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A Nobel approach  
to Real Estate™

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Pallara

April—June 2016

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



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## Area Profile

The size of Pallara is approximately 9 square kilometres.

The population of Pallara in 2006 was 663 people. By 2011 the population was 616 showing a population decline of 7% in the area during that time.

The predominant age group in Pallara is 45-54 years.

Households in Pallara are primarily couples with children and are likely to be repaying between \$1000 - \$1400 per month on mortgage repayments.

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

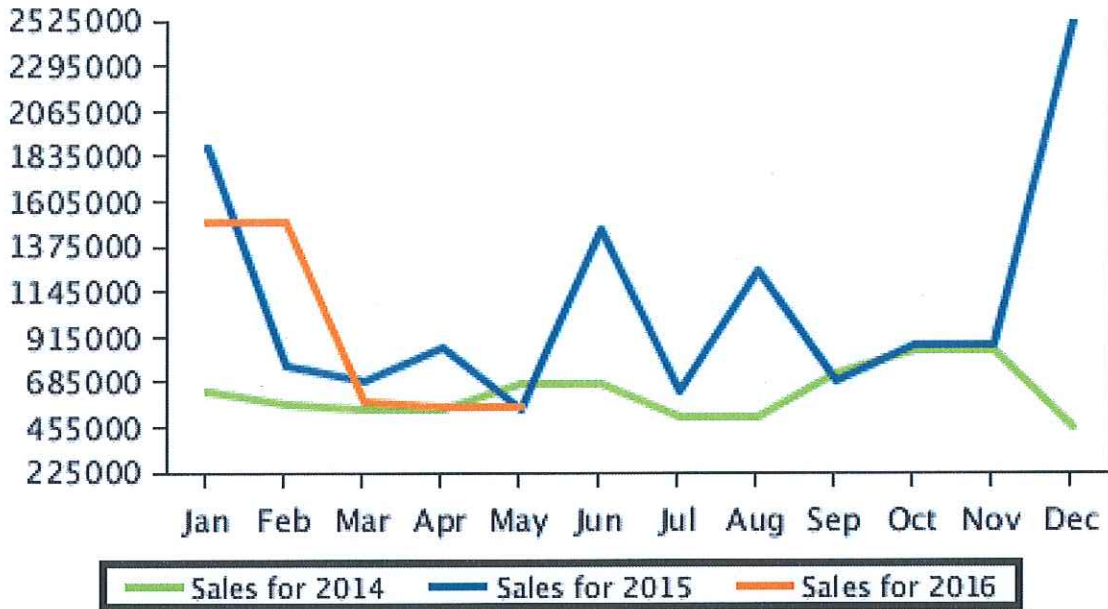
In 2006, 76.4% of the homes in Pallara were owner-occupied compared with 77.3% in 2011.

Currently the median sales price of houses in the area is 553,000.

### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$636,250	\$1,880,000	\$1,500,000
February	\$575,000	\$766,000	\$1,500,000
March	\$549,000	\$690,000	\$582,500
April	\$549,000	\$860,000	\$553,000
May	\$680,000	\$543,000	\$553,000
June	\$680,000	\$1,460,000	\$0
July	\$507,500	\$638,000	\$0
August	\$507,500	\$1,250,000	\$0
September	\$733,000	\$682,500	\$0
October	\$850,000	\$877,500	\$0
November	\$850,000	\$877,500	\$0
December	\$457,500	\$2,520,000	\$0

**Median Sale Price**





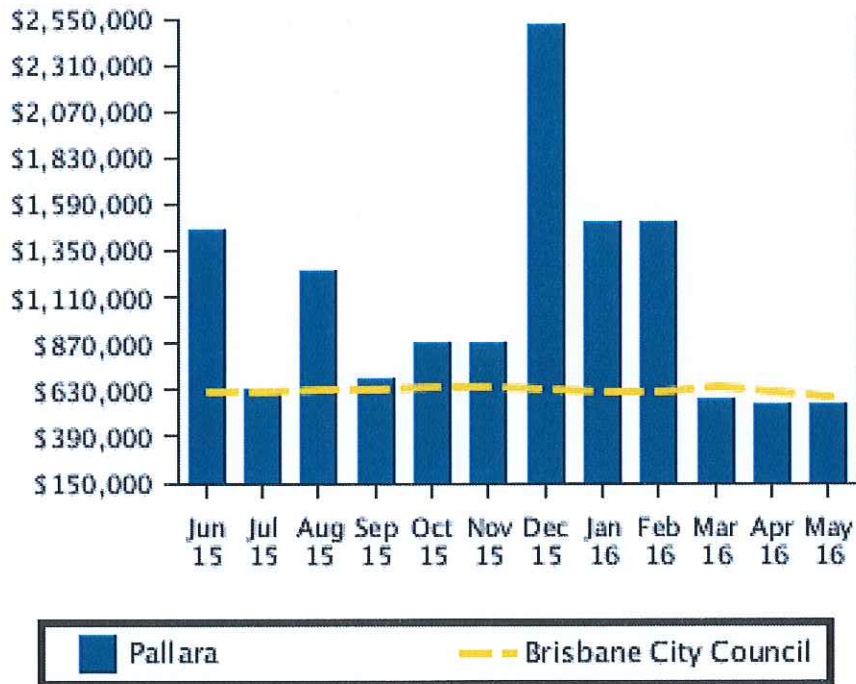
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# Recent Median Sale Prices

## Recent Median House Sale Prices

Period	Pallara Median Price	Brisbane City Council Median Price
May 2016	\$553,000	\$588,065
April 2016	\$553,000	\$620,000
March 2016	\$582,500	\$645,000
February 2016	\$1,500,000	\$622,500
January 2016	\$1,500,000	\$614,875
December 2015	\$2,520,000	\$635,000
November 2015	\$877,500	\$649,900
October 2015	\$877,500	\$645,000
September 2015	\$682,500	\$635,000
August 2015	\$1,250,000	\$630,000
July 2015	\$638,000	\$625,000
June 2015	\$1,460,000	\$625,500

## Recent Median House Sale Prices



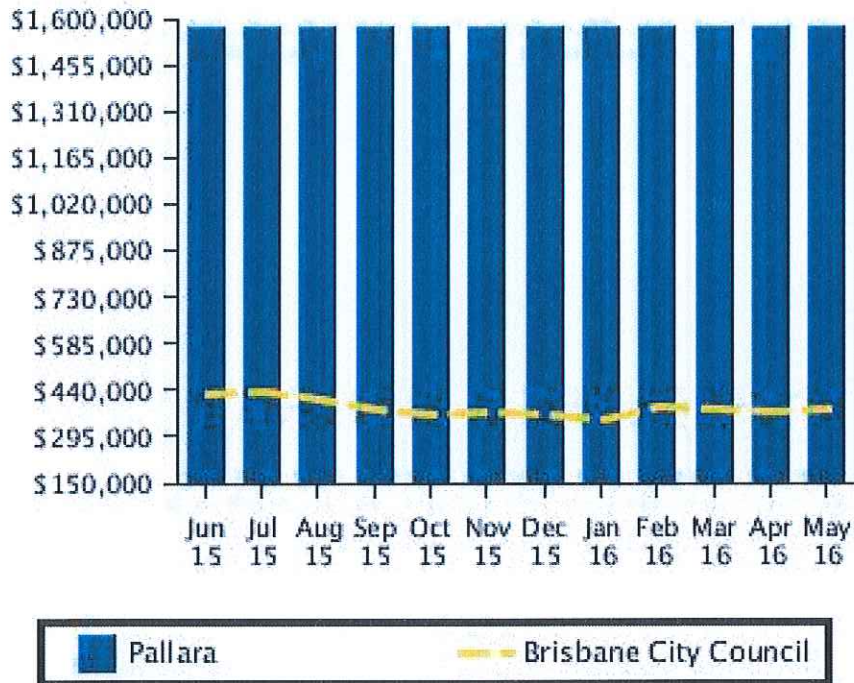


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### Recent Median Land Sale Prices

Period	Pallara Median Price	Brisbane City Council Median Price
May 2016	\$1,573,000	\$380,000
April 2016	\$1,573,000	\$372,500
March 2016	\$1,573,000	\$376,000
February 2016	\$1,573,000	\$385,000
January 2016	\$1,573,000	\$349,000
December 2015	\$1,573,000	\$360,000
November 2015	\$1,573,000	\$370,000
October 2015	\$1,573,000	\$365,000
September 2015	\$1,573,000	\$376,050
August 2015	\$1,573,000	\$410,000
July 2015	\$1,573,000	\$435,000
June 2015	\$1,573,000	\$427,500

### Recent Median Land Sale Prices





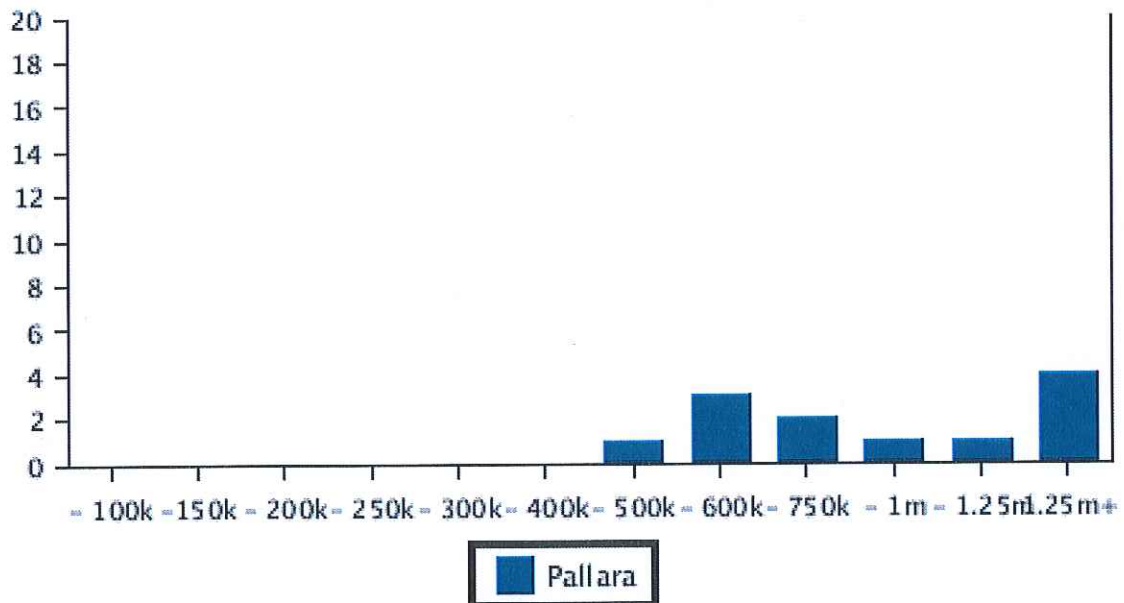
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## Sales By Price

### House Sale by Price (12 months)

Price	Pallara Number
0 - 100k	0
101 -150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	1
501 - 600k	3
601 - 750k	2
751 - 1m	1
> 1m - 1.25m	1
1.25m+	4

### House Sales By Price (12 months)



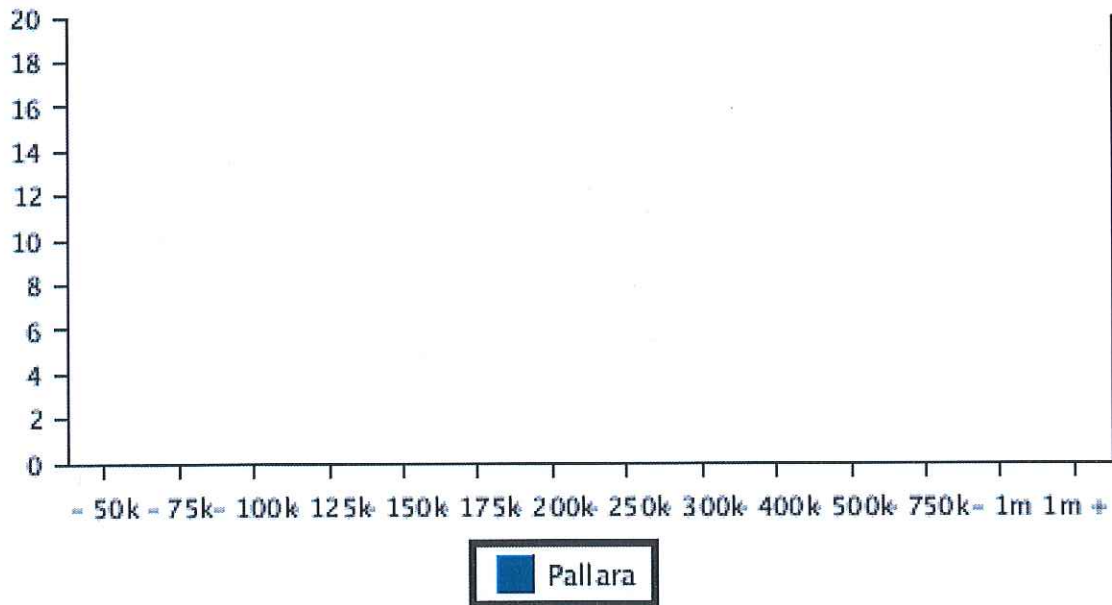


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### Unit Sale by Price (12 months)

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

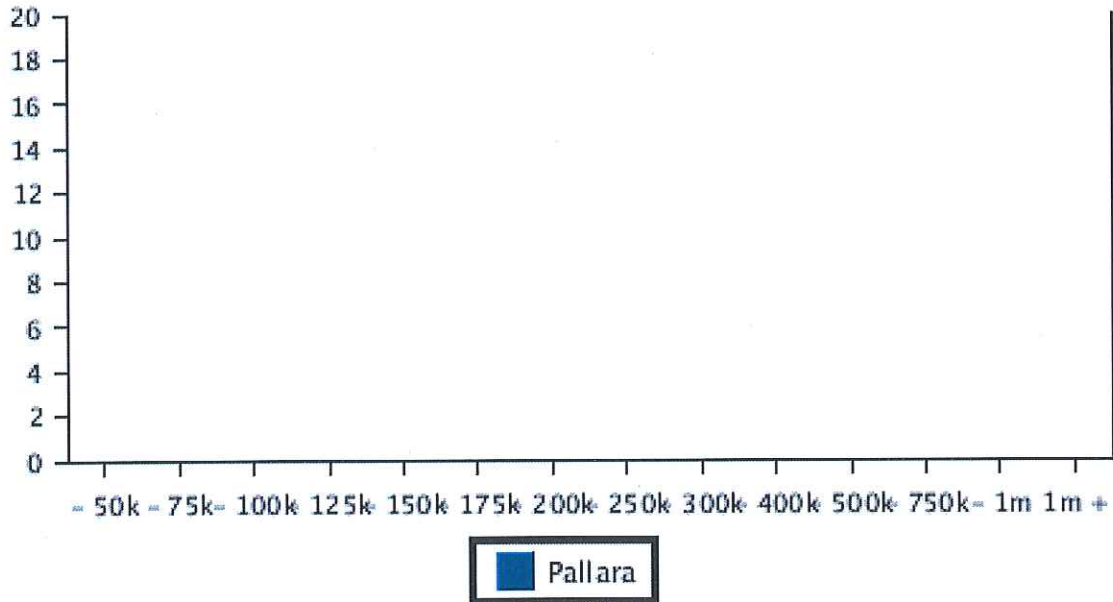
### Unit Sales By Price (12 months)



### Land Sale by Price (12 months)

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

### Land Sales By Price (12 months)



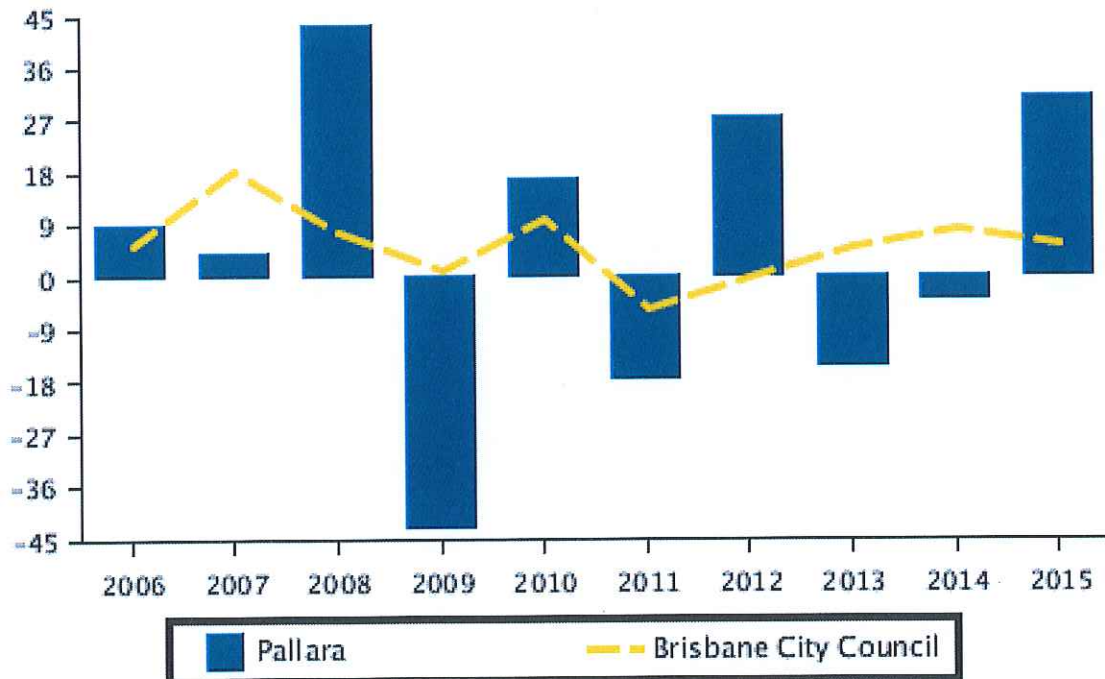


## Capital Growth Median Prices

### Capital Growth in Median Prices (Houses)

Period	Pallara % Change	Brisbane City Council % Change
2015	31.3%	5.4%
2014	-4.2%	8.3%
2013	-15.5%	5.2%
2012	27.4%	-0.4%
2011	-18%	-5.3%
2010	17.2%	9.8%
2009	-43.4%	1%
2008	43.4%	7.6%
2007	4%	18.3%
2006	9%	5.7%

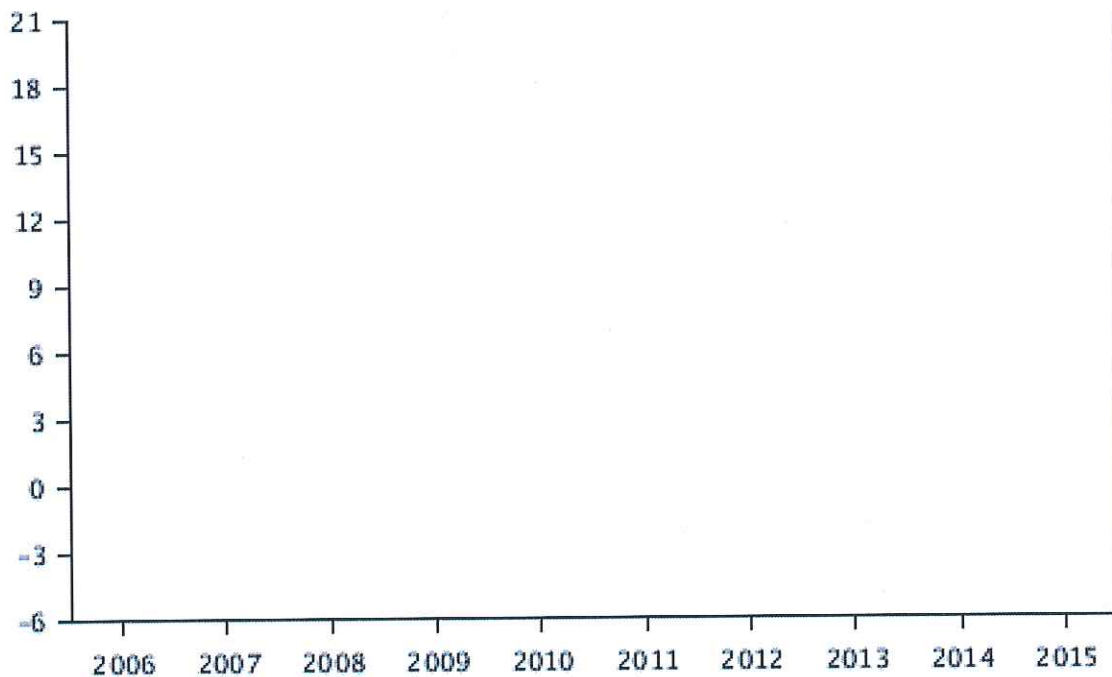
### Capital Growth in Median Prices (Houses)



### Capital Growth in Median Prices (Unit)

Period	Pallara	Brisbane City Council
	% Change	% Change
2015	0%	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%

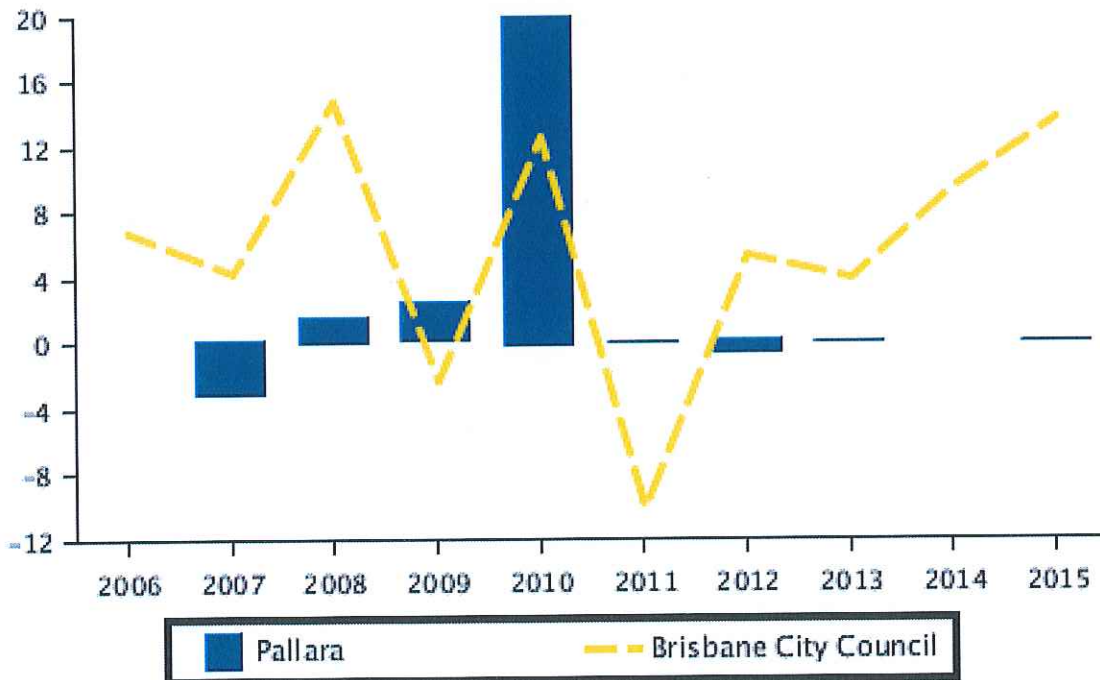
### Capital Growth in Median Prices (Unit)



### Capital Growth in Median Prices (Land)

Period	Pallara % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	0%	9.4%
2013	0%	4%
2012	-0.9%	5.3%
2011	0%	-10.2%
2010	27.5%	12.5%
2009	2.5%	-2.4%
2008	1.6%	14.8%
2007	-3.3%	4.2%
2006	0%	6.7%

### Capital Growth in Median Prices (Land)



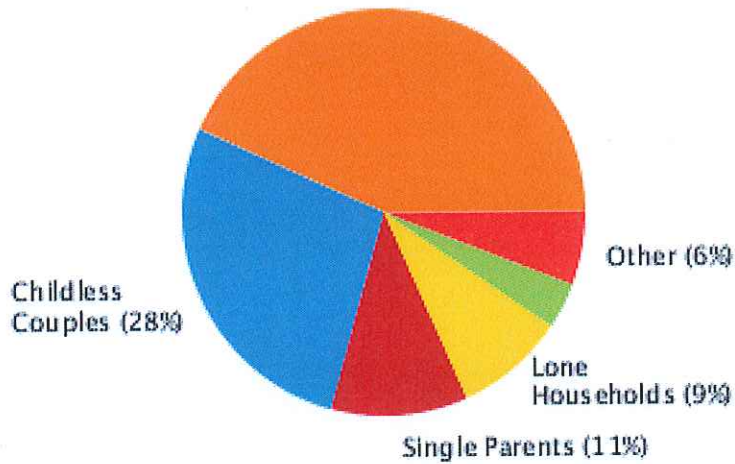
# Household

## Household Structure

Type	Percent
Couples with Children	43.2
Childless Couples	27.5
Single Parents	10.9
Lone Households	8.9
Other	5.9
Group Households	3.6

## Household Structure

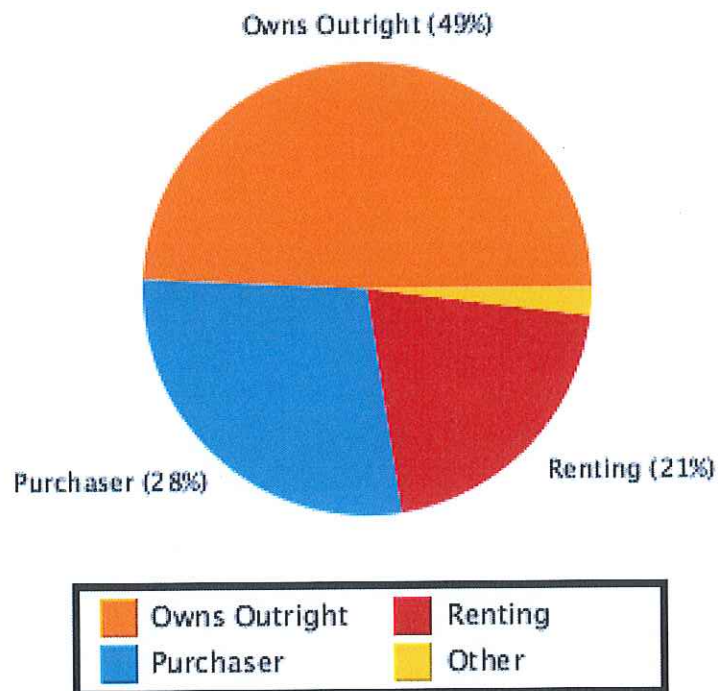
Couples with Children (43%)



### Household Occupancy

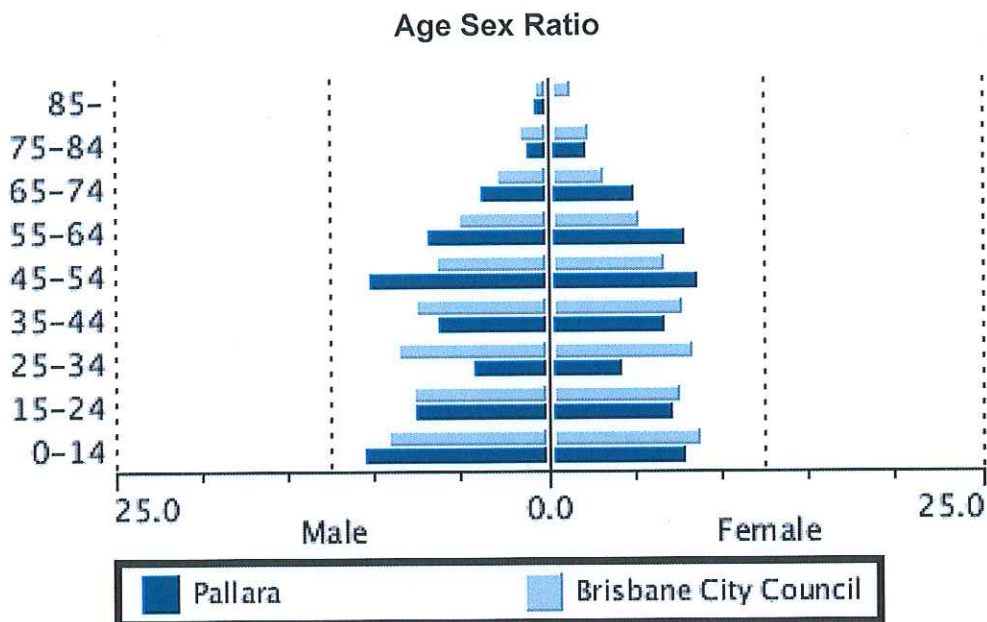
Type	Percent
Owens Outright	49.2
Purchaser	28.1
Renting	20.6
Other	2.0

### Household Occupancy



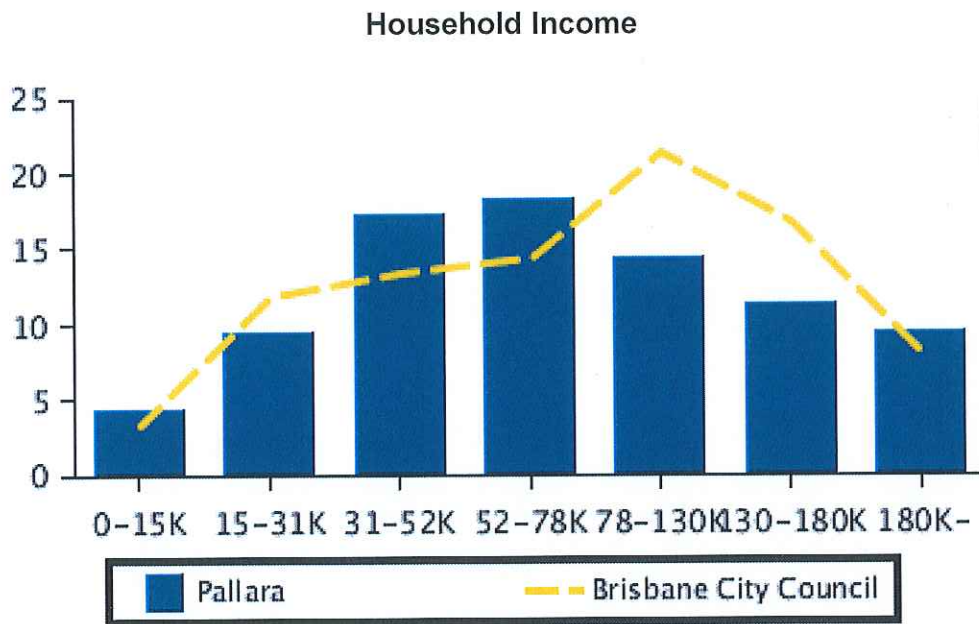
## Age Sex Ratio

Age Group	Pallara		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	10.4	7.8	9.2	8.7
15-24	7.6	7.1	7.7	7.6
25-34	4.2	4.2	8.5	8.3
35-44	6.2	6.7	7.5	7.7
45-54	10.1	8.6	6.4	6.6
55-64	6.8	7.8	5.0	5.2
65-74	3.7	4.9	2.9	3.1
75-84	1.1	2.1	1.6	2.2
85-	0.6	0.0	0.6	1.2



## Household Income

Income Range	Pallara %	Brisbane City Council %
0-15K	4.4	3.3
15-31K	9.4	11.8
31-52K	17.2	13.4
52-78K	18.2	14.4
78-130K	14.3	21.3
130-180K	11.3	16.7
180K-	9.4	7.9





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## Sold Properties



### 21 Toorwood Street Pallara QLD 4110

Sale Price: \$600,000

Sale Date: 7 Jun 2016

Area: 751m<sup>2</sup>

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



### 74 Van Dieren Road Pallara QLD 4110

Sale Price: \$1,500,000

Sale Date: 19 May 2016

Area: 1.61Ha

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





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## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
HOUSE	2	\$600,000	\$1,500,000	\$1,050,000	\$1,050,000	\$2,100,000
<b>TOTAL</b>	<b>2</b>					<b>\$2,100,000</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
HOUSE	4 Bed	1	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
	5+ Bed	1	\$600,000	\$600,000	\$600,000	\$600,000
<b>TOTAL</b>		<b>2</b>				<b>\$1,050,000</b>



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