
A Nobel approach
to Real Estate™

Nundah

April—June 2016

THE Adam
Nobel TEAM



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Area Profile

The size of Nundah is approximately 4 square kilometres. It has 4 parks covering nearly 8% of total area.

The population of Nundah in 2006 was 8,274 people. By 2011 the population was 10,392 showing a population growth of 25% in the area during that time.

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

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

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

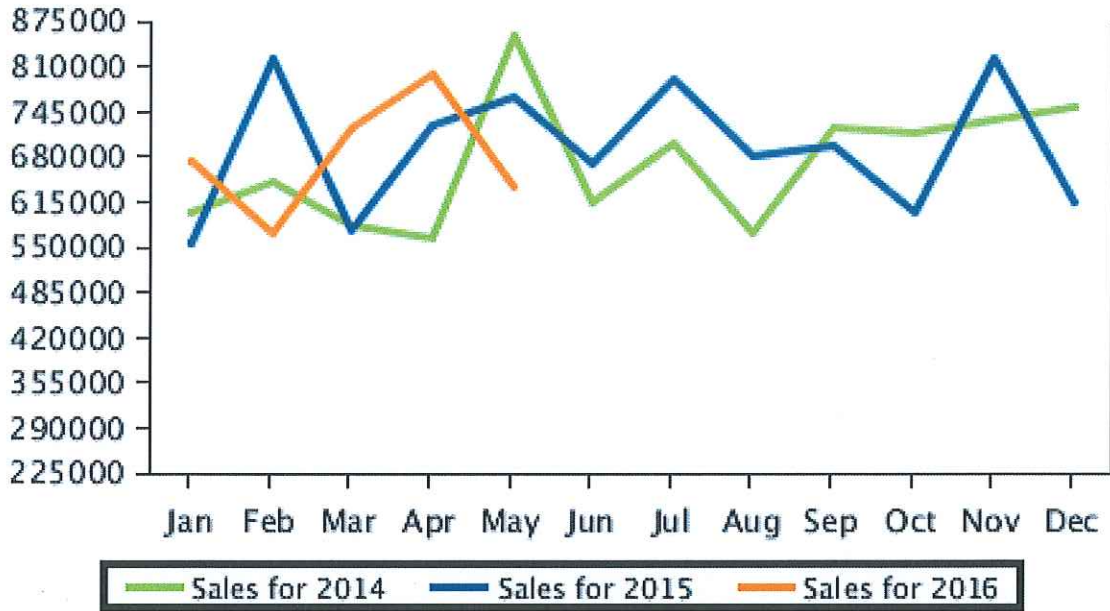
In 2006, 47.7% of the homes in Nundah were owner-occupied compared with 44.0% in 2011.

Currently the median sales price of houses in the area is 635,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$600,000	\$555,000	\$672,500
February	\$642,750	\$820,000	\$570,000
March	\$582,500	\$572,500	\$720,000
April	\$562,500	\$725,000	\$800,000
May	\$855,000	\$767,500	\$635,000
June	\$613,750	\$670,000	\$0
July	\$697,850	\$792,500	\$0
August	\$568,750	\$680,000	\$0
September	\$721,500	\$697,500	\$0
October	\$715,000	\$600,000	\$0
November	\$732,500	\$820,000	\$0
December	\$751,000	\$613,750	\$0

Median Sale Price





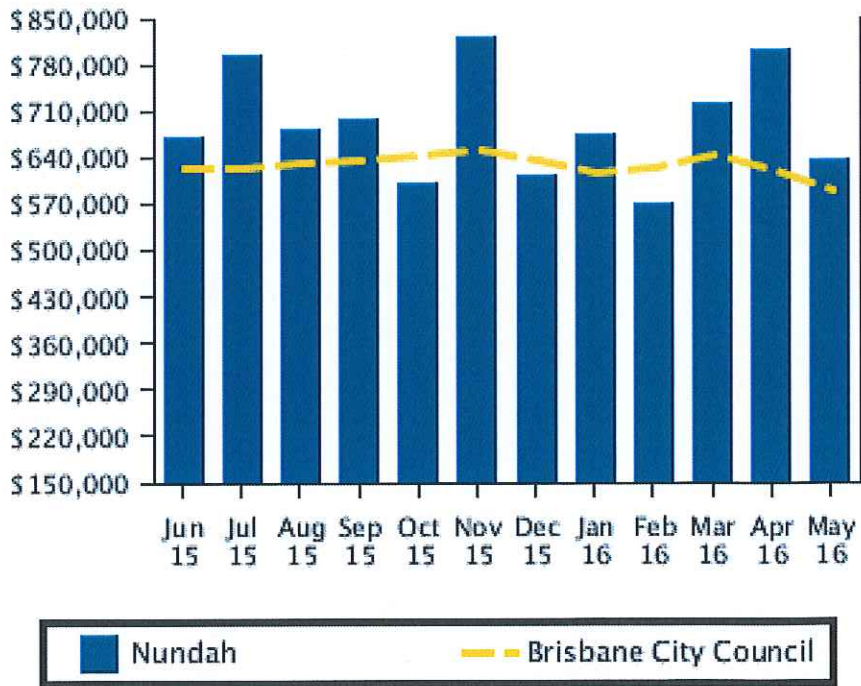
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Recent Median Sale Prices

Recent Median House Sale Prices

Period	Nundah	Brisbane City Council
	Median Price	Median Price
May 2016	\$635,000	\$588,065
April 2016	\$800,000	\$620,000
March 2016	\$720,000	\$645,000
February 2016	\$570,000	\$622,500
January 2016	\$672,500	\$614,875
December 2015	\$613,750	\$635,000
November 2015	\$820,000	\$649,900
October 2015	\$600,000	\$645,000
September 2015	\$697,500	\$635,000
August 2015	\$680,000	\$630,000
July 2015	\$792,500	\$625,000
June 2015	\$670,000	\$625,500

Recent Median House Sale Prices



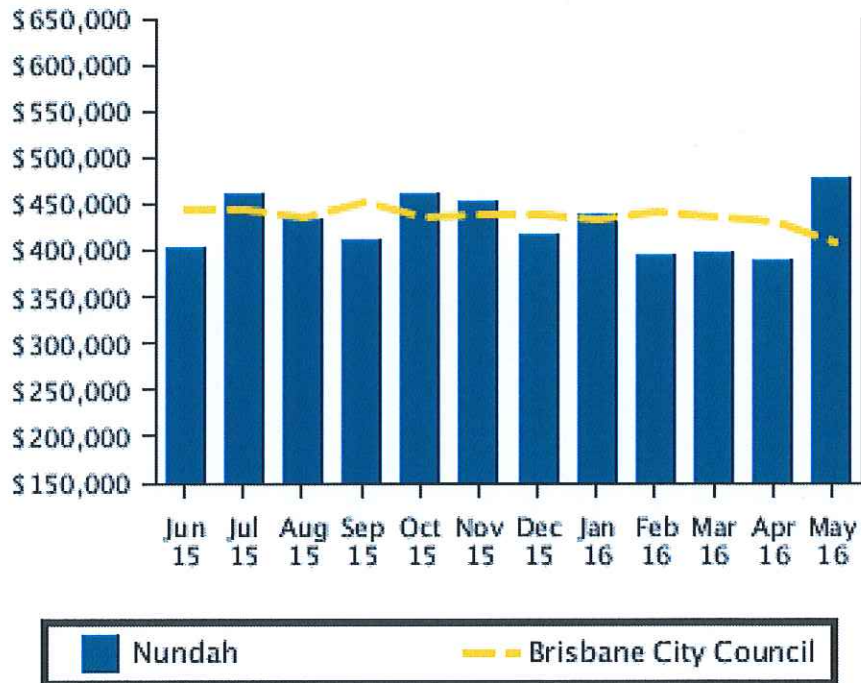


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Recent Median Unit Sale Prices

Period	Nundah Median Price	Brisbane City Council Median Price
May 2016	\$477,500	\$408,750
April 2016	\$390,000	\$429,500
March 2016	\$397,500	\$435,000
February 2016	\$395,000	\$441,050
January 2016	\$440,000	\$432,500
December 2015	\$415,750	\$440,000
November 2015	\$452,500	\$440,000
October 2015	\$461,000	\$435,000
September 2015	\$412,000	\$452,000
August 2015	\$434,000	\$435,500
July 2015	\$460,000	\$445,000
June 2015	\$401,750	\$443,000

Recent Median Unit Sale Prices



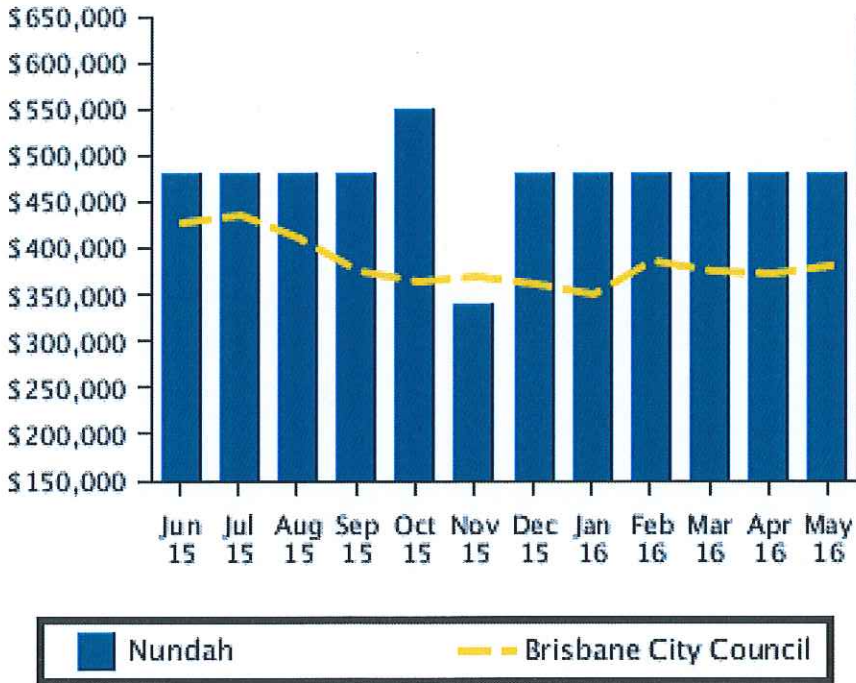


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Recent Median Land Sale Prices

Period	Nundah Median Price	Brisbane City Council Median Price
May 2016	\$480,000	\$380,000
April 2016	\$480,000	\$372,500
March 2016	\$480,000	\$376,000
February 2016	\$480,000	\$385,000
January 2016	\$480,000	\$349,000
December 2015	\$480,000	\$360,000
November 2015	\$340,000	\$370,000
October 2015	\$550,000	\$365,000
September 2015	\$480,000	\$376,050
August 2015	\$480,000	\$410,000
July 2015	\$480,000	\$435,000
June 2015	\$480,000	\$427,500

Recent Median Land Sale Prices





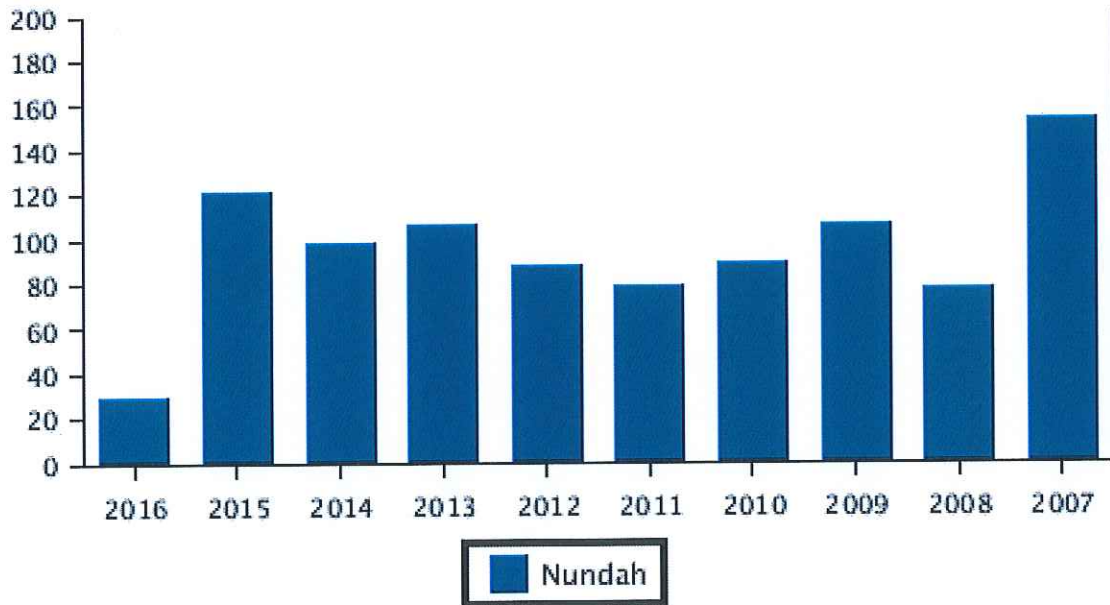
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Sales Per Annum

House Sales Per Annum

Period	Nundah Number
2016	29
2015	121
2014	98
2013	106
2012	88
2011	79
2010	89
2009	106
2008	78
2007	154

House Sales Per Annum



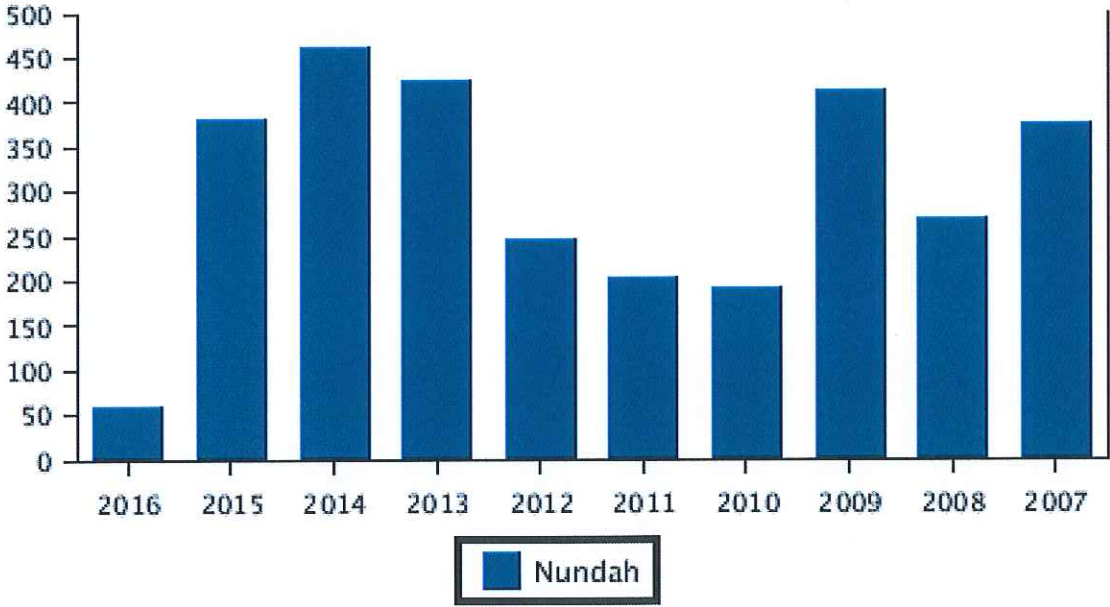


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Unit Sales Per Annum

Period	Nundah Number
2016	59
2015	382
2014	461
2013	424
2012	247
2011	203
2010	191
2009	412
2008	269
2007	375

Unit Sales Per Annum



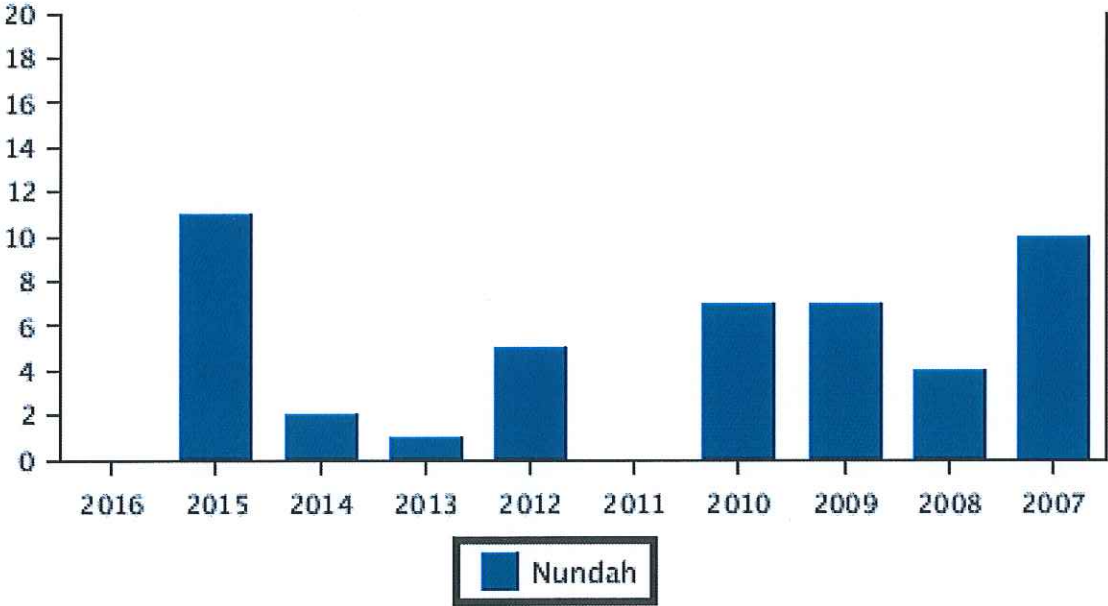


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Land Sales Per Annum

Period	Nundah Number
2016	0
2015	11
2014	2
2013	1
2012	5
2011	0
2010	7
2009	7
2008	4
2007	10

Land Sales Per Annum





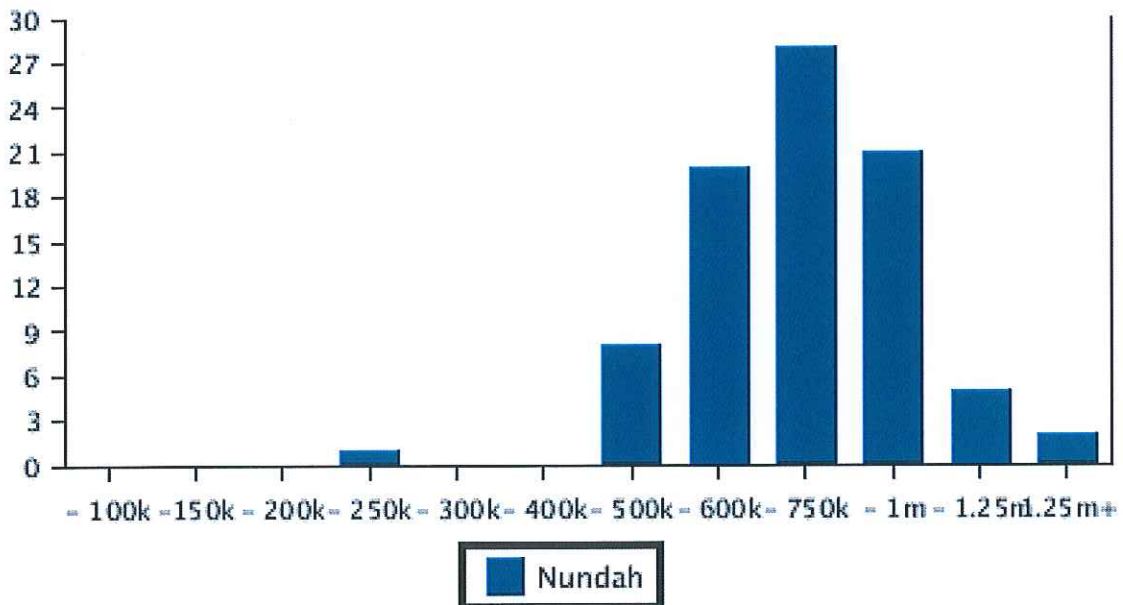
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Sales By Price

House Sale by Price (12 months)

Price	Nundah Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	1
251 - 300k	0
301 - 400k	0
401 - 500k	8
501 - 600k	20
601 - 750k	28
751 - 1m	21
> 1m - 1.25m	5
1.25m+	2

House Sales By Price (12 months)



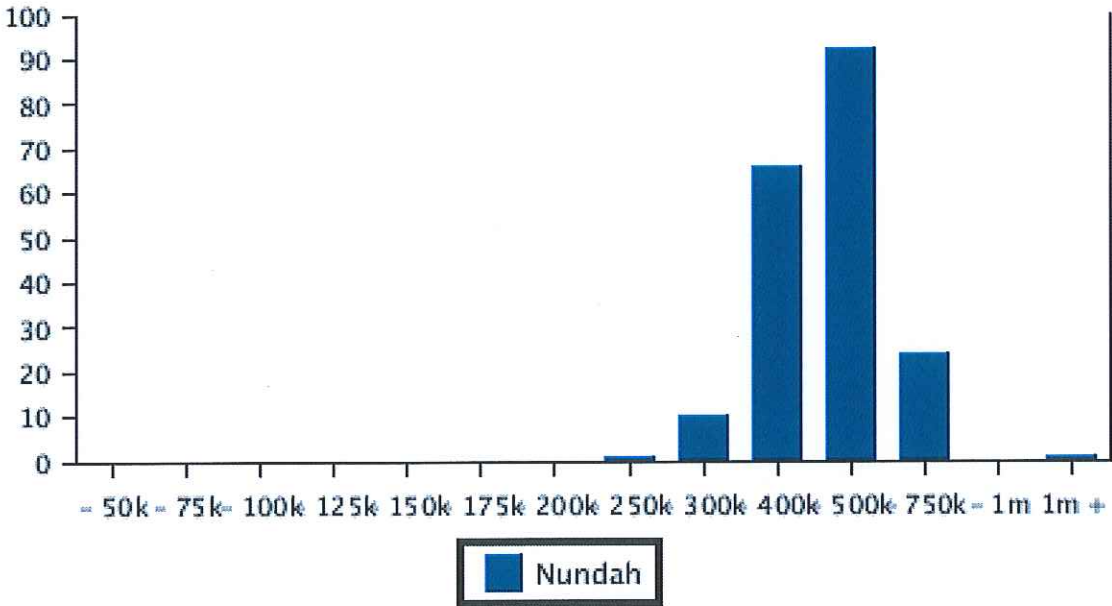


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Unit Sale by Price (12 months)

Price	Nundah Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	0
201 - 250k	1
251 - 300k	10
301 - 400k	66
401 - 500k	92
501 - 750k	24
751 - 1m	0
1m +	1

Unit Sales By Price (12 months)



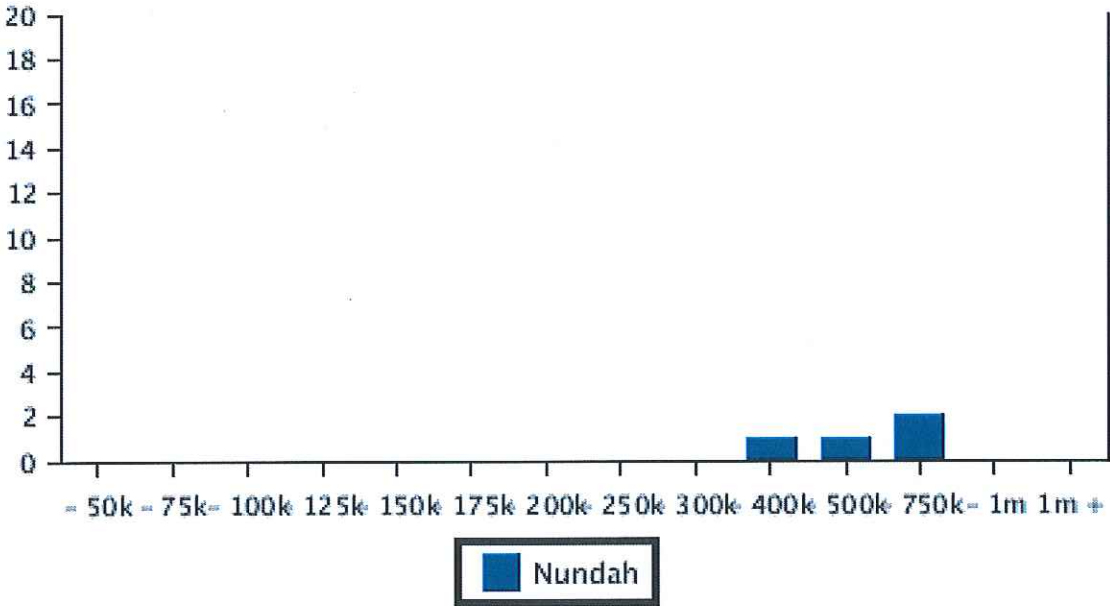


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Land Sale by Price (12 months)

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

Land Sales By Price (12 months)





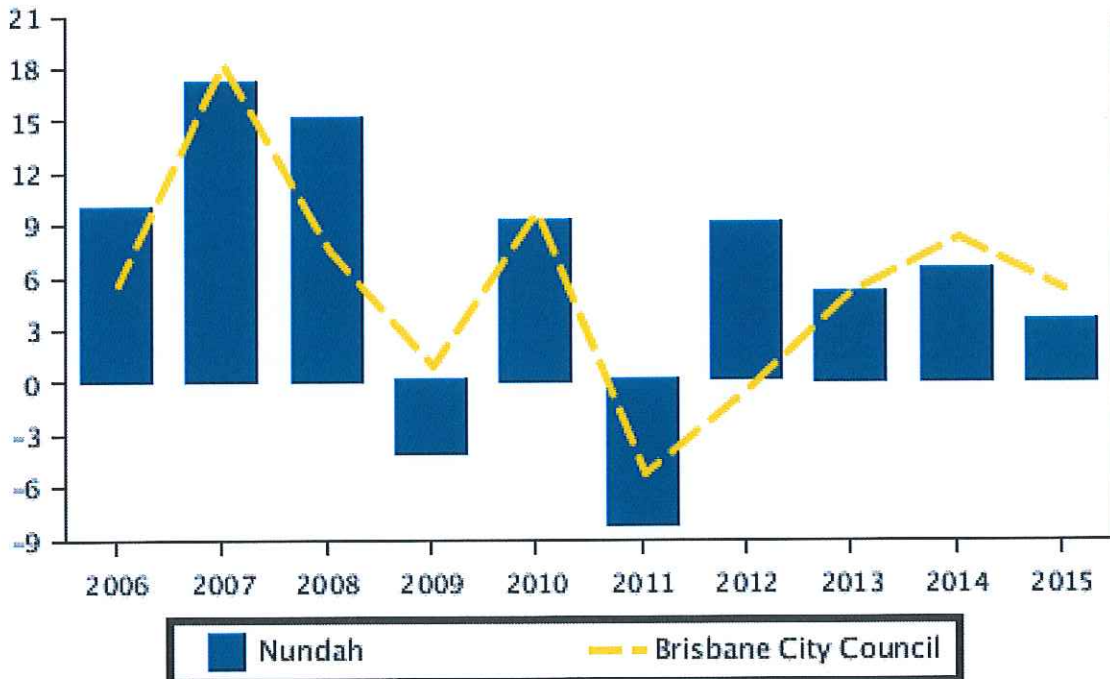
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Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Nundah % Change	Brisbane City Council % Change
2015	3.6%	5.4%
2014	6.5%	8.3%
2013	5.2%	5.2%
2012	9.1%	-0.4%
2011	-8.4%	-5.3%
2010	9.3%	9.8%
2009	-4.3%	1%
2008	15.2%	7.6%
2007	17.3%	18.3%
2006	10%	5.7%

Capital Growth in Median Prices (Houses)



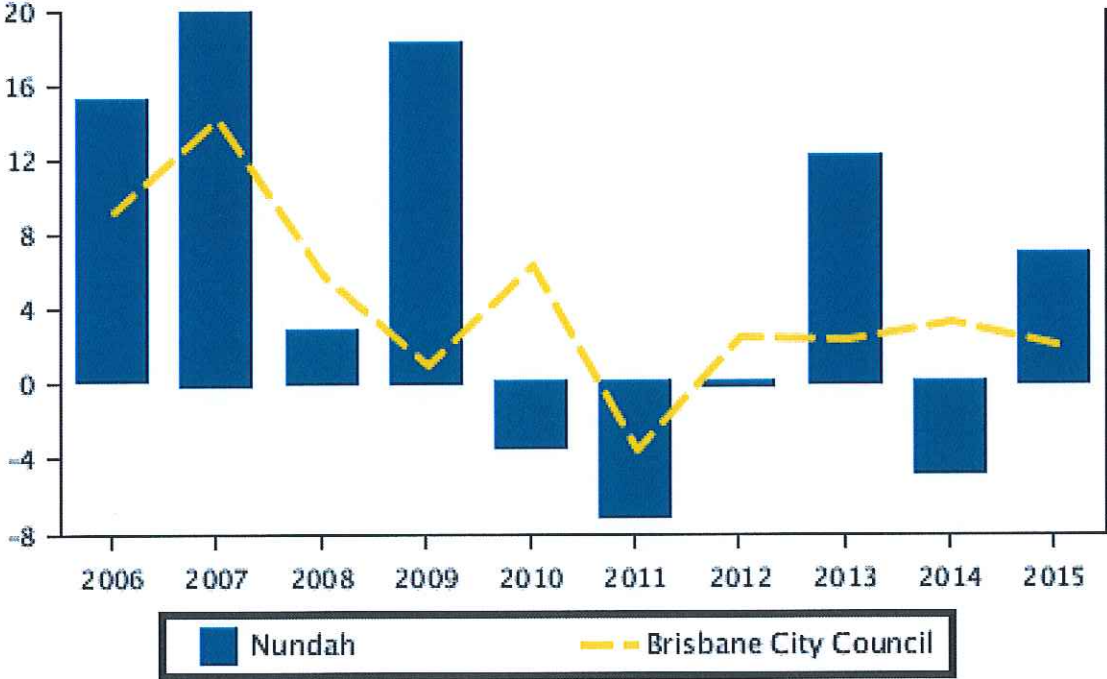


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Capital Growth in Median Prices (Unit)

Period	Nundah % Change	Brisbane City Council % Change
2015	7%	2.1%
2014	-5%	3.3%
2013	12.3%	2.4%
2012	-0.3%	2.5%
2011	-7.4%	-3.6%
2010	-3.6%	6.4%
2009	18.3%	1%
2008	2.9%	5.8%
2007	23.2%	14.1%
2006	15.2%	9.2%

Capital Growth in Median Prices (Unit)



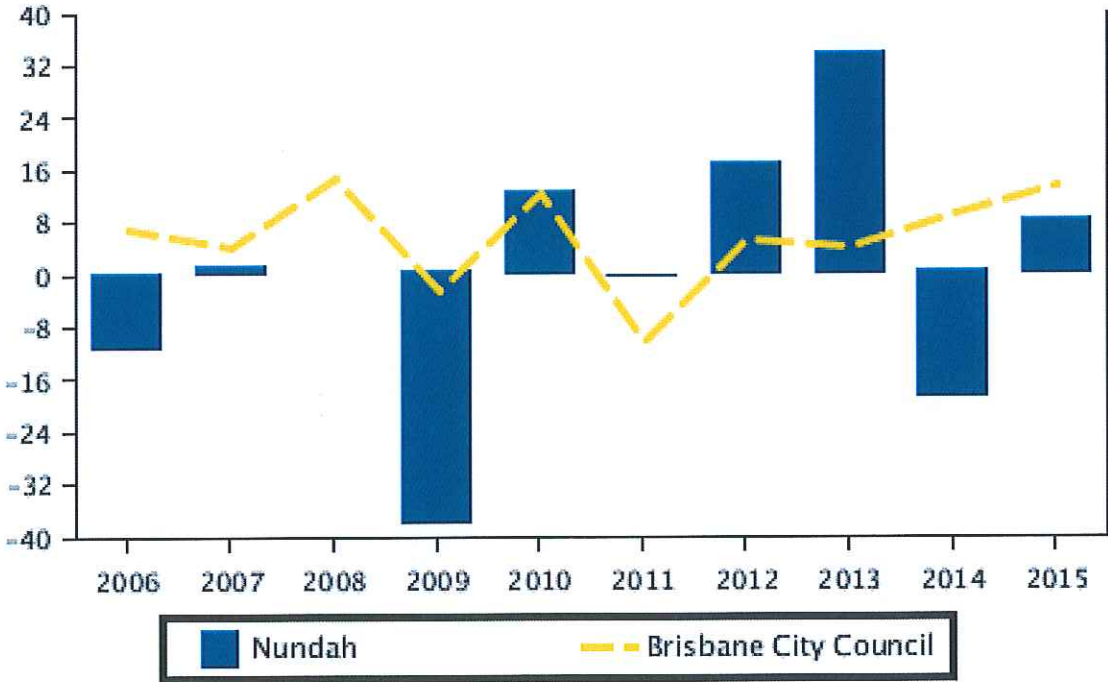


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Capital Growth in Median Prices (Land)

Period	Nundah % Change	Brisbane City Council % Change
2015	8.5%	13.6%
2014	-19.5%	9.4%
2013	34.1%	4%
2012	17.1%	5.3%
2011	0%	-10.2%
2010	12.9%	12.5%
2009	-38.6%	-2.4%
2008	0%	14.8%
2007	1.5%	4.2%
2006	-11.6%	6.7%

Capital Growth in Median Prices (Land)





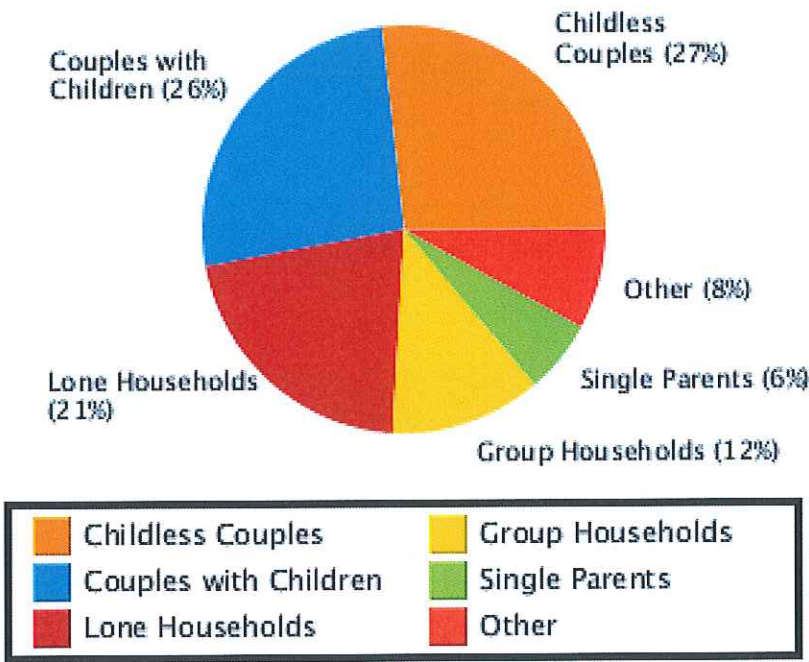
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Household

Household Structure

Type	Percent
Childless Couples	26.7
Couples with Children	26.1
Lone Households	21.2
Group Households	12.1
Other	8.0
Single Parents	5.8

Household Structure



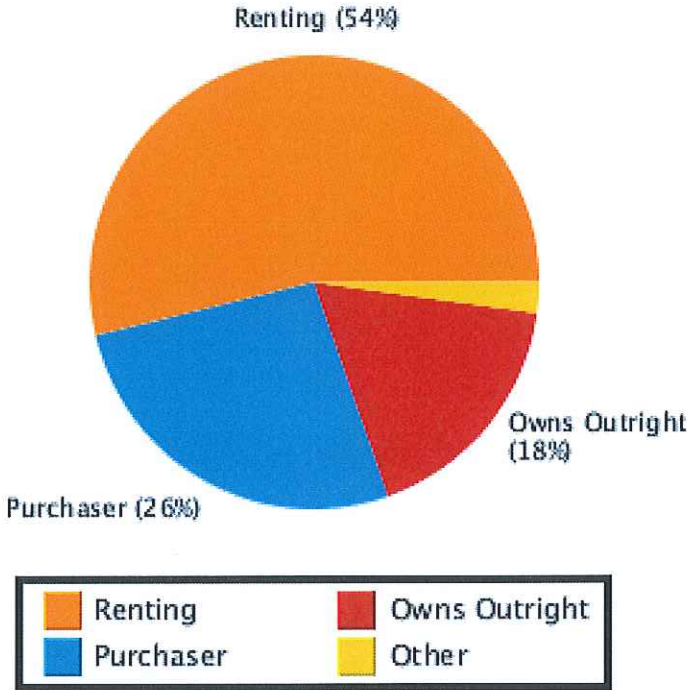


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Household Occupancy

Type	Percent
Renting	53.7
Purchaser	26.6
Owns Outright	17.4
Other	2.2

Household Occupancy

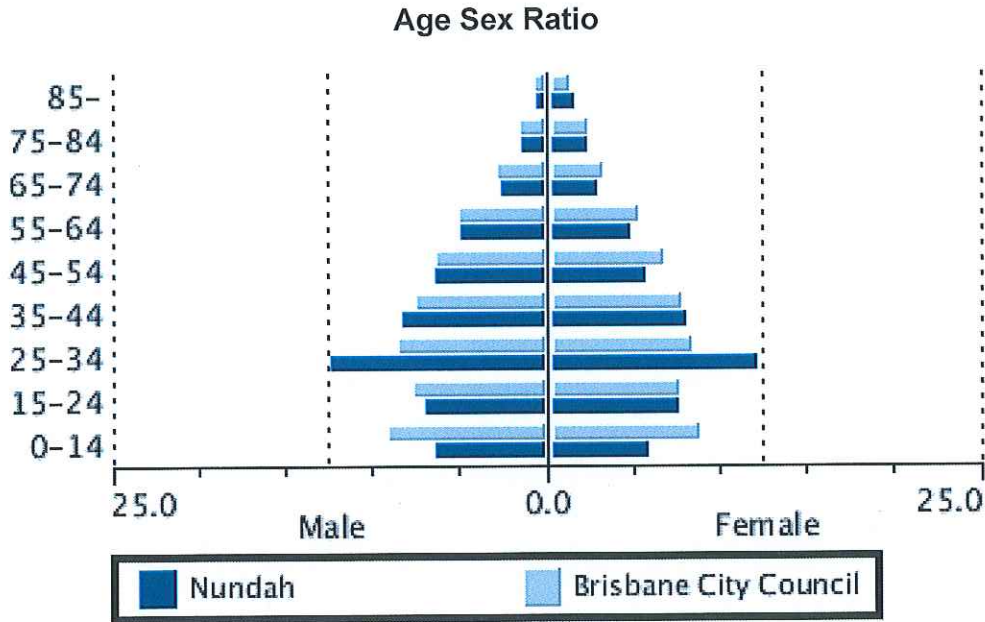




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Age Sex Ratio

Age Group	Nundah		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	6.4	5.8	9.2	8.7
15-24	6.9	7.6	7.7	7.6
25-34	12.4	12.1	8.5	8.3
35-44	8.3	7.9	7.5	7.7
45-54	6.3	5.6	6.4	6.6
55-64	4.9	4.8	5.0	5.2
65-74	2.5	2.9	2.9	3.1
75-84	1.4	2.2	1.6	2.2
85-	0.5	1.6	0.6	1.2



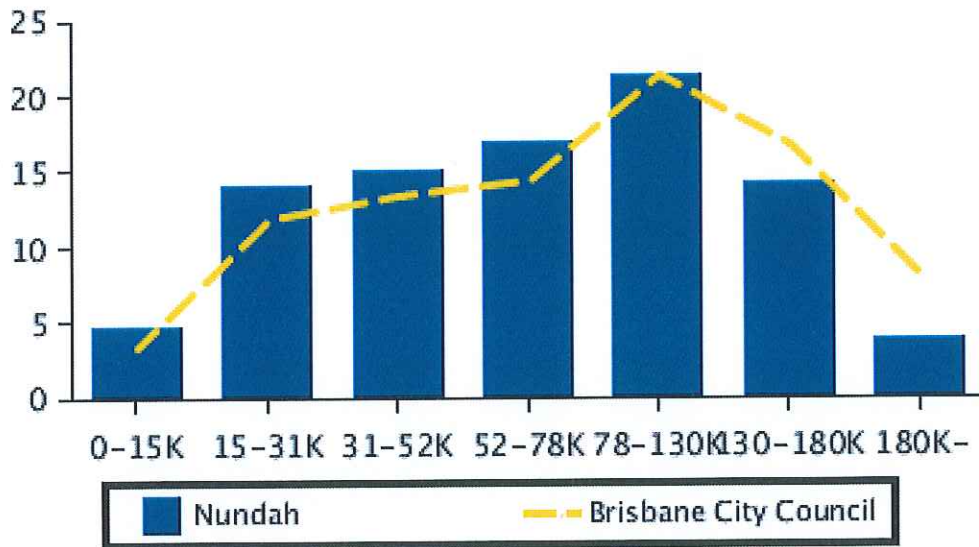


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Household Income

Income Range	Nundah %	Brisbane City Council %
0-15K	4.7	3.3
15-31K	14.0	11.8
31-52K	15.1	13.4
52-78K	17.0	14.4
78-130K	21.3	21.3
130-180K	14.2	16.7
180K-	3.9	7.9

Household Income





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	7					
HOUSE	11	\$500,000	\$1,156,600	\$695,000	\$750,010	\$8,250,111
LAND	1	\$532,020	\$532,020	\$532,020	\$532,020	\$532,020
OTHER	1	\$875,000	\$875,000	\$875,000	\$875,000	\$875,000
UNIT	28	\$212,500	\$540,000	\$376,750	\$372,969	\$10,443,150
TOTAL	48					\$20,100,281

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		7				
HOUSE	2 Bed	3	\$545,000	\$695,000	\$555,000	\$598,333
	3 Bed	4	\$500,000	\$785,000	\$620,000	\$631,250
	5+ Bed	4	\$753,511	\$1,156,600	\$1,010,000	\$982,527
LAND	1 Bed	1	\$532,020	\$532,020	\$532,020	\$532,020
OTHER	N/A	1	\$875,000	\$875,000	\$875,000	\$875,000
UNIT	2 Bed	23	\$212,500	\$479,500	\$340,000	\$353,282
	3 Bed	3	\$440,150	\$540,000	\$470,000	\$483,383
	N/A	2	\$390,000	\$477,500	\$433,750	\$433,750
TOTAL		48				\$418,755



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Sold Properties



2/120 Amelia Street Nundah QLD 4012

Sale Price: Not Disclosed
Sale Date: 30 May 2016
Area: 172m2 Approx

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



301/1 Aspinall Street Nundah QLD 4012

Sale Price: \$437,000
Sale Date: 28 Apr 2016
Area: -

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



35/135 Bage Street Nundah QLD 4012

Sale Price: \$325,000
Sale Date: 6 May 2016
Area: 156m2 Approx

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



37/135 Bage Street Nundah QLD 4012

Sale Price: \$325,000
Sale Date: 15 Apr 2016
Area: 139m2 Approx

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



11 Bligh Street Nundah QLD 4012

Sale Price: \$753,511
Sale Date: 7 Jun 2016
Area: 405m2

Attributes: 6 Beds, 4 Baths, 6 Car Spaces, 6 Lock Up Garages, 1 Ensuities



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1/13 Bligh Street Nundah QLD 4012

Sale Price: \$295,000
Sale Date: 6 May 2016
Area: 77m2 Approx

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



2/13 Bligh Street Nundah QLD 4012

Sale Price: \$250,000
Sale Date: 30 Apr 2016
Area: -

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



4/13 Bligh Street Nundah QLD 4012

Sale Price: \$315,000
Sale Date: 1 May 2016
Area: -

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



4/82 Boyd Road Nundah QLD 4012

Sale Price: \$440,150
Sale Date: 26 Apr 2016
Area: 109m2 Approx

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



13/22 Bridge Street Nundah QLD 4012

Sale Price: \$479,500
Sale Date: 28 Apr 2016
Area: 99m2

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

17/22 Bridge Street Nundah QLD 4012

Sale Price: \$477,500
Sale Date: 3 May 2016
Area: 102m2

Attributes:



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3/24 Bridge Street Nundah QLD 4012

Sale Price: \$330,000
Sale Date: 28 Apr 2016
Area: -

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



6/17 Buckby Street Nundah QLD 4012

Sale Price: \$315,000
Sale Date: 1 Jun 2016
Area: -

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



1/56 Buckland Road Nundah QLD 4012

Sale Price: \$470,000
Sale Date: 27 Apr 2016
Area: 141m2

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



1/170 Buckland Road Nundah QLD 4012

Sale Price: \$340,000
Sale Date: 10 May 2016
Area: -

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



2/21 Cavendish Street Nundah QLD 4012

Sale Price: \$342,000
Sale Date: 15 Apr 2016
Area: -

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



2/41 Collins Street Nundah QLD 4012

Sale Price: \$430,000
Sale Date: 2 Jun 2016
Area: 117m2

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



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1/55 David Street Nundah QLD 4012

Sale Price: \$540,000
Sale Date: 6 Apr 2016
Area: 140m2 Approx

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



142 Eton Street Nundah QLD 4012

Sale Price: \$920,000
Sale Date: 13 Jun 2016
Area: 481m2

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



7 Florence Street Nundah QLD 4012

Sale Price: Not Disclosed
Sale Date: 31 May 2016
Area: 506m2

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



17 Garfield Street Nundah QLD 4012

Sale Price: \$635,000
Sale Date: 1 May 2016
Area: 405m2

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



20 Hamson Terrace Nundah QLD 4012

Sale Price: Not Disclosed
Sale Date: 26 May 2016
Area: 270m2

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



1/62 Hamson Terrace Nundah QLD 4012

Sale Price: \$420,000
Sale Date: 13 Apr 2016
Area: 331m2 Approx

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



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7/50 Henschman Street Nundah QLD 4012

Sale Price: \$317,000
Sale Date: 6 Apr 2016
Area: 295m2 Approx

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



6/48 Hows Road Nundah QLD 4012

Sale Price: \$390,000
Sale Date: 11 Apr 2016
Area: 131m2

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



69 Huet Street Nundah QLD 4012

Sale Price: \$532,020
Sale Date: 3 Jun 2016
Area: 814m2

Attributes: 1 Beds, 1 Baths



19/16 Melton Road Nundah QLD 4012

Sale Price: \$328,000
Sale Date: 27 Apr 2016
Area: 71m2

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

77/230 Melton Road Nundah QLD 4012

Sale Price: \$212,500
Sale Date: 29 Apr 2016
Area: -

Attributes: 2 Beds, 2 Baths, 1 Car Spaces



68 Nellie Street Nundah QLD 4012

Sale Price: \$545,000
Sale Date: 12 May 2016
Area: 496m2

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



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9 Northgate Road Nundah QLD 4012

Sale Price: \$785,000
Sale Date: 11 Apr 2016
Area: 895m2

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



1/632 Nudgee Road Nundah QLD 4012

Sale Price: \$390,000
Sale Date: 27 Jun 2016
Area: -

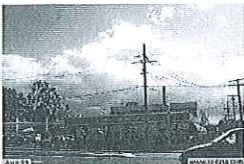
Attributes: 2 Beds, 2 Baths, 1 Car Spaces, 1 Lock Up Garages, 1 Ensuites



1252 Sandgate Road Nundah QLD 4012

Sale Price: Not Disclosed
Sale Date: 3 Jun 2016
Area: 185m2

Attributes:



1288 Sandgate Road Nundah QLD 4012

Sale Price: \$875,000
Sale Date: 29 Apr 2016
Area: 823m2

Attributes:



11/1479 Sandgate Road Nundah QLD 4012

Sale Price: \$311,000
Sale Date: 1 Jun 2016
Area: -

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



1/1513 Sandgate Road Nundah QLD 4012

Sale Price: \$385,000
Sale Date: 29 Apr 2016
Area: 147m2

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



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1516 Sandgate Road Nundah QLD 4012

Sale Price: Not Disclosed
Sale Date: 9 Apr 2016
Area: 984m²

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



1548 Sandgate Road Nundah QLD 4012

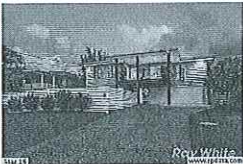
Sale Price: \$1,156,600
Sale Date: 1 May 2016
Area: 1,876m²

Attributes: 6 Beds, 4 Baths, 8 Car Spaces, 7 Lock Up Garages, 1 Ensuites

703/26-28 Station Street Nundah QLD 4012

Sale Price: \$390,000
Sale Date: 8 Apr 2016
Area: 67m²

Attributes:



5 Suvla Street Nundah QLD 4012

Sale Price: \$1,100,000
Sale Date: 15 Apr 2016
Area: 728m²

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



2/14 Upton Street Nundah QLD 4012

Sale Price: Not Disclosed
Sale Date: 21 Jun 2016
Area: -

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



24 Vernon Street Nundah QLD 4012

Sale Price: \$695,000
Sale Date: 24 May 2016
Area: 607m²

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



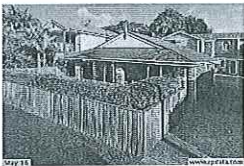
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44 Vernon Street Nundah QLD 4012

Sale Price: \$500,000
Sale Date: 2 Apr 2016
Area: 405m2

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



4/59 Vernon Street Nundah QLD 4012

Sale Price: \$435,000
Sale Date: 13 Jun 2016
Area: 177m2 Approx

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



1/54 Walkers Way Nundah QLD 4012

Sale Price: \$368,500
Sale Date: 6 Jun 2016
Area: 106m2

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



14 Wallaby Street Nundah QLD 4012

Sale Price: Not Disclosed
Sale Date: 30 Jun 2016
Area: 476m2

Attributes:



22/16-24 Westacott Street Nundah QLD 4012

Sale Price: \$385,000
Sale Date: 6 May 2016
Area: -

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



108 York Street Nundah QLD 4012

Sale Price: \$605,000
Sale Date: 16 Jun 2016
Area: 417m2

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



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112 York Street Nundah QLD 4012

Sale Price: \$555,000

Sale Date: 1 Jun 2016

Area: 417m2

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



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