
A Nobel approach
to Real Estate™

Northgate
April—June 2016

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Nobel TEAM



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Area Profile

The size of Northgate is approximately 3 square kilometres. It has 2 parks covering nearly 4% of total area.

The population of Northgate in 2006 was 3,848 people. By 2011 the population was 4,302 showing a population growth of 11% in the area during that time.

The predominant age group in Northgate is 25-34 years.

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

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

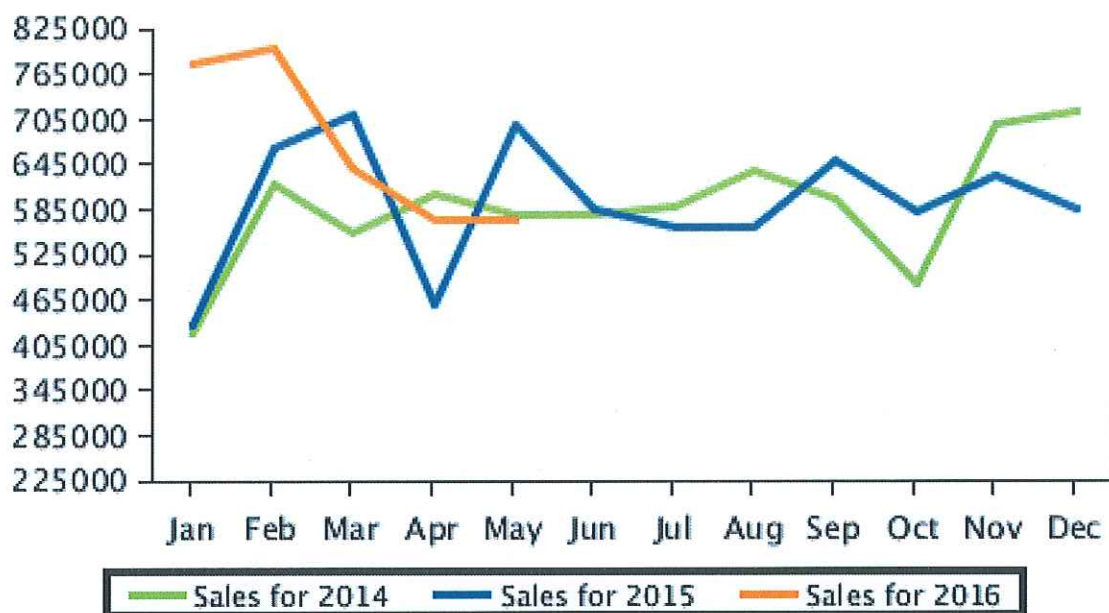
In 2006, 56.8% of the homes in Northgate were owner-occupied compared with 54.7% in 2011.

Currently the median sales price of houses in the area is 570,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$421,875	\$430,000	\$779,000
February	\$620,000	\$665,800	\$800,888
March	\$555,000	\$710,347	\$640,000
April	\$605,000	\$460,000	\$570,000
May	\$577,500	\$698,000	\$570,000
June	\$577,500	\$586,000	\$0
July	\$587,000	\$560,000	\$0
August	\$635,000	\$560,000	\$0
September	\$598,000	\$648,750	\$0
October	\$484,500	\$581,000	\$0
November	\$698,500	\$629,000	\$0
December	\$715,000	\$585,000	\$0

Median Sale Price

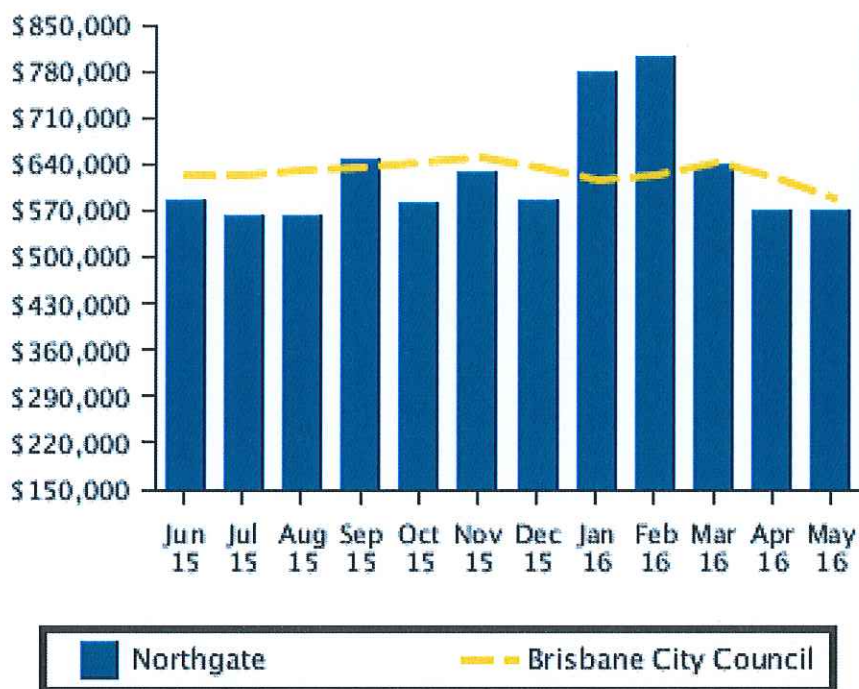


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Northgate Median Price	Brisbane City Council Median Price
May 2016	\$570,000	\$588,065
April 2016	\$570,000	\$620,000
March 2016	\$640,000	\$645,000
February 2016	\$800,888	\$622,500
January 2016	\$779,000	\$614,875
December 2015	\$585,000	\$635,000
November 2015	\$629,000	\$649,900
October 2015	\$581,000	\$645,000
September 2015	\$648,750	\$635,000
August 2015	\$560,000	\$630,000
July 2015	\$560,000	\$625,000
June 2015	\$586,000	\$625,500

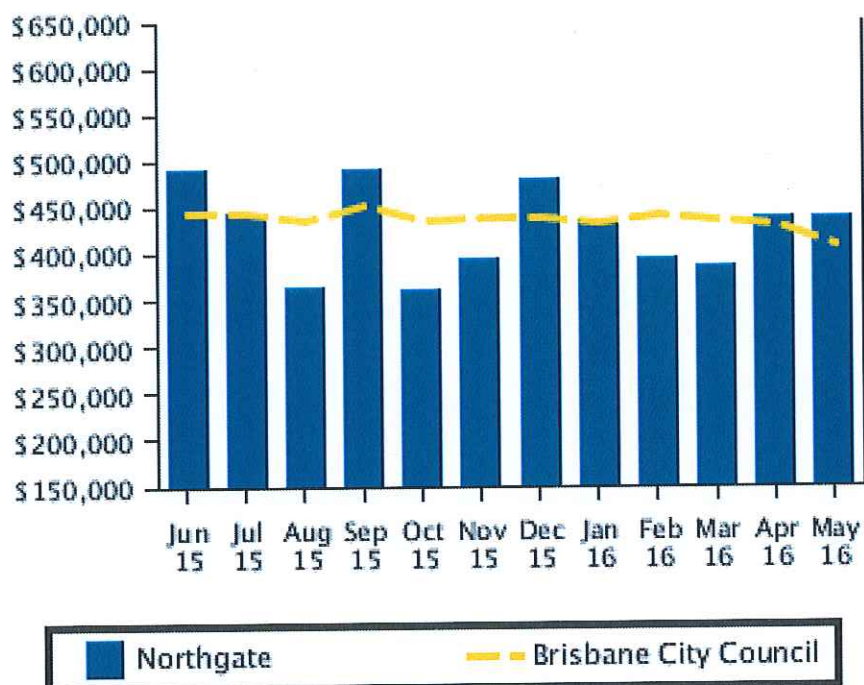
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Northgate Median Price	Brisbane City Council Median Price
May 2016	\$440,000	\$408,750
April 2016	\$440,000	\$429,500
March 2016	\$387,500	\$435,000
February 2016	\$395,000	\$441,050
January 2016	\$437,000	\$432,500
December 2015	\$480,000	\$440,000
November 2015	\$395,000	\$440,000
October 2015	\$360,000	\$435,000
September 2015	\$490,000	\$452,000
August 2015	\$363,500	\$435,500
July 2015	\$445,000	\$445,000
June 2015	\$490,000	\$443,000

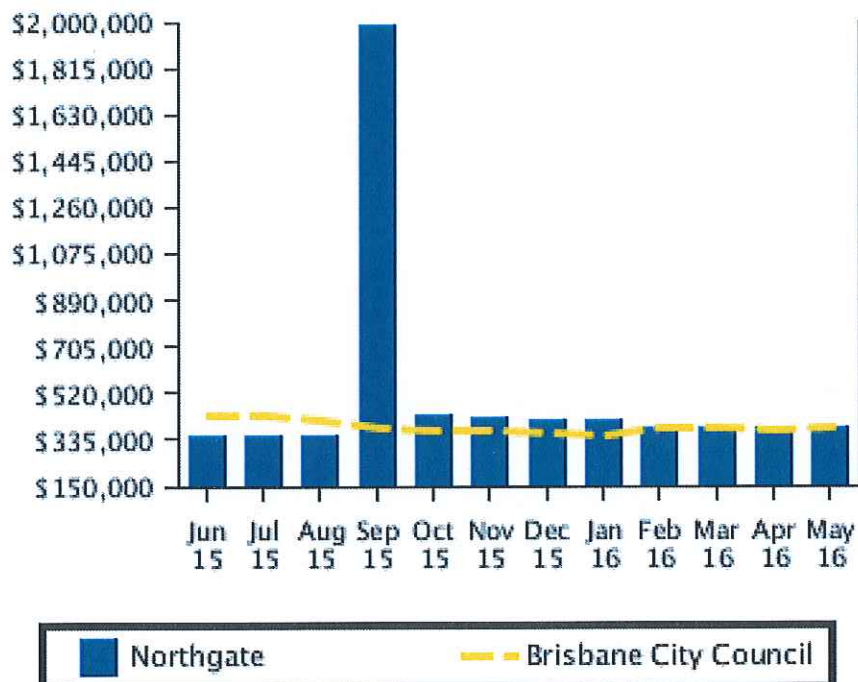
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Northgate Median Price	Brisbane City Council Median Price
May 2016	\$375,500	\$380,000
April 2016	\$375,500	\$372,500
March 2016	\$375,500	\$376,000
February 2016	\$375,500	\$385,000
January 2016	\$410,000	\$349,000
December 2015	\$410,000	\$360,000
November 2015	\$419,000	\$370,000
October 2015	\$430,000	\$365,000
September 2015	\$1,980,000	\$376,050
August 2015	\$350,000	\$410,000
July 2015	\$347,000	\$435,000
June 2015	\$347,000	\$427,500

Recent Median Land Sale Prices

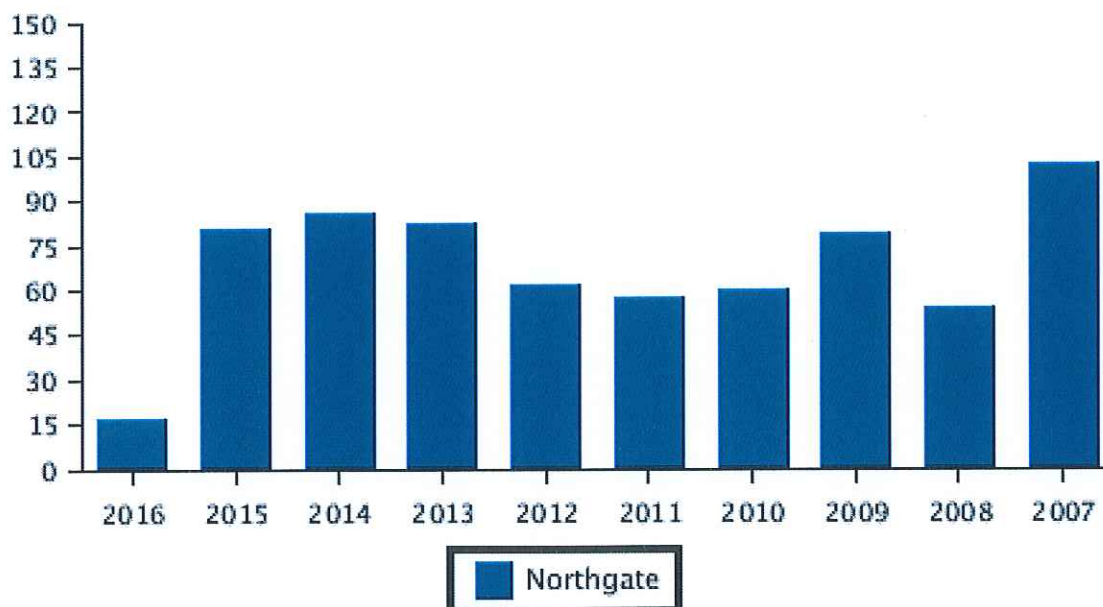


Sales Per Annum

House Sales Per Annum

Period	Northgate Number
2016	17
2015	81
2014	86
2013	82
2012	62
2011	57
2010	60
2009	79
2008	54
2007	102

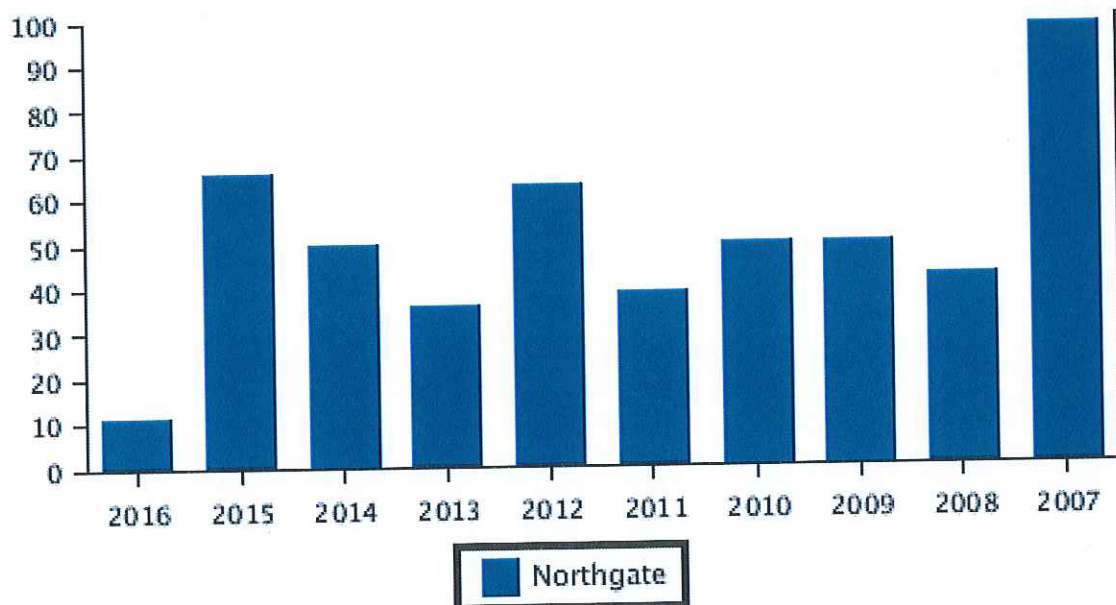
House Sales Per Annum



Unit Sales Per Annum

Period	Northgate Number
2016	11
2015	66
2014	50
2013	36
2012	63
2011	39
2010	50
2009	50
2008	42
2007	98

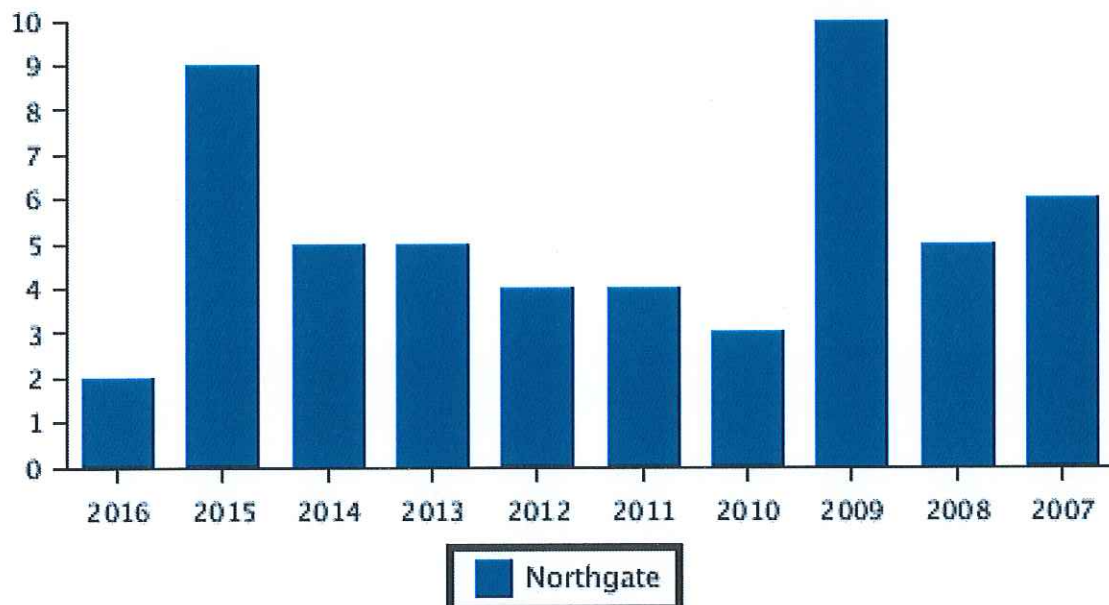
Unit Sales Per Annum



Land Sales Per Annum

Period	Northgate Number
2016	2
2015	9
2014	5
2013	5
2012	4
2011	4
2010	3
2009	10
2008	5
2007	6

Land Sales Per Annum





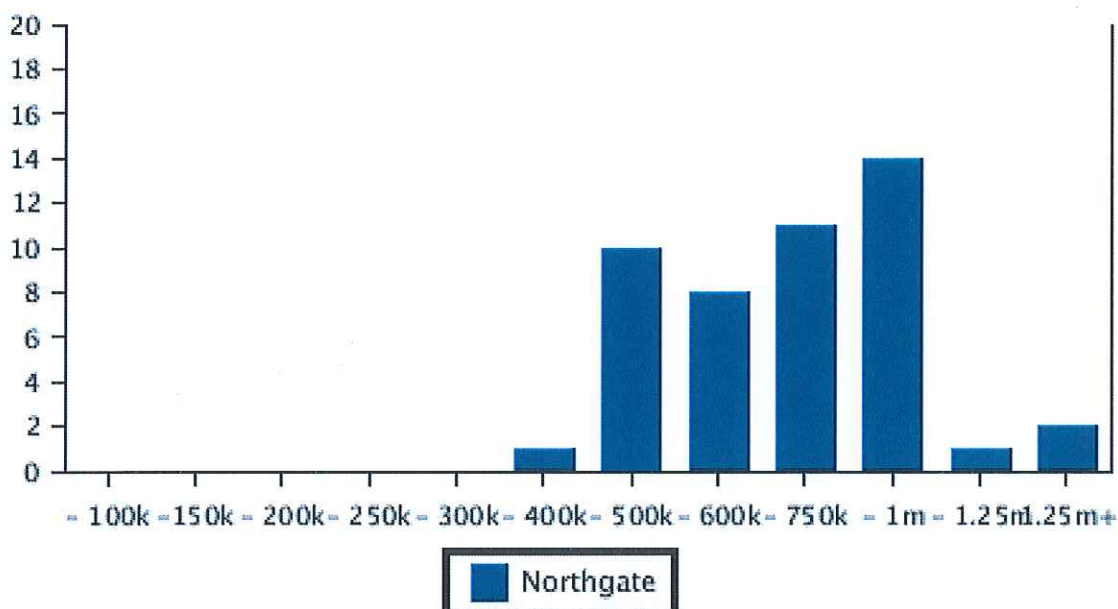
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Sales By Price

House Sale by Price (12 months)

Price	Northgate Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	1
401 - 500k	10
501 - 600k	8
601 - 750k	11
751 - 1m	14
> 1m - 1.25m	1
1.25m+	2

House Sales By Price (12 months)



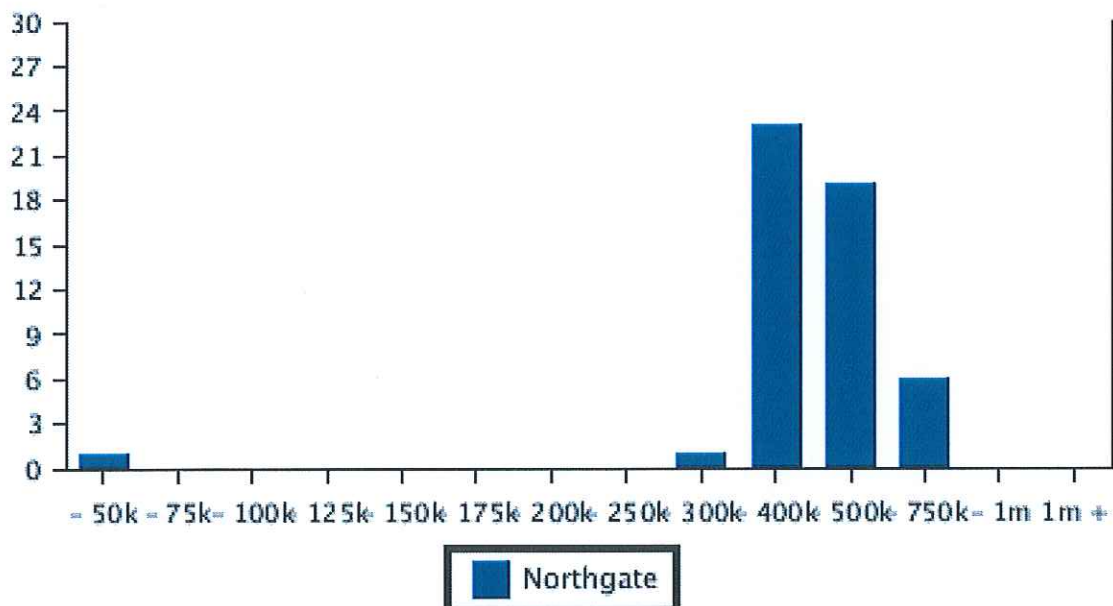


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Unit Sale by Price (12 months)

Price	Northgate Number
0 - 50k	1
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	23
401 - 500k	19
501 - 750k	6
751 - 1m	0
1m +	0

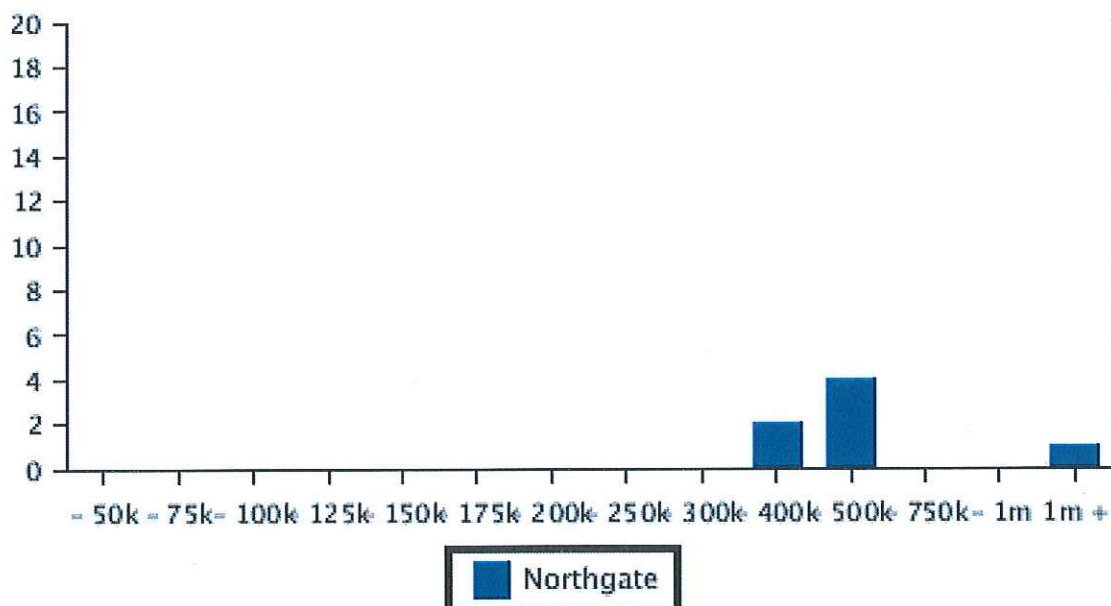
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Northgate 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	2
401 - 500k	4
501 - 750k	0
751 - 1m	0
1m +	1

Land Sales By Price (12 months)

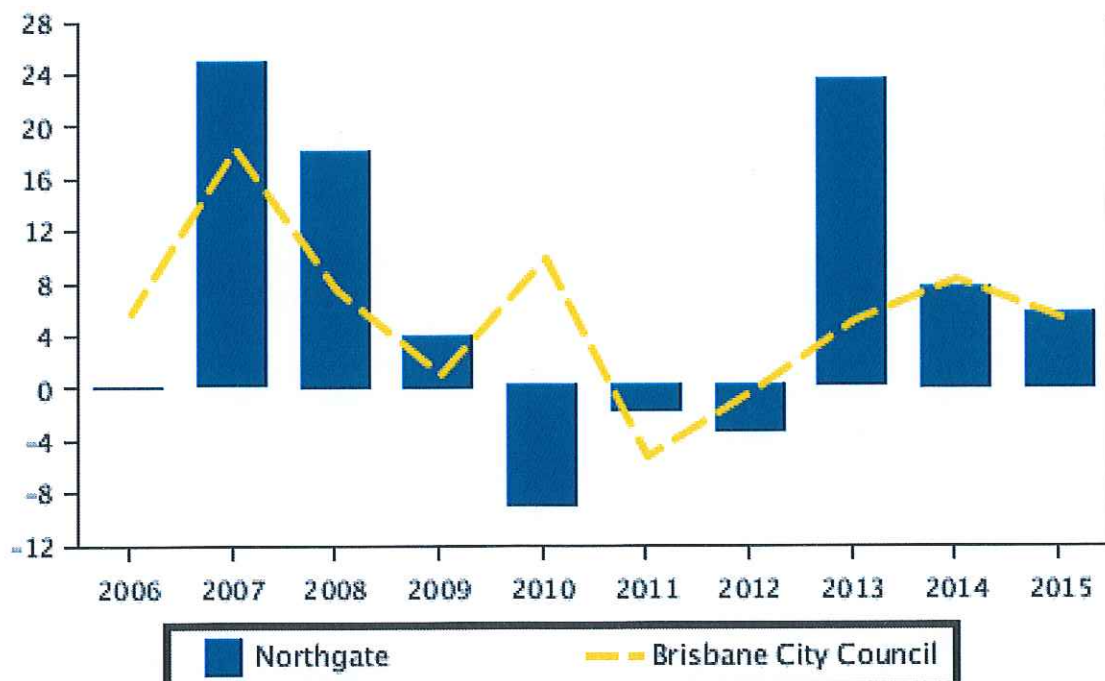


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Northgate % Change	Brisbane City Council % Change
2015	5.8%	5.4%
2014	7.8%	8.3%
2013	23.5%	5.2%
2012	-3.6%	-0.4%
2011	-2%	-5.3%
2010	-9.3%	9.8%
2009	4%	1%
2008	18.1%	7.6%
2007	24.9%	18.3%
2006	0%	5.7%

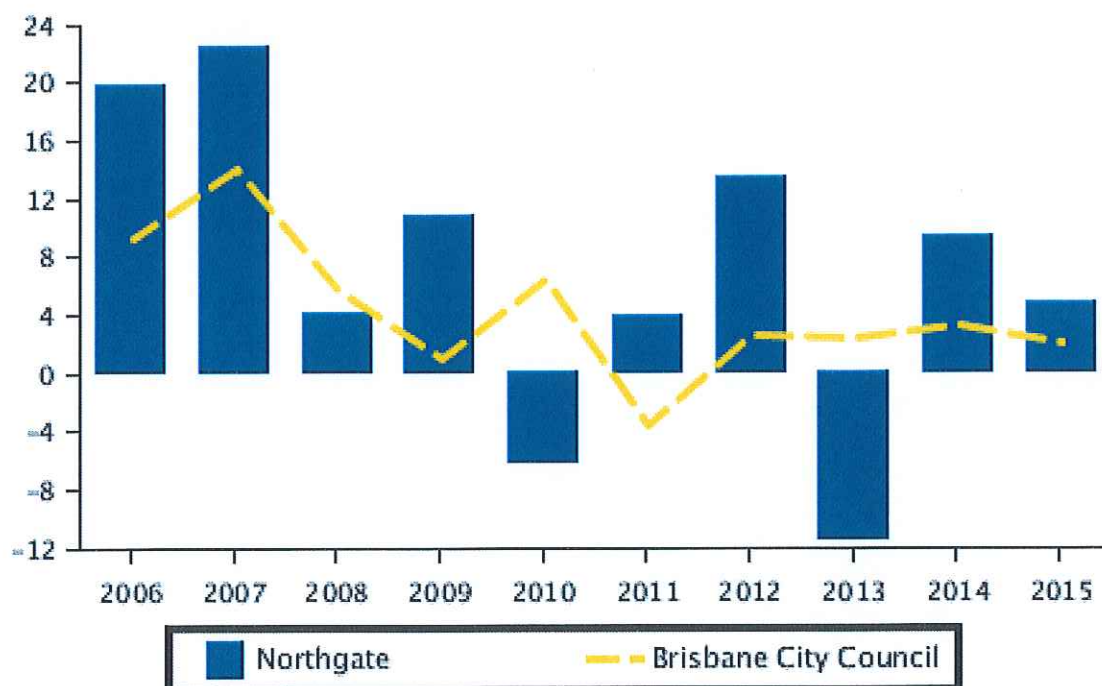
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Northgate % Change	Brisbane City Council % Change
2015	4.9%	2.1%
2014	9.5%	3.3%
2013	-11.5%	2.4%
2012	13.5%	2.5%
2011	3.9%	-3.6%
2010	-6.3%	6.4%
2009	10.8%	1%
2008	4.1%	5.8%
2007	22.5%	14.1%
2006	19.8%	9.2%

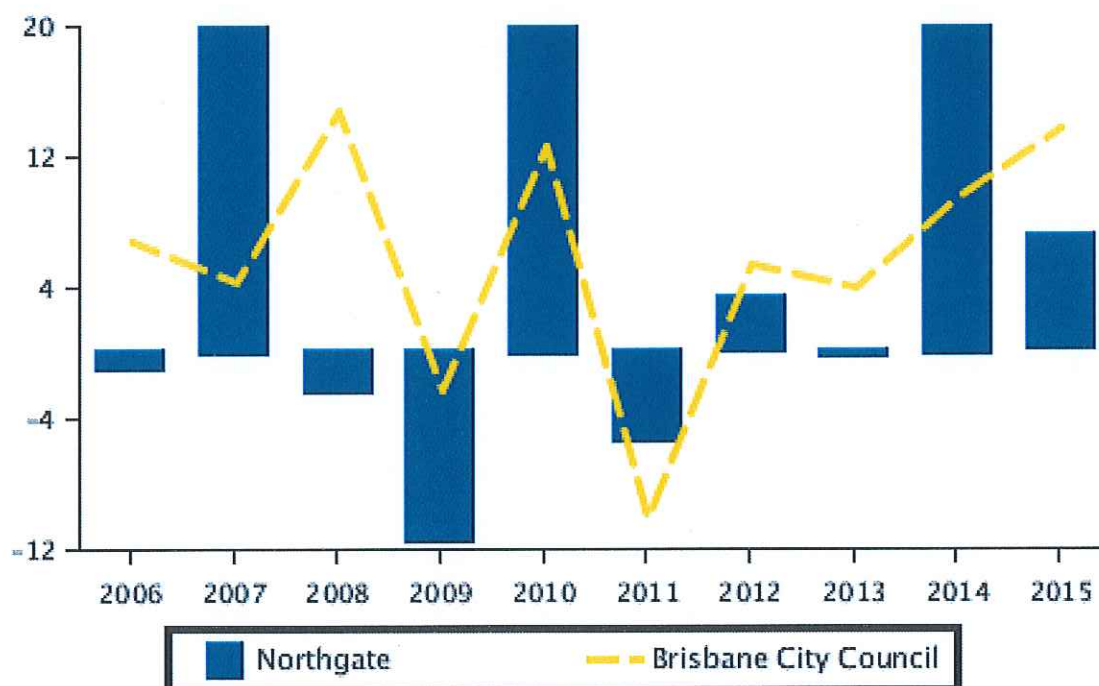
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Northgate % Change	Brisbane City Council % Change
2015	7.2%	13.6%
2014	30.6%	9.4%
2013	-0.5%	4%
2012	3.5%	5.3%
2011	-5.8%	-10.2%
2010	26.1%	12.5%
2009	-11.9%	-2.4%
2008	-2.7%	14.8%
2007	48%	4.2%
2006	-1.3%	6.7%

Capital Growth in Median Prices (Land)

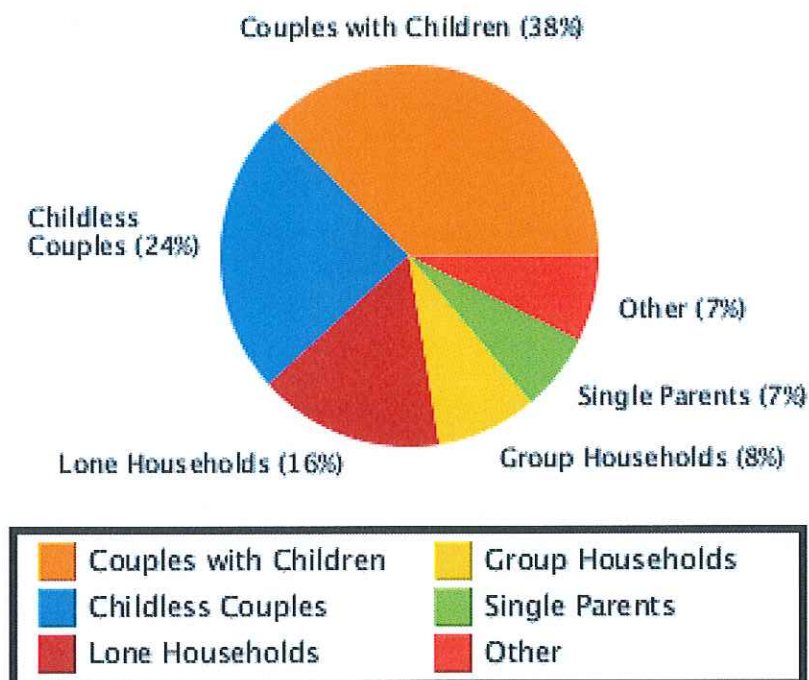


Household

Household Structure

Type	Percent
Couples with Children	37.5
Childless Couples	24.2
Lone Households	15.8
Group Households	8.6
Other	7.3
Single Parents	6.6

Household Structure



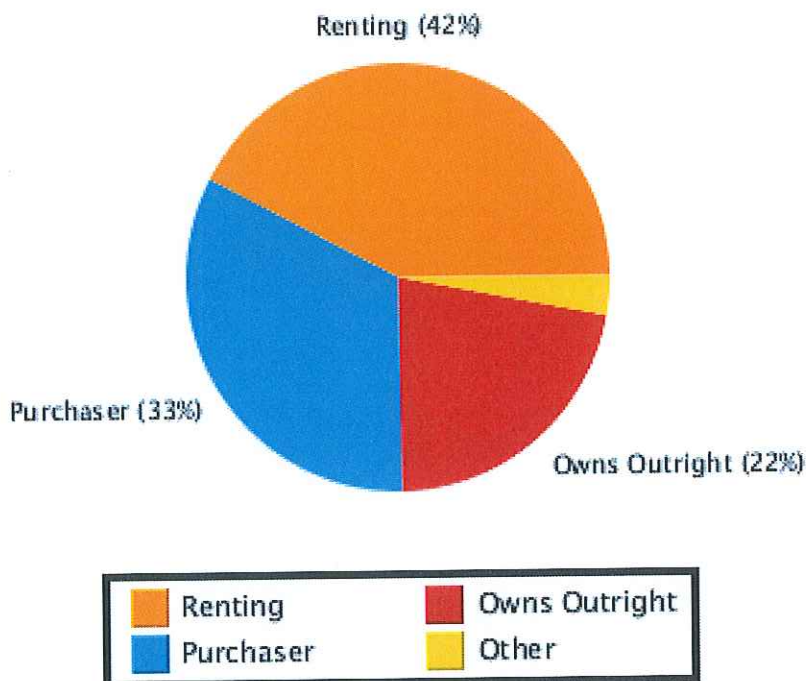


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Household Occupancy

Type	Percent
Renting	42.3
Purchaser	32.9
Owns Outright	21.8
Other	3.0

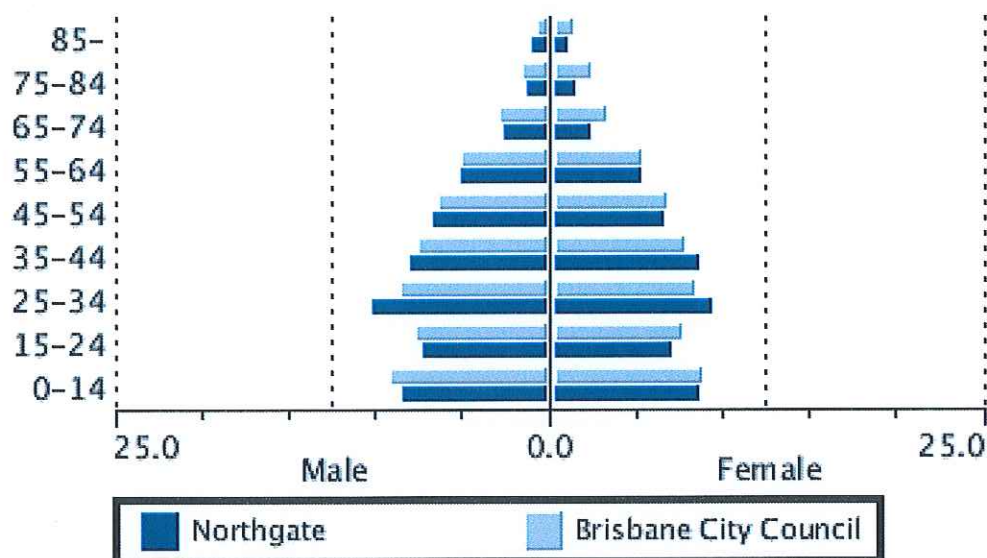
Household Occupancy



Age Sex Ratio

Age Group	Northgate		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	8.4	8.6	9.2	8.7
15-24	7.3	6.9	7.7	7.6
25-34	10.1	9.3	8.5	8.3
35-44	7.9	8.6	7.5	7.7
45-54	6.6	6.5	6.4	6.6
55-64	5.1	5.2	5.0	5.2
65-74	2.5	2.3	2.9	3.1
75-84	1.3	1.4	1.6	2.2
85-	0.9	0.9	0.6	1.2

Age Sex Ratio



Household Income

Income Range	Northgate %	Brisbane City Council %
0-15K	4.2	3.3
15-31K	13.7	11.8
31-52K	14.3	13.4
52-78K	15.5	14.4
78-130K	20.6	21.3
130-180K	14.8	16.7
180K-	6.2	7.9

Household Income



Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	3					
HOUSE	5	\$375,000	\$720,000	\$420,000	\$513,000	\$2,565,000
UNIT	6	\$420,000	\$487,170	\$434,500	\$440,195	\$2,641,170
TOTAL	14					\$5,206,170

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		3				
HOUSE	1 Bed	1	\$375,000	\$375,000	\$375,000	\$375,000
	3 Bed	3	\$420,000	\$720,000	\$665,000	\$601,666
	4 Bed	1	\$385,000	\$385,000	\$385,000	\$385,000
UNIT	2 Bed	4	\$420,000	\$440,000	\$424,500	\$427,250
	3 Bed	2	\$445,000	\$487,170	\$466,085	\$466,085
TOTAL		14				\$371,869

Sold Properties



8 Allworth Street Northgate QLD 4013

Sale Price: Not Disclosed

Sale Date: 16 Jun 2016

Area: 810m2

Attributes:



79 Gympie Street Northgate QLD 4013

Sale Price: Not Disclosed

Sale Date: 26 May 2016

Area: 810m2

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



22 Junior Terrace Northgate QLD 4013

Sale Price: \$665,000

Sale Date: 3 Jun 2016

Area: 470m2

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



15 Kismet Street Northgate QLD 4013

Sale Price: \$420,000

Sale Date: 13 Apr 2016

Area: 607m2

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



40A Larwill Avenue Northgate QLD 4013

Sale Price: \$375,000

Sale Date: 12 Apr 2016

Area: 810m2

Attributes: 1 Beds, 1 Baths, 1 Car Spaces



358 Melton Road Northgate QLD 4013

Sale Price: Not Disclosed

Sale Date: 12 May 2016

Area: 405m2

Attributes: 4 Car Spaces



75 Oates Parade Northgate QLD 4013

Sale Price: \$385,000

Sale Date: 29 Jun 2016

Area: 849m2

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



1/1 Ridge Street Northgate QLD 4013

Sale Price: \$420,000

Sale Date: 16 May 2016

Area: 407m2

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



1/142 Ridge Street Northgate QLD 4013

Sale Price: \$440,000

Sale Date: 30 Apr 2016

Area: 108m2

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



4/142 Ridge Street Northgate QLD 4013

Sale Price: \$420,000

Sale Date: 16 May 2016

Area: 106m2

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



8/142 Ridge Street Northgate QLD 4013

Sale Price: \$429,000

Sale Date: 23 May 2016

Area: 104m2

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

**4/11 Ryans Road Northgate QLD 4013**

Sale Price: \$487,170

Sale Date: 3 May 2016

Area: 172m²

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

**11/50 Ryans Road Northgate QLD 4013**

Sale Price: \$445,000

Sale Date: 23 May 2016

Area: 96m² Approx

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

**45 Sapsford Street Northgate QLD 4013**

Sale Price: \$720,000

Sale Date: 2 Apr 2016

Area: 607m²

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



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