
A Nobel approach
to Real Estate™

Parkinson

April—June 2016

THE Adam
Nobel TEAM



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Area Profile

The size of Parkinson is approximately 8 square kilometres. It has 3 parks covering nearly 1% of total area.

The population of Parkinson in 2006 was 9,269 people. By 2011 the population was 9,550 showing a population growth of 3% in the area during that time.

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

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

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

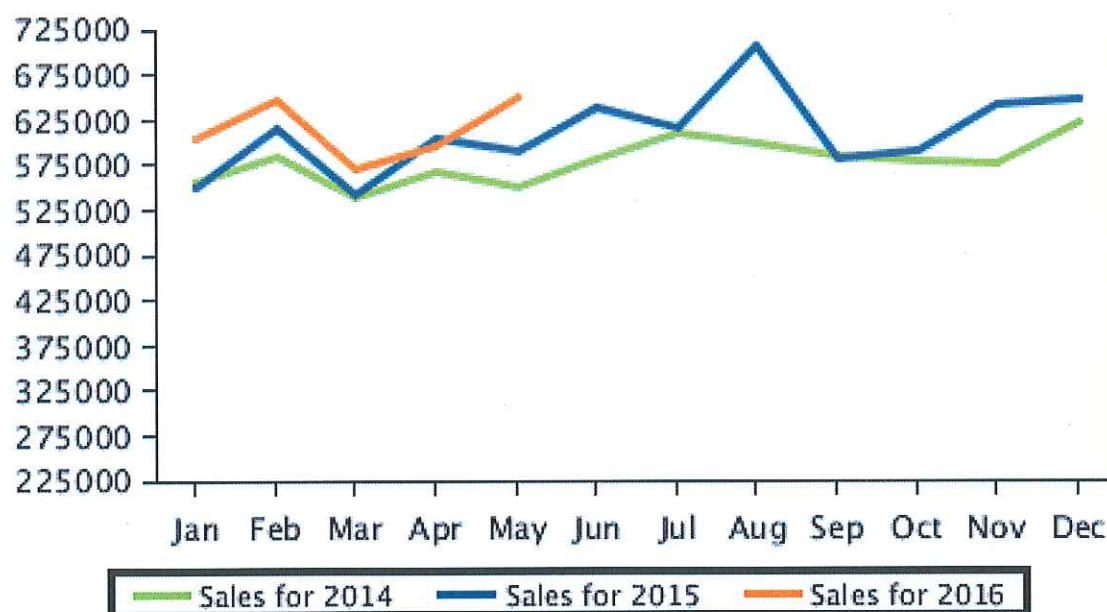
In 2006, 76.3% of the homes in Parkinson were owner-occupied compared with 79.0% in 2011.

Currently the median sales price of houses in the area is 651,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$555,000	\$550,000	\$605,000
February	\$584,500	\$615,000	\$647,800
March	\$540,000	\$542,500	\$570,000
April	\$567,500	\$605,000	\$596,000
May	\$549,500	\$590,500	\$651,000
June	\$582,500	\$639,000	\$0
July	\$610,000	\$615,900	\$0
August	\$600,000	\$707,000	\$0
September	\$585,000	\$581,000	\$0
October	\$579,250	\$589,000	\$0
November	\$575,000	\$640,000	\$0
December	\$622,000	\$645,500	\$0

Median Sale Price





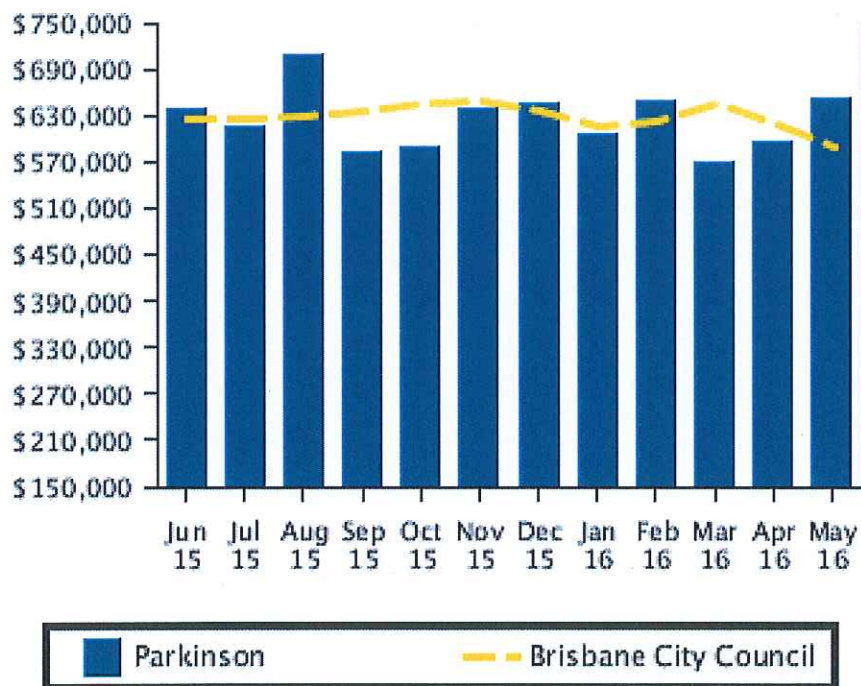
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Recent Median Sale Prices

Recent Median House Sale Prices

Period	Parkinson Median Price	Brisbane City Council Median Price
May 2016	\$651,000	\$588,065
April 2016	\$596,000	\$620,000
March 2016	\$570,000	\$645,000
February 2016	\$647,800	\$622,500
January 2016	\$605,000	\$614,875
December 2015	\$645,500	\$635,000
November 2015	\$640,000	\$649,900
October 2015	\$589,000	\$645,000
September 2015	\$581,000	\$635,000
August 2015	\$707,000	\$630,000
July 2015	\$615,900	\$625,000
June 2015	\$639,000	\$625,500

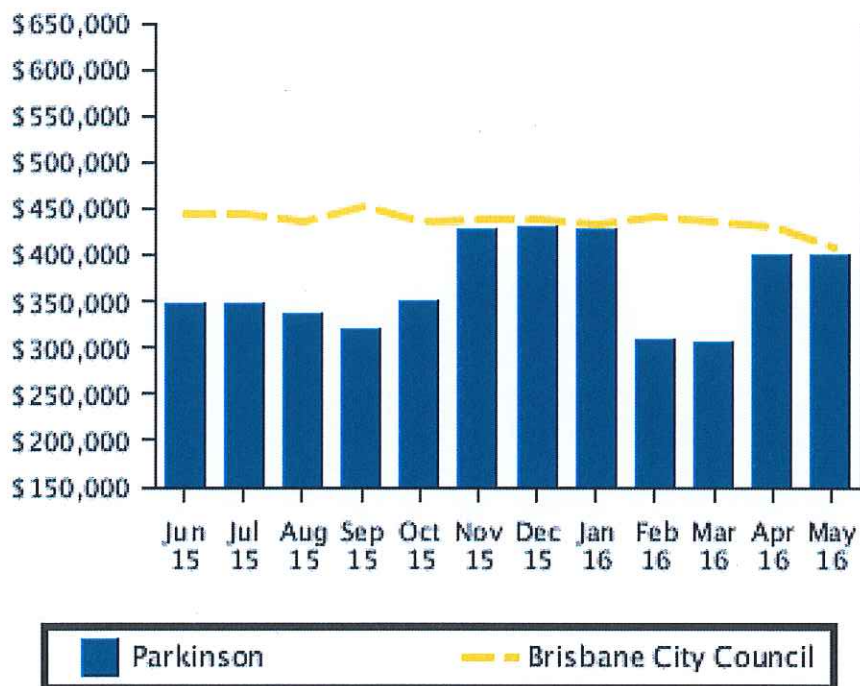
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Parkinson Median Price	Brisbane City Council Median Price
May 2016	\$399,500	\$408,750
April 2016	\$399,500	\$429,500
March 2016	\$306,500	\$435,000
February 2016	\$310,000	\$441,050
January 2016	\$427,000	\$432,500
December 2015	\$431,000	\$440,000
November 2015	\$427,000	\$440,000
October 2015	\$350,000	\$435,000
September 2015	\$319,000	\$452,000
August 2015	\$337,000	\$435,500
July 2015	\$347,500	\$445,000
June 2015	\$347,500	\$443,000

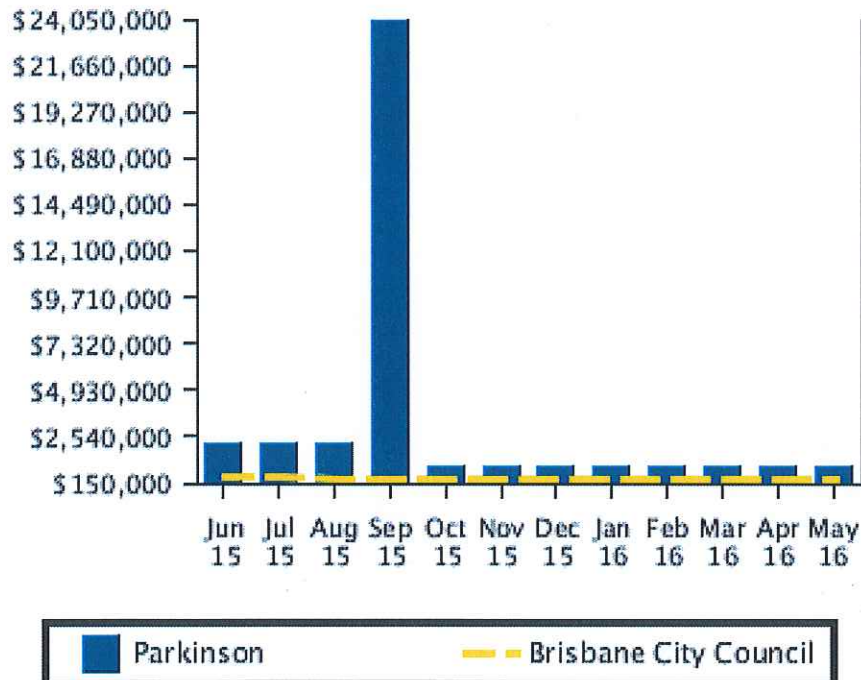
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Parkinson Median Price	Brisbane City Council Median Price
May 2016	\$957,000	\$380,000
April 2016	\$957,000	\$372,500
March 2016	\$957,000	\$376,000
February 2016	\$957,000	\$385,000
January 2016	\$957,000	\$349,000
December 2015	\$957,000	\$360,000
November 2015	\$957,000	\$370,000
October 2015	\$957,000	\$365,000
September 2015	\$24,000,000	\$376,050
August 2015	\$2,193,373	\$410,000
July 2015	\$2,193,373	\$435,000
June 2015	\$2,192,245	\$427,500

Recent Median Land Sale Prices

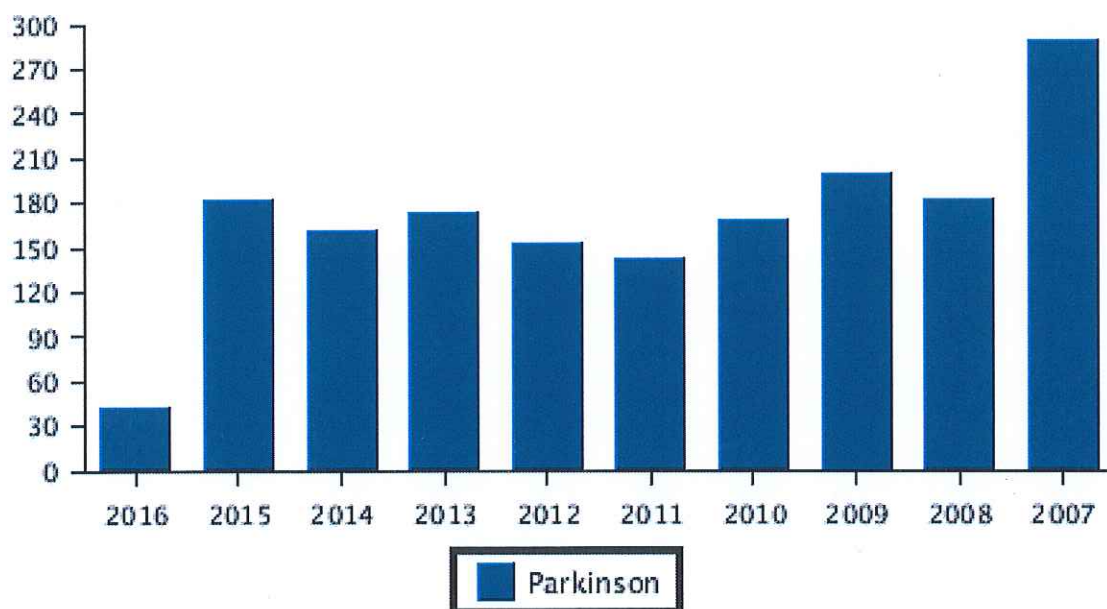


Sales Per Annum

House Sales Per Annum

Period	Parkinson Number
2016	43
2015	182
2014	161
2013	173
2012	153
2011	142
2010	168
2009	200
2008	182
2007	288

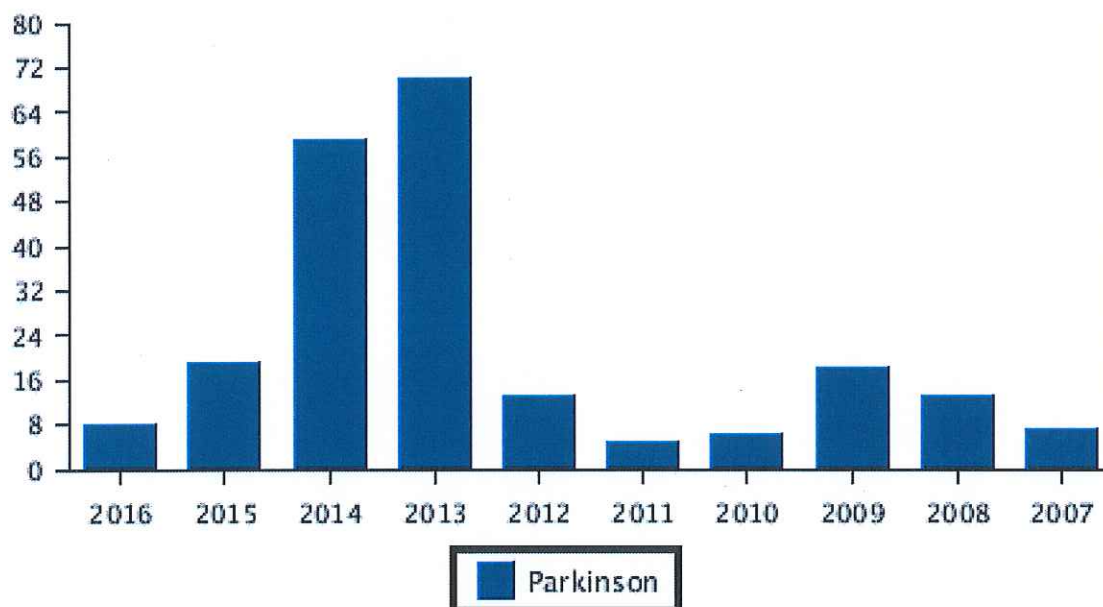
House Sales Per Annum



Unit Sales Per Annum

Period	Parkinson Number
2016	8
2015	19
2014	59
2013	70
2012	13
2011	5
2010	6
2009	18
2008	13
2007	7

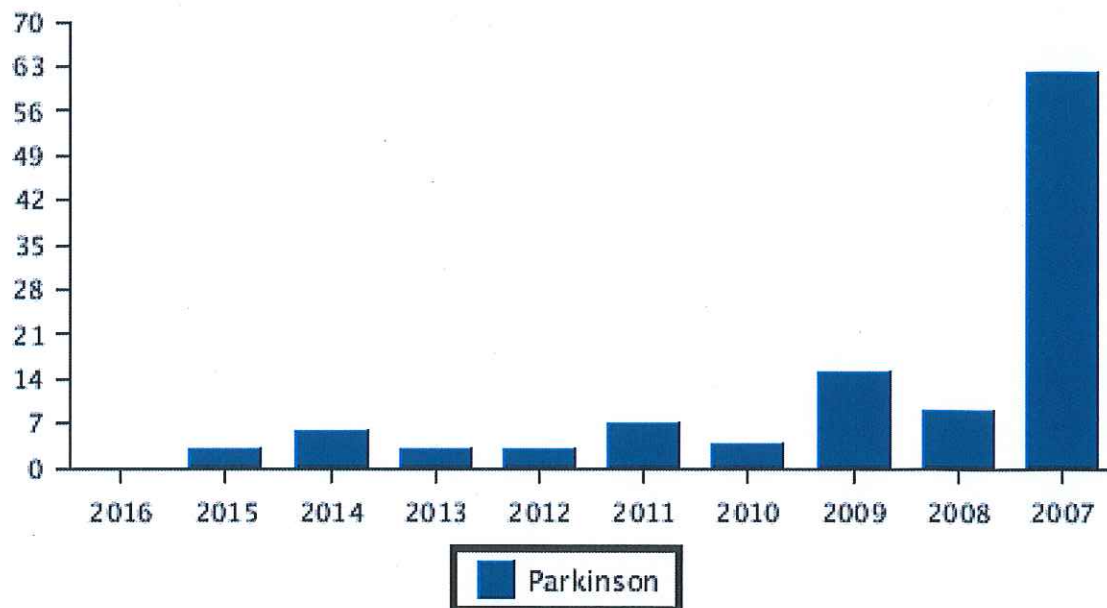
Unit Sales Per Annum



Land Sales Per Annum

Period	Parkinson Number
2016	0
2015	3
2014	6
2013	3
2012	3
2011	7
2010	4
2009	15
2008	9
2007	62

Land Sales Per Annum





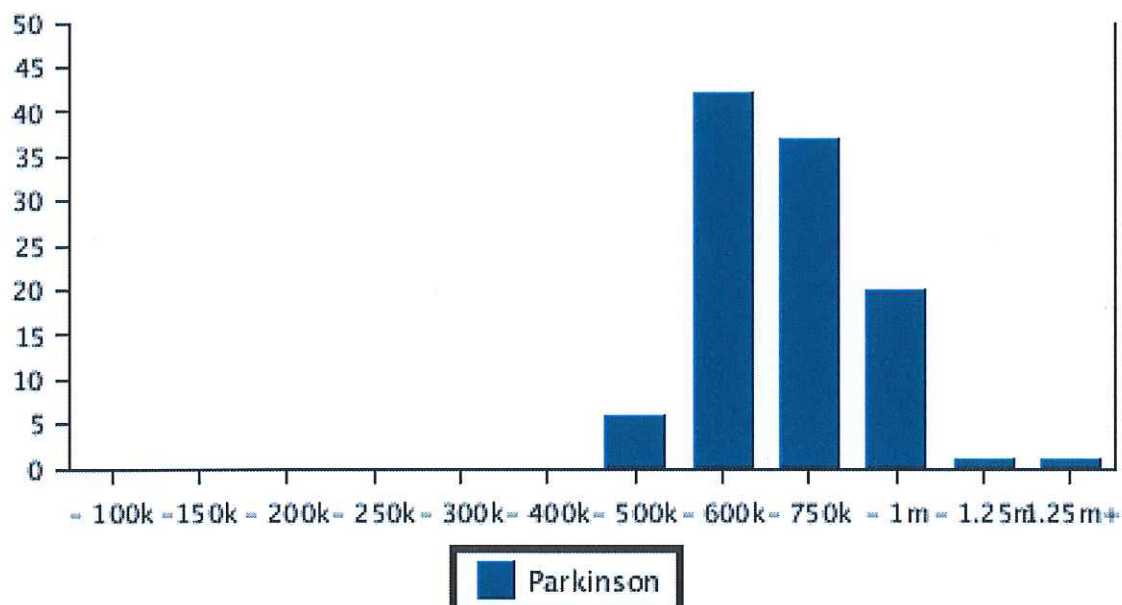
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Sales By Price

House Sale by Price (12 months)

Price	Parkinson Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	6
501 - 600k	42
601 - 750k	37
751 - 1m	20
> 1m - 1.25m	1
1.25m+	1

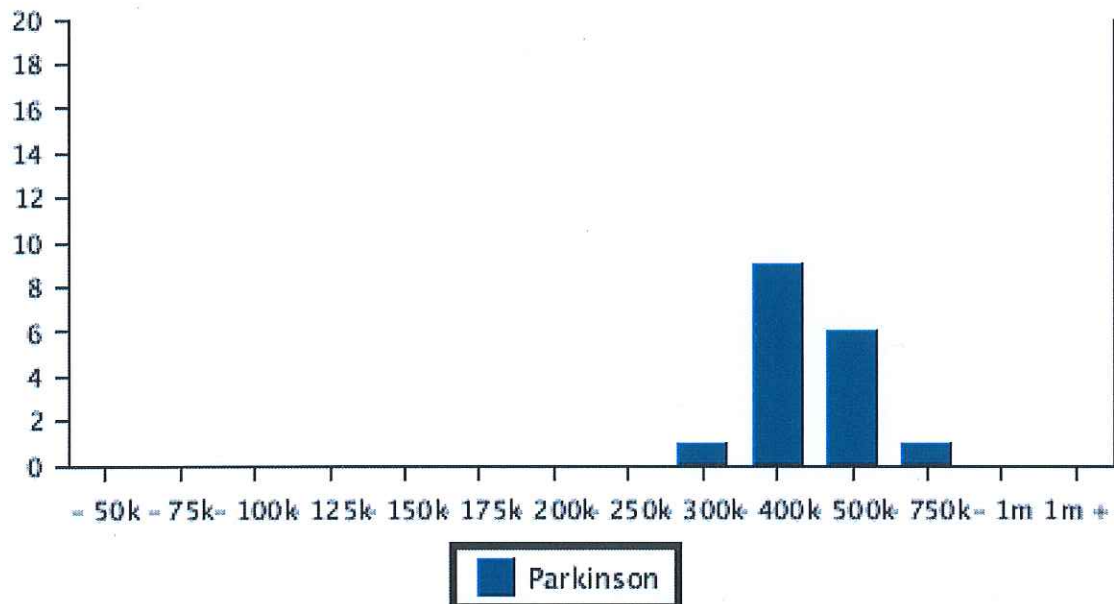
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Parkinson 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	9
401 - 500k	6
501 - 750k	1
751 - 1m	0
1m +	0

Unit Sales By Price (12 months)



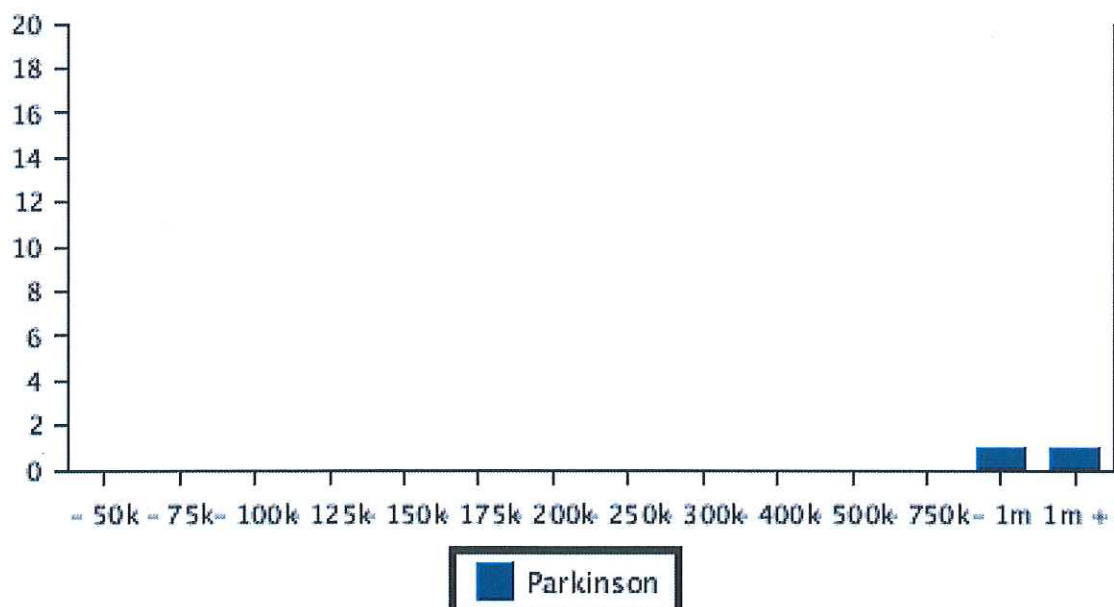


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Land Sale by Price (12 months)

Price	Parkinson 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	1
1m +	1

Land Sales By Price (12 months)



Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Parkinson % Change	Brisbane City Council % Change
2015	3.2%	5.4%
2014	8.6%	8.3%
2013	6.2%	5.2%
2012	0.8%	-0.4%
2011	-6.5%	-5.3%
2010	8.5%	9.8%
2009	3.8%	1%
2008	10.7%	7.6%
2007	12.2%	18.3%
2006	0.9%	5.7%

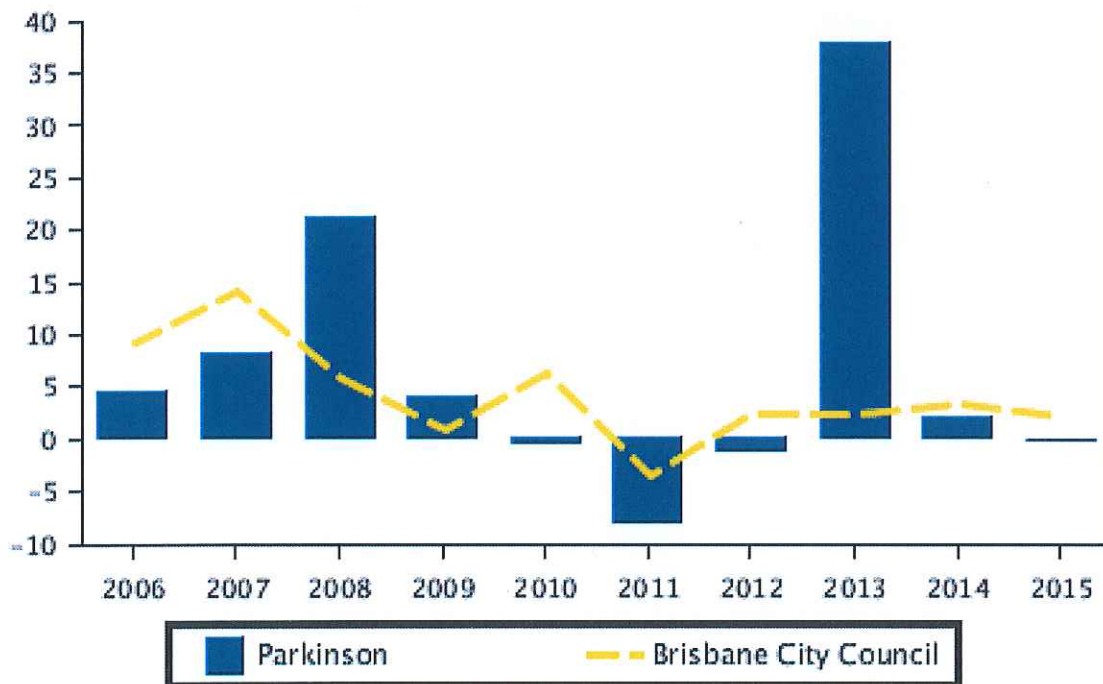
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Parkinson % Change	Brisbane City Council % Change
2015	0%	2.1%
2014	2.1%	3.3%
2013	37.8%	2.4%
2012	-1.3%	2.5%
2011	-8.2%	-3.6%
2010	-0.5%	6.4%
2009	4%	1%
2008	21.2%	5.8%
2007	8.3%	14.1%
2006	4.6%	9.2%

Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Parkinson % Change	Brisbane City Council % Change
2015	36.2%	13.6%
2014	-3.6%	9.4%
2013	0%	4%
2012	0%	5.3%
2011	-13.9%	-10.2%
2010	0%	12.5%
2009	0%	-2.4%
2008	0%	14.8%
2007	6.5%	4.2%
2006	8%	6.7%

Capital Growth in Median Prices (Land)



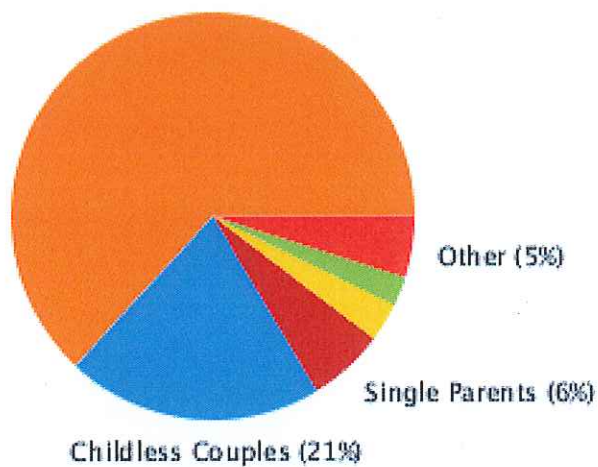
Household

Household Structure

Type	Percent
Couples with Children	63.1
Childless Couples	20.5
Single Parents	6.1
Other	4.9
Lone Households	3.1
Group Households	2.3

Household Structure

Couples with Children (63%)

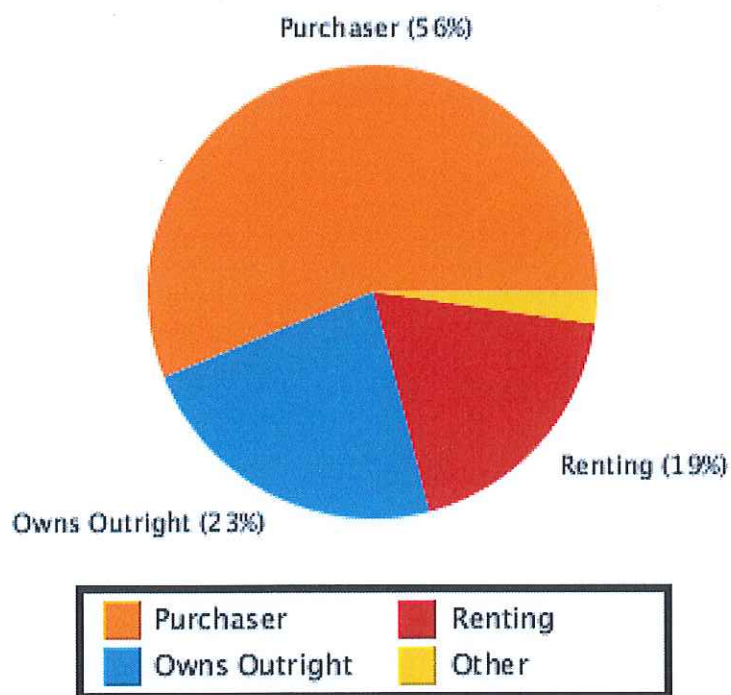


 Couples with Children	 Lone Households
 Childless Couples	 Group Households
 Single Parents	 Other

Household Occupancy

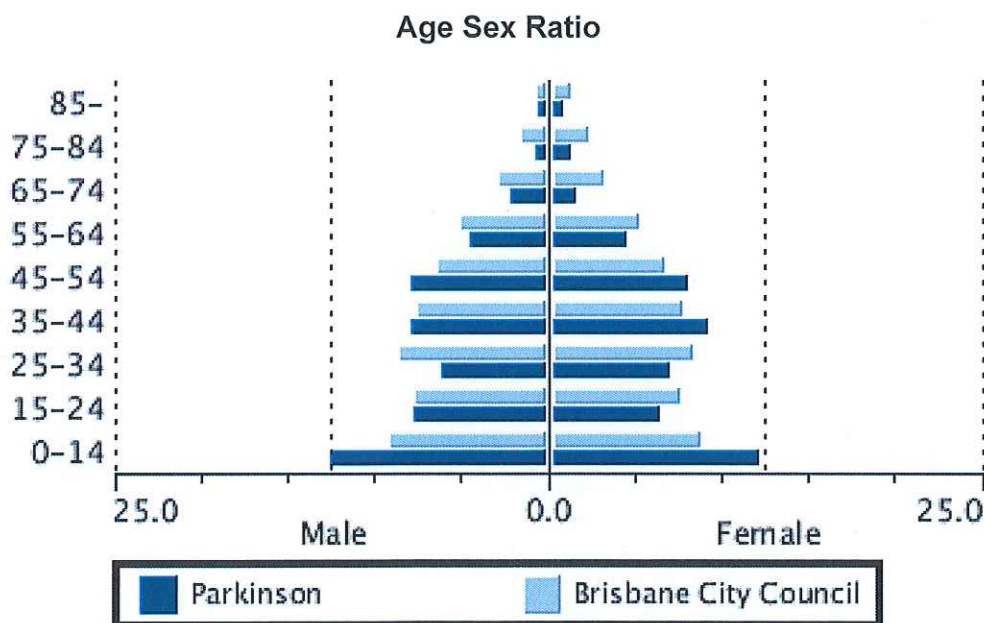
Type	Percent
Purchaser	56.1
Owns Outright	22.9
Renting	18.7
Other	2.3

Household Occupancy



Age Sex Ratio

Age Group	Parkinson		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	12.5	12.1	9.2	8.7
15-24	7.7	6.3	7.7	7.6
25-34	6.1	6.9	8.5	8.3
35-44	7.8	9.2	7.5	7.7
45-54	7.8	8.0	6.4	6.6
55-64	4.5	4.4	5.0	5.2
65-74	2.1	1.6	2.9	3.1
75-84	0.6	1.2	1.6	2.2
85-	0.5	0.8	0.6	1.2



Household Income

Income Range	Parkinson %	Brisbane City Council %
0-15K	1.3	3.3
15-31K	6.0	11.8
31-52K	9.7	13.4
52-78K	13.9	14.4
78-130K	29.4	21.3
130-180K	21.0	16.7
180K-	8.1	7.9

Household Income



Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	1					
HOUSE	23	\$320,000	\$830,001	\$632,000	\$615,456	\$14,155,500
UNIT	3	\$321,000	\$429,000	\$370,000	\$373,333	\$1,120,000
TOTAL	27					\$15,275,500

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		1				
HOUSE	3 Bed	2	\$320,000	\$450,000	\$385,000	\$385,000
	4 Bed	15	\$490,000	\$805,000	\$610,000	\$616,433
	5+ Bed	6	\$530,000	\$830,001	\$700,000	\$689,833
UNIT	3 Bed	2	\$321,000	\$370,000	\$345,500	\$345,500
	N/A	1	\$429,000	\$429,000	\$429,000	\$429,000
TOTAL		27				\$565,759



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Sold Properties



477 Algester Road Parkinson QLD 4115

Sale Price: \$632,000

Sale Date: 6 Jun 2016

Area: 900m2

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



564 Algester Road Parkinson QLD 4115

Sale Price: \$550,000

Sale Date: 13 Jun 2016

Area: 800m2

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



15 Apsley Crescent Parkinson QLD 4115

Sale Price: \$607,500

Sale Date: 11 Apr 2016

Area: 550m2

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



7 Argyle Place Parkinson QLD 4115

Sale Price: \$651,000

Sale Date: 3 May 2016

Area: 450m2

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



86 Bannockburn Crescent Parkinson QLD 4115

Sale Price: \$582,000

Sale Date: 10 Jun 2016

Area: 739m2

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



5 Bethany Place Parkinson QLD 4115

Sale Price: \$649,000
Sale Date: 22 Apr 2016
Area: 743m2

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



3 Brookfield Court Parkinson QLD 4115

Sale Price: \$549,999
Sale Date: 13 Apr 2016
Area: 581m2

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



22 Carnegie Close Parkinson QLD 4115

Sale Price: \$582,000
Sale Date: 14 Apr 2016
Area: 505m2

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



42/1 Daintree Drive Parkinson QLD 4115

Sale Price: \$321,000
Sale Date: 24 May 2016
Area: 209m2

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



45/1 Daintree Drive Parkinson QLD 4115

Sale Price: \$320,000
Sale Date: 19 May 2016
Area: 187m2

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



111 Daintree Drive Parkinson QLD 4115

Sale Price: \$642,000
Sale Date: 5 Apr 2016
Area: 845m2

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



39/30 Girraween Crescent Parkinson QLD 4115

Sale Price: \$370,000
Sale Date: 4 Apr 2016
Area: 136m2

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



6 Glencoe Close Parkinson QLD 4115

Sale Price: \$610,000
Sale Date: 6 Apr 2016
Area: 840m2

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



12 Goongarrie Crescent Parkinson QLD 4115

Sale Price: Not Disclosed
Sale Date: 24 May 2016
Area: 450m2

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

56/10 Lakewood Avenue Parkinson QLD 4115

Sale Price: \$429,000
Sale Date: 8 Apr 2016
Area: 159m2

Attributes:



5 Lugano Close Parkinson QLD 4115

Sale Price: \$710,000
Sale Date: 6 May 2016
Area: 890m2

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



8 Mapelton Circuit Parkinson QLD 4115

Sale Price: \$530,000
Sale Date: 2 Jun 2016
Area: 540m2

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



13 Maryland Place Parkinson QLD 4115

Sale Price: \$450,000

Sale Date: 18 May 2016

Area: 406m2

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



15 Mimosa Street Parkinson QLD 4115

Sale Price: \$490,000

Sale Date: 14 Apr 2016

Area: 470m2

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



5 Mirima Place Parkinson QLD 4115

Sale Price: \$635,000

Sale Date: 21 Jun 2016

Area: 650m2

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



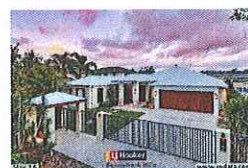
13 Mirima Place Parkinson QLD 4115

Sale Price: \$665,000

Sale Date: 26 May 2016

Area: 650m2

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



17 Nungatta Court Parkinson QLD 4115

Sale Price: \$830,001

Sale Date: 4 Jun 2016

Area: 814m2

Attributes: 5 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



11 Otway Place Parkinson QLD 4115

Sale Price: \$560,000

Sale Date: 2 Apr 2016

Area: 744m2

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



82 Prospect Street Parkinson QLD 4115

Sale Price: \$690,000

Sale Date: 31 May 2016

Area: 822m2

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



8 Torrens Place Parkinson QLD 4115

Sale Price: \$730,000

Sale Date: 16 Apr 2016

Area: 920m2

Attributes: 5 Beds, 2 Baths, 3 Car Spaces, 2 Lock Up Garages, 1 Ensuites



91 Wallum Drive Parkinson QLD 4115

Sale Price: \$805,000

Sale Date: 10 Jun 2016

Area: 830m2

Attributes: 4 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



133 Wallum Drive Parkinson QLD 4115

Sale Price: \$685,000

Sale Date: 27 Jun 2016

Area: 730m2

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

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