
A Nobel approach
to Real Estate™

Pinjarra Hills
April—June 2016

THE Adam
Nobel TEAM



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Suburb Statistics Report

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Area Profile

The size of Pinjarra Hills is approximately 7 square kilometres. It has 1 park.

The population of Pinjarra Hills in 2006 was 410 people. By 2011 the population was 661 showing a population growth of 61% in the area during that time.

The predominant age group in Pinjarra Hills is 85- years.

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

In general, people in Pinjarra Hills work in a Professional occupation.

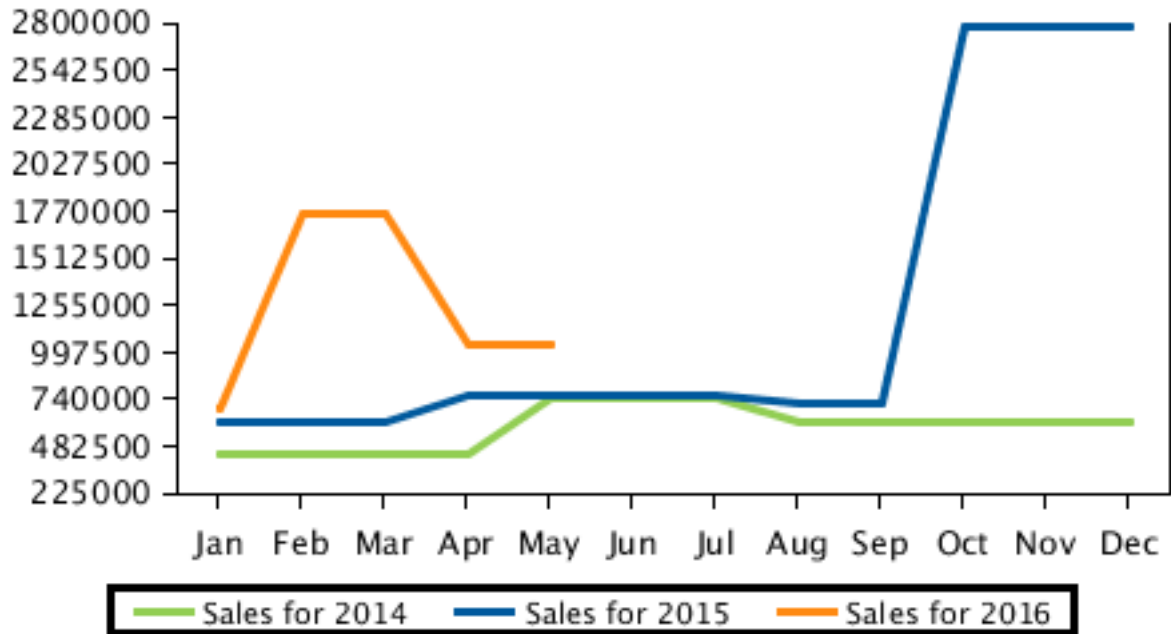
In 2006, 92.8% of the homes in Pinjarra Hills were owner-occupied compared with 75.5% in 2011.

Currently the median sales price of houses in the area is 1,035,000.

Median Sale Price

Period	Year 2014 Median Price	Year 2015 Median Price	Year 2016 Median Price
January	\$430,000	\$617,500	\$680,000
February	\$430,000	\$617,500	\$1,750,000
March	\$430,000	\$617,500	\$1,750,000
April	\$430,000	\$759,000	\$1,035,000
May	\$740,000	\$759,000	\$1,035,000
June	\$740,000	\$759,000	\$0
July	\$740,000	\$759,000	\$0
August	\$617,500	\$717,500	\$0
September	\$617,500	\$717,500	\$0
October	\$617,500	\$2,778,500	\$0
November	\$617,500	\$2,778,500	\$0
December	\$617,500	\$2,778,500	\$0

Median Sale Price

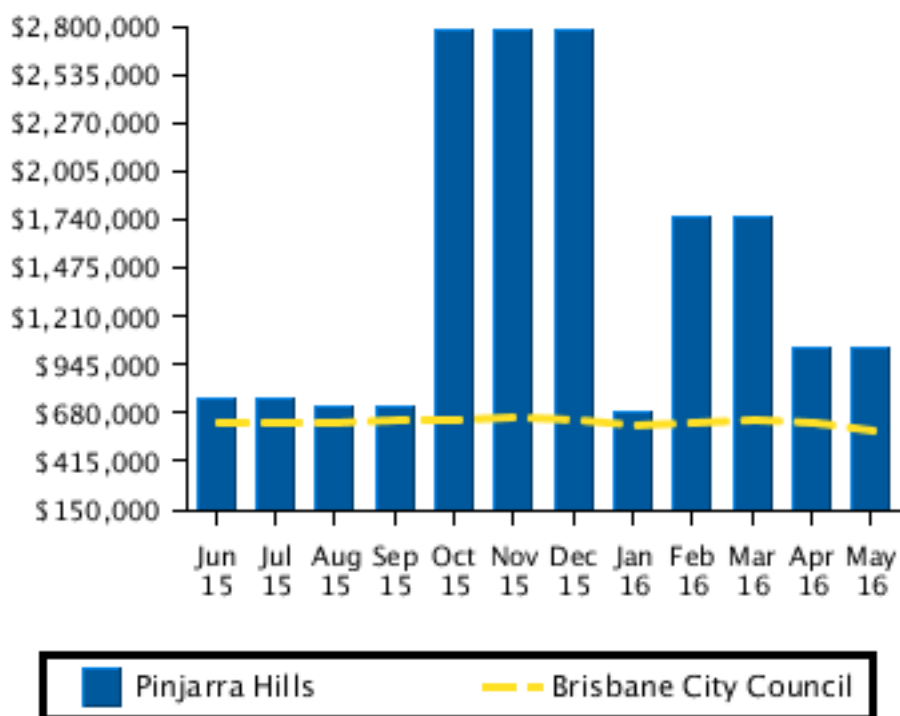


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Pinjarra Hills Median Price	Brisbane City Council Median Price
May 2016	\$1,035,000	\$588,065
April 2016	\$1,035,000	\$620,000
March 2016	\$1,750,000	\$645,000
February 2016	\$1,750,000	\$622,500
January 2016	\$680,000	\$614,875
December 2015	\$2,778,500	\$635,000
November 2015	\$2,778,500	\$649,900
October 2015	\$2,778,500	\$645,000
September 2015	\$717,500	\$635,000
August 2015	\$717,500	\$630,000
July 2015	\$759,000	\$625,000
June 2015	\$759,000	\$625,500

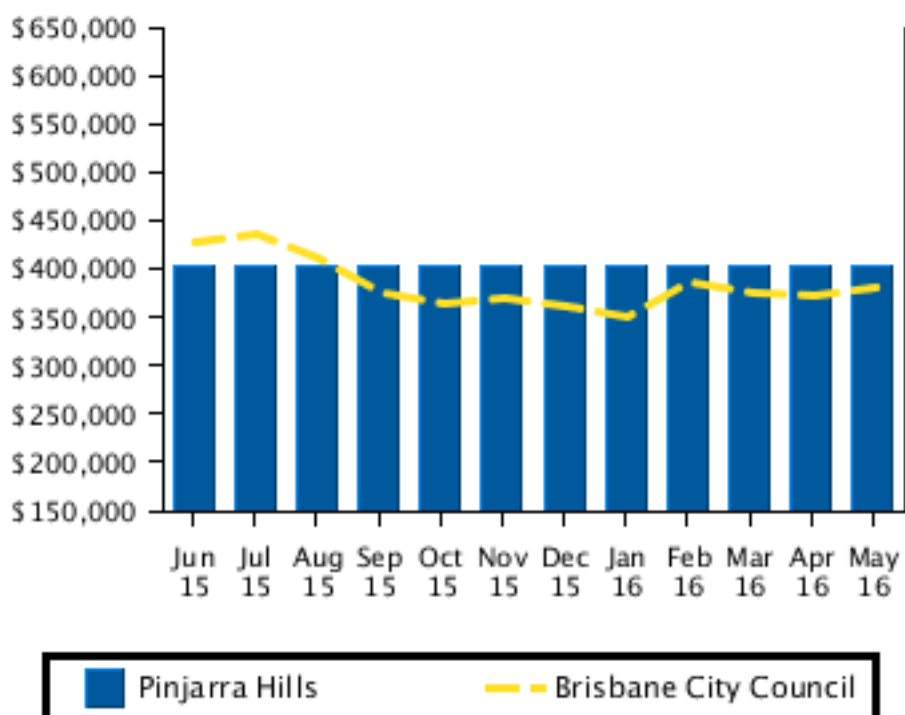
Recent Median House Sale Prices



Recent Median Land Sale Prices

Period	Pinjarra Hills Median Price	Brisbane City Council Median Price
May 2016	\$403,000	\$380,000
April 2016	\$403,000	\$372,500
March 2016	\$403,000	\$376,000
February 2016	\$403,000	\$385,000
January 2016	\$403,000	\$349,000
December 2015	\$403,000	\$360,000
November 2015	\$403,000	\$370,000
October 2015	\$403,000	\$365,000
September 2015	\$403,000	\$376,050
August 2015	\$403,000	\$410,000
July 2015	\$403,000	\$435,000
June 2015	\$403,000	\$427,500

Recent Median Land Sale Prices

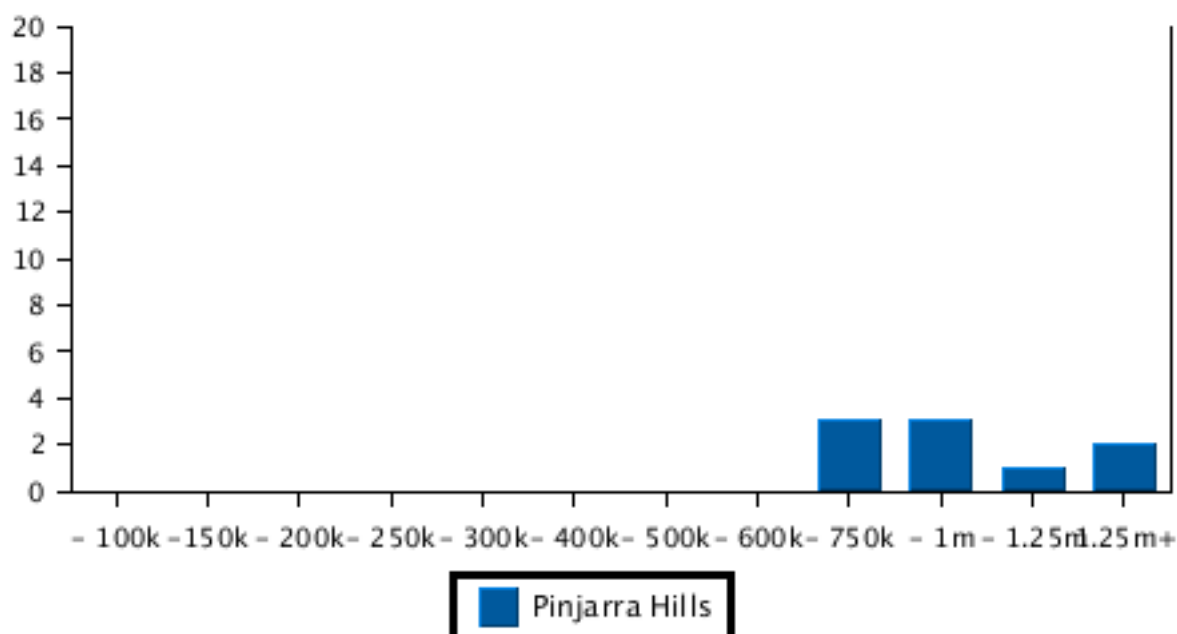


Sales By Price

House Sale by Price (12 months)

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

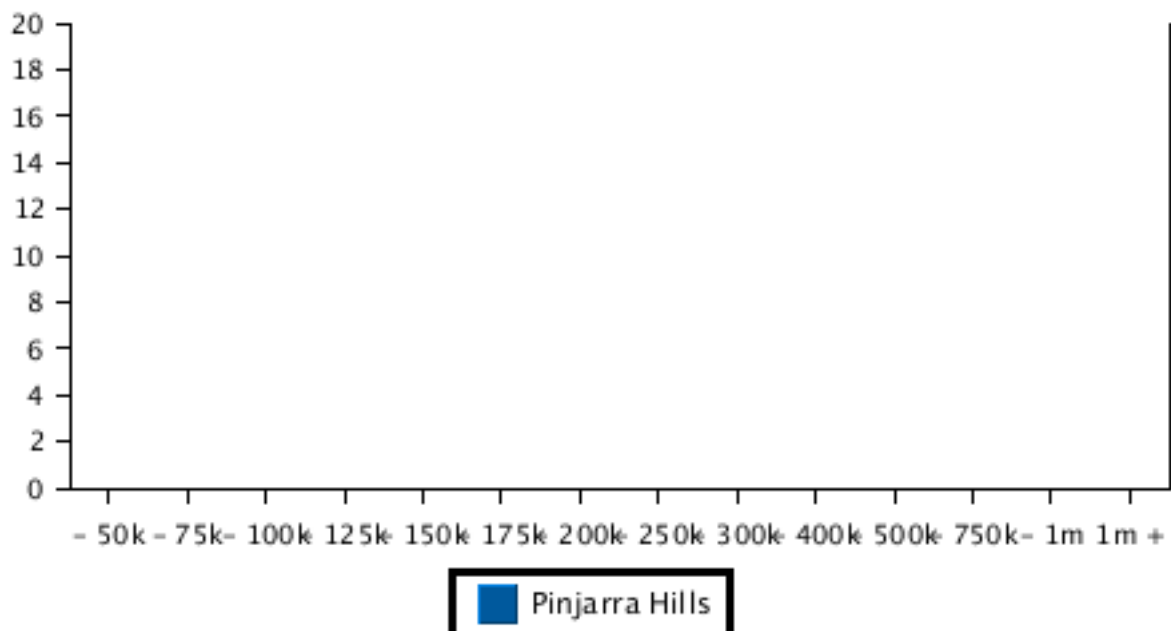
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Pinjarra Hills
	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

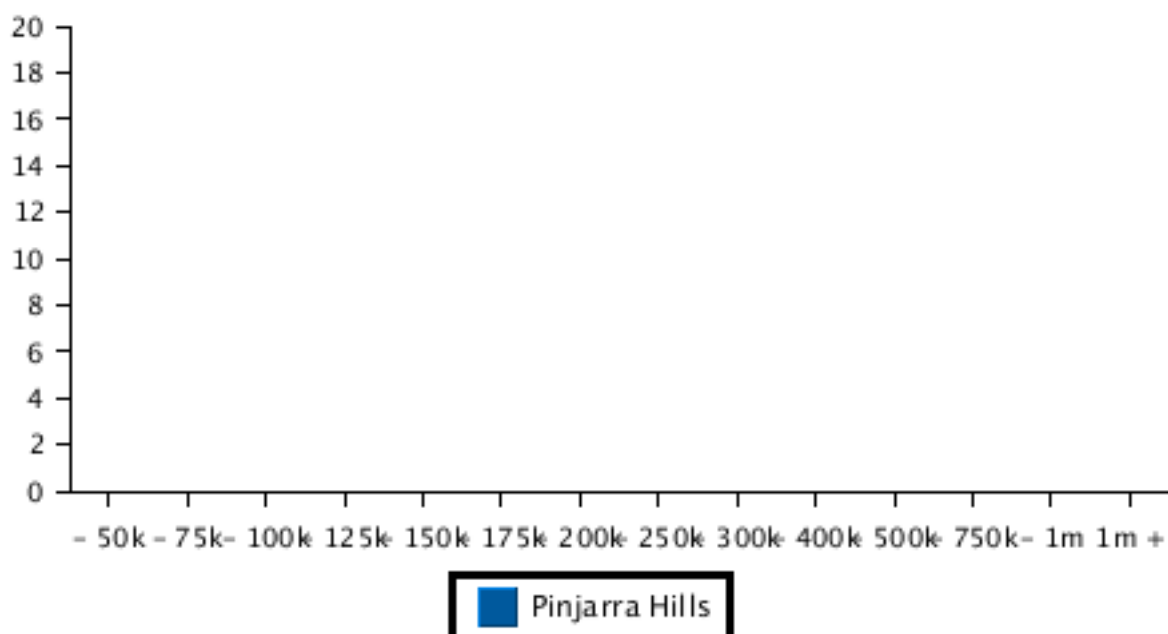
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Pinjarra Hills
	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)

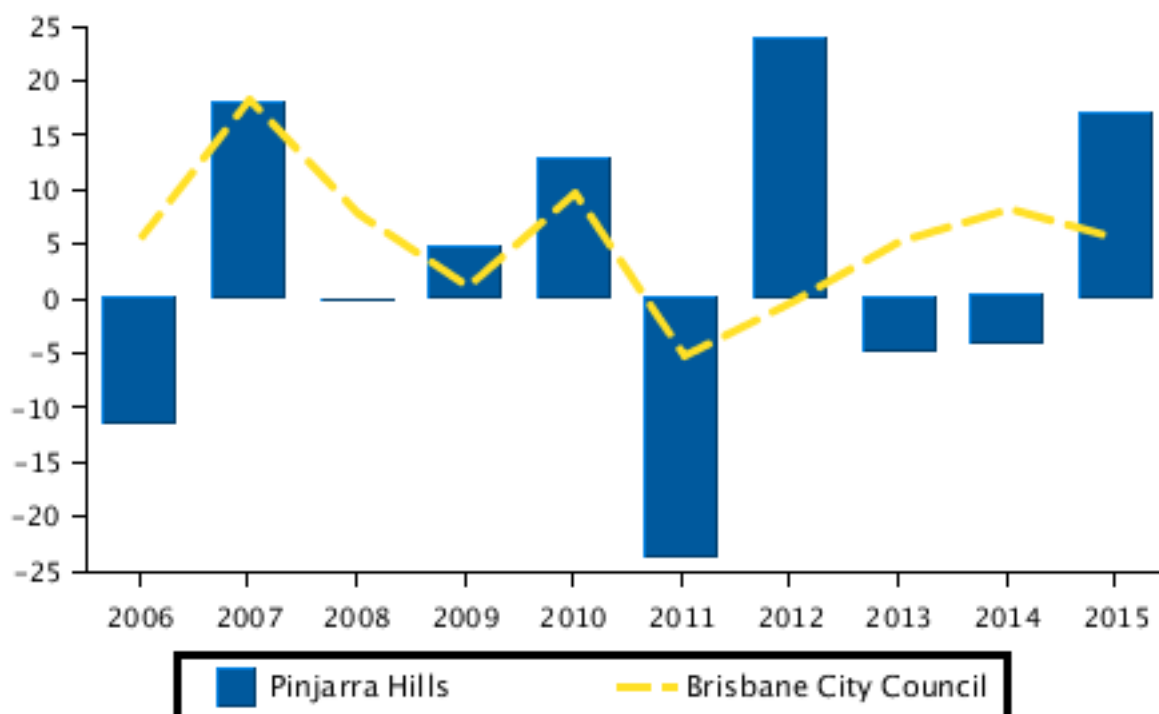


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Pinjarra Hills	Brisbane City Council
	% Change	% Change
2015	17%	5.4%
2014	-4.5%	8.3%
2013	-5.1%	5.2%
2012	23.8%	-0.4%
2011	-23.9%	-5.3%
2010	12.8%	9.8%
2009	4.8%	1%
2008	0%	7.6%
2007	18%	18.3%
2006	-11.6%	5.7%

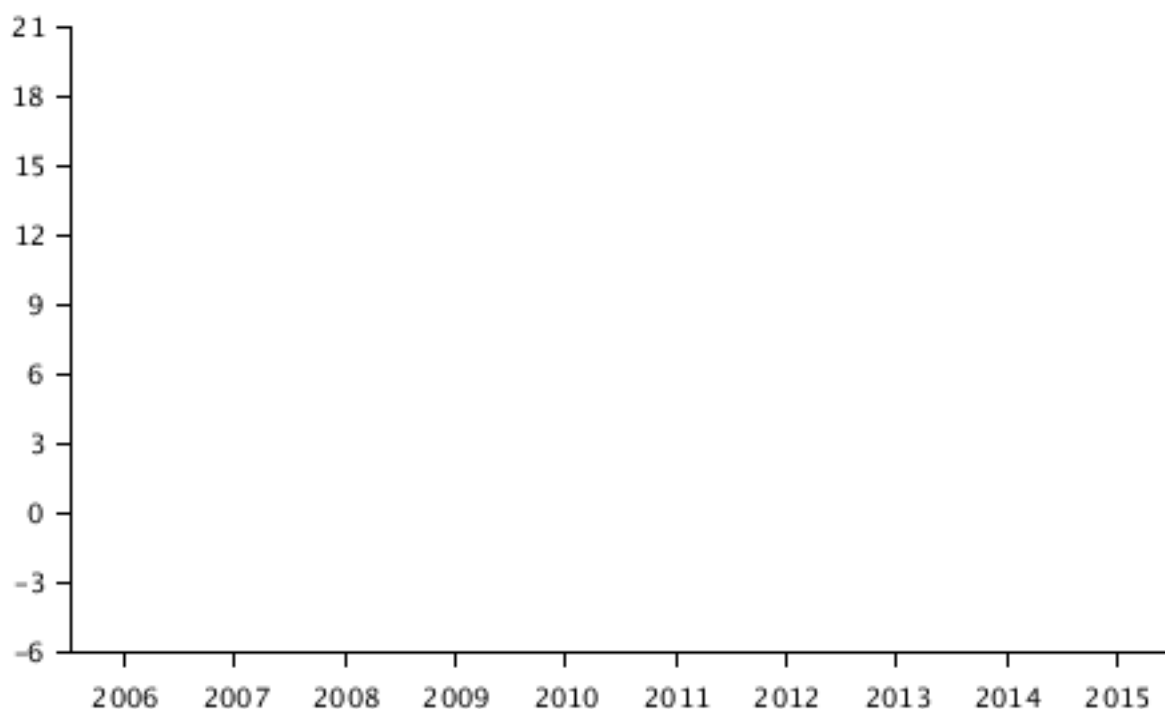
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Pinjarra Hills	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%

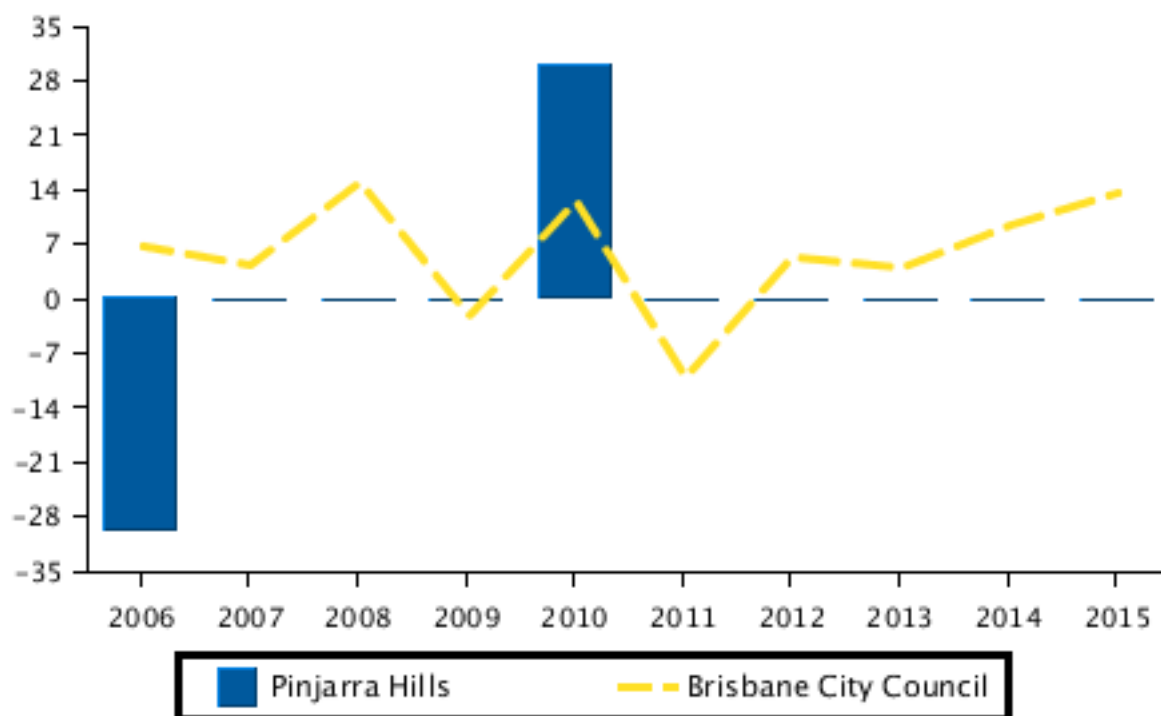
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Pinjarra Hills % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	0%	9.4%
2013	0%	4%
2012	0%	5.3%
2011	0%	-10.2%
2010	30%	12.5%
2009	0%	-2.4%
2008	0%	14.8%
2007	0%	4.2%
2006	-29.9%	6.7%

Capital Growth in Median Prices (Land)

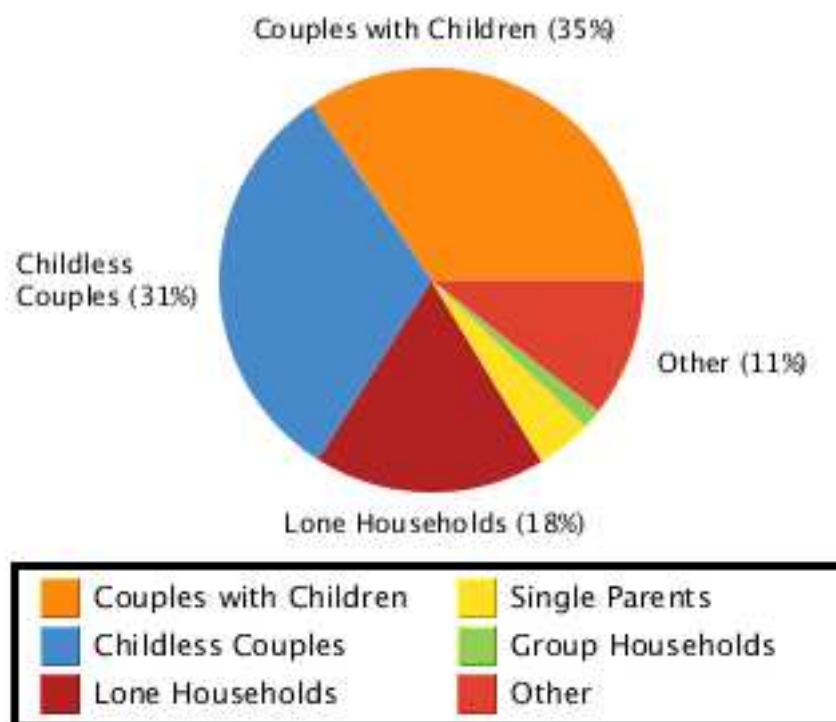


Household

Household Structure

Type	Percent
Couples with Children	34.5
Childless Couples	31.5
Lone Households	17.7
Other	10.6
Single Parents	4.2
Group Households	1.5

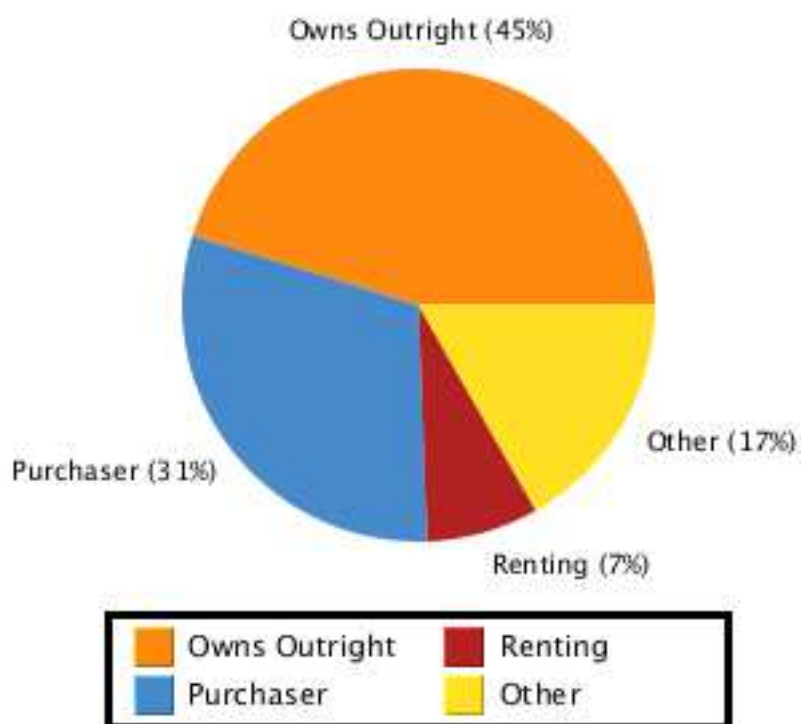
Household Structure



Household Occupancy

Type	Percent
Owns Outright	45.2
Purchaser	30.3
Other	16.7
Renting	7.7

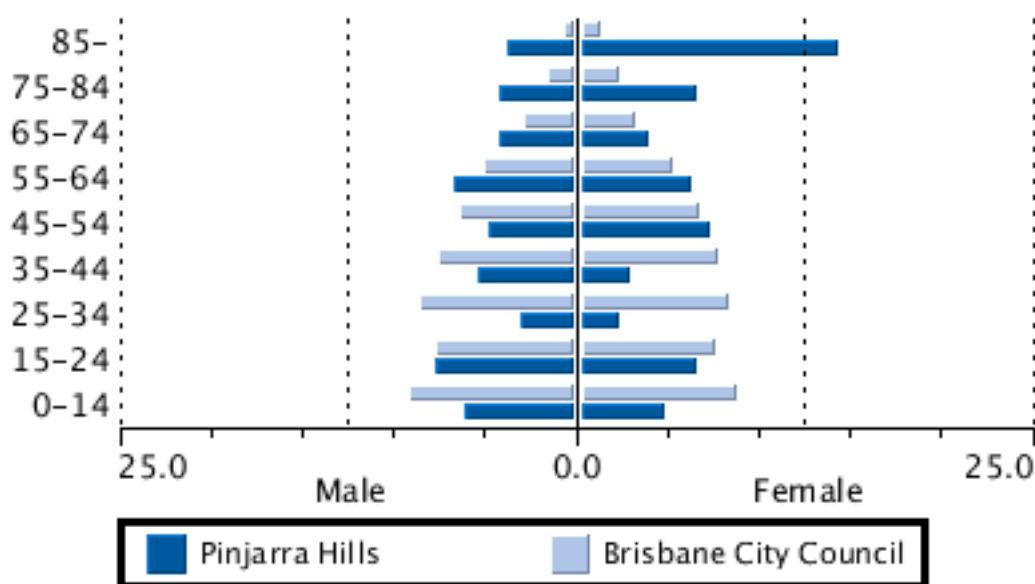
Household Occupancy



Age Sex Ratio

Age Group	Pinjarra Hills		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	6.1	4.7	9.2	8.7
15-24	7.7	6.5	7.7	7.6
25-34	3.0	2.3	8.5	8.3
35-44	5.3	2.9	7.5	7.7
45-54	4.8	7.3	6.4	6.6
55-64	6.7	6.2	5.0	5.2
65-74	4.1	3.9	2.9	3.1
75-84	4.1	6.5	1.6	2.2
85-	3.8	14.2	0.6	1.2

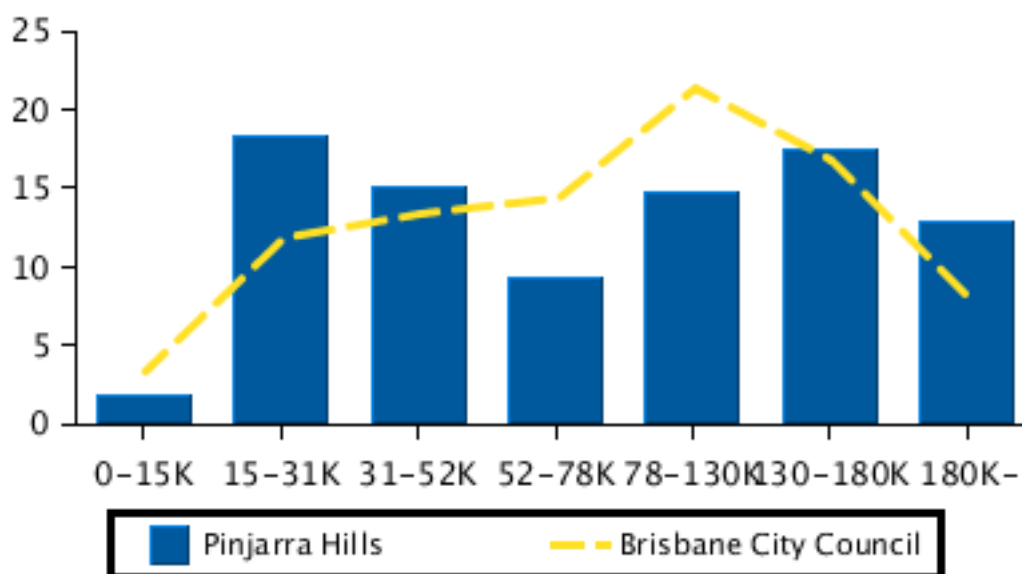
Age Sex Ratio



Household Income

Income Range	Pinjarra Hills %	Brisbane City Council %
0-15K	1.8	3.3
15-31K	18.3	11.8
31-52K	15.1	13.4
52-78K	9.2	14.4
78-130K	14.7	21.3
130-180K	17.4	16.7
180K-	12.8	7.9

Household Income



Disclaimer

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Sales History Report

Prepared on 08 Jul 2016

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Sold Properties



185 Pinjarra Road Pinjarra Hills QLD 4069

Sale Price: \$1,035,000

Sale Date: 5 Apr 2016

Area: 1.64Ha

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

Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
HOUSE	1	\$1,035,000	\$1,035,000	\$1,035,000	\$1,035,000	\$1,035,000
TOTAL	1					\$1,035,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
HOUSE	5+ Bed	1	\$1,035,000	\$1,035,000	\$1,035,000	\$1,035,000
TOTAL		1				\$1,035,000

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