
A Nobel approach
to Real Estate™

Richlands

April—June 2016

THE **Adam**
Nobel TEAM

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130 Vulture Street,

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Area Profile

The size of Richlands is approximately 5 square kilometres. It has 1 park covering nearly 1% of total area.

The population of Richlands in 2006 was 828 people. By 2011 the population was 2,079 showing a population growth of 151% in the area during that time.

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

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

In general, people in Richlands work in a non-specific occupation.

In 2006, 65.3% of the homes in Richlands were owner-occupied compared with 43.8% in 2011.

Currently the median sales price of houses in the area is 530,000.

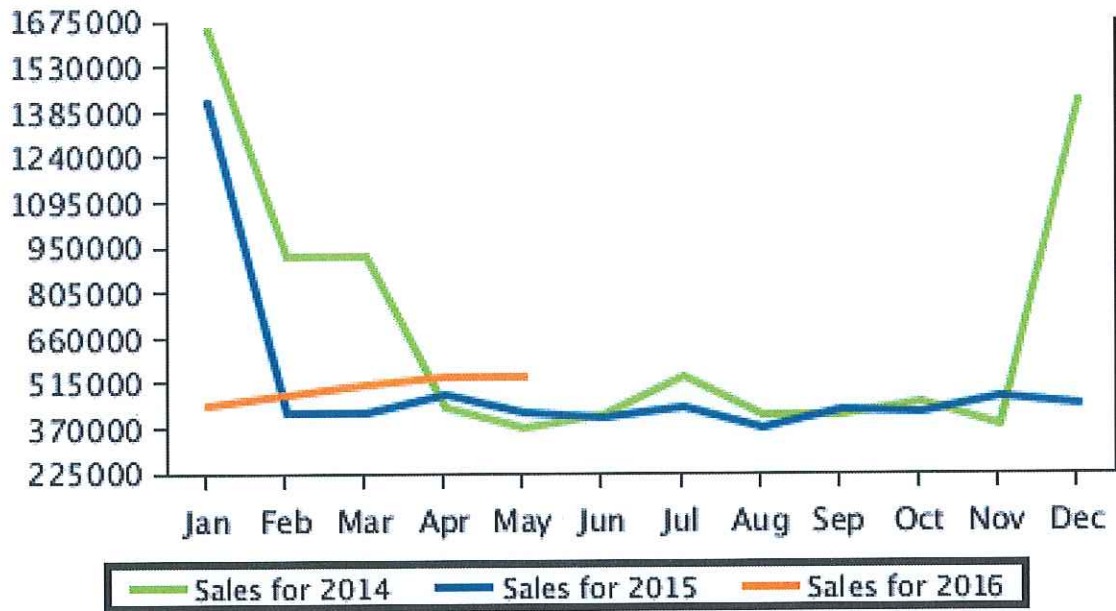
Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$1,650,000	\$1,417,500	\$440,000
February	\$925,000	\$415,000	\$477,500
March	\$925,000	\$415,000	\$510,000
April	\$431,500	\$475,000	\$530,000
May	\$372,500	\$415,000	\$530,000
June	\$408,000	\$400,000	\$0
July	\$535,000	\$433,500	\$0
August	\$410,000	\$370,000	\$0
September	\$413,000	\$430,000	\$0
October	\$451,000	\$422,000	\$0
November	\$375,000	\$471,500	\$0
December	\$1,417,500	\$440,000	\$0



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Median Sale Price





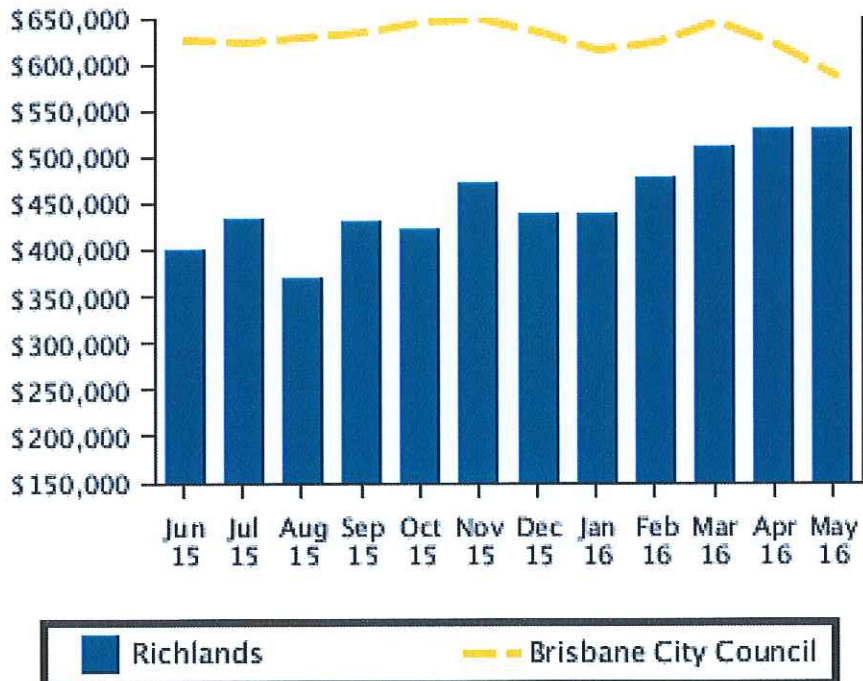
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Recent Median Sale Prices

Recent Median House Sale Prices

Period	Richlands Median Price	Brisbane City Council Median Price
May 2016	\$530,000	\$588,065
April 2016	\$530,000	\$620,000
March 2016	\$510,000	\$645,000
February 2016	\$477,500	\$622,500
January 2016	\$440,000	\$614,875
December 2015	\$440,000	\$635,000
November 2015	\$471,500	\$649,900
October 2015	\$422,000	\$645,000
September 2015	\$430,000	\$635,000
August 2015	\$370,000	\$630,000
July 2015	\$433,500	\$625,000
June 2015	\$400,000	\$625,500

Recent Median House Sale Prices



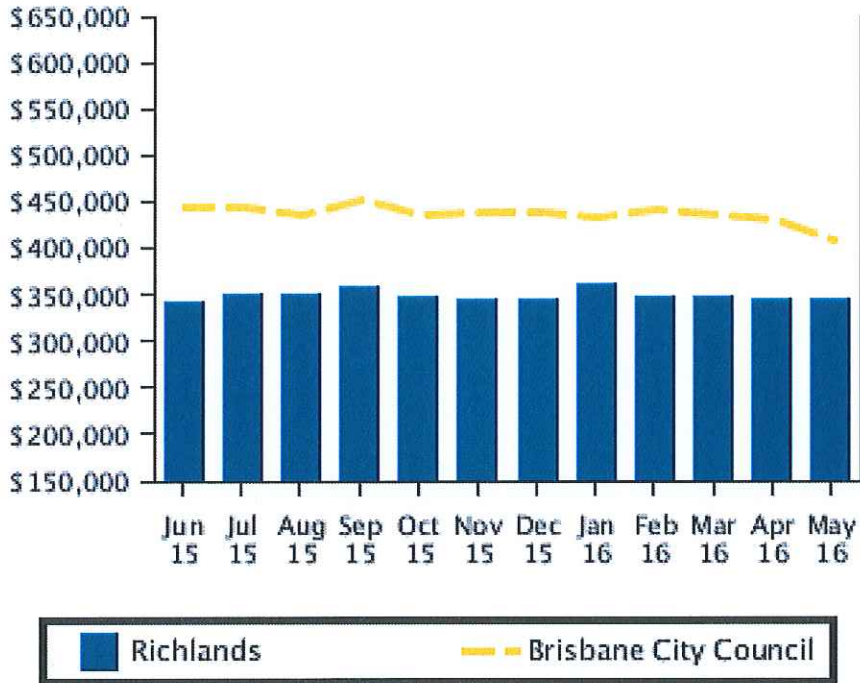


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Recent Median Unit Sale Prices

Period	Richlands Median Price	Brisbane City Council Median Price
May 2016	\$345,000	\$408,750
April 2016	\$345,000	\$429,500
March 2016	\$347,500	\$435,000
February 2016	\$347,000	\$441,050
January 2016	\$362,150	\$432,500
December 2015	\$345,000	\$440,000
November 2015	\$345,000	\$440,000
October 2015	\$346,500	\$435,000
September 2015	\$358,400	\$452,000
August 2015	\$348,900	\$435,500
July 2015	\$348,900	\$445,000
June 2015	\$342,900	\$443,000

Recent Median Unit Sale Prices



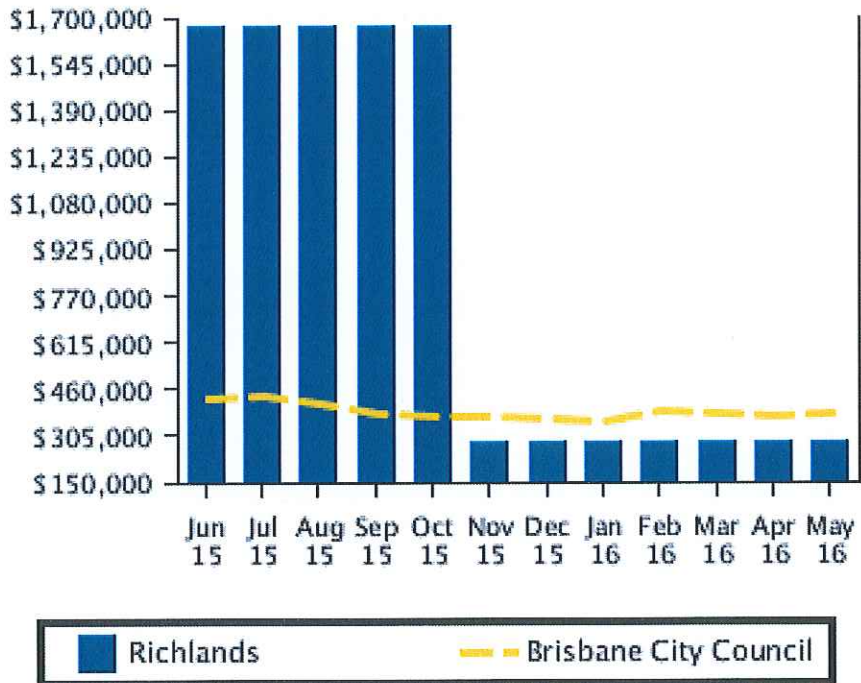


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Recent Median Land Sale Prices

Period	Richlands Median Price	Brisbane City Council Median Price
May 2016	\$280,000	\$380,000
April 2016	\$280,000	\$372,500
March 2016	\$280,000	\$376,000
February 2016	\$280,000	\$385,000
January 2016	\$280,000	\$349,000
December 2015	\$280,000	\$360,000
November 2015	\$280,000	\$370,000
October 2015	\$1,672,000	\$365,000
September 2015	\$1,672,000	\$376,050
August 2015	\$1,672,000	\$410,000
July 2015	\$1,672,000	\$435,000
June 2015	\$1,672,000	\$427,500

Recent Median Land Sale Prices





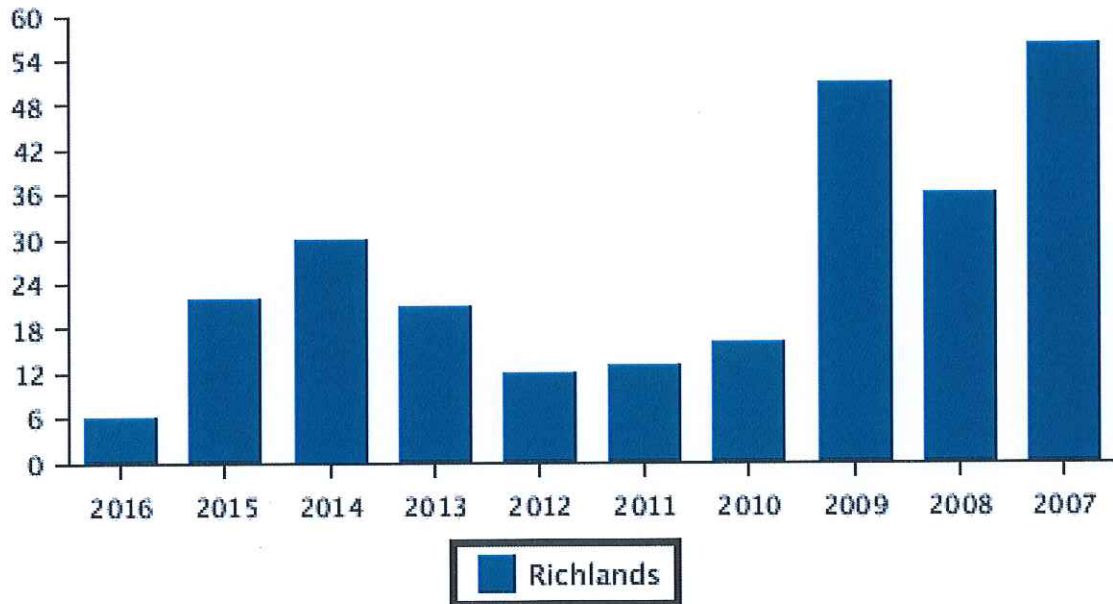
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Sales Per Annum

House Sales Per Annum

Period	Richlands
	Number
2016	6
2015	22
2014	30
2013	21
2012	12
2011	13
2010	16
2009	51
2008	36
2007	56

House Sales Per Annum



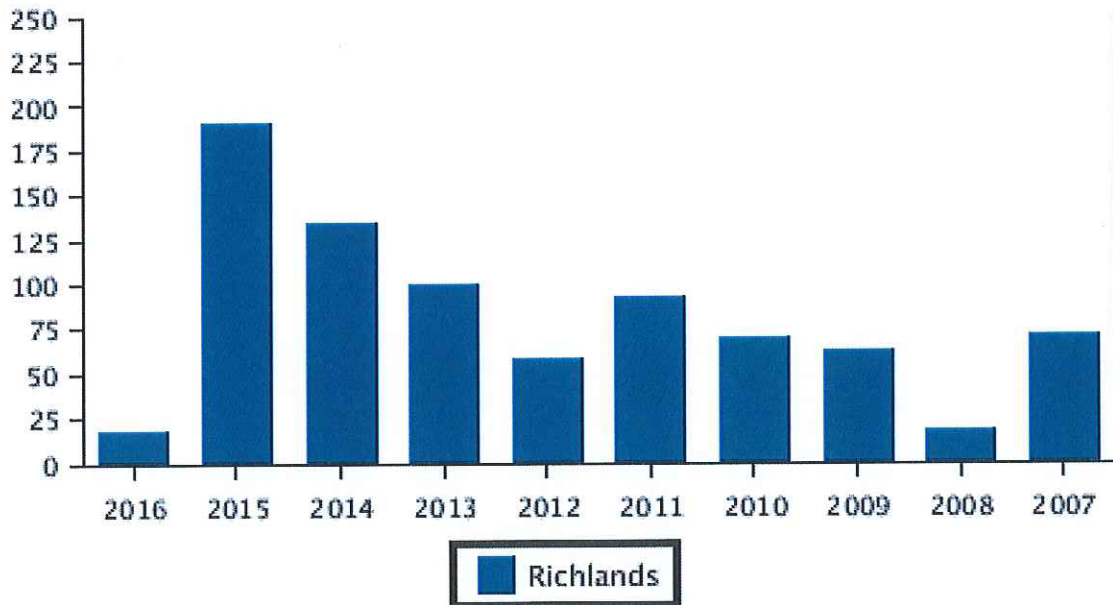


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Unit Sales Per Annum

Period	Richlands	
	Number	
2016	18	
2015	191	
2014	134	
2013	100	
2012	58	
2011	92	
2010	69	
2009	63	
2008	18	
2007	71	

Unit Sales Per Annum



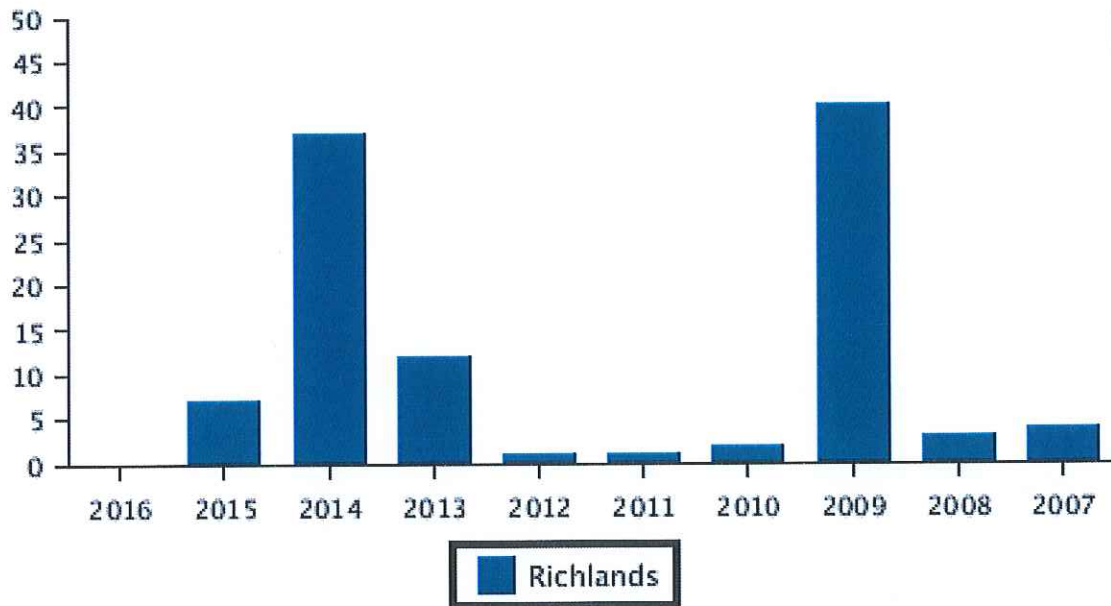


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Land Sales Per Annum

Period	Richlands
	Number
2016	0
2015	7
2014	37
2013	12
2012	1
2011	1
2010	2
2009	40
2008	3
2007	4

Land Sales Per Annum





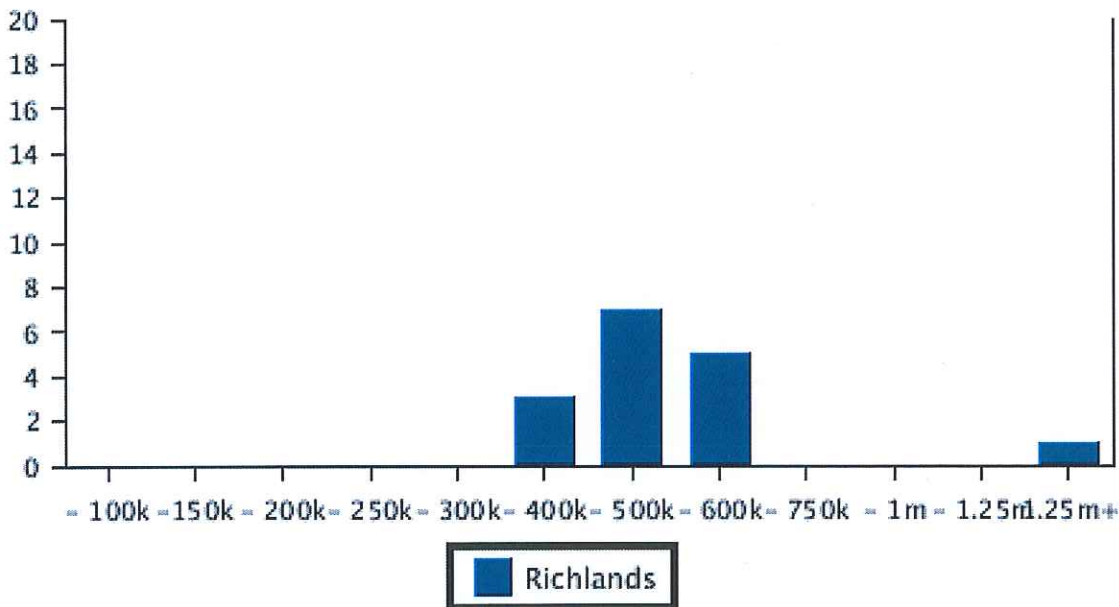
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Sales By Price

House Sale by Price (12 months)

Price	Richlands Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	3
401 - 500k	7
501 - 600k	5
601 - 750k	0
751 - 1m	0
> 1m - 1.25m	0
1.25m+	1

House Sales By Price (12 months)



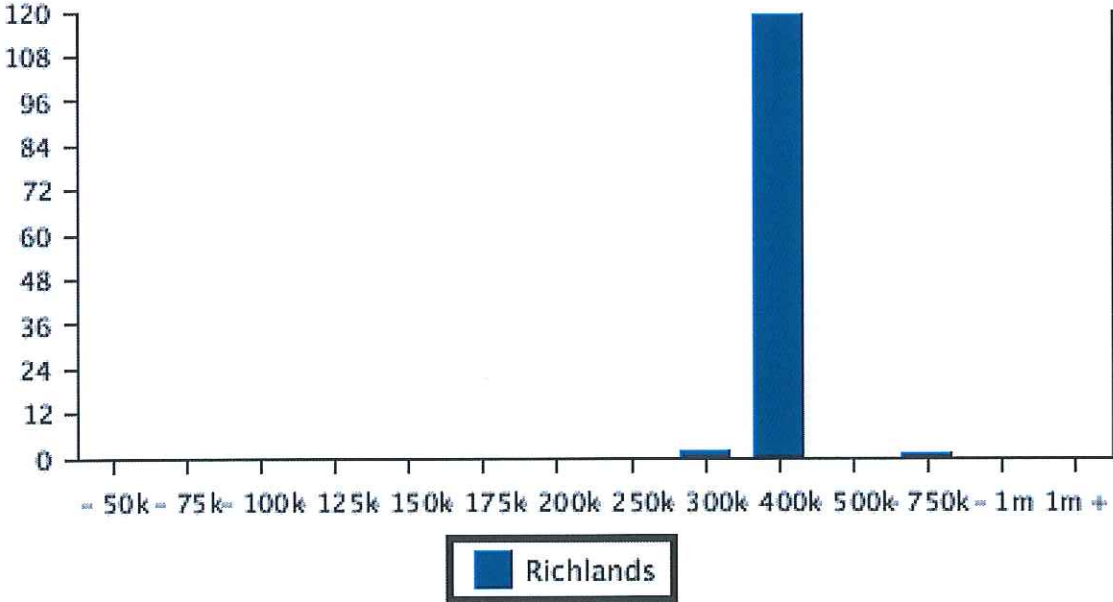


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Unit Sale by Price (12 months)

Price	Richlands	
	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	2	
301 - 400k	119	
401 - 500k	0	
501 - 750k	1	
751 - 1m	0	
1m +	0	

Unit Sales By Price (12 months)



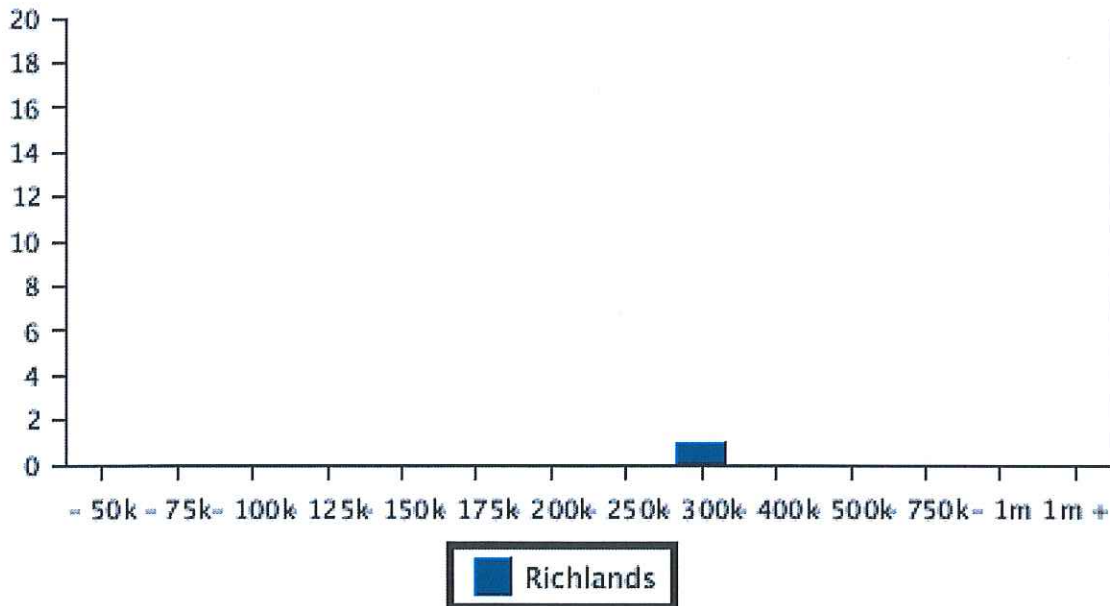


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Land Sale by Price (12 months)

Price	Richlands 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	0
401 - 500k	0
501 - 750k	0
751 - 1m	0
1m +	0

Land Sales By Price (12 months)

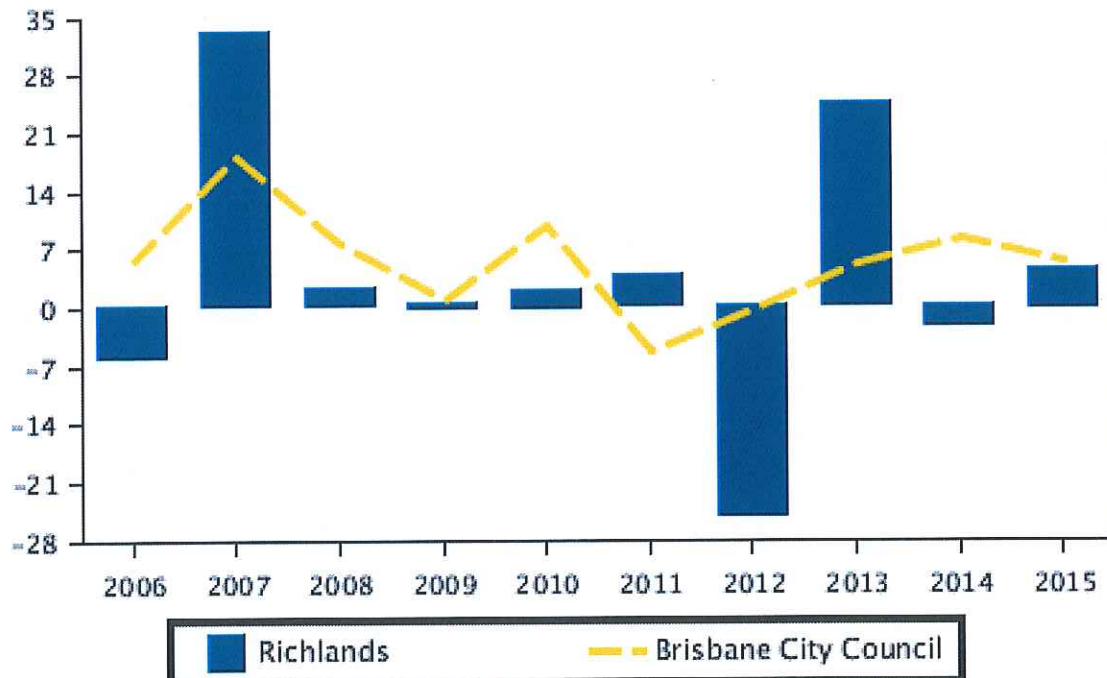


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Richlands % Change	Brisbane City Council % Change
2015	4.7%	5.4%
2014	-2.5%	8.3%
2013	24.7%	5.2%
2012	-25.6%	-0.4%
2011	4%	-5.3%
2010	2.2%	9.8%
2009	0.7%	1%
2008	2.3%	7.6%
2007	33.2%	18.3%
2006	-6.3%	5.7%

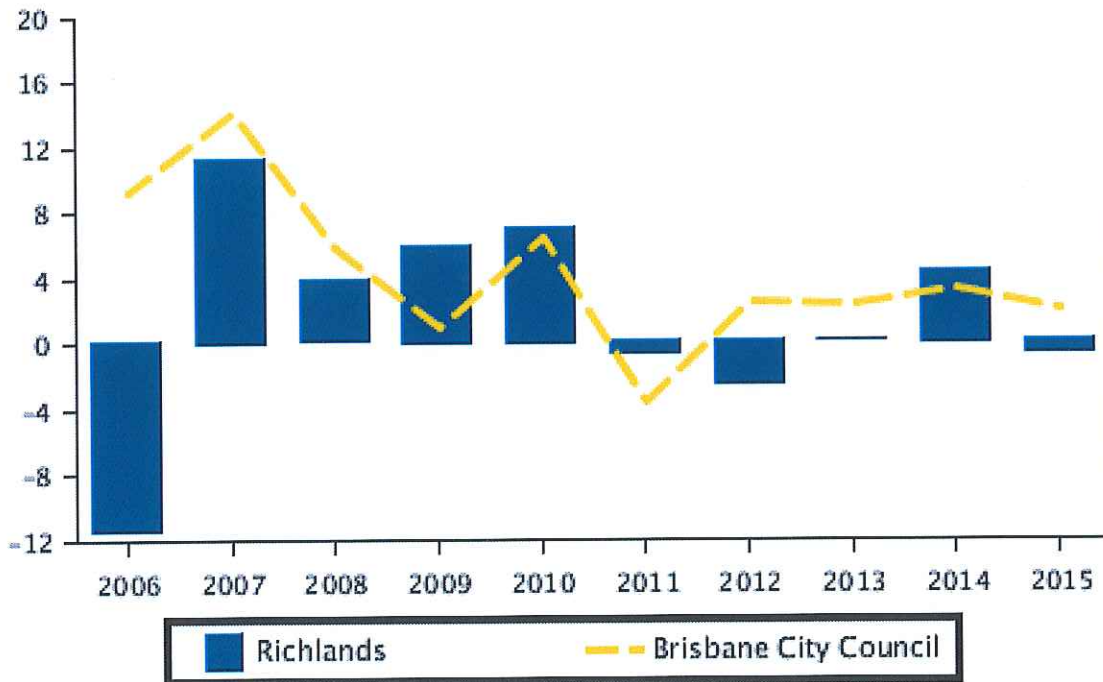
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Richlands % Change	Brisbane City Council % Change
2015	-0.9%	2.1%
2014	4.4%	3.3%
2013	-0.1%	2.4%
2012	-2.8%	2.5%
2011	-0.9%	-3.6%
2010	7.1%	6.4%
2009	6%	1%
2008	3.9%	5.8%
2007	11.3%	14.1%
2006	-11.7%	9.2%

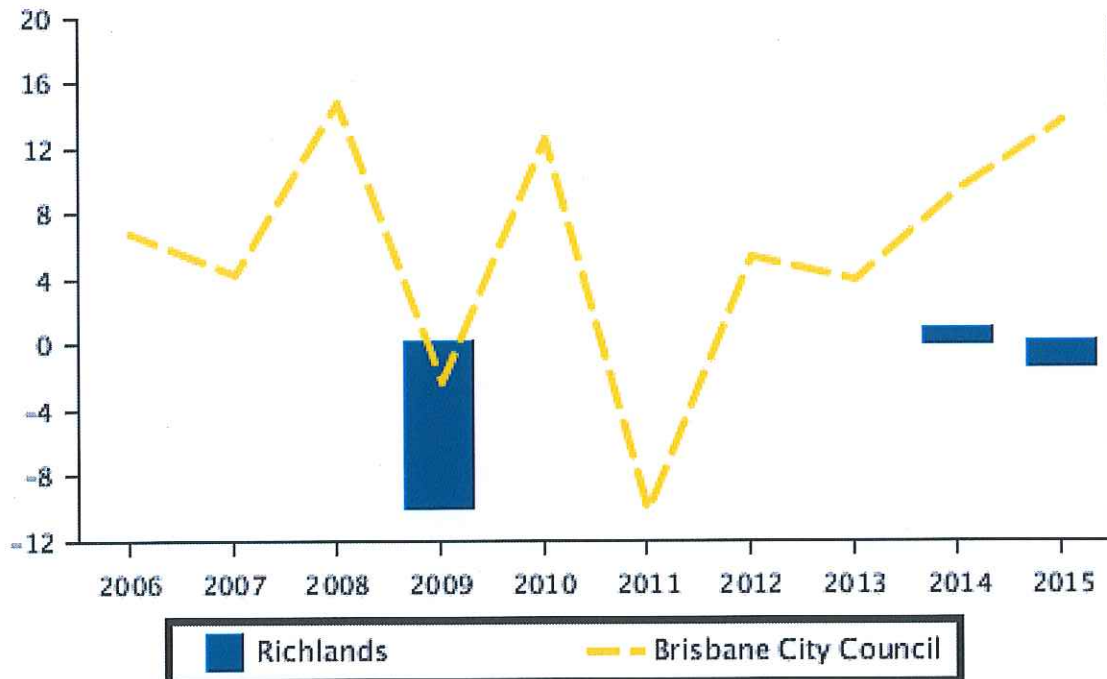
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Richlands % Change	Brisbane City Council % Change
2015	-1.6%	13.6%
2014	1%	9.4%
2013	0%	4%
2012	0%	5.3%
2011	0%	-10.2%
2010	0%	12.5%
2009	-10.2%	-2.4%
2008	0%	14.8%
2007	0%	4.2%
2006	0%	6.7%

Capital Growth in Median Prices (Land)





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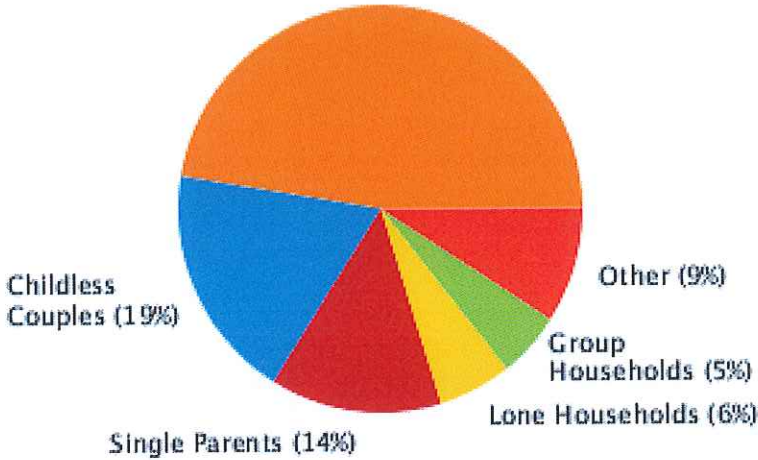
Household

Household Structure

Type	Percent
Couples with Children	47.3
Childless Couples	18.6
Single Parents	13.7
Other	9.2
Lone Households	5.9
Group Households	5.2

Household Structure

Couples with Children (47%)



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

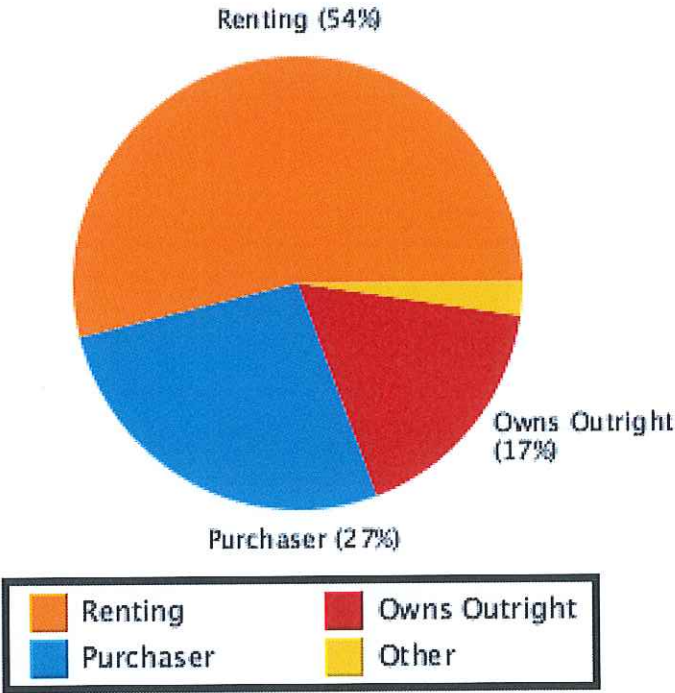


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Household Occupancy

Type	Percent
Renting	53.7
Purchaser	26.8
Owns Outright	17.0
Other	2.4

Household Occupancy

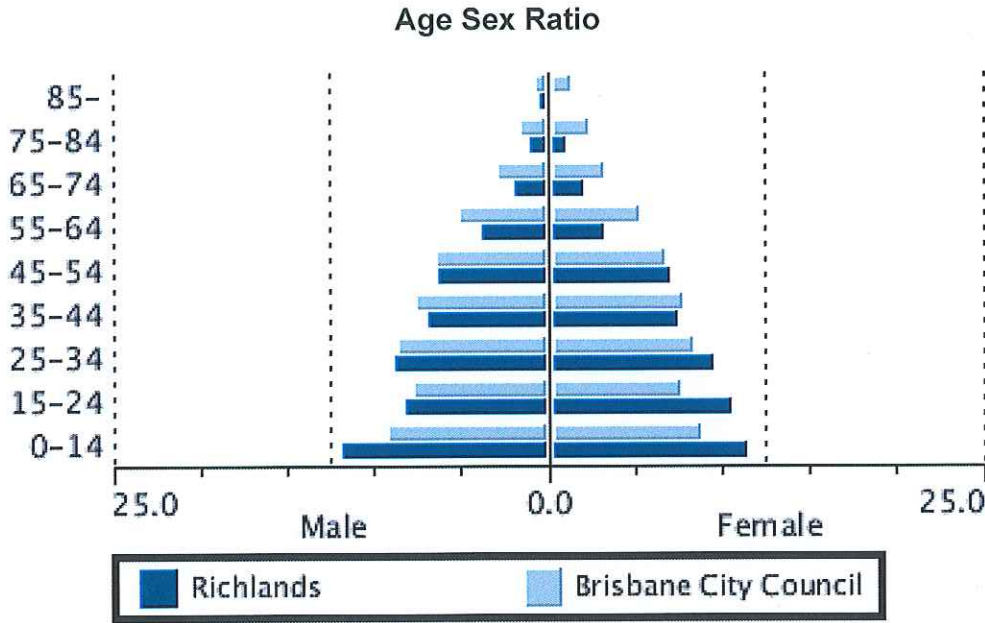




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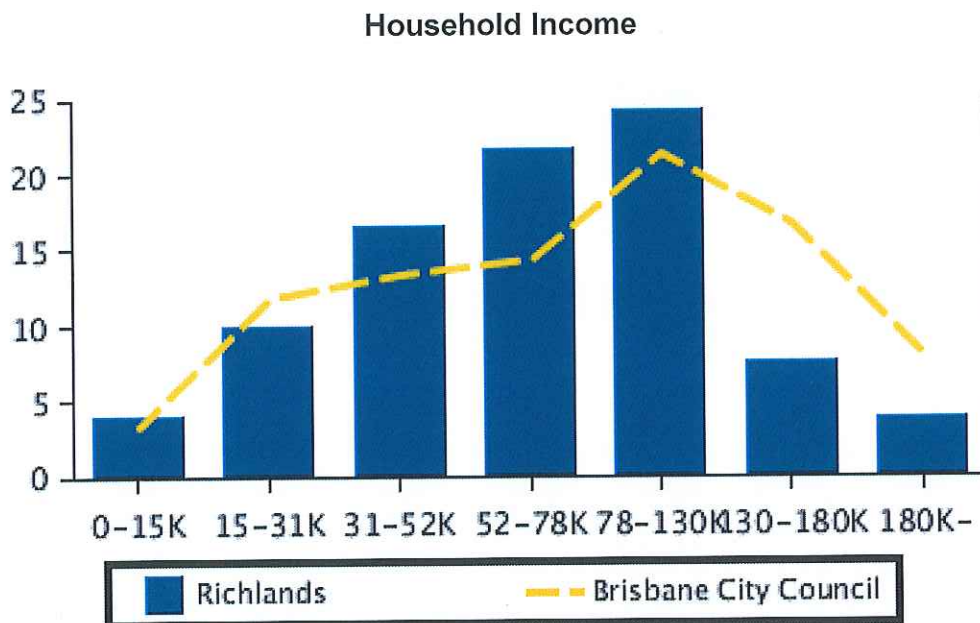
Age Sex Ratio

Age Group	Richlands		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	11.7	11.3	9.2	8.7
15-24	8.1	10.4	7.7	7.6
25-34	8.7	9.4	8.5	8.3
35-44	6.8	7.4	7.5	7.7
45-54	6.2	7.0	6.4	6.6
55-64	3.8	3.1	5.0	5.2
65-74	1.8	2.0	2.9	3.1
75-84	1.0	1.0	1.6	2.2
85-	0.3	0.0	0.6	1.2



Household Income

Income Range	Richlands %	Brisbane City Council %
0-15K	4.0	3.3
15-31K	10.0	11.8
31-52K	16.6	13.4
52-78K	21.6	14.4
78-130K	24.2	21.3
130-180K	7.6	16.7
180K-	3.8	7.9





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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



224 Archerfield Road Richlands QLD 4077

Sale Price: \$442,000
Sale Date: 23 May 2016
Area: 604m²

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



101 Eugenia Street Richlands QLD 4077

Sale Price: \$347,000
Sale Date: 31 May 2016
Area: 550m²

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



69 Jordan Street Richlands QLD 4077

Sale Price: \$530,000
Sale Date: 11 Apr 2016
Area: 539m²

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

28/50 Pine Road Richlands QLD 4077

Sale Price: \$345,000
Sale Date: 7 Apr 2016
Area: 116m²

Attributes: 3 Beds, 2 Baths



20 Vanessa Close Richlands QLD 4077

Sale Price: \$315,000
Sale Date: 24 May 2016
Area: 92m² Approx

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



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72/31 Yerongpan Street Richlands QLD 4077

Sale Price: Not Disclosed

Sale Date: 4 May 2016

Area: 139m2

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



37/10 Yugumbir Street Richlands QLD 4077

Sale Price: \$330,000

Sale Date: 3 May 2016

Area: 139m2

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



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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	1					
HOUSE	5	\$315,000	\$530,000	\$347,000	\$392,800	\$1,964,000
UNIT	1	\$345,000	\$345,000	\$345,000	\$345,000	\$345,000
TOTAL	7					\$2,309,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		1				
HOUSE	3 Bed	4	\$315,000	\$442,000	\$338,500	\$358,500
	4 Bed	1	\$530,000	\$530,000	\$530,000	\$530,000
UNIT	3 Bed	1	\$345,000	\$345,000	\$345,000	\$345,000
TOTAL		7				\$329,857



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Sales History Report

Prepared on 04 Jul 2016

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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



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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



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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



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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



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Email: southbrisbane@spaceproperty.com.au



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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