
A Nobel approach
to Real Estate™

Pullenvale
April—June 2016

THE Adam
Nobel TEAM



Mobile 0417 007 001
Facsimile 07 3844 7395
adam.nobel@spaceproperty.com.au
www.adamnobel.com.au
130 Vulture Street,
WEST END QLD 4101

Suburb Statistics Report

Prepared on 08 Jul 2016

Adam Nobel
Mob: 0417007001
Ph: 0738464333
Email: adam.nobel@spaceproperty.com.au



Area Profile

The size of Pullenvale is approximately 26 square kilometres. It has 4 parks covering nearly 1% of total area.

The population of Pullenvale in 2006 was 3,160 people. By 2011 the population was 3,176 showing a stable population in the area during that time.

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

Households in Pullenvale are primarily couples with children and are likely to be repaying between over \$4000 per month on mortgage repayments.

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

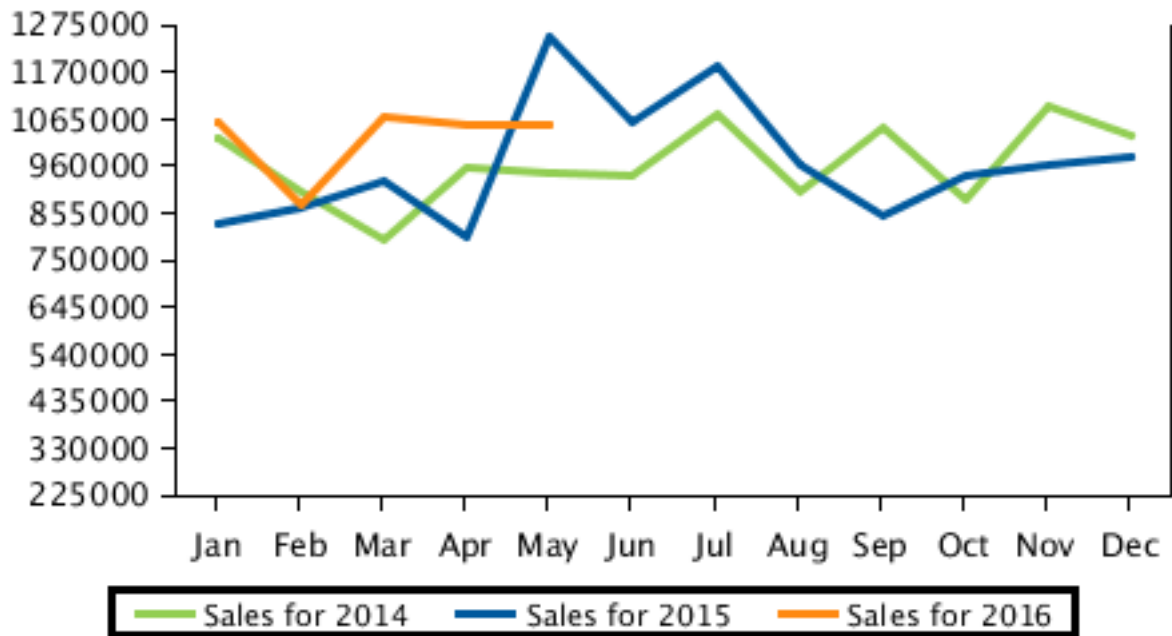
In 2006, 89.1% of the homes in Pullenvale were owner-occupied compared with 90.2% in 2011.

Currently the median sales price of houses in the area is 1,050,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$1,022,500	\$832,500	\$1,055,000
February	\$902,000	\$865,500	\$875,000
March	\$793,500	\$925,000	\$1,071,500
April	\$955,000	\$802,500	\$1,050,000
May	\$943,500	\$1,250,000	\$1,050,000
June	\$940,000	\$1,060,000	\$0
July	\$1,077,500	\$1,185,000	\$0
August	\$901,250	\$963,000	\$0
September	\$1,047,500	\$850,000	\$0
October	\$885,000	\$935,000	\$0
November	\$1,092,500	\$960,000	\$0
December	\$1,030,000	\$980,000	\$0

Median Sale Price

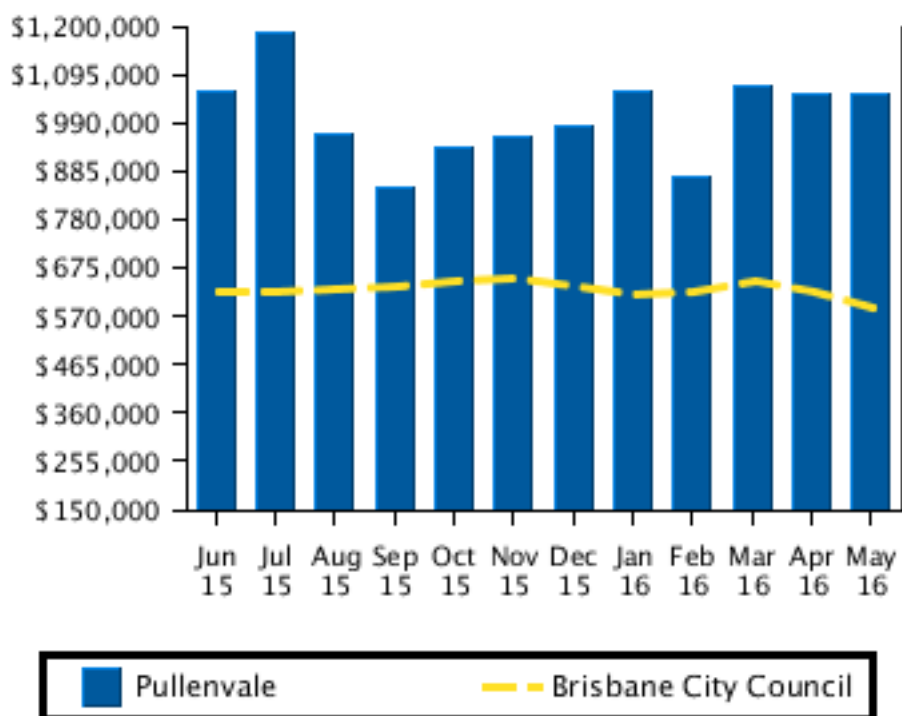


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Pullenvale Median Price	Brisbane City Council Median Price
May 2016	\$1,050,000	\$588,065
April 2016	\$1,050,000	\$620,000
March 2016	\$1,071,500	\$645,000
February 2016	\$875,000	\$622,500
January 2016	\$1,055,000	\$614,875
December 2015	\$980,000	\$635,000
November 2015	\$960,000	\$649,900
October 2015	\$935,000	\$645,000
September 2015	\$850,000	\$635,000
August 2015	\$963,000	\$630,000
July 2015	\$1,185,000	\$625,000
June 2015	\$1,060,000	\$625,500

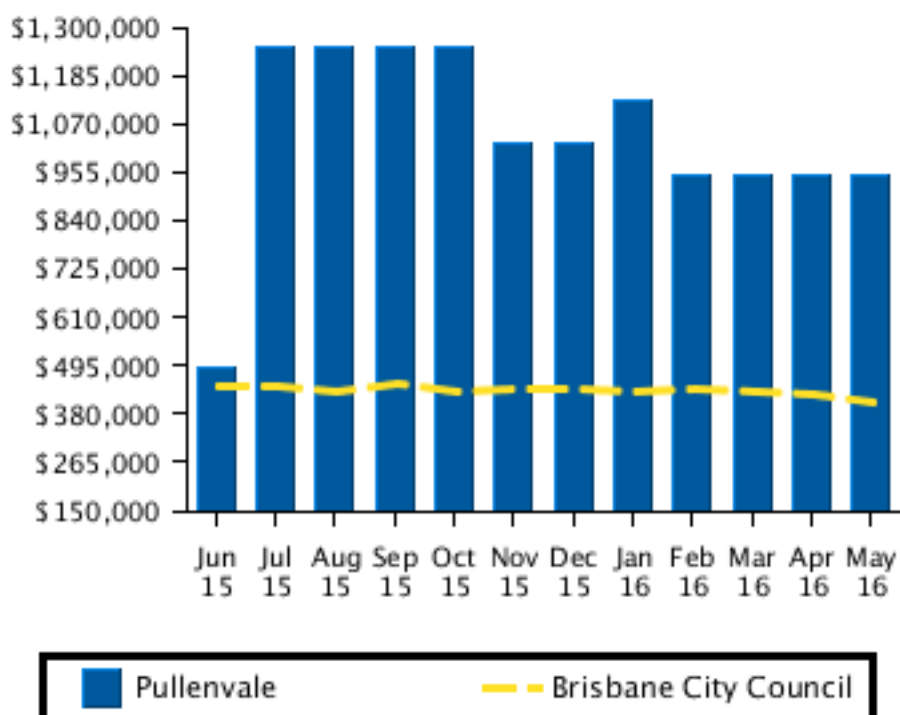
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Pullenvale Median Price	Brisbane City Council Median Price
May 2016	\$945,000	\$408,750
April 2016	\$945,000	\$429,500
March 2016	\$945,000	\$435,000
February 2016	\$945,000	\$441,050
January 2016	\$1,125,000	\$432,500
December 2015	\$1,025,000	\$440,000
November 2015	\$1,025,000	\$440,000
October 2015	\$1,250,000	\$435,000
September 2015	\$1,250,000	\$452,000
August 2015	\$1,250,000	\$435,500
July 2015	\$1,250,000	\$445,000
June 2015	\$493,000	\$443,000

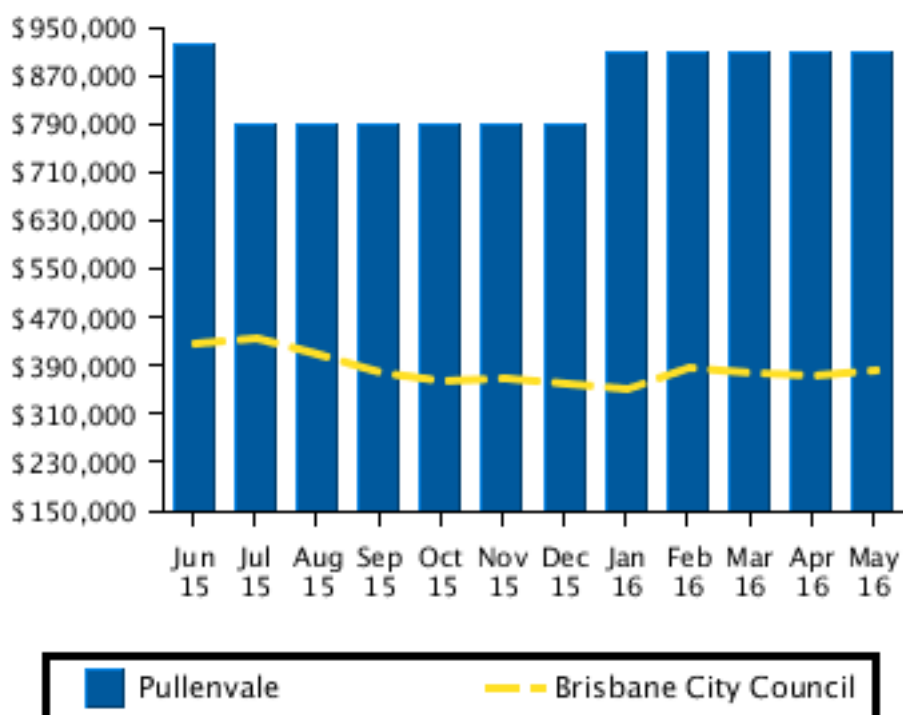
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Pullenvale Median Price	Brisbane City Council Median Price
May 2016	\$910,000	\$380,000
April 2016	\$910,000	\$372,500
March 2016	\$910,000	\$376,000
February 2016	\$910,000	\$385,000
January 2016	\$910,000	\$349,000
December 2015	\$788,750	\$360,000
November 2015	\$788,750	\$370,000
October 2015	\$788,750	\$365,000
September 2015	\$788,750	\$376,050
August 2015	\$788,750	\$410,000
July 2015	\$788,750	\$435,000
June 2015	\$920,000	\$427,500

Recent Median Land Sale Prices

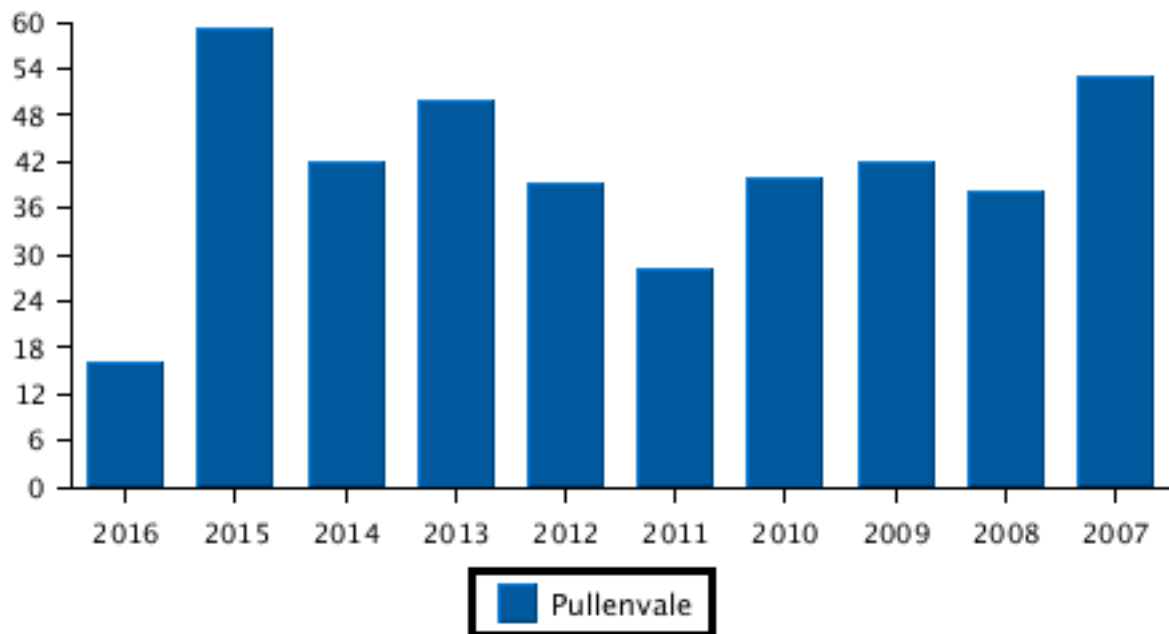


Sales Per Annum

House Sales Per Annum

Period	Pullenvale
	Number
2016	16
2015	59
2014	42
2013	50
2012	39
2011	28
2010	40
2009	42
2008	38
2007	53

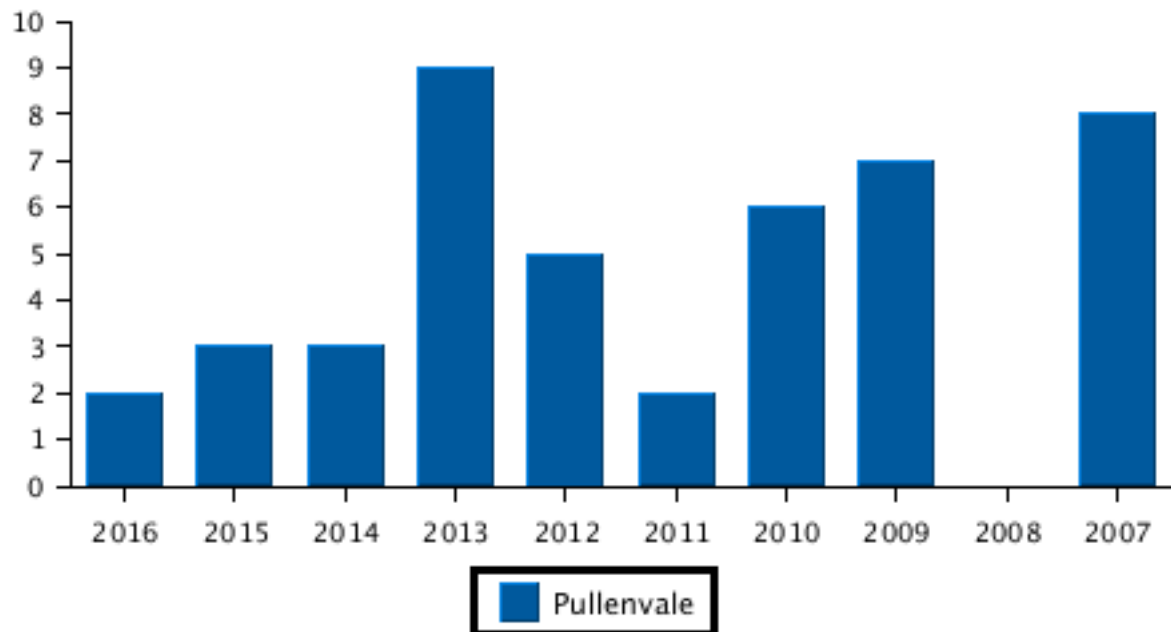
House Sales Per Annum



Unit Sales Per Annum

Period	Pullenvale Number
2016	2
2015	3
2014	3
2013	9
2012	5
2011	2
2010	6
2009	7
2008	0
2007	8

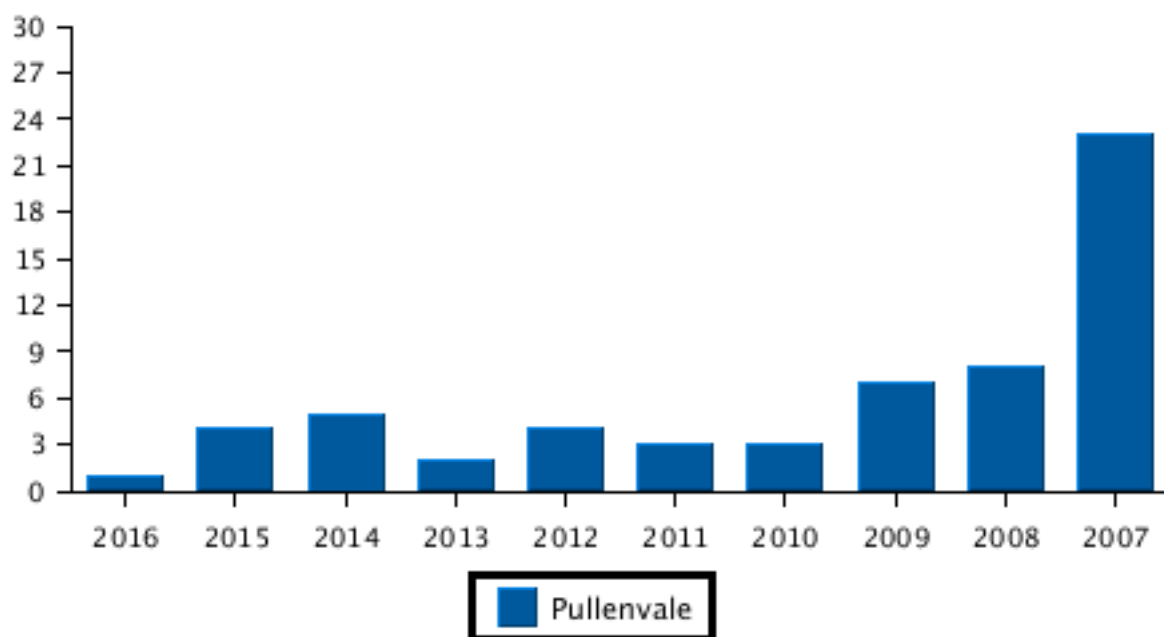
Unit Sales Per Annum



Land Sales Per Annum

Period	Pullenvale Number
2016	1
2015	4
2014	5
2013	2
2012	4
2011	3
2010	3
2009	7
2008	8
2007	23

Land Sales Per Annum

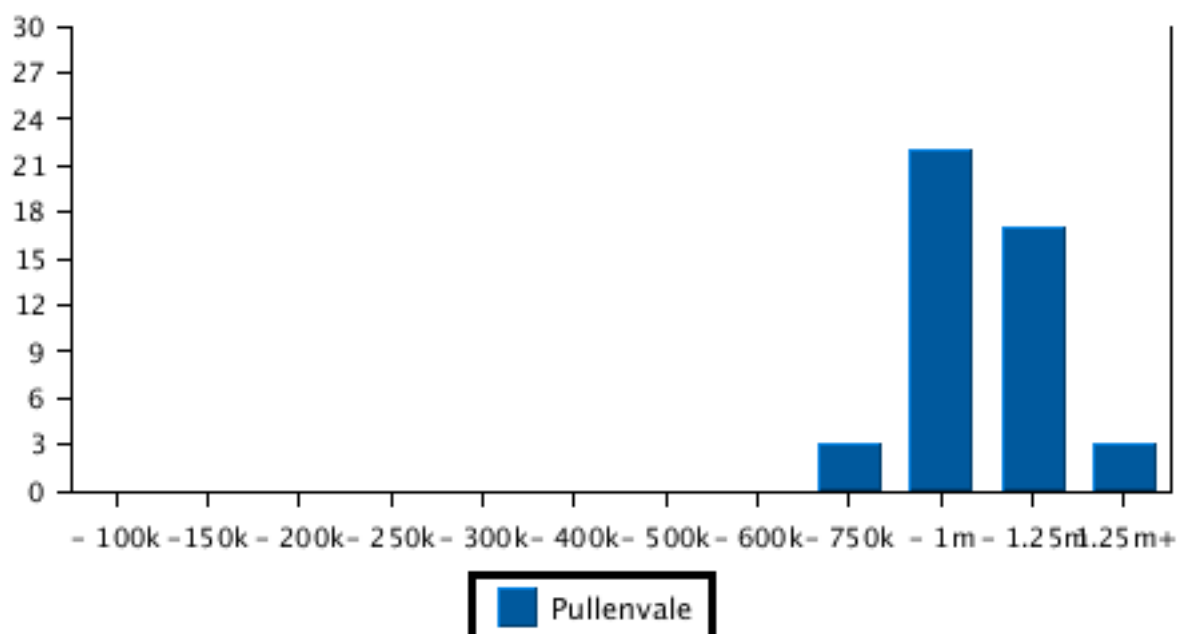


Sales By Price

House Sale by Price (12 months)

Price	Pullenvale
	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	22
> 1m - 1.25m	17
1.25m+	3

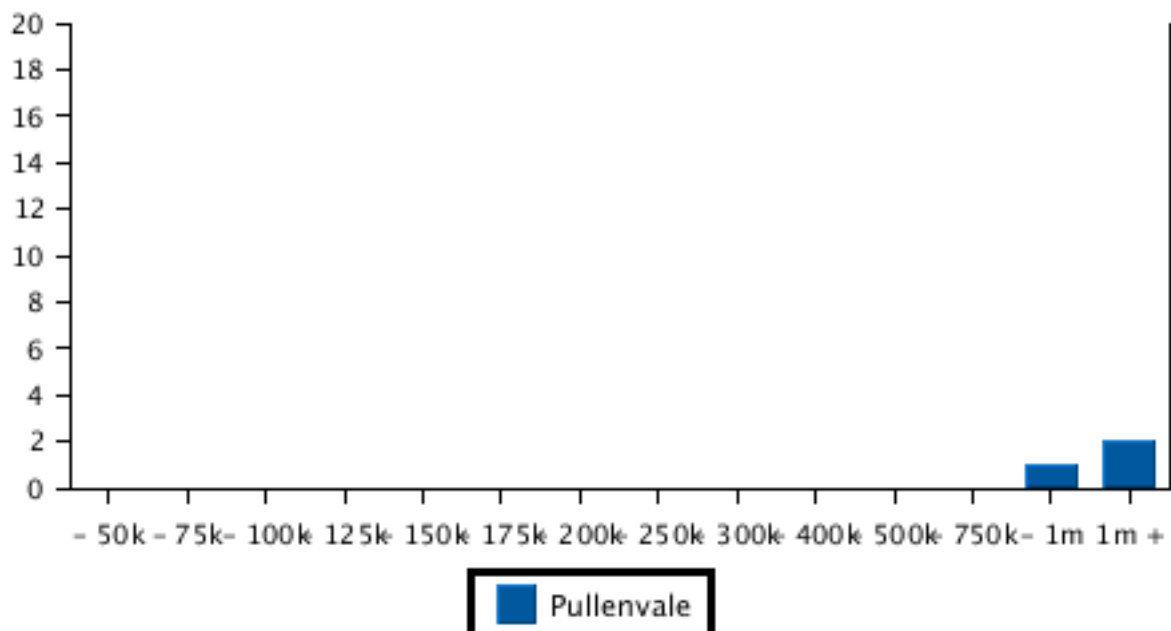
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Pullenvale 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 +	2

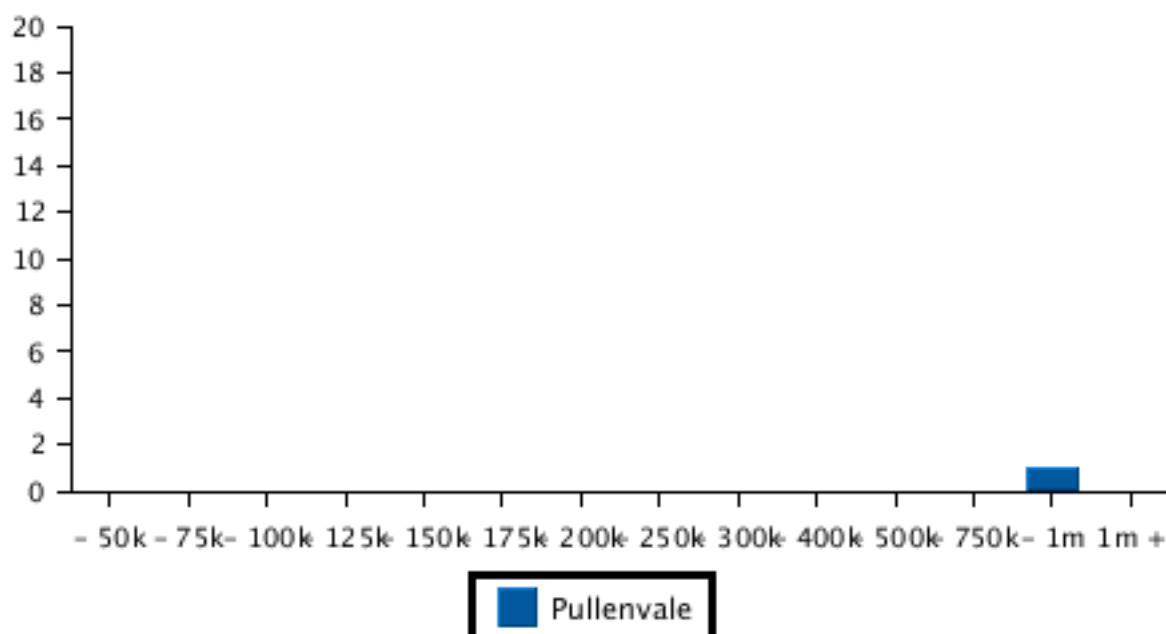
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Pullenvale 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 +	0

Land Sales By Price (12 months)

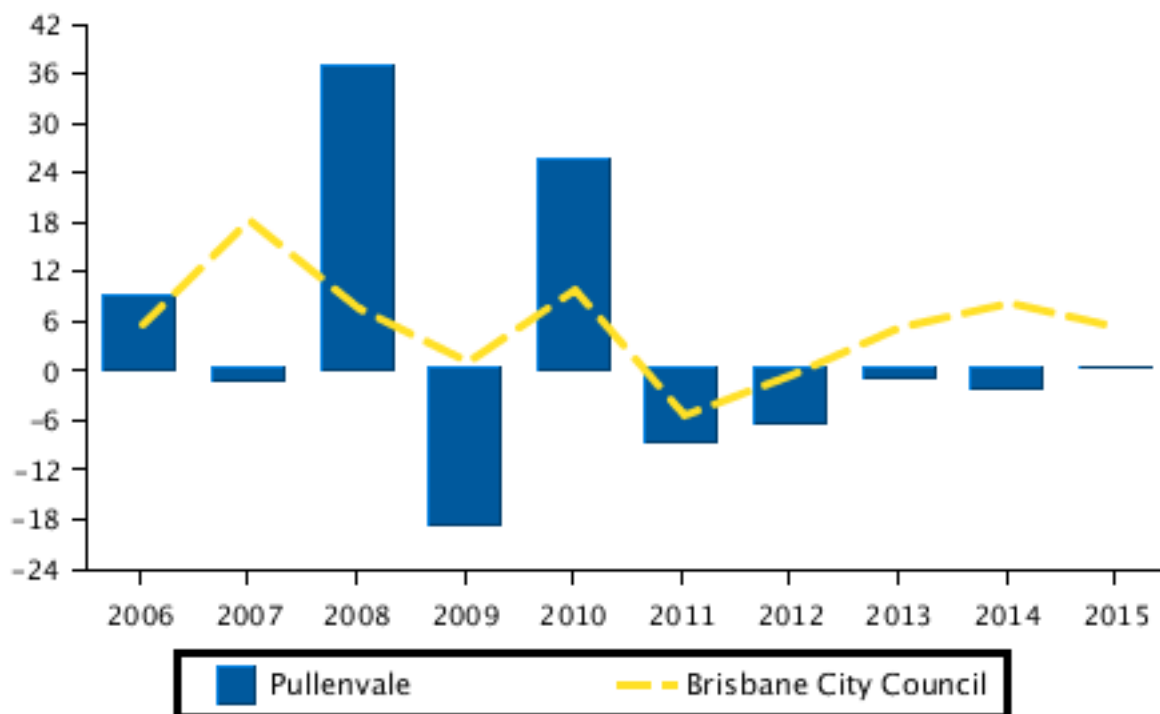


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Pullenvale % Change	Brisbane City Council % Change
2015	0.3%	5.4%
2014	-2.6%	8.3%
2013	-1.3%	5.2%
2012	-7.1%	-0.4%
2011	-9.1%	-5.3%
2010	25.7%	9.8%
2009	-19.2%	1%
2008	37%	7.6%
2007	-1.8%	18.3%
2006	9.1%	5.7%

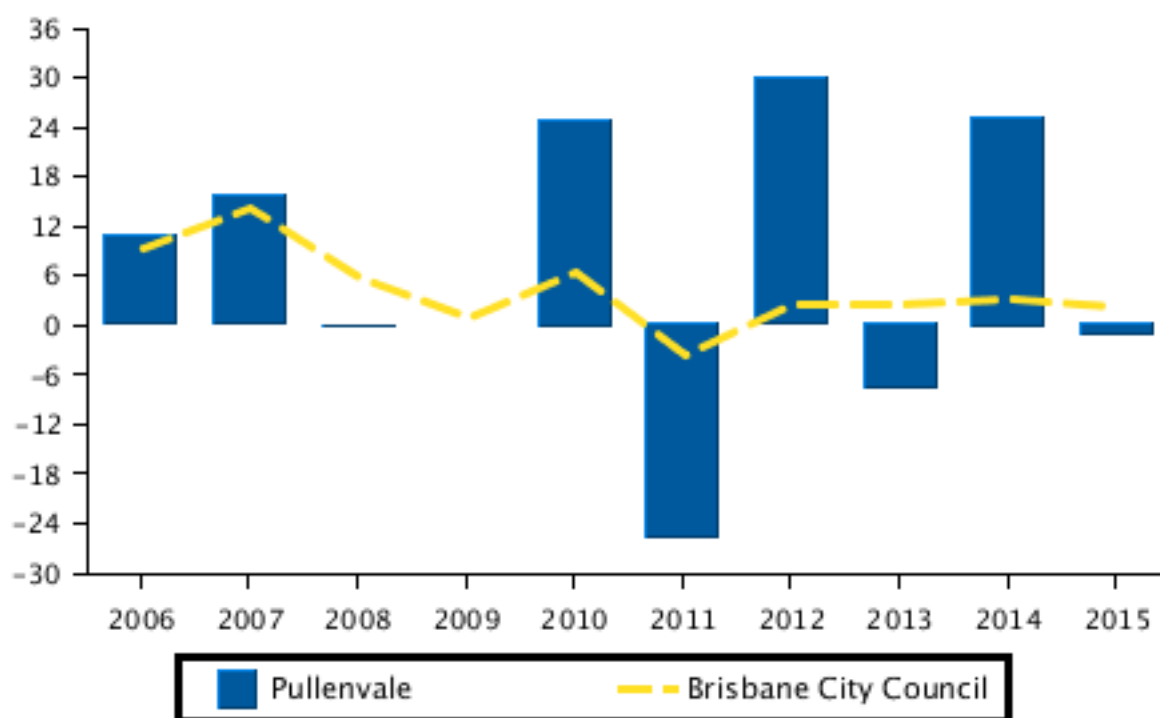
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Pullenvale % Change	Brisbane City Council % Change
2015	-1.4%	2.1%
2014	25.3%	3.3%
2013	-7.8%	2.4%
2012	30%	2.5%
2011	-26.1%	-3.6%
2010	25%	6.4%
2009	0%	1%
2008	0%	5.8%
2007	15.7%	14.1%
2006	10.8%	9.2%

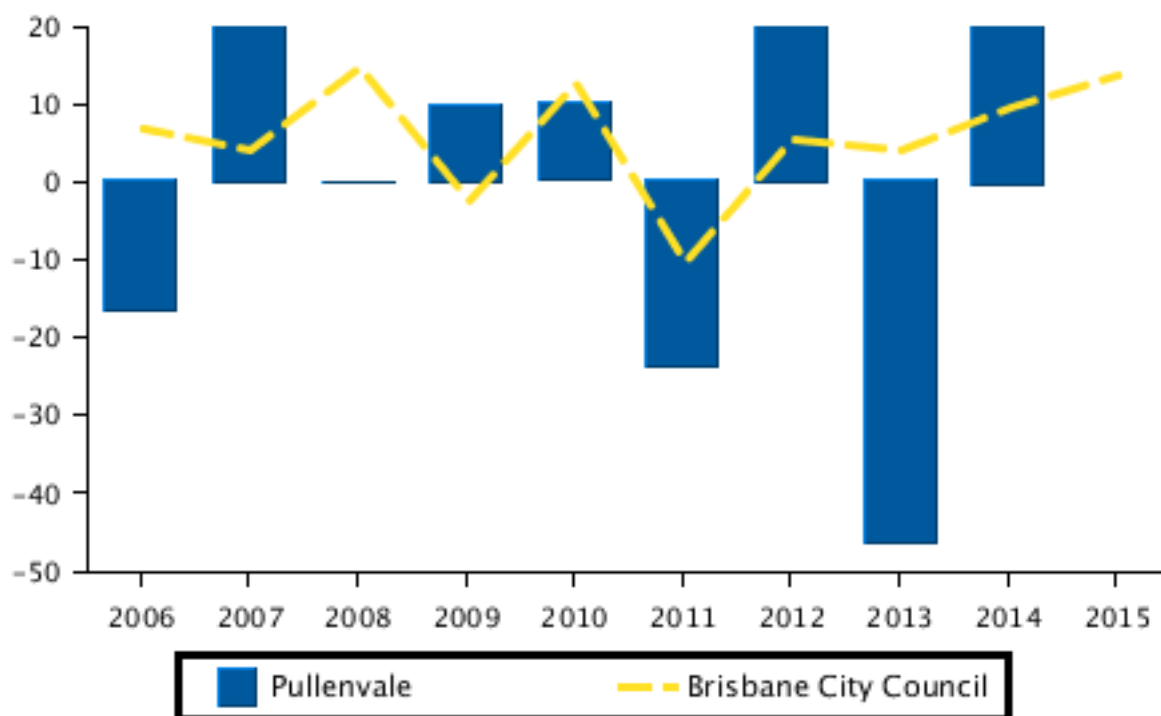
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Pullenvale % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	49.8%	9.4%
2013	-46.9%	4%
2012	35.3%	5.3%
2011	-24.1%	-10.2%
2010	10.2%	12.5%
2009	10%	-2.4%
2008	0%	14.8%
2007	33.8%	4.2%
2006	-16.9%	6.7%

Capital Growth in Median Prices (Land)



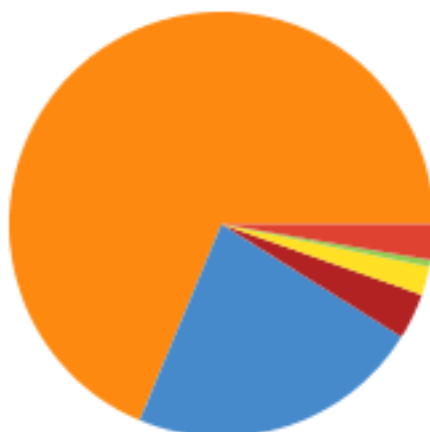
Household

Household Structure

Type	Percent
Couples with Children	68.7
Childless Couples	22.4
Single Parents	3.5
Other	2.7
Lone Households	2.2
Group Households	0.5

Household Structure

Couples with Children (69%)



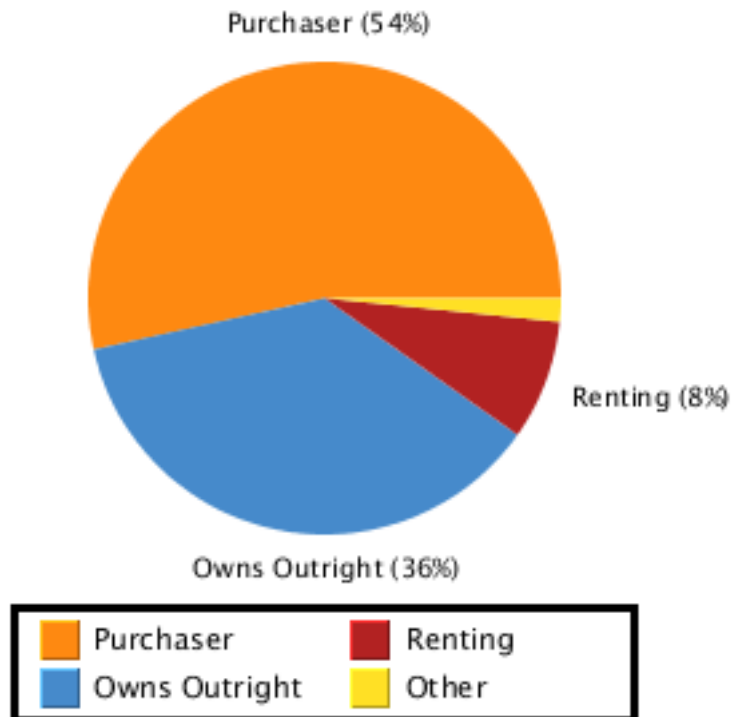
Childless Couples (22%)



Household Occupancy

Type	Percent
Purchaser	53.5
Owns Outright	36.7
Renting	8.2
Other	1.6

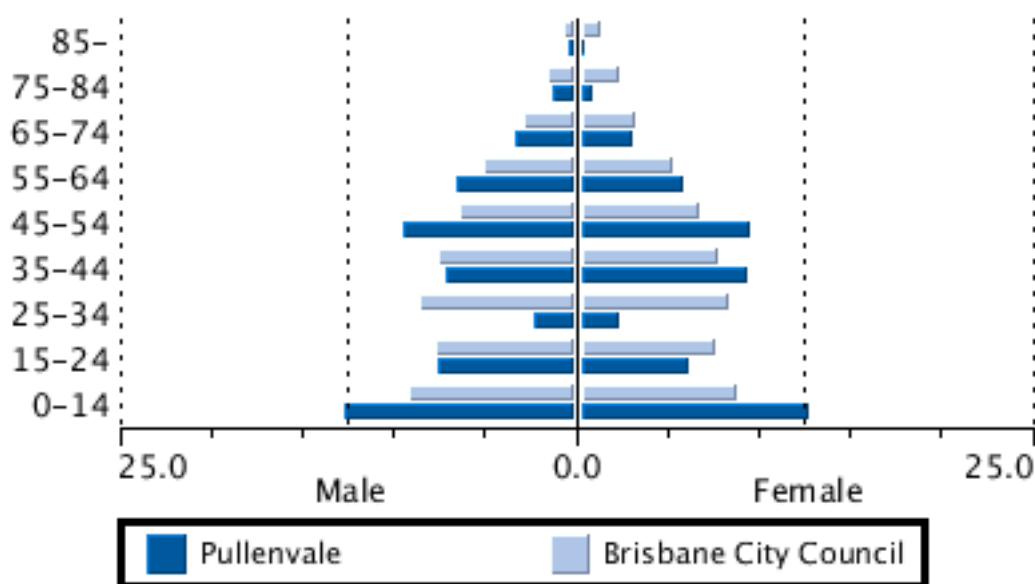
Household Occupancy



Age Sex Ratio

Age Group	Pullenvale		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	12.7	12.7	9.2	8.7
15-24	7.6	6.1	7.7	7.6
25-34	2.3	2.2	8.5	8.3
35-44	7.1	9.3	7.5	7.7
45-54	9.4	9.5	6.4	6.6
55-64	6.5	5.8	5.0	5.2
65-74	3.3	3.0	2.9	3.1
75-84	1.2	0.8	1.6	2.2
85-	0.3	0.3	0.6	1.2

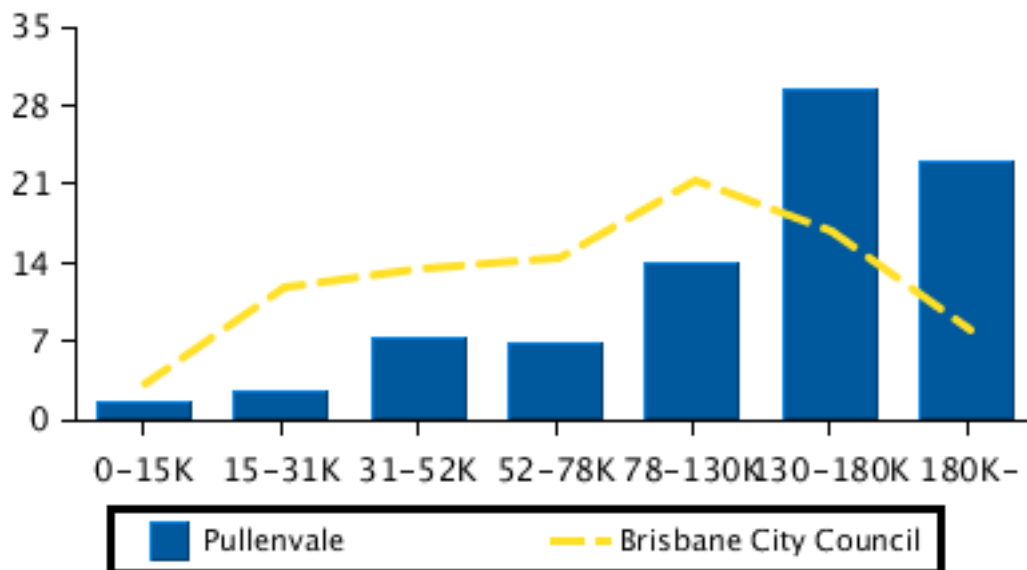
Age Sex Ratio



Household Income

Income Range	Pullenvale %	Brisbane City Council %
0-15K	1.5	3.3
15-31K	2.5	11.8
31-52K	7.2	13.4
52-78K	6.8	14.4
78-130K	14.0	21.3
130-180K	29.5	16.7
180K-	23.0	7.9

Household Income



Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2016. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

Sales History Report

Prepared on 08 Jul 2016

Adam Nobel
Mob: 0417007001
Ph: 0738464333
Email: adam.nobel@spaceproperty.com.au



Sold Properties



127 Airlie Road Pullenvale QLD 4069

Sale Price: \$1,200,000

Sale Date: 9 May 2016

Area: 1.03Ha

Attributes: 6 Beds, 3 Baths, 2 Car Spaces, 3 Lock Up Garages



99 Grandview Road Pullenvale QLD 4069

Sale Price: \$1,125,000

Sale Date: 15 May 2016

Area: 7,002m2

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



100 Kamala Drive Pullenvale QLD 4069

Sale Price: \$1,050,000

Sale Date: 10 Apr 2016

Area: 4.33Ha

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



78 Red Cedar Road Pullenvale QLD 4069

Sale Price: \$850,000

Sale Date: 3 Apr 2016

Area: 1.01Ha

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



218 Red Cedar Road Pullenvale QLD 4069

Sale Price: \$900,000

Sale Date: 13 May 2016

Area: 1Ha

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

Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
COMMERCIAL	1	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000
HOUSE	4	\$850,000	\$1,125,000	\$975,000	\$981,250	\$3,925,000
TOTAL	5					\$5,125,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
COMMERCIAL	5+ Bed	1	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000
HOUSE	4 Bed	2	\$900,000	\$1,050,000	\$975,000	\$975,000
	5+ Bed	2	\$850,000	\$1,125,000	\$987,500	\$987,500
TOTAL		5				\$1,025,000

Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2016. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.