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A Nobel approach  
to Real Estate™

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Nudgee

April—June 2016

THE **Adam**  
**Nobel** TEAM



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## Area Profile

The size of Nudgee is approximately 4 square kilometres. It has 4 parks covering nearly 29% of total area.

The population of Nudgee in 2006 was 2,119 people. By 2011 the population was 2,854 showing a population growth of 34% in the area during that time.

The predominant age group in Nudgee is 0-14 years.

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

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

In 2006, 78.1% of the homes in Nudgee were owner-occupied compared with 76.6% in 2011.

Currently the median sales price of houses in the area is 565,000.

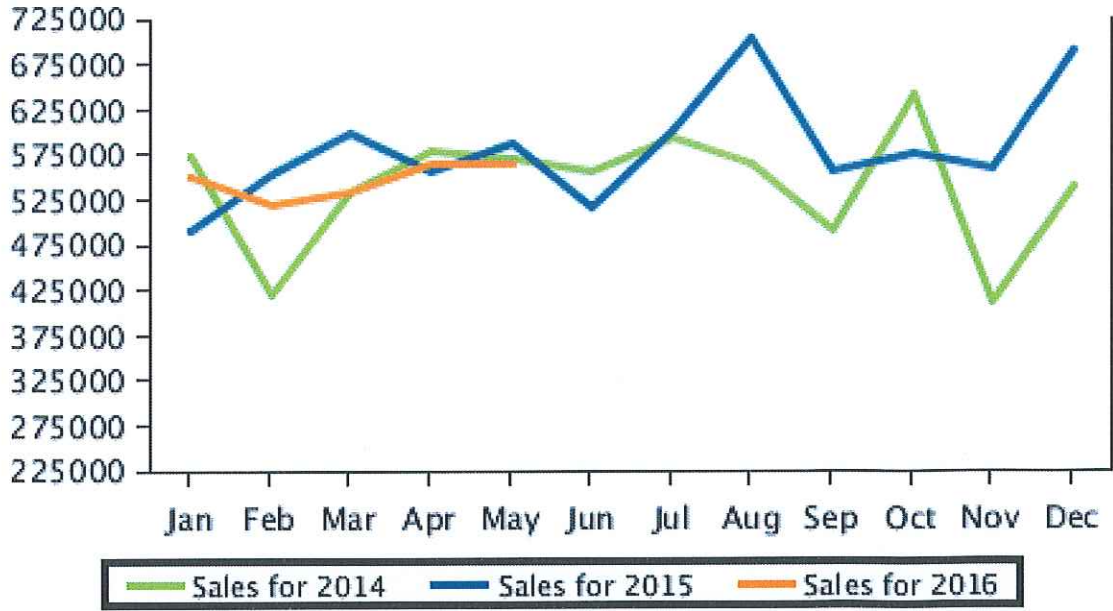
### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$572,944	\$491,018	\$550,000
February	\$420,000	\$552,644	\$520,000
March	\$532,000	\$599,000	\$534,000
April	\$579,000	\$555,000	\$565,000
May	\$570,000	\$586,250	\$565,000
June	\$555,000	\$516,000	\$0
July	\$593,000	\$601,000	\$0
August	\$565,356	\$705,000	\$0
September	\$490,000	\$555,000	\$0
October	\$640,000	\$576,500	\$0
November	\$410,000	\$557,500	\$0
December	\$540,000	\$689,750	\$0



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### Median Sale Price





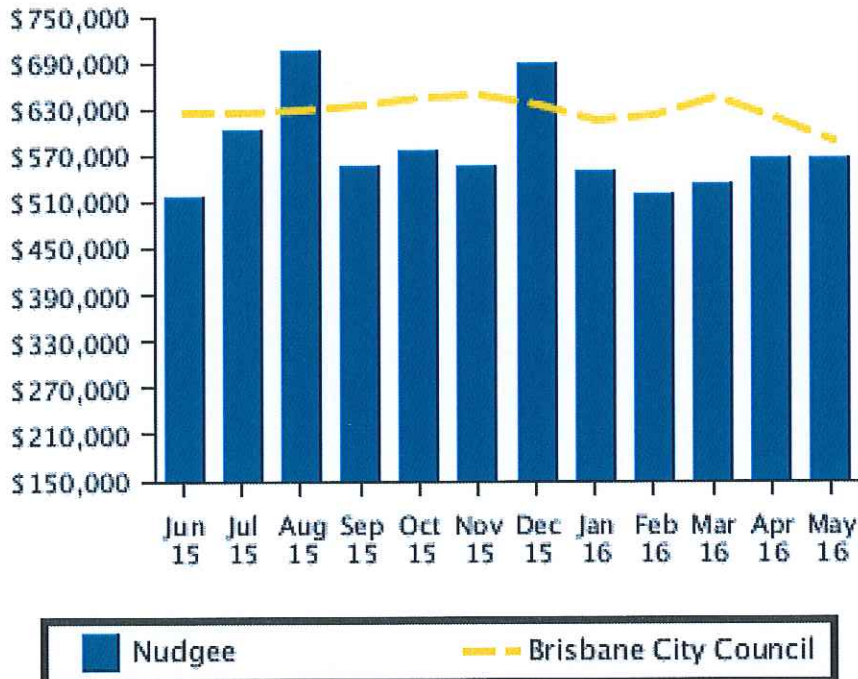
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## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Nudgee Median Price	Brisbane City Council Median Price
May 2016	\$565,000	\$588,065
April 2016	\$565,000	\$620,000
March 2016	\$534,000	\$645,000
February 2016	\$520,000	\$622,500
January 2016	\$550,000	\$614,875
December 2015	\$689,750	\$635,000
November 2015	\$557,500	\$649,900
October 2015	\$576,500	\$645,000
September 2015	\$555,000	\$635,000
August 2015	\$705,000	\$630,000
July 2015	\$601,000	\$625,000
June 2015	\$516,000	\$625,500

### Recent Median House Sale Prices



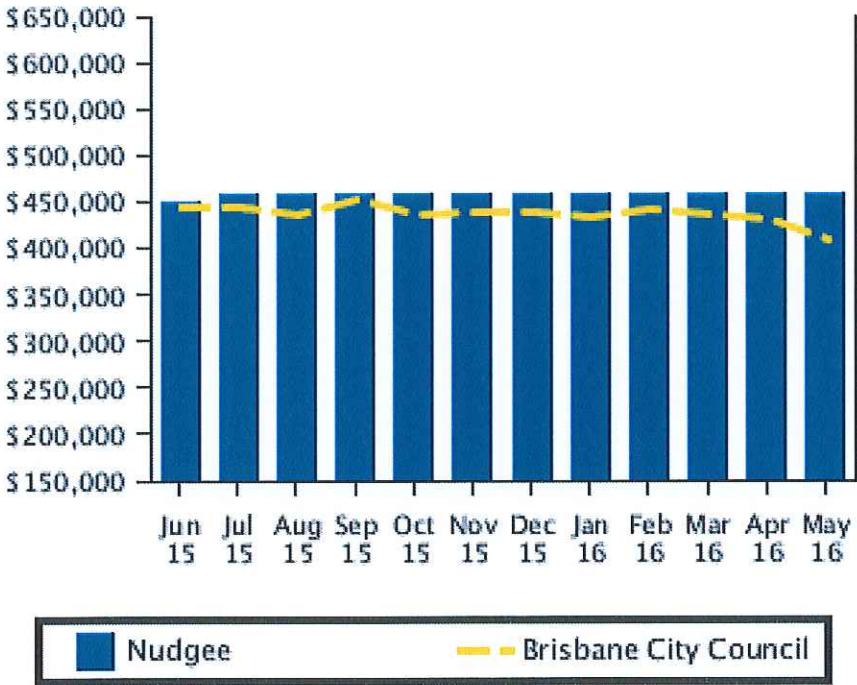


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**Recent Median Unit Sale Prices**

Period	Nudgee Median Price	Brisbane City Council Median Price
May 2016	\$459,000	\$408,750
April 2016	\$459,000	\$429,500
March 2016	\$459,000	\$435,000
February 2016	\$459,000	\$441,050
January 2016	\$459,000	\$432,500
December 2015	\$459,000	\$440,000
November 2015	\$459,000	\$440,000
October 2015	\$459,000	\$435,000
September 2015	\$459,000	\$452,000
August 2015	\$459,000	\$435,500
July 2015	\$459,000	\$445,000
June 2015	\$449,000	\$443,000

**Recent Median Unit Sale Prices**



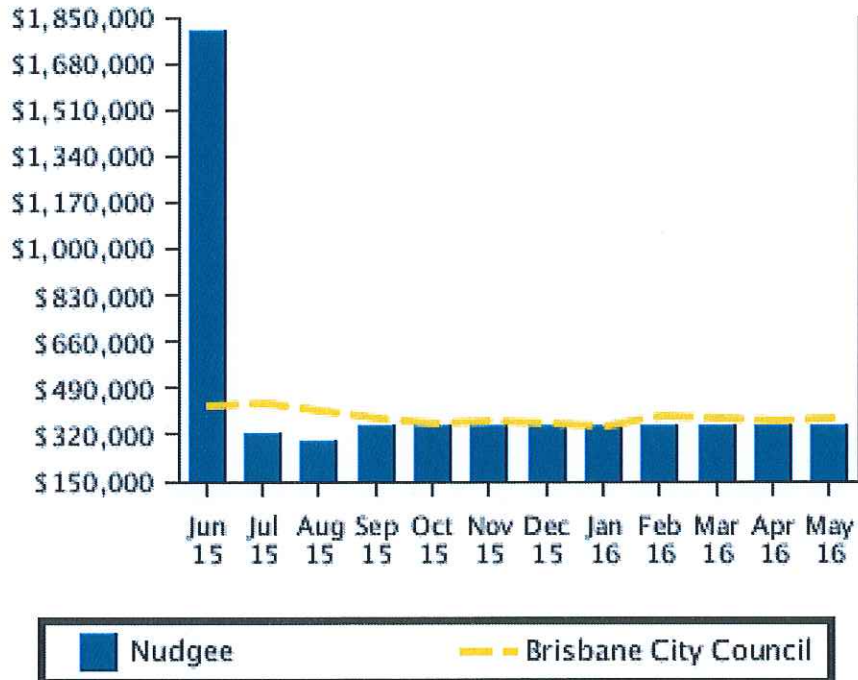


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### Recent Median Land Sale Prices

Period	Nudgee Median Price	Brisbane City Council Median Price
May 2016	\$350,000	\$380,000
April 2016	\$350,000	\$372,500
March 2016	\$350,000	\$376,000
February 2016	\$350,000	\$385,000
January 2016	\$350,000	\$349,000
December 2015	\$350,000	\$360,000
November 2015	\$350,000	\$370,000
October 2015	\$350,000	\$365,000
September 2015	\$354,000	\$376,050
August 2015	\$300,000	\$410,000
July 2015	\$320,000	\$435,000
June 2015	\$1,800,000	\$427,500

### Recent Median Land Sale Prices





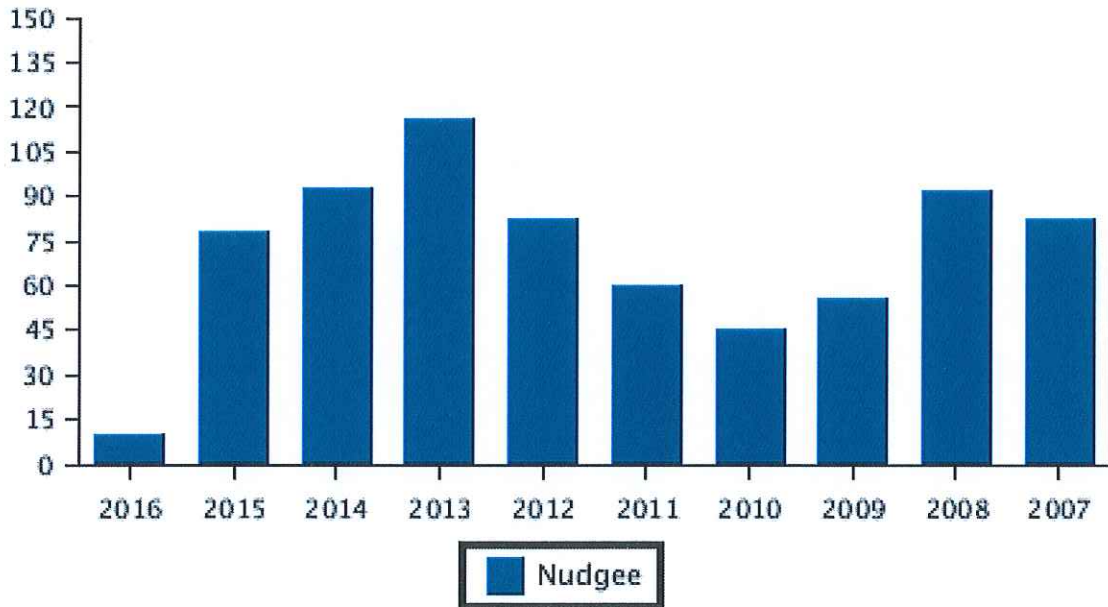
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# Sales Per Annum

## House Sales Per Annum

Period	Nudgee Number
2016	10
2015	78
2014	93
2013	116
2012	82
2011	60
2010	45
2009	56
2008	92
2007	82

## House Sales Per Annum



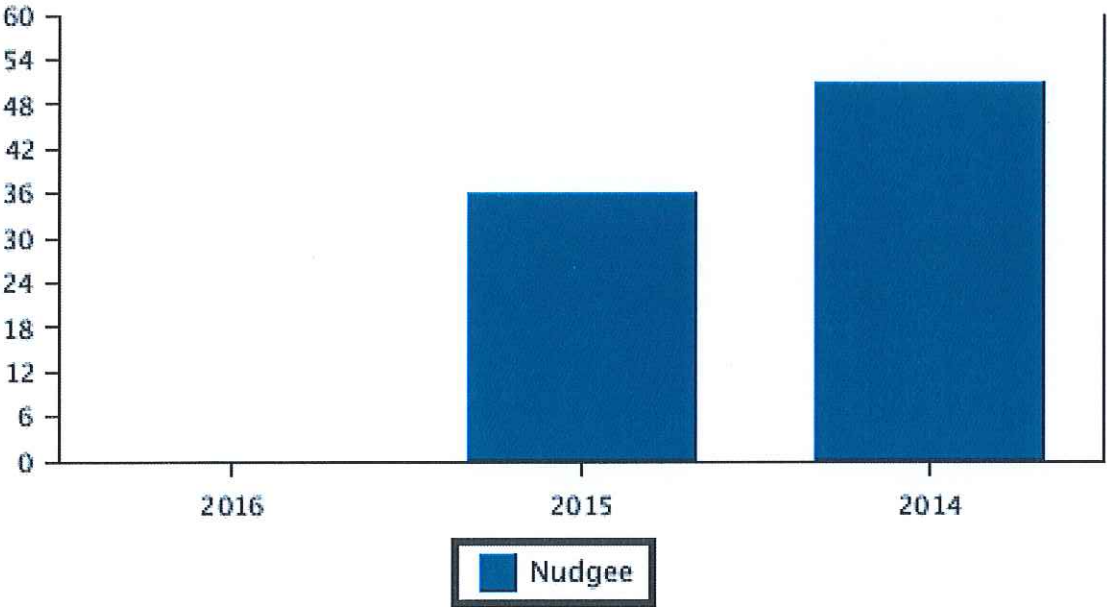


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**Unit Sales Per Annum**

Period	Nudgee Number
2016	0
2015	36
2014	51

**Unit Sales Per Annum**





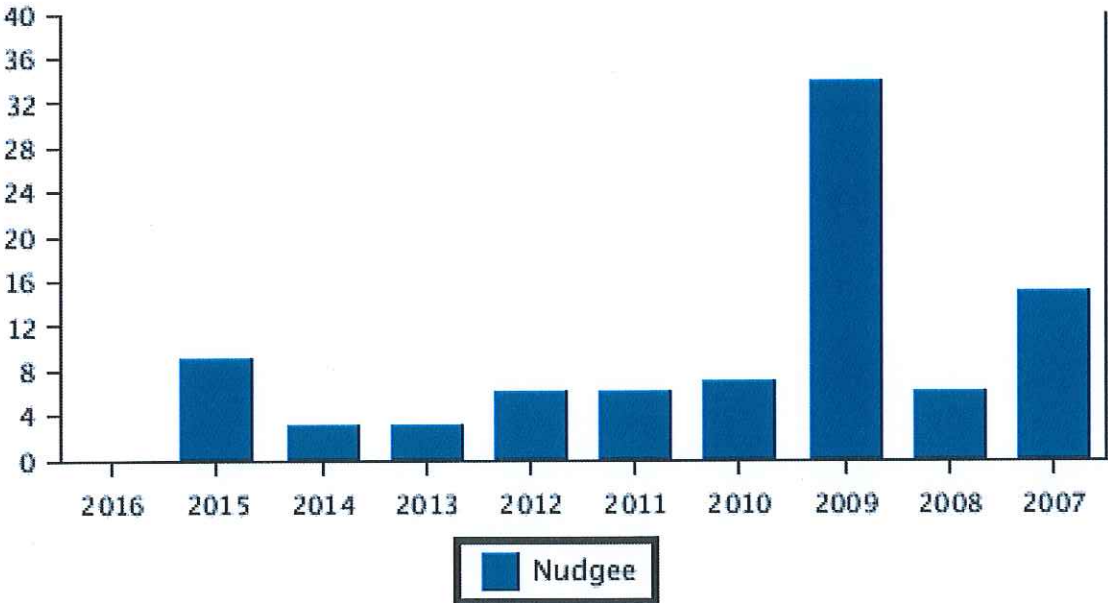


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**Land Sales Per Annum**

Period	Nudgee Number
2016	0
2015	9
2014	3
2013	3
2012	6
2011	6
2010	7
2009	34
2008	6
2007	15

**Land Sales Per Annum**





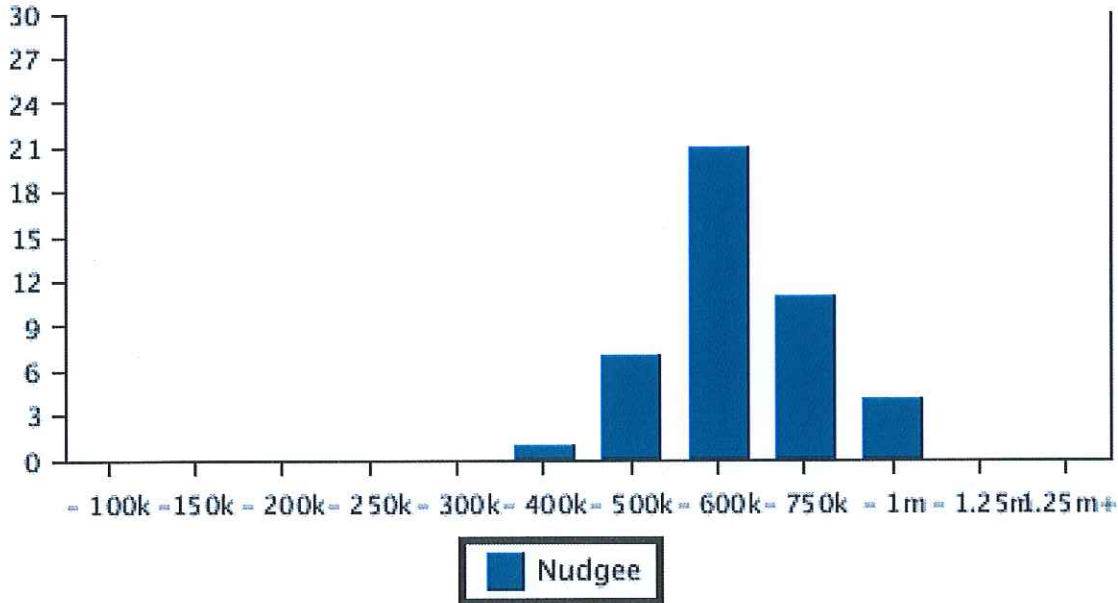
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# Sales By Price

## House Sale by Price (12 months)

Price	Nudgee Number
0 - 100k	0
101 -150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	1
401 - 500k	7
501 - 600k	21
601 - 750k	11
751 - 1m	4
> 1m - 1.25m	0
1.25m+	0

## House Sales By Price (12 months)



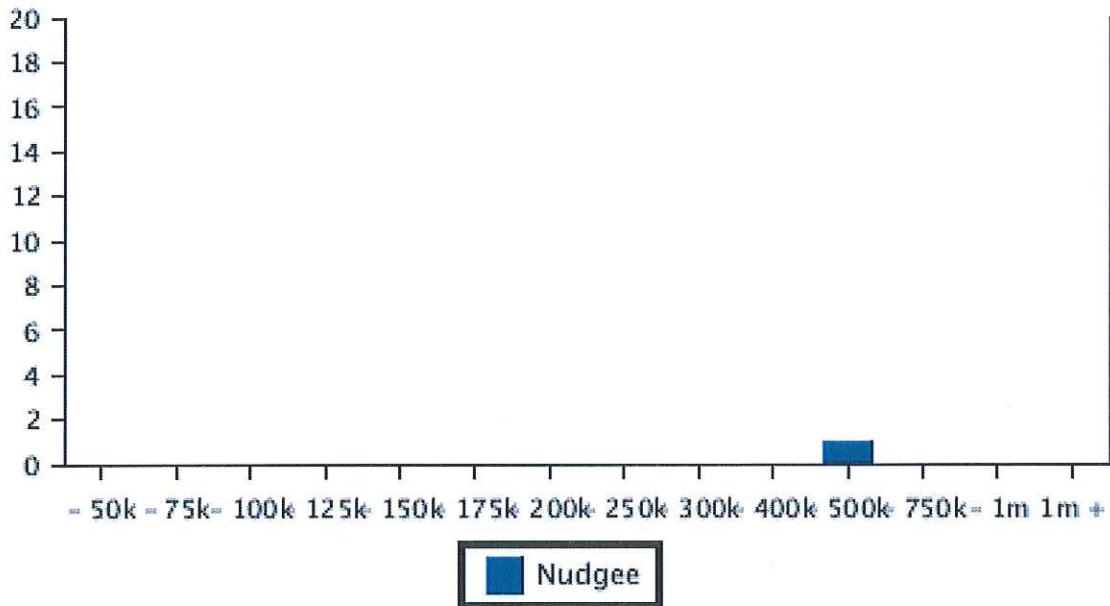


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### Unit Sale by Price (12 months)

Price	Nudgee 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	0
751 - 1m	0
1m +	0

### Unit Sales By Price (12 months)



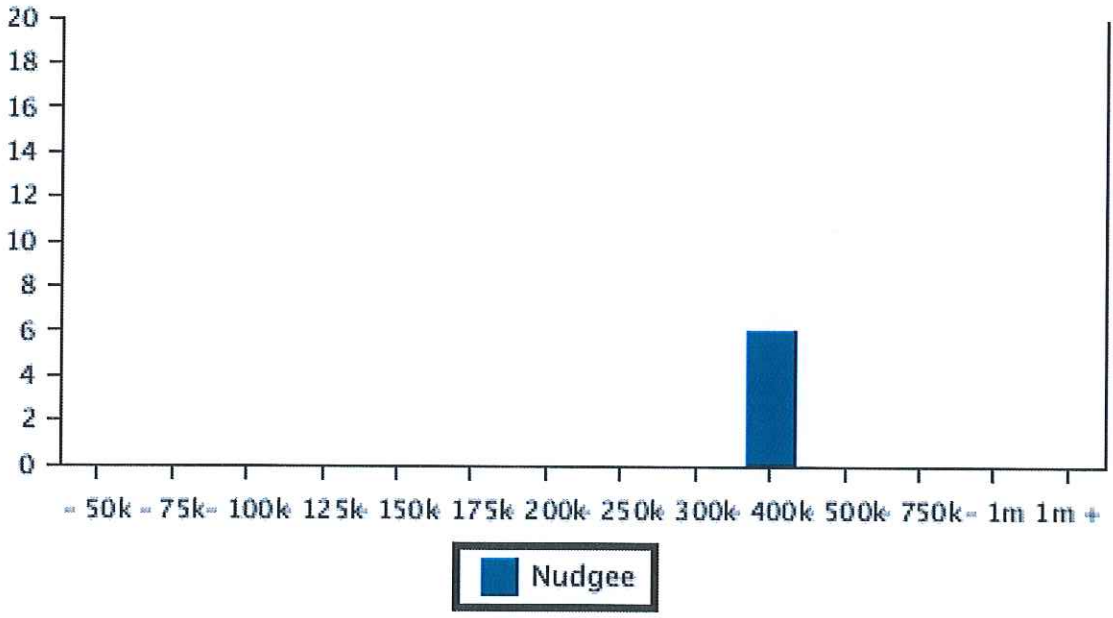


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**Land Sale by Price (12 months)**

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

**Land Sales By Price (12 months)**

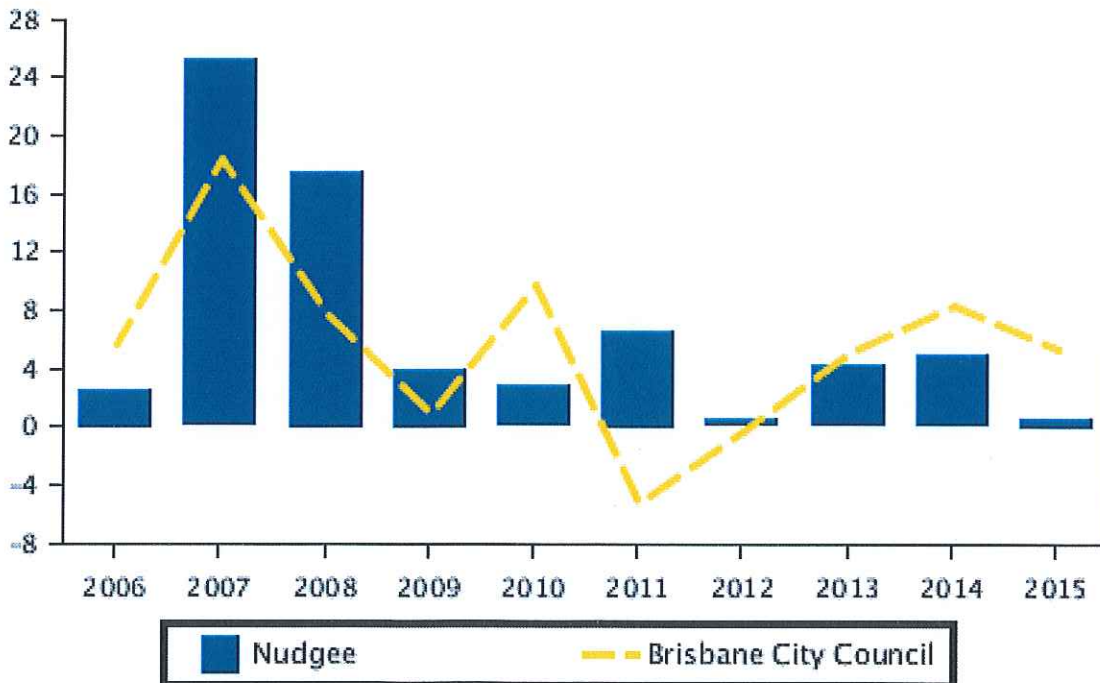


# Capital Growth Median Prices

## Capital Growth in Median Prices (Houses)

Period	Nudgee % Change	Brisbane City Council % Change
2015	0.6%	5.4%
2014	4.9%	8.3%
2013	4.2%	5.2%
2012	0.5%	-0.4%
2011	6.6%	-5.3%
2010	2.8%	9.8%
2009	3.9%	1%
2008	17.5%	7.6%
2007	25.2%	18.3%
2006	2.5%	5.7%

## Capital Growth in Median Prices (Houses)



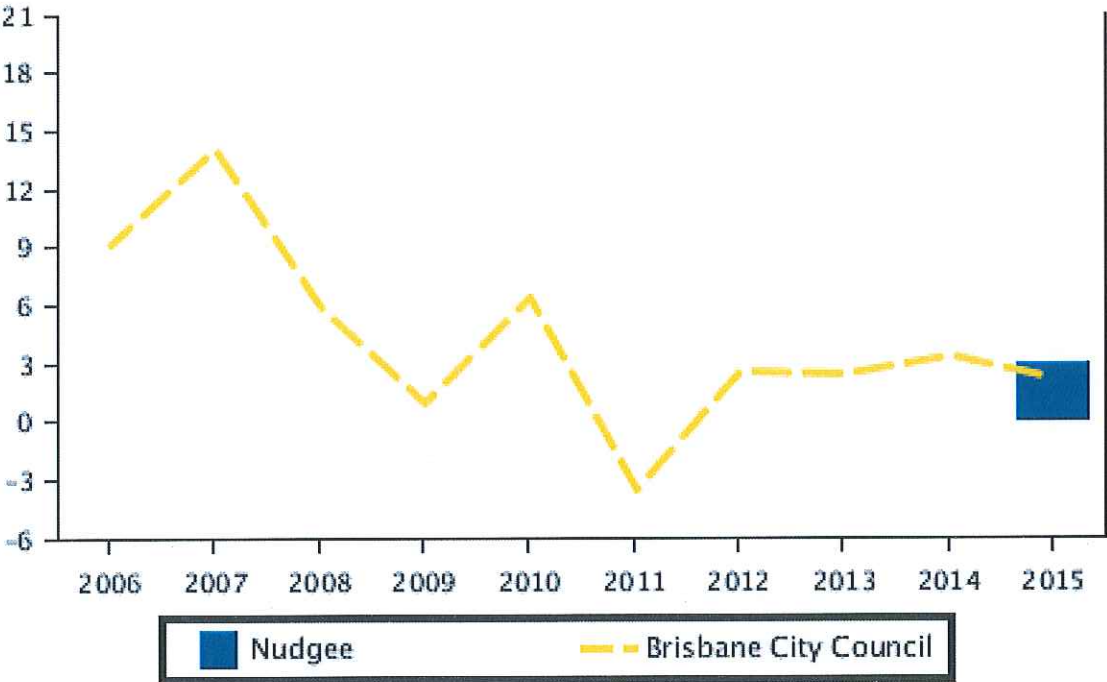


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**Capital Growth in Median Prices (Unit)**

Period	Nudgee % Change	Brisbane City Council % Change
2015	3%	2.1%
2014	0%	3.3%
2013	0%	2.4%
2012	0%	2.5%
2011	0%	-3.6%
2010	0%	6.4%
2009	0%	1%
2008	0%	5.8%
2007	0%	14.1%
2006	0%	9.2%

**Capital Growth in Median Prices (Unit)**



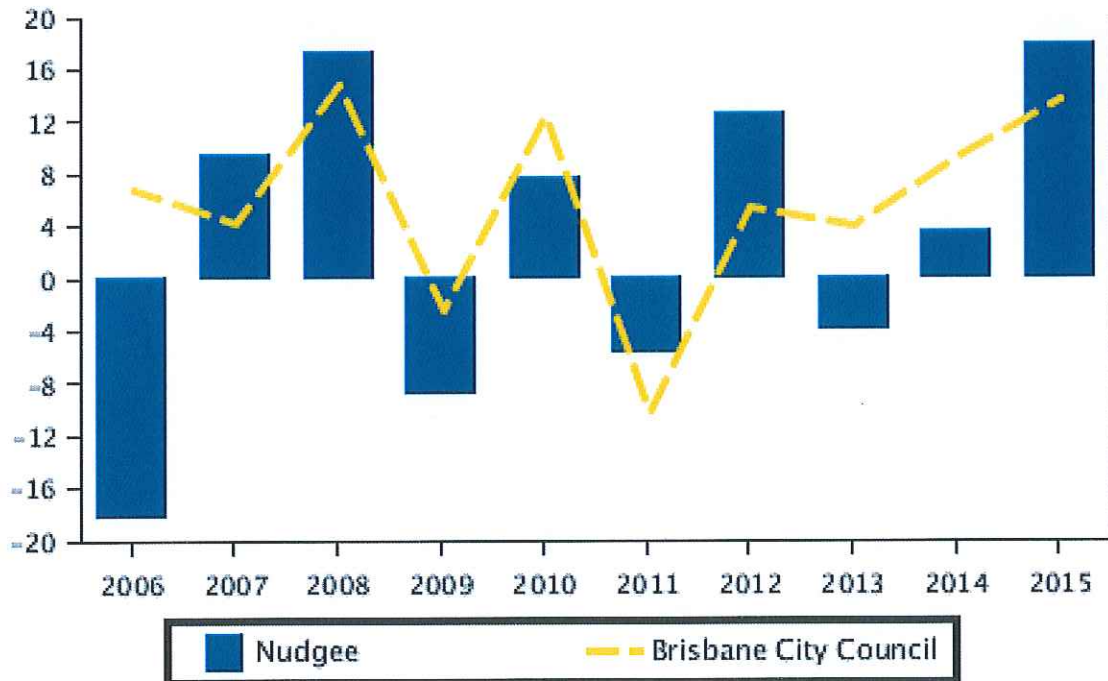


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### Capital Growth in Median Prices (Land)

Period	Nudgee % Change	Brisbane City Council % Change
2015	17.9%	13.6%
2014	3.7%	9.4%
2013	-4.1%	4%
2012	12.6%	5.3%
2011	-5.7%	-10.2%
2010	7.7%	12.5%
2009	-8.9%	-2.4%
2008	17.4%	14.8%
2007	9.5%	4.2%
2006	-18.3%	6.7%

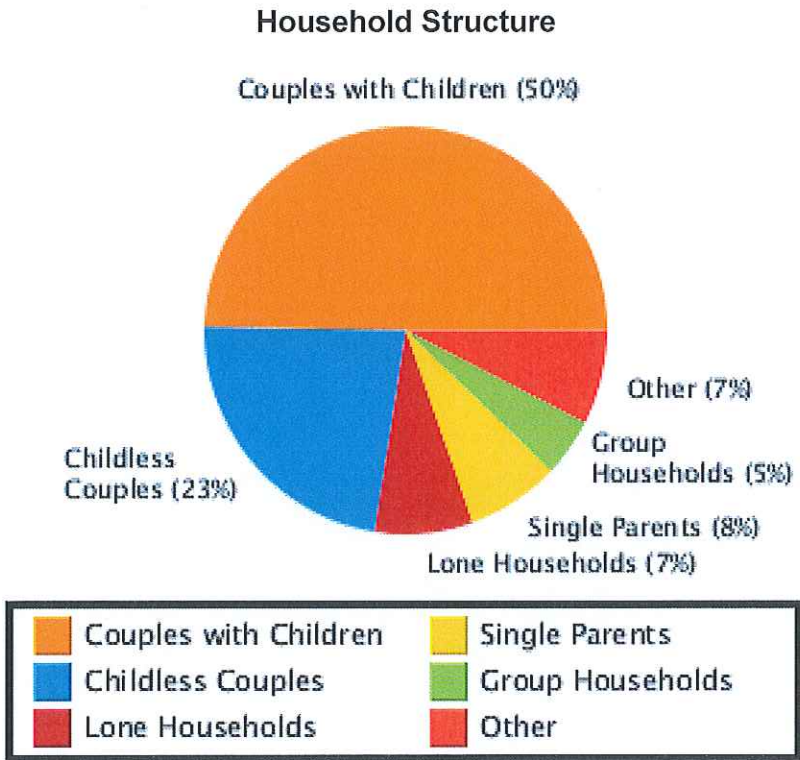
### Capital Growth in Median Prices (Land)



# Household

## Household Structure

Type	Percent
Couples with Children	49.8
Childless Couples	22.8
Lone Households	7.9
Single Parents	7.5
Other	7.5
Group Households	4.6





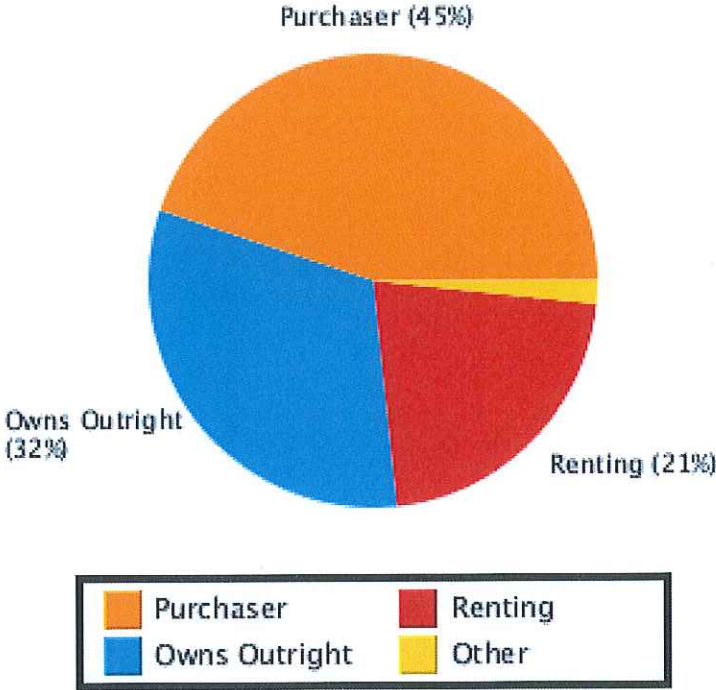


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### Household Occupancy

Type	Percent
Purchaser	44.9
Owns Outright	31.7
Renting	21.7
Other	1.7

### Household Occupancy



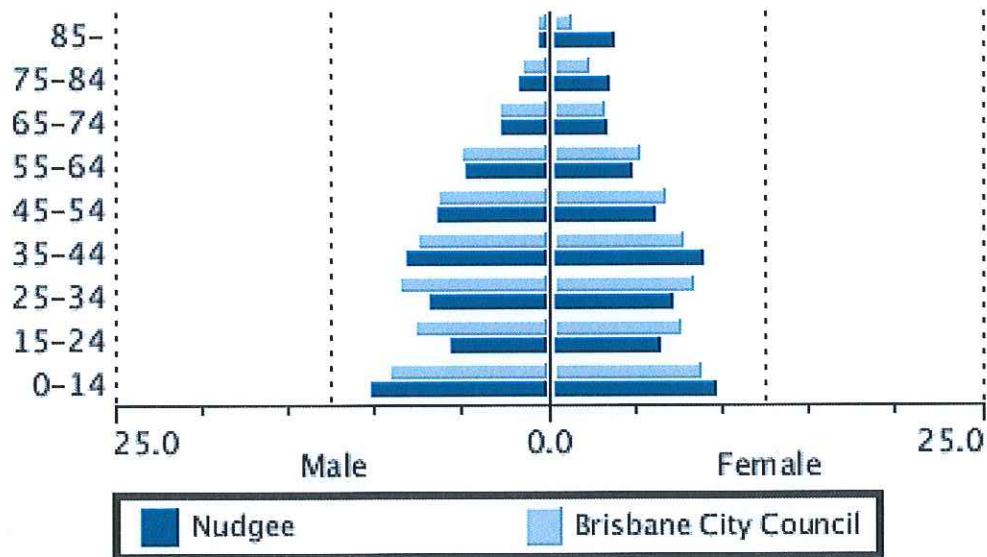


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## Age Sex Ratio

Age Group	Nudgee		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	10.1	9.6	9.2	8.7
15-24	5.7	6.3	7.7	7.6
25-34	6.8	7.1	8.5	8.3
35-44	8.1	8.9	7.5	7.7
45-54	6.3	6.1	6.4	6.6
55-64	4.8	4.7	5.0	5.2
65-74	2.7	3.3	2.9	3.1
75-84	1.7	3.4	1.6	2.2
85-	0.5	3.8	0.6	1.2

Age Sex Ratio



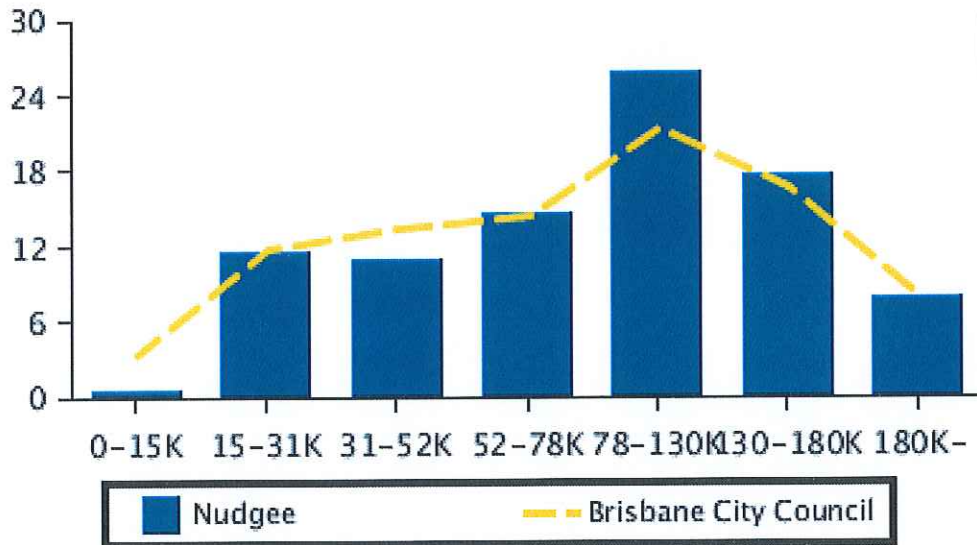


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## Household Income

Income Range	Nudgee %	Brisbane City Council %
0-15K	0.6	3.3
15-31K	11.6	11.8
31-52K	11.0	13.4
52-78K	14.5	14.4
78-130K	25.8	21.3
130-180K	17.7	16.7
180K-	7.9	7.9

Household Income





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## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	2					
HOUSE	11	\$445,000	\$763,000	\$495,000	\$544,727	\$5,992,000
LAND	1	\$621,000	\$621,000	\$621,000	\$621,000	\$621,000
<b>TOTAL</b>	<b>14</b>					<b>\$6,613,000</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		2				
HOUSE	2 Bed	1	\$580,000	\$580,000	\$580,000	\$580,000
	3 Bed	9	\$445,000	\$670,000	\$489,500	\$516,555
	4 Bed	1	\$763,000	\$763,000	\$763,000	\$763,000
LAND	5+ Bed	1	\$621,000	\$621,000	\$621,000	\$621,000
<b>TOTAL</b>		<b>14</b>				<b>\$472,357</b>



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# Sold Properties



### 460 Earnshaw Road Nudgee QLD 4014

Sale Price: \$445,000  
Sale Date: 31 May 2016  
Area: 607m2

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



### 29 Elkington Street Nudgee QLD 4014

Sale Price: \$486,500  
Sale Date: 7 Jun 2016  
Area: 576m2

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



### 15 Forrest Street Nudgee QLD 4014

Sale Price: Not Disclosed  
Sale Date: 13 Jun 2016  
Area: 405m2

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



### 7 Jessica Crescent Nudgee QLD 4014

Sale Price: \$763,000  
Sale Date: 16 Jun 2016  
Area: 595m2

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



### 27 Jessica Crescent Nudgee QLD 4014

Sale Price: \$670,000  
Sale Date: 16 May 2016  
Area: 602m2

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



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### 21 Lionel Street Nudgee QLD 4014

Sale Price: \$580,000  
Sale Date: 19 May 2016  
Area: 810m2

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



### 30 Lionel Street Nudgee QLD 4014

Sale Price: \$621,000  
Sale Date: 21 Jun 2016  
Area: 810m2

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



### 26 Railway Street Nudgee QLD 4014

Sale Price: \$473,000  
Sale Date: 13 May 2016  
Area: 405m2

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



### 8 Redhill Road Nudgee QLD 4014

Sale Price: Not Disclosed  
Sale Date: 24 Jun 2016  
Area: 500m2

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



### 32 Somers Street Nudgee QLD 4014

Sale Price: \$495,000  
Sale Date: 16 May 2016  
Area: 405m2

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



### 61 St Conel Street Nudgee QLD 4014

Sale Price: \$565,000  
Sale Date: 29 Apr 2016  
Area: 559m2

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



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**370 St Vincents Road Nudgee QLD 4014**

Sale Price: \$465,000  
Sale Date: 2 Jun 2016  
Area: 607m2

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



**381 St Vincents Road Nudgee QLD 4014**

Sale Price: \$560,000  
Sale Date: 14 Jun 2016  
Area: 597m2

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



**383 St Vincents Road Nudgee QLD 4014**

Sale Price: \$489,500  
Sale Date: 6 May 2016  
Area: 607m2

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



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