2

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



79 Macrossan Avenue Norman Park QLD 4170

Sale Price: \$653,000

Sale Date: 30 Apr 2016

Area: 539m2

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



147 Milsom Street Norman Park QLD 4170

Sale Price: Not Disclosed

Sale Date: 19 May 2016

Area: 546m2

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



101 Norman Avenue Norman Park QLD 4170

Sale Price: \$920,000

Sale Date: 18 May 2016

Area: 405m2

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



13/16 Norman Crescent Norman Park QLD 4170

Sale Price: Not Disclosed

Sale Date: 26 May 2016

Area: 164m2

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



7/19 Norman Crescent Norman Park QLD 4170

Sale Price: \$407,000

Sale Date: 25 May 2016

Area: -

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



63 Norman Crescent Norman Park QLD 4170

Sale Price: \$850,000

Sale Date: 12 May 2016

Area: 455m2

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



1/20 Patrick Street Norman Park QLD 4170

Sale Price: \$685,000

Sale Date: 30 Jun 2016

Area: 192m2

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



1299 Stanley Street East Norman Park QLD 4170

Sale Price: \$950,000

Sale Date: 5 Apr 2016

Area: 526m2

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



29 Tennyson Street Norman Park QLD 4170

Sale Price: Not Disclosed

Sale Date: 1 Jun 2016

Area: 405m2

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



109/90 Wynnum Road Norman Park QLD 4170

Sale Price: \$3,450,000

Sale Date: 12 May 2016

Area: 432m2 Approx

Attributes: 4 Beds, 3 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	5					
HOUSE	13	\$606,900	\$980,000	\$740,000	\$758,376	\$9,858,900
UNIT	3	\$407,000	\$3,450,000	\$685,000	\$1,514,000	\$4,542,000
TOTAL	21					\$14,400,900

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		5				
HOUSE	2 Bed	2	\$606,900	\$650,000	\$628,450	\$628,450
	3 Bed	5	\$669,000	\$850,000	\$740,000	\$733,800
	4 Bed	5	\$653,000	\$980,000	\$920,000	\$835,600
	N/A	1	\$755,000	\$755,000	\$755,000	\$755,000
UNIT	2 Bed	1	\$407,000	\$407,000	\$407,000	\$407,000
	3 Bed	1	\$685,000	\$685,000	\$685,000	\$685,000
	4 Bed	1	\$3,450,000	\$3,450,000	\$3,450,000	\$3,450,000
TOTAL		21				\$685,757

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