
A Nobel approach
to Real Estate™

Oxley
April—June 2016

THE Adam
Nobel TEAM



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Suburb Statistics Report

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Area Profile

The size of Oxley is approximately 7 square kilometres. It has 20 parks covering nearly 12% of total area.

The population of Oxley in 2006 was 6,371 people. By 2011 the population was 7,298 showing a population growth of 14% in the area during that time.

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

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

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

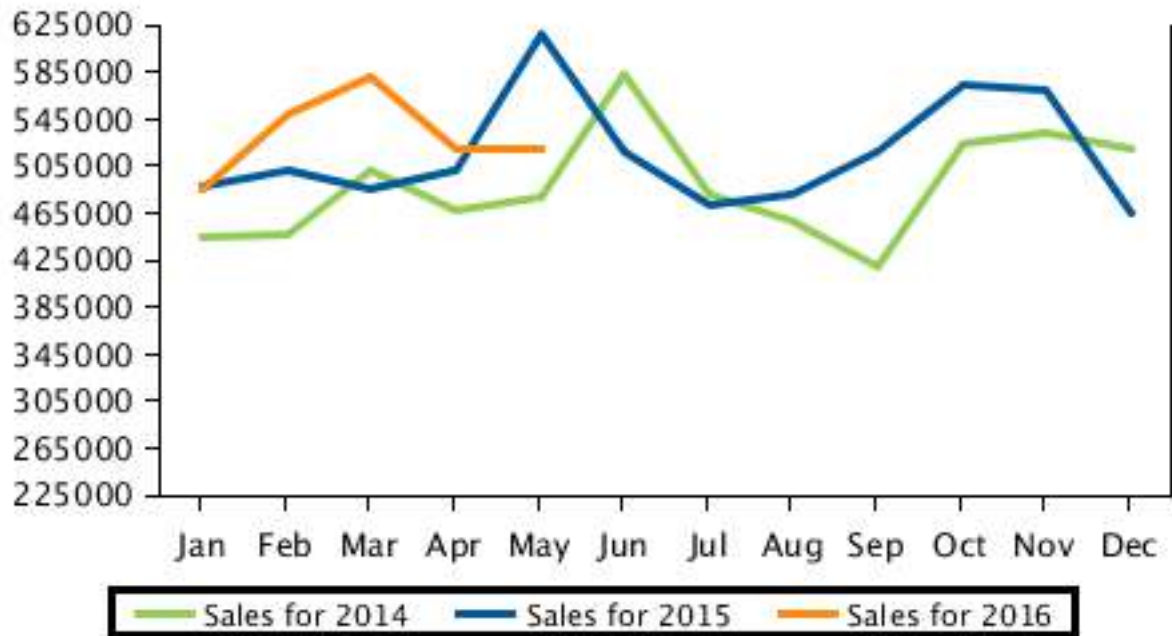
In 2006, 71.1% of the homes in Oxley were owner-occupied compared with 66.8% in 2011.

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

Median Sale Price

Period	Year 2014 Median Price	Year 2015 Median Price	Year 2016 Median Price
January	\$445,000	\$486,500	\$485,000
February	\$446,000	\$500,250	\$550,000
March	\$501,500	\$485,000	\$580,000
April	\$468,000	\$501,000	\$520,000
May	\$477,500	\$617,000	\$520,000
June	\$583,500	\$518,000	\$0
July	\$480,000	\$471,500	\$0
August	\$458,000	\$480,000	\$0
September	\$419,444	\$517,500	\$0
October	\$523,000	\$575,000	\$0
November	\$532,500	\$570,000	\$0
December	\$520,000	\$465,000	\$0

Median Sale Price

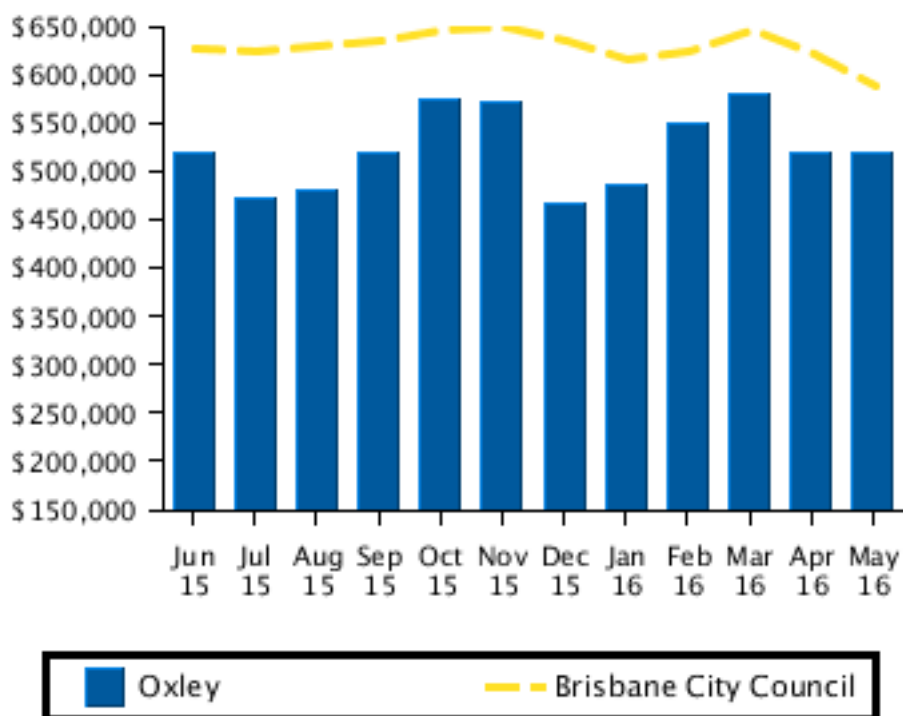


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Oxley Median Price	Brisbane City Council Median Price
May 2016	\$520,000	\$588,065
April 2016	\$520,000	\$620,000
March 2016	\$580,000	\$645,000
February 2016	\$550,000	\$622,500
January 2016	\$485,000	\$614,875
December 2015	\$465,000	\$635,000
November 2015	\$570,000	\$649,900
October 2015	\$575,000	\$645,000
September 2015	\$517,500	\$635,000
August 2015	\$480,000	\$630,000
July 2015	\$471,500	\$625,000
June 2015	\$518,000	\$625,500

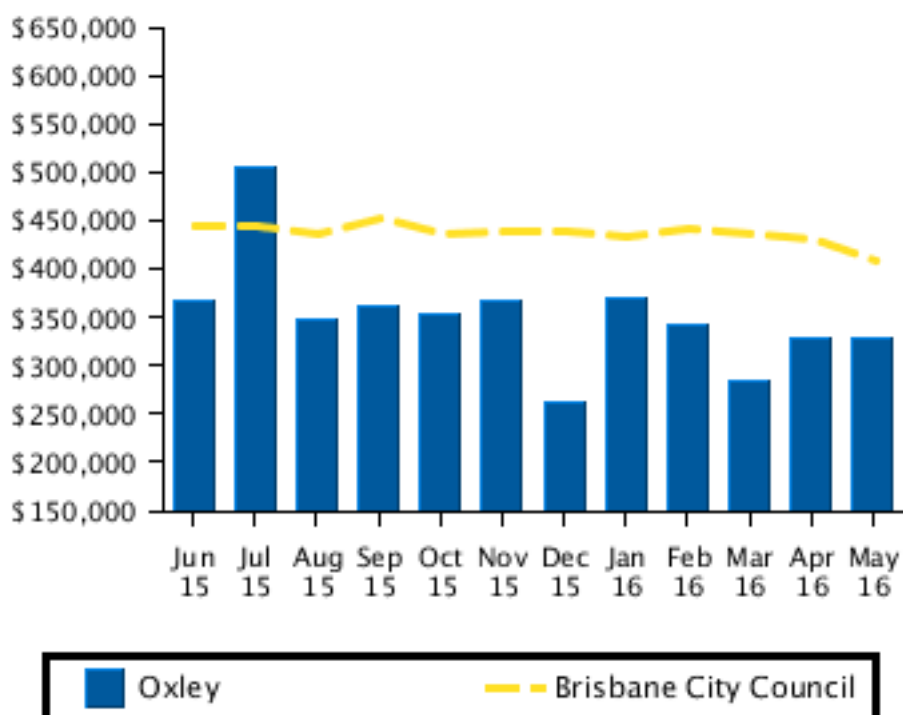
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Oxley Median Price	Brisbane City Council Median Price
May 2016	\$329,000	\$408,750
April 2016	\$329,000	\$429,500
March 2016	\$285,000	\$435,000
February 2016	\$343,000	\$441,050
January 2016	\$370,000	\$432,500
December 2015	\$263,000	\$440,000
November 2015	\$366,250	\$440,000
October 2015	\$353,750	\$435,000
September 2015	\$360,500	\$452,000
August 2015	\$348,000	\$435,500
July 2015	\$505,000	\$445,000
June 2015	\$367,500	\$443,000

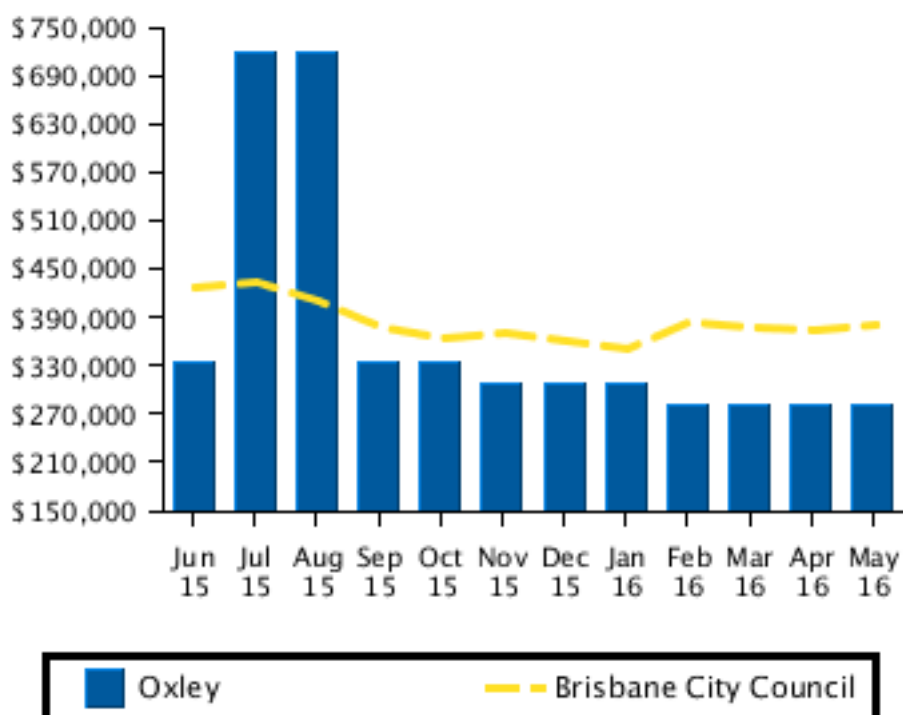
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Oxley Median Price	Brisbane City Council Median Price
May 2016	\$282,000	\$380,000
April 2016	\$282,000	\$372,500
March 2016	\$282,000	\$376,000
February 2016	\$282,000	\$385,000
January 2016	\$308,500	\$349,000
December 2015	\$308,500	\$360,000
November 2015	\$308,500	\$370,000
October 2015	\$332,500	\$365,000
September 2015	\$332,500	\$376,050
August 2015	\$719,500	\$410,000
July 2015	\$719,500	\$435,000
June 2015	\$335,000	\$427,500

Recent Median Land Sale Prices

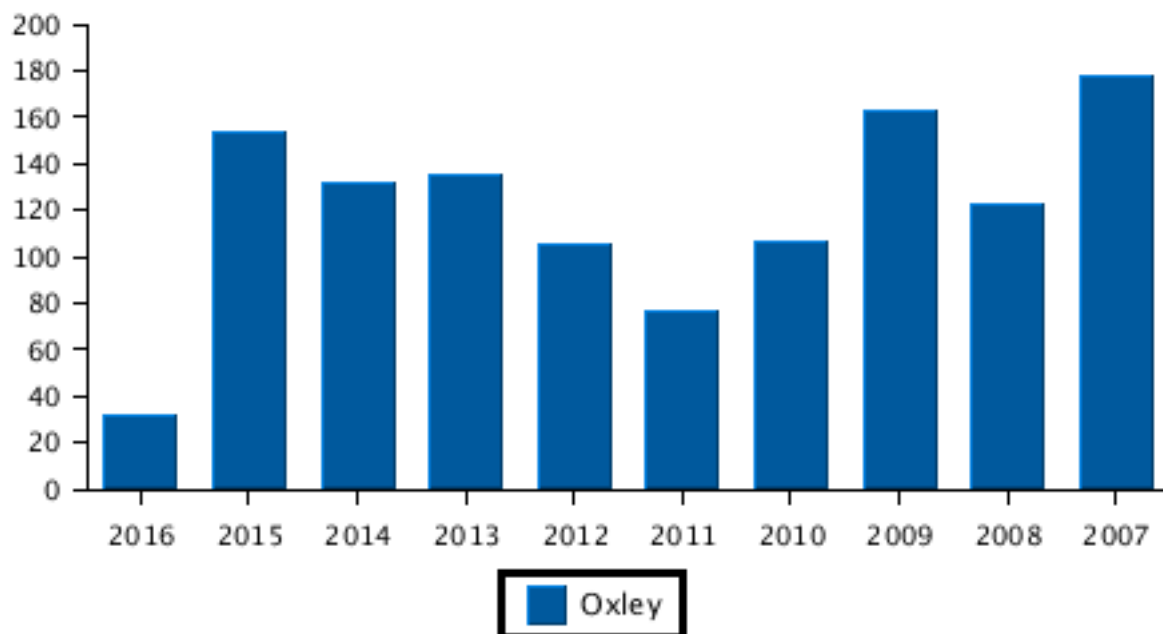


Sales Per Annum

House Sales Per Annum

Period	Oxley Number
2016	32
2015	153
2014	132
2013	135
2012	105
2011	76
2010	106
2009	163
2008	122
2007	178

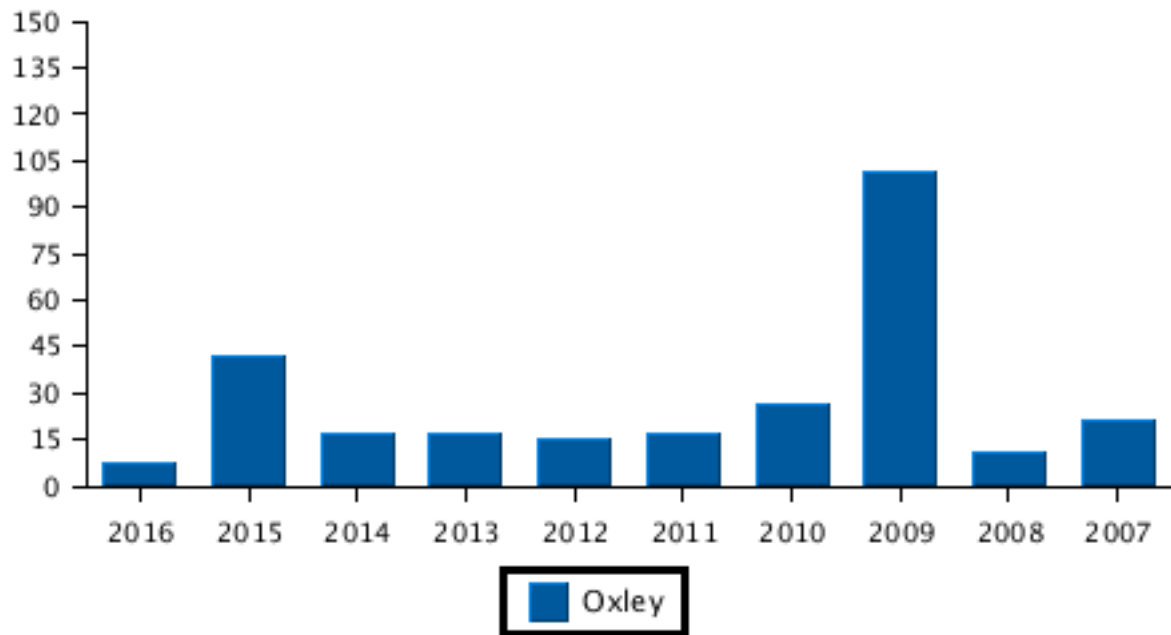
House Sales Per Annum



Unit Sales Per Annum

Period	Oxley Number
2016	7
2015	42
2014	17
2013	17
2012	15
2011	17
2010	26
2009	101
2008	11
2007	21

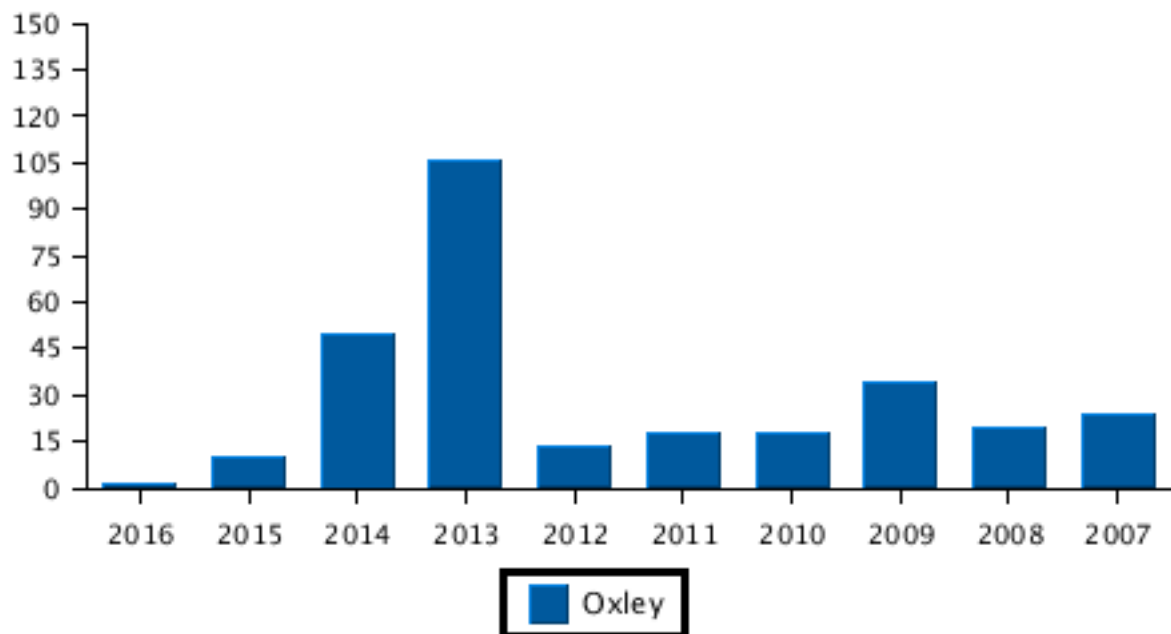
Unit Sales Per Annum



Land Sales Per Annum

Period	Oxley Number
2016	1
2015	10
2014	50
2013	106
2012	13
2011	18
2010	18
2009	34
2008	19
2007	24

Land Sales Per Annum

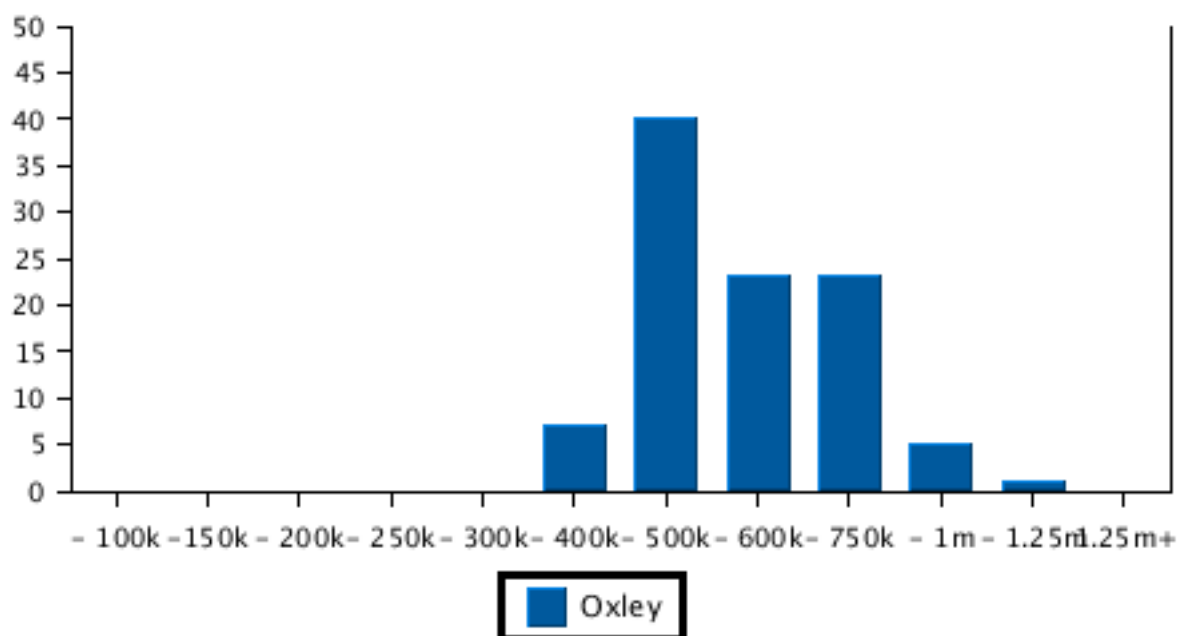


Sales By Price

House Sale by Price (12 months)

Price	Oxley Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	7
401 - 500k	40
501 - 600k	23
601 - 750k	23
751 - 1m	5
> 1m - 1.25m	1
1.25m+	0

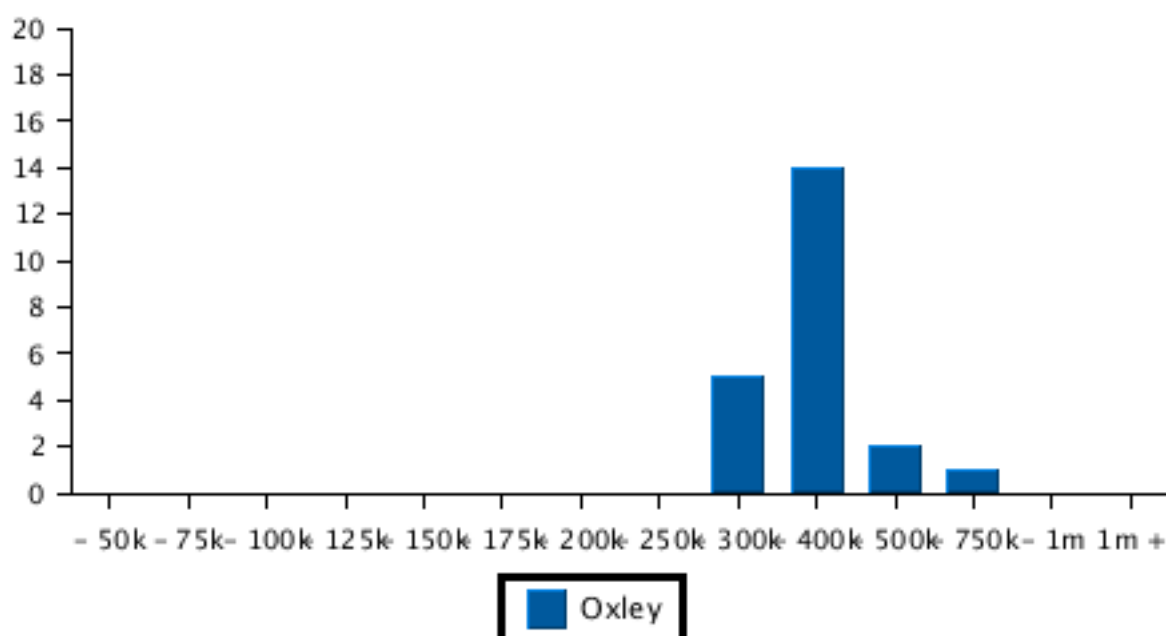
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Oxley 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	5
301 - 400k	14
401 - 500k	2
501 - 750k	1
751 - 1m	0
1m +	0

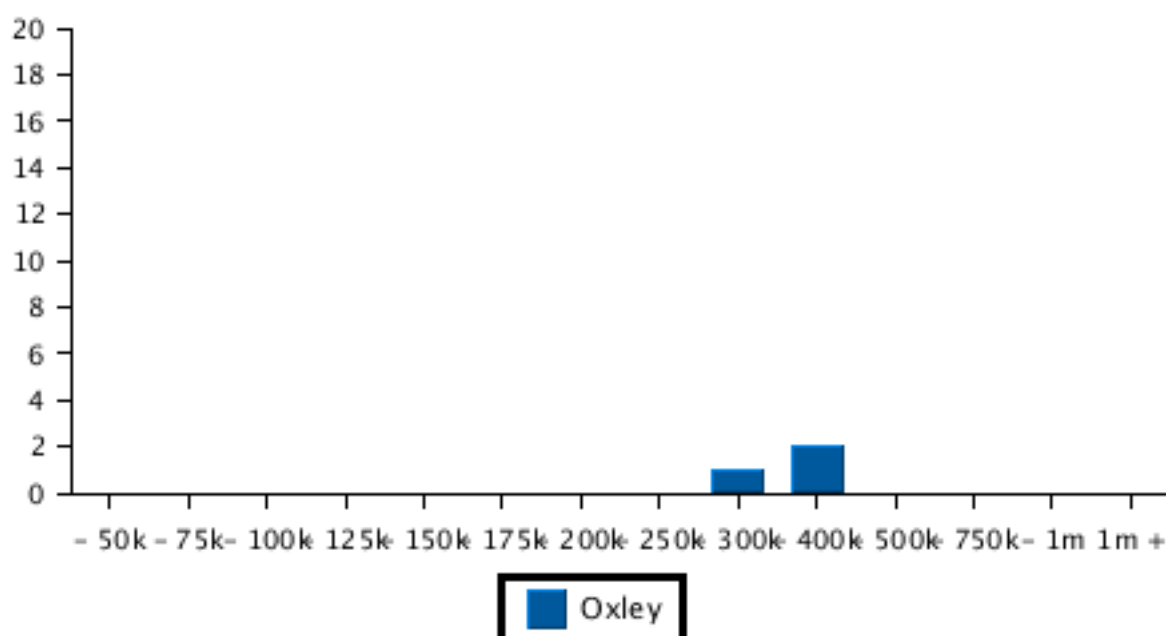
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Oxley 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	1
301 - 400k	2
401 - 500k	0
501 - 750k	0
751 - 1m	0
1m +	0

Land Sales By Price (12 months)

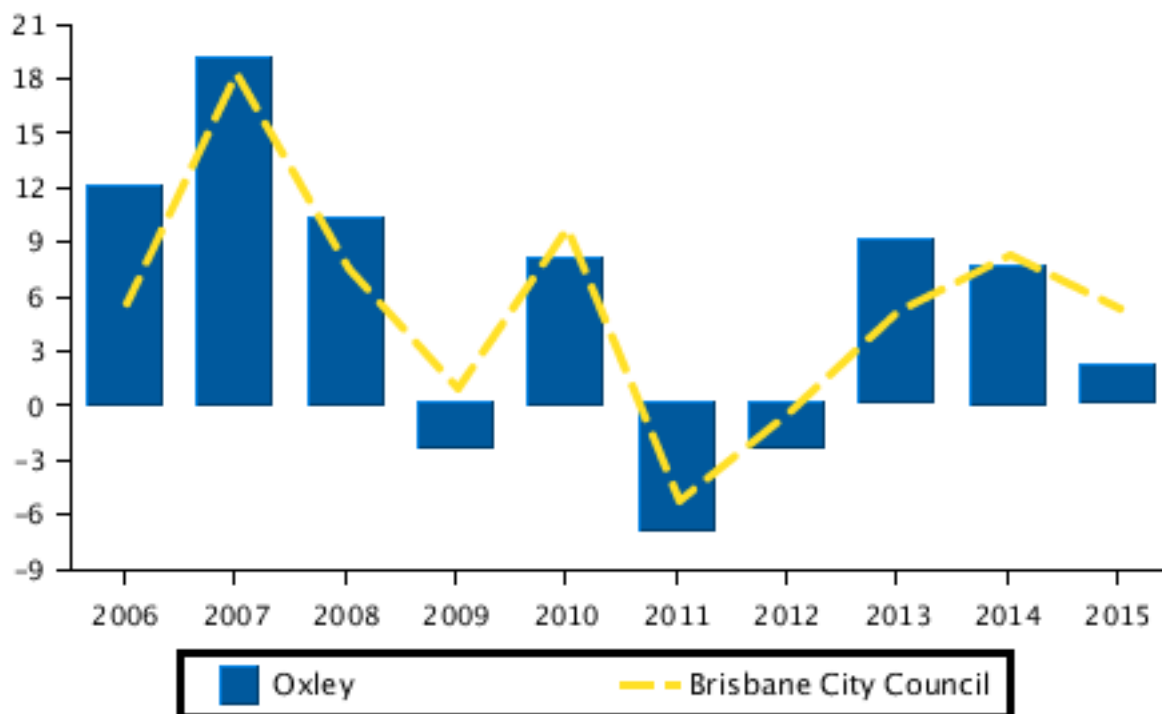


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Oxley % Change	Brisbane City Council % Change
2015	2.2%	5.4%
2014	7.7%	8.3%
2013	9.1%	5.2%
2012	-2.5%	-0.4%
2011	-7.1%	-5.3%
2010	8.2%	9.8%
2009	-2.5%	1%
2008	10.4%	7.6%
2007	19.2%	18.3%
2006	12.1%	5.7%

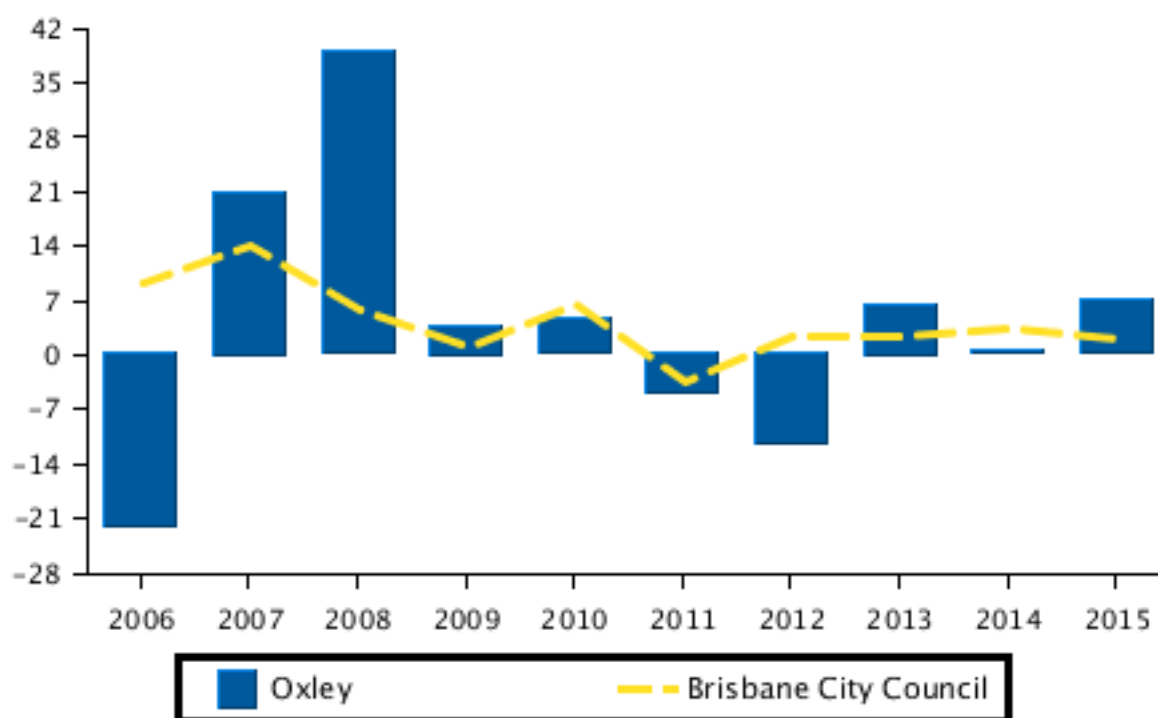
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Oxley % Change	Brisbane City Council % Change
2015	7.2%	2.1%
2014	0.6%	3.3%
2013	6.6%	2.4%
2012	-12%	2.5%
2011	-5.3%	-3.6%
2010	4.7%	6.4%
2009	3.8%	1%
2008	39.1%	5.8%
2007	21%	14.1%
2006	-22.6%	9.2%

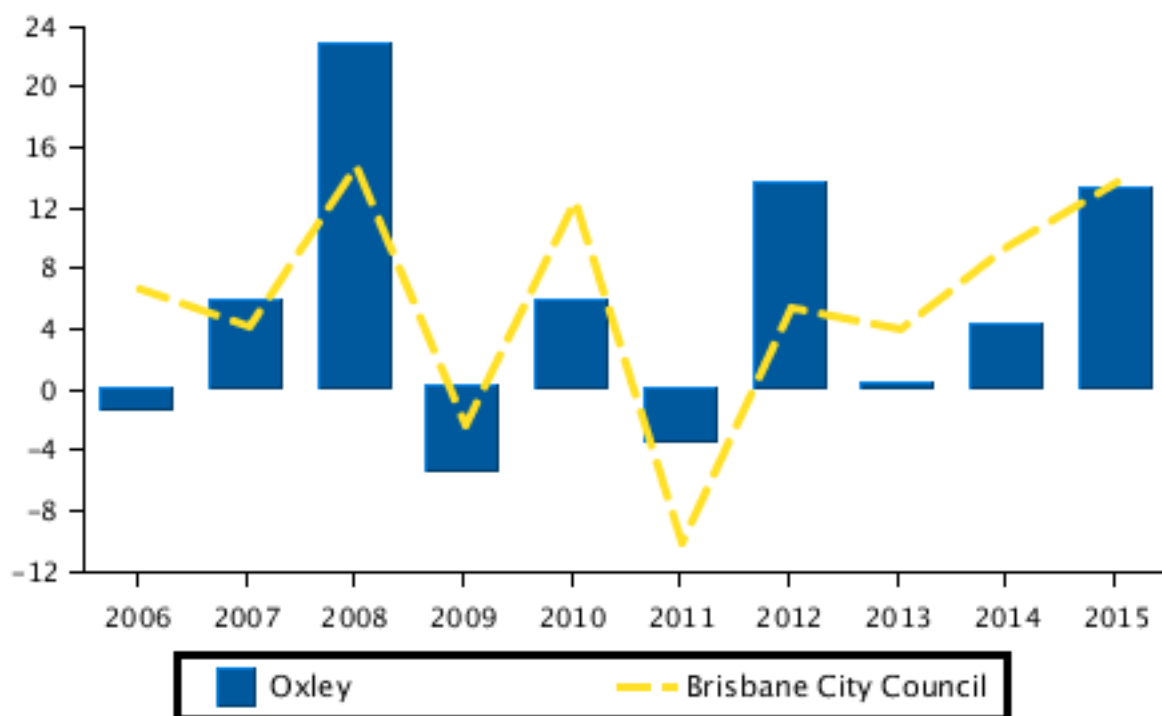
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Oxley % Change	Brisbane City Council % Change
2015	13.3%	13.6%
2014	4.4%	9.4%
2013	0.4%	4%
2012	13.6%	5.3%
2011	-3.7%	-10.2%
2010	5.9%	12.5%
2009	-5.8%	-2.4%
2008	22.8%	14.8%
2007	5.9%	4.2%
2006	-1.5%	6.7%

Capital Growth in Median Prices (Land)

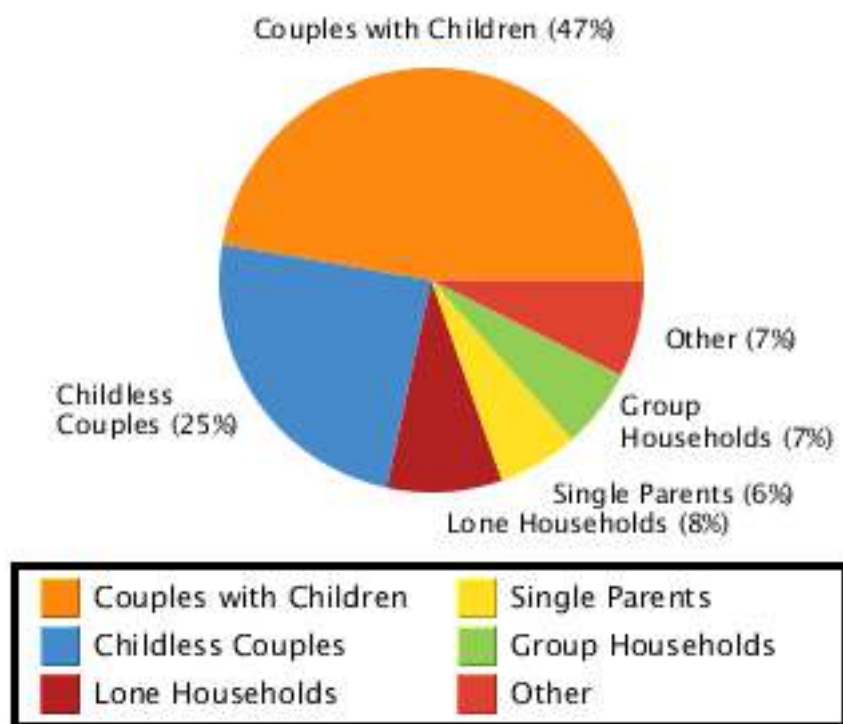


Household

Household Structure

Type	Percent
Couples with Children	47.3
Childless Couples	24.3
Lone Households	8.8
Other	7.4
Single Parents	6.1
Group Households	6.1

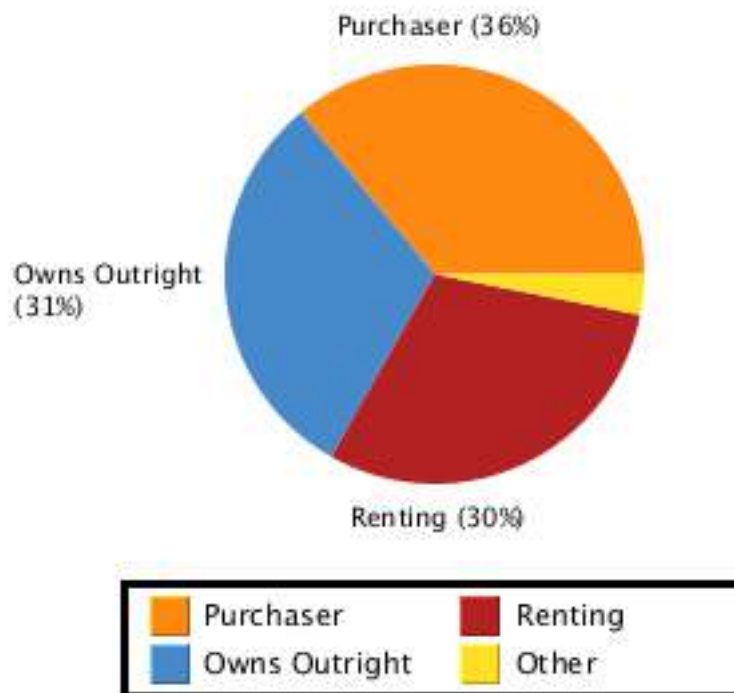
Household Structure



Household Occupancy

Type	Percent
Purchaser	36.0
Owns Outright	30.8
Renting	30.1
Other	3.1

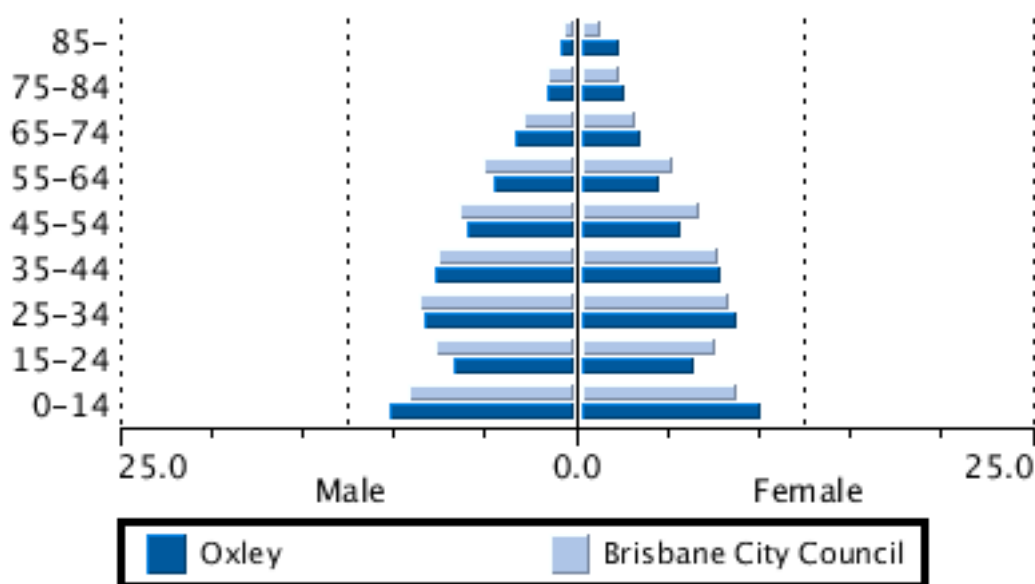
Household Occupancy



Age Sex Ratio

Age Group	Oxley		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	10.1	10.0	9.2	8.7
15-24	6.7	6.3	7.7	7.6
25-34	8.3	8.7	8.5	8.3
35-44	7.7	7.8	7.5	7.7
45-54	5.9	5.7	6.4	6.6
55-64	4.5	4.5	5.0	5.2
65-74	3.3	3.5	2.9	3.1
75-84	1.5	2.5	1.6	2.2
85-	0.8	2.2	0.6	1.2

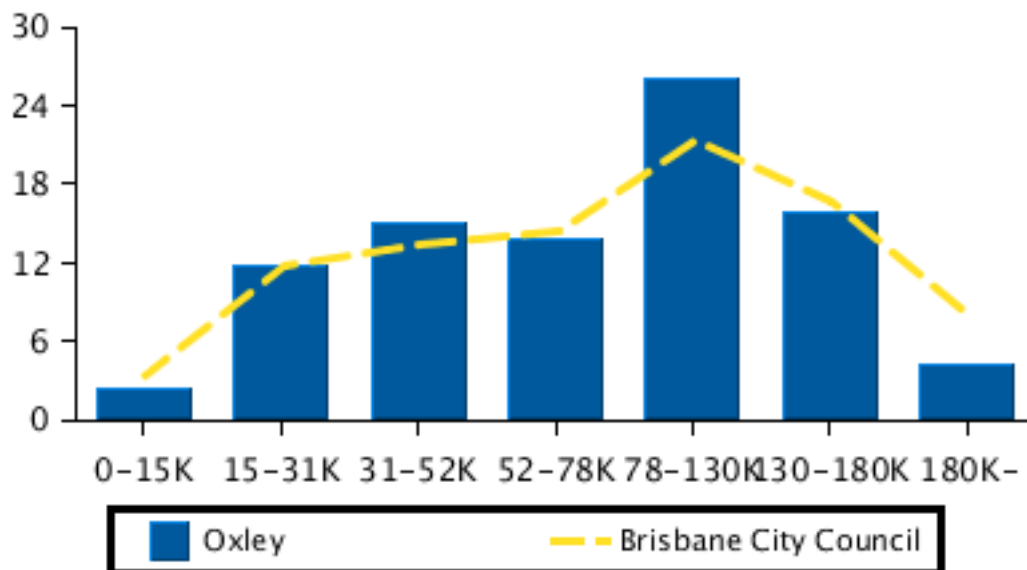
Age Sex Ratio



Household Income

Income Range	Oxley %	Brisbane City Council %
0-15K	2.4	3.3
15-31K	11.8	11.8
31-52K	15.1	13.4
52-78K	13.7	14.4
78-130K	26.1	21.3
130-180K	15.9	16.7
180K-	4.2	7.9

Household Income



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Sales History Report

Prepared on 08 Jul 2016

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Sold Properties



16 Aldersgate Street Oxley QLD 4075

Sale Price: \$450,000

Sale Date: 3 Jun 2016

Area: 605m2

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



71 Bannerman Street Oxley QLD 4075

Sale Price: \$402,400

Sale Date: 16 May 2016

Area: 607m2

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



53 Blackheath Road Oxley QLD 4075

Sale Price: \$765,000

Sale Date: 3 Jun 2016

Area: 450m2

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



3 Blivest Street Oxley QLD 4075

Sale Price: \$815,000

Sale Date: 12 Apr 2016

Area: 1,236m2

Attributes:



141 Boundary Road Oxley QLD 4075

Sale Price: Not Disclosed

Sale Date: 10 Apr 2016

Area: 1.64Ha

Attributes: 60 Car Spaces



152 Dowding Street Oxley QLD 4075

Sale Price: \$580,000

Sale Date: 21 Apr 2016

Area: 500m2

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

23 Ellen Street Oxley QLD 4075

Sale Price: \$300,000

Sale Date: 5 Apr 2016

Area: 417m2

Attributes:



23 Enright Street Oxley QLD 4075

Sale Price: \$621,000

Sale Date: 15 Jun 2016

Area: 405m2

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



46 Finnegan Circuit Oxley QLD 4075

Sale Price: \$790,000

Sale Date: 6 Jun 2016

Area: 603m2

Attributes: 5 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages



33 Henderson Street Oxley QLD 4075

Sale Price: \$640,000

Sale Date: 19 May 2016

Area: 809m2

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



57 Jutland Street Oxley QLD 4075

Sale Price: \$850,000

Sale Date: 8 Jun 2016

Area: 1,620m2

Attributes: 3 Beds, 1 Baths



137 Jutland Street Oxley QLD 4075

Sale Price: \$520,000

Sale Date: 21 Jun 2016

Area: 830m2

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



139 Jutland Street Oxley QLD 4075

Sale Price: \$520,000

Sale Date: 25 May 2016

Area: 830m2

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



7 Krystelle Close Oxley QLD 4075

Sale Price: \$512,000

Sale Date: 12 Apr 2016

Area: 404m2

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



11 Krystelle Close Oxley QLD 4075

Sale Price: \$498,799

Sale Date: 15 Apr 2016

Area: 404m2

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



26 Landstead Street Oxley QLD 4075

Sale Price: \$655,000

Sale Date: 3 Apr 2016

Area: 744m2

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



17/100 Oakmont Avenue Oxley QLD 4075

Sale Price: \$329,000

Sale Date: 8 Apr 2016

Area: 181m2

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



961 Oxley Road Oxley QLD 4075

Sale Price: \$477,000

Sale Date: 20 Jun 2016

Area: 586m2

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



1155 Oxley Road Oxley QLD 4075

Sale Price: \$391,000

Sale Date: 14 Apr 2016

Area: 430m2

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



1199 Oxley Road Oxley QLD 4075

Sale Price: \$435,000

Sale Date: 4 May 2016

Area: 607m2

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



12 Stephenson Street Oxley QLD 4075

Sale Price: \$528,000

Sale Date: 2 Apr 2016

Area: 759m2

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



15 Susannah Street Oxley QLD 4075

Sale Price: \$471,000

Sale Date: 7 Jun 2016

Area: 610m2

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



74 Tavistock Street Oxley QLD 4075

Sale Price: Not Disclosed

Sale Date: 13 Jun 2016

Area: 422m2

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

Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	2					
HOUSE	18	\$391,000	\$850,000	\$520,000	\$561,455	\$10,106,199
LAND	1	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
OTHER	1	\$815,000	\$815,000	\$815,000	\$815,000	\$815,000
UNIT	1	\$329,000	\$329,000	\$329,000	\$329,000	\$329,000
TOTAL	23					\$11,550,199

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		2				
HOUSE	2 Bed	2	\$402,400	\$477,000	\$439,700	\$439,700
	3 Bed	12	\$391,000	\$850,000	\$524,000	\$564,250
	4 Bed	3	\$498,799	\$655,000	\$512,000	\$555,266
	5+ Bed	1	\$790,000	\$790,000	\$790,000	\$790,000
LAND	N/A	1	\$300,000	\$300,000	\$300,000	\$300,000
OTHER	N/A	1	\$815,000	\$815,000	\$815,000	\$815,000
UNIT	3 Bed	1	\$329,000	\$329,000	\$329,000	\$329,000
TOTAL		23				\$502,182

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