
A Nobel approach
to Real Estate™

Riverhills

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 Riverhills is approximately 2 square kilometres. It has 1 park covering nearly 1% of total area.

The population of Riverhills in 2006 was 3,954 people. By 2011 the population was 3,816 showing a population decline of 3% in the area during that time.

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

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

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

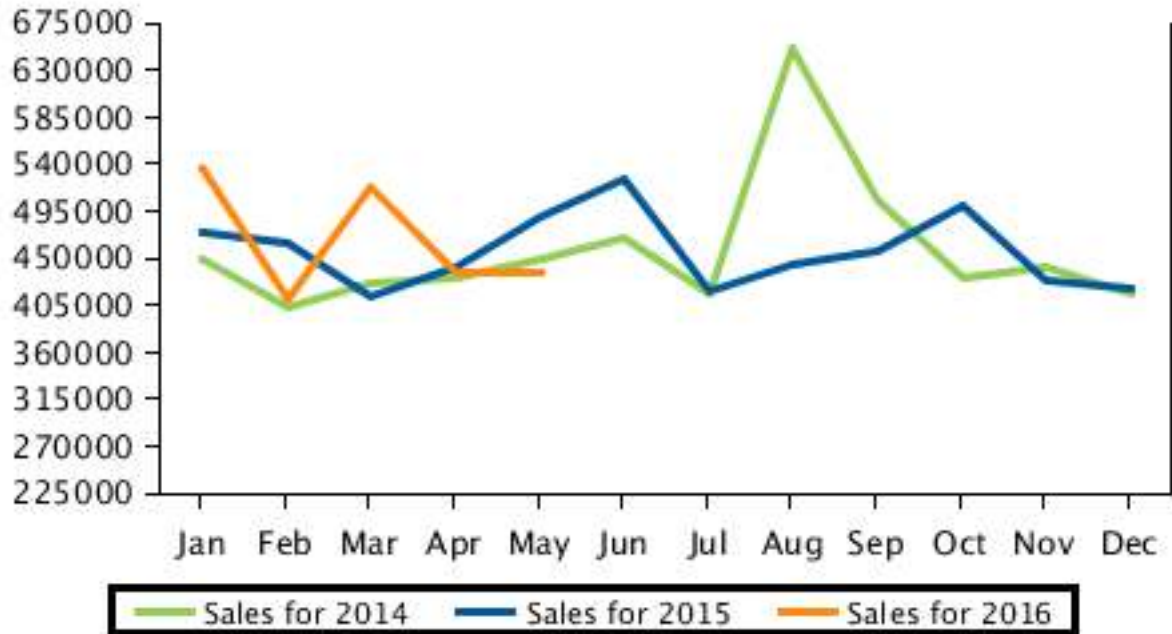
In 2006, 72.2% of the homes in Riverhills were owner-occupied compared with 73.8% in 2011.

Currently the median sales price of houses in the area is 435,000.

Median Sale Price

Period	Year 2014 Median Price	Year 2015 Median Price	Year 2016 Median Price
January	\$449,000	\$475,000	\$535,000
February	\$402,500	\$465,000	\$410,000
March	\$425,000	\$414,000	\$516,750
April	\$432,000	\$441,000	\$435,000
May	\$450,000	\$489,000	\$435,000
June	\$470,000	\$525,000	\$0
July	\$415,000	\$417,500	\$0
August	\$650,000	\$443,000	\$0
September	\$505,000	\$455,500	\$0
October	\$431,500	\$500,000	\$0
November	\$440,000	\$427,750	\$0
December	\$415,000	\$420,000	\$0

Median Sale Price

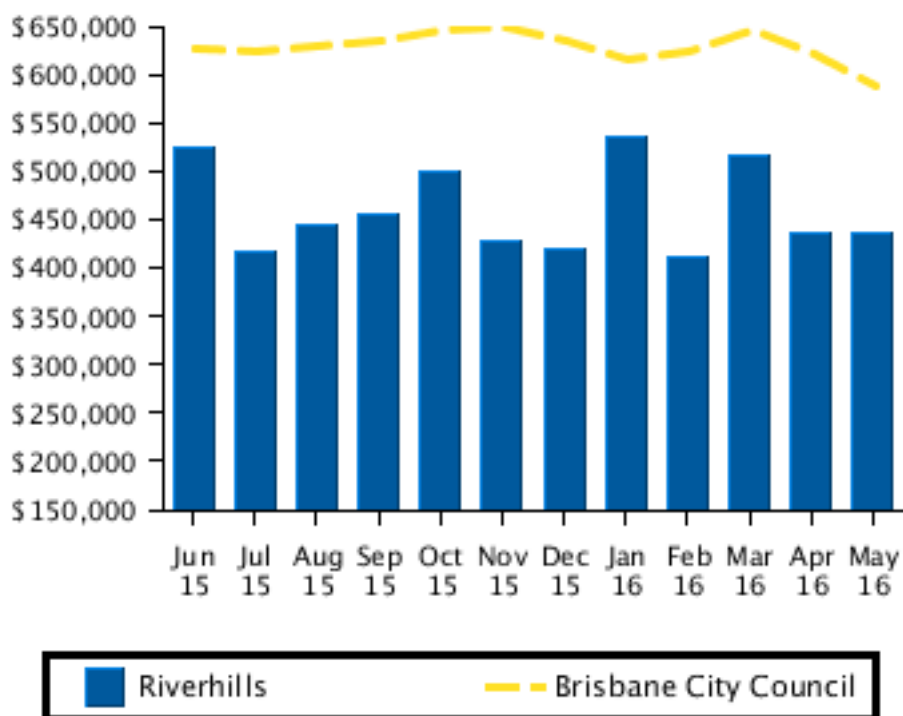


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Riverhills Median Price	Brisbane City Council Median Price
May 2016	\$435,000	\$588,065
April 2016	\$435,000	\$620,000
March 2016	\$516,750	\$645,000
February 2016	\$410,000	\$622,500
January 2016	\$535,000	\$614,875
December 2015	\$420,000	\$635,000
November 2015	\$427,750	\$649,900
October 2015	\$500,000	\$645,000
September 2015	\$455,500	\$635,000
August 2015	\$443,000	\$630,000
July 2015	\$417,500	\$625,000
June 2015	\$525,000	\$625,500

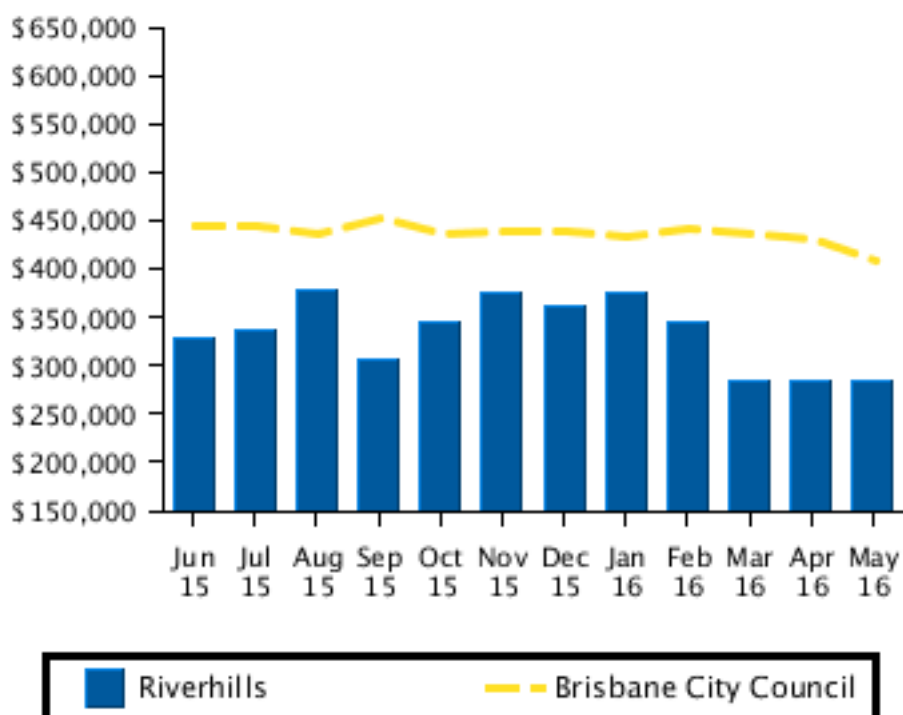
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Riverhills Median Price	Brisbane City Council Median Price
May 2016	\$285,000	\$408,750
April 2016	\$285,000	\$429,500
March 2016	\$285,000	\$435,000
February 2016	\$345,000	\$441,050
January 2016	\$375,000	\$432,500
December 2015	\$361,000	\$440,000
November 2015	\$375,000	\$440,000
October 2015	\$346,000	\$435,000
September 2015	\$307,250	\$452,000
August 2015	\$377,000	\$435,500
July 2015	\$337,000	\$445,000
June 2015	\$328,500	\$443,000

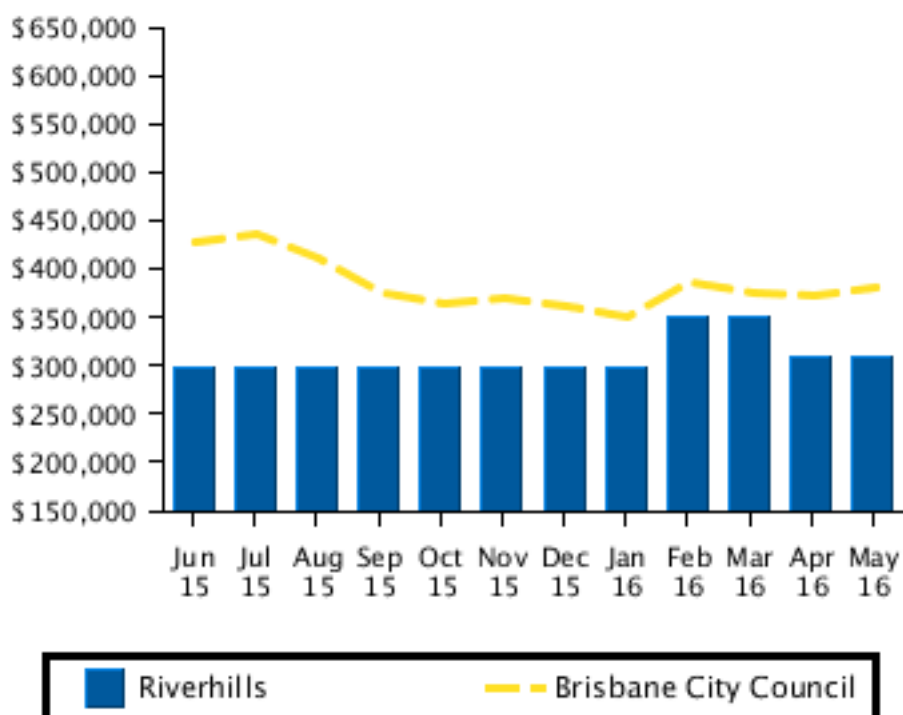
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Riverhills Median Price	Brisbane City Council Median Price
May 2016	\$310,000	\$380,000
April 2016	\$310,000	\$372,500
March 2016	\$350,000	\$376,000
February 2016	\$350,000	\$385,000
January 2016	\$299,000	\$349,000
December 2015	\$299,000	\$360,000
November 2015	\$299,000	\$370,000
October 2015	\$299,000	\$365,000
September 2015	\$299,000	\$376,050
August 2015	\$299,000	\$410,000
July 2015	\$299,000	\$435,000
June 2015	\$299,000	\$427,500

Recent Median Land Sale Prices

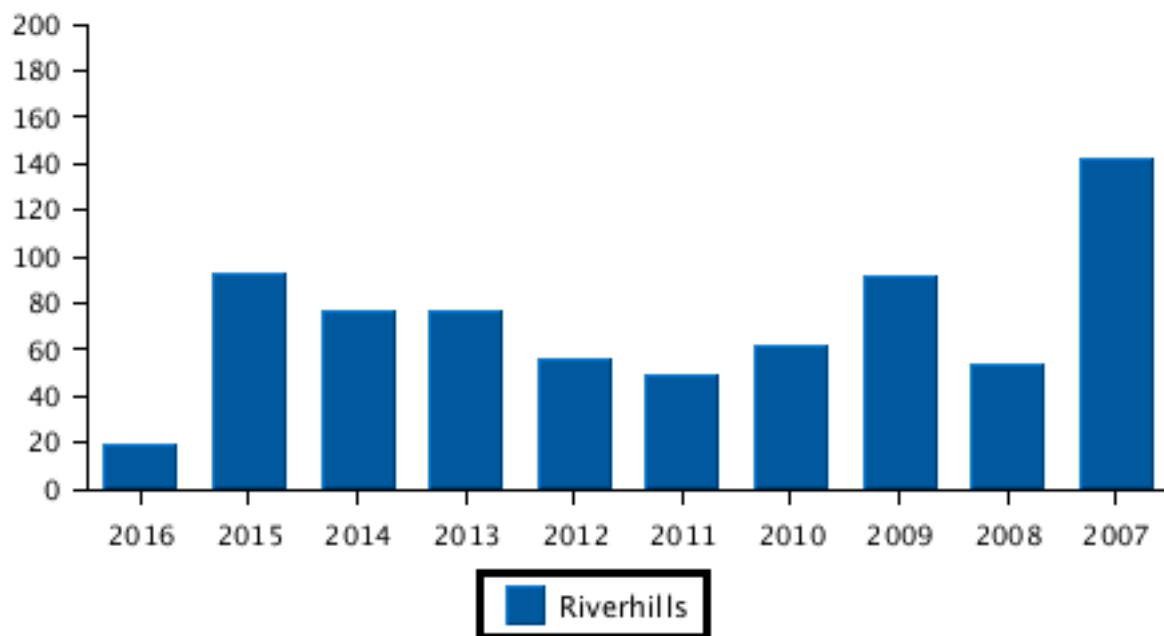


Sales Per Annum

House Sales Per Annum

Period	Riverhills
	Number
2016	19
2015	93
2014	76
2013	77
2012	56
2011	49
2010	61
2009	91
2008	54
2007	142

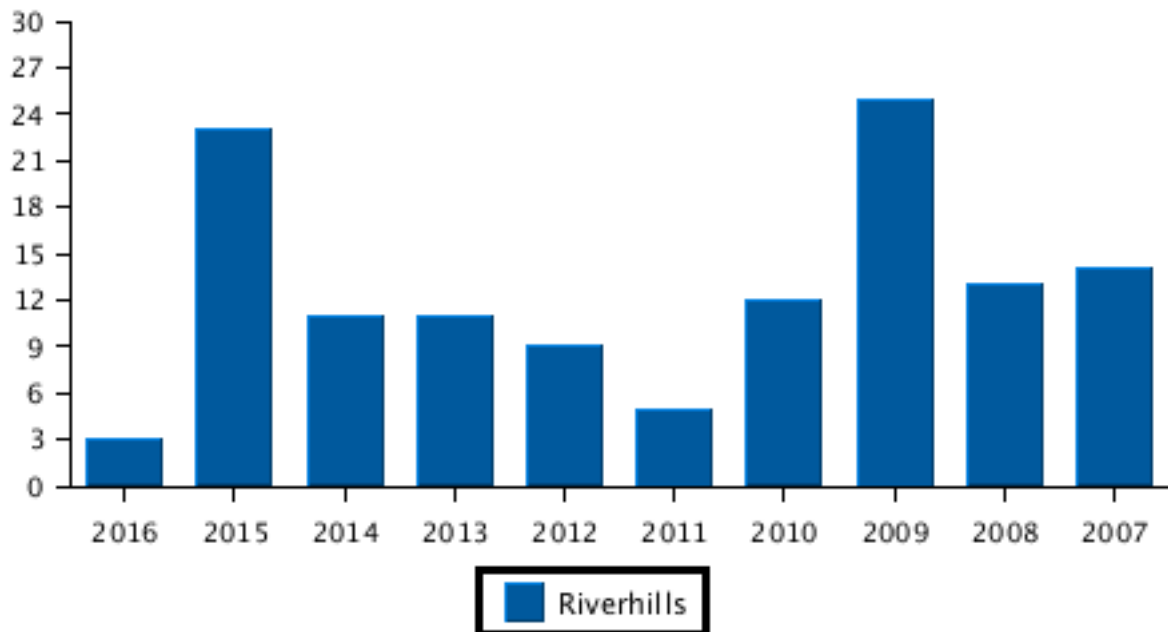
House Sales Per Annum



Unit Sales Per Annum

Period	Riverhills Number
2016	3
2015	23
2014	11
2013	11
2012	9
2011	5
2010	12
2009	25
2008	13
2007	14

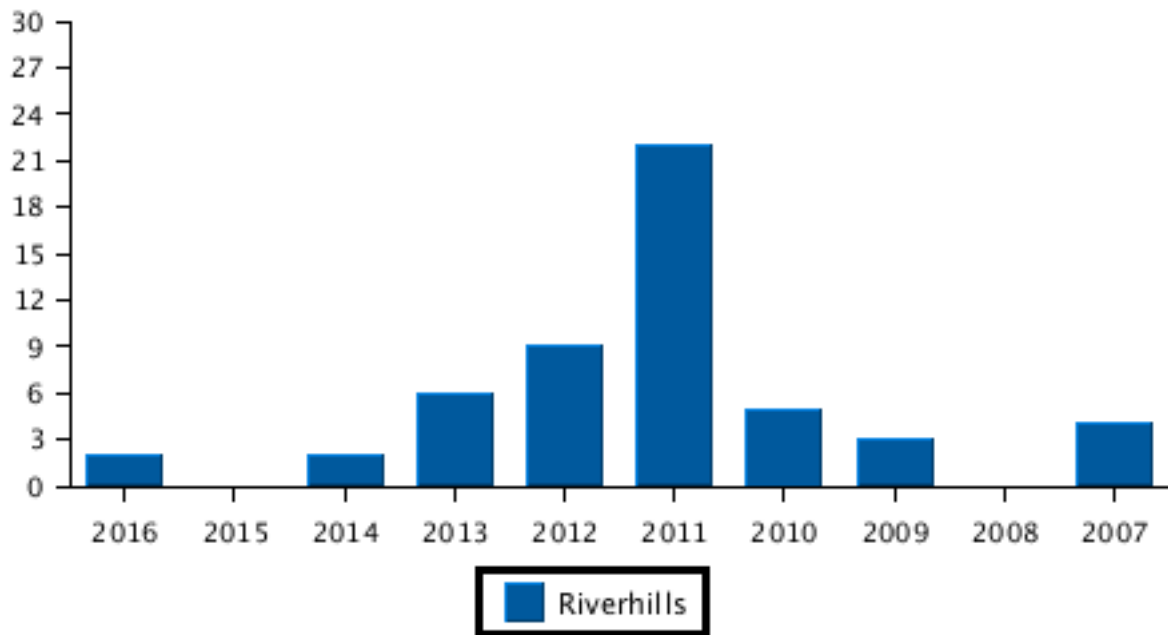
Unit Sales Per Annum



Land Sales Per Annum

Period	Riverhills Number
2016	2
2015	0
2014	2
2013	6
2012	9
2011	22
2010	5
2009	3
2008	0
2007	4

Land Sales Per Annum

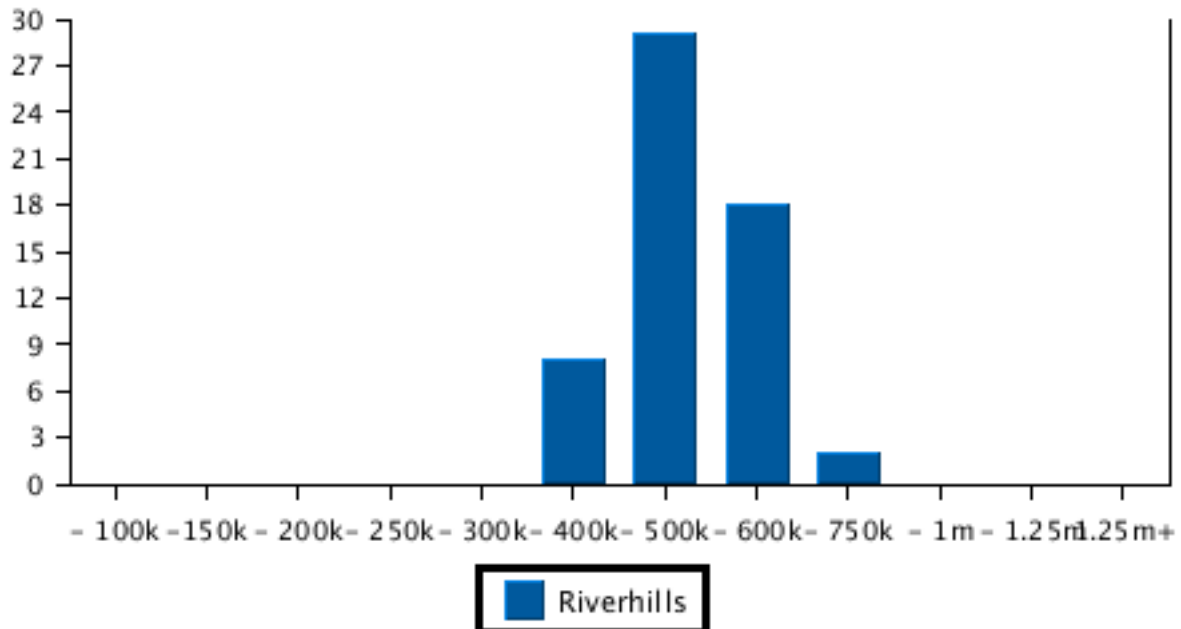


Sales By Price

House Sale by Price (12 months)

Price	Riverhills
	Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	8
401 - 500k	29
501 - 600k	18
601 - 750k	2
751 - 1m	0
> 1m - 1.25m	0
1.25m+	0

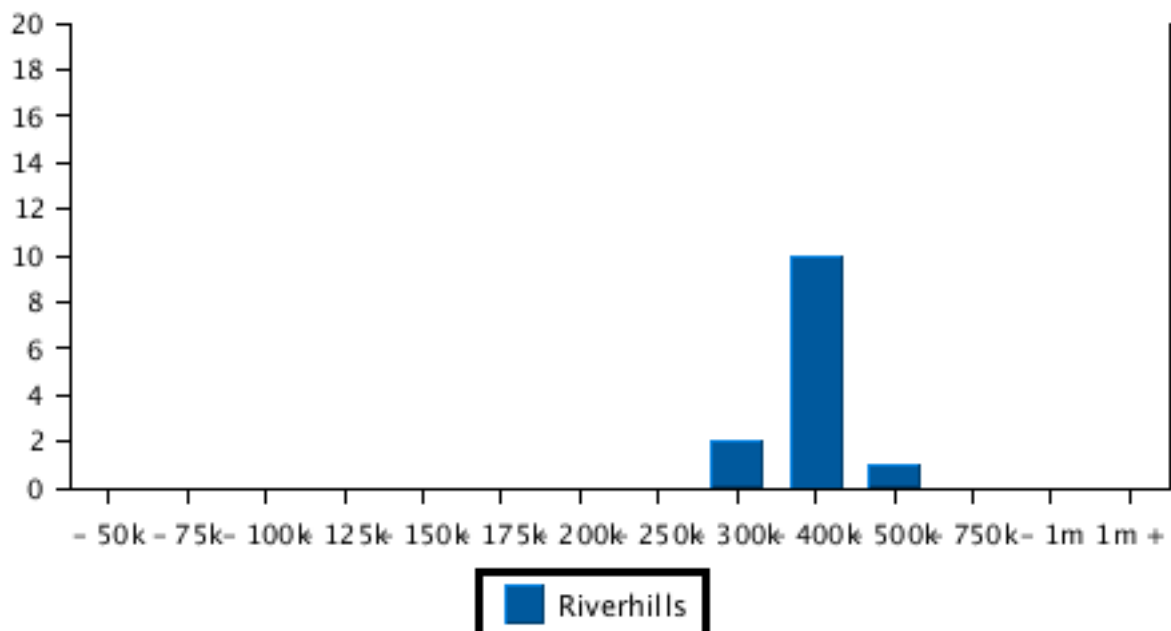
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Riverhills
	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	10
401 - 500k	1
501 - 750k	0
751 - 1m	0
1m +	0

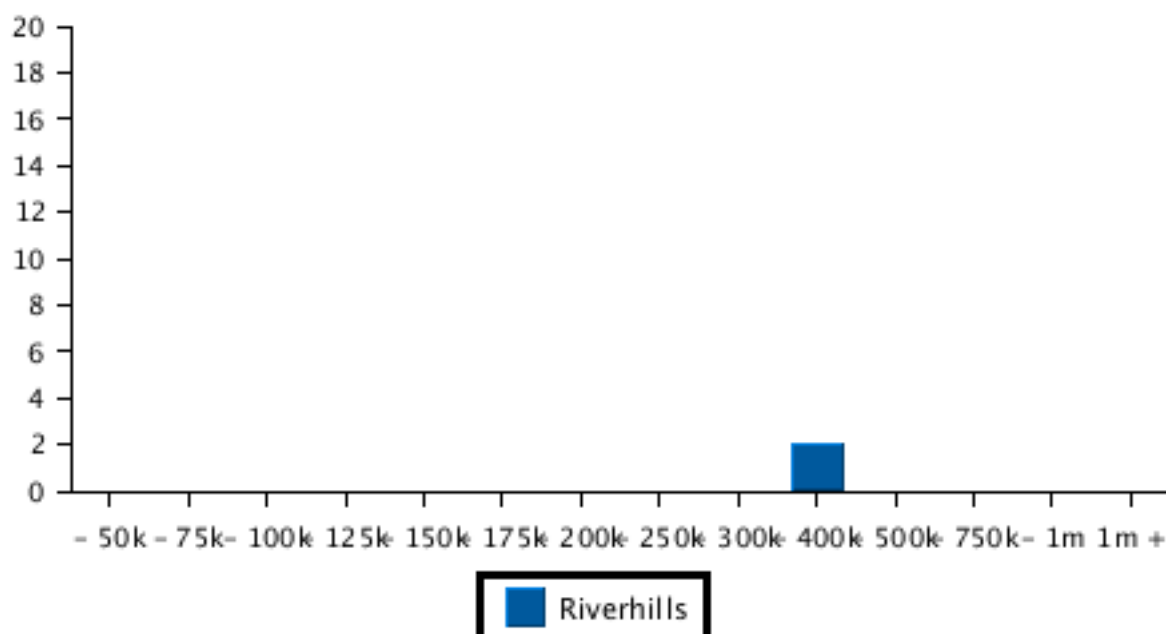
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Riverhills
	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	2
401 - 500k	0
501 - 750k	0
751 - 1m	0
1m +	0

Land Sales By Price (12 months)

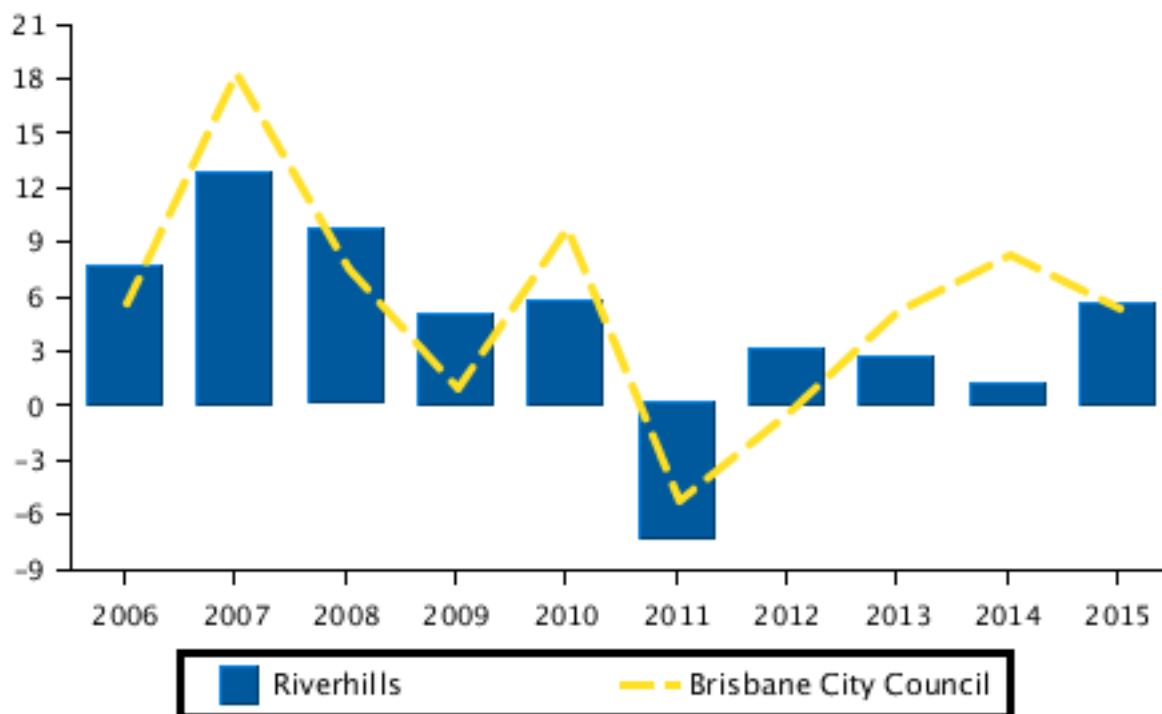


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Riverhills % Change	Brisbane City Council % Change
2015	5.7%	5.4%
2014	1.2%	8.3%
2013	2.7%	5.2%
2012	3.1%	-0.4%
2011	-7.5%	-5.3%
2010	5.8%	9.8%
2009	5.1%	1%
2008	9.7%	7.6%
2007	12.9%	18.3%
2006	7.7%	5.7%

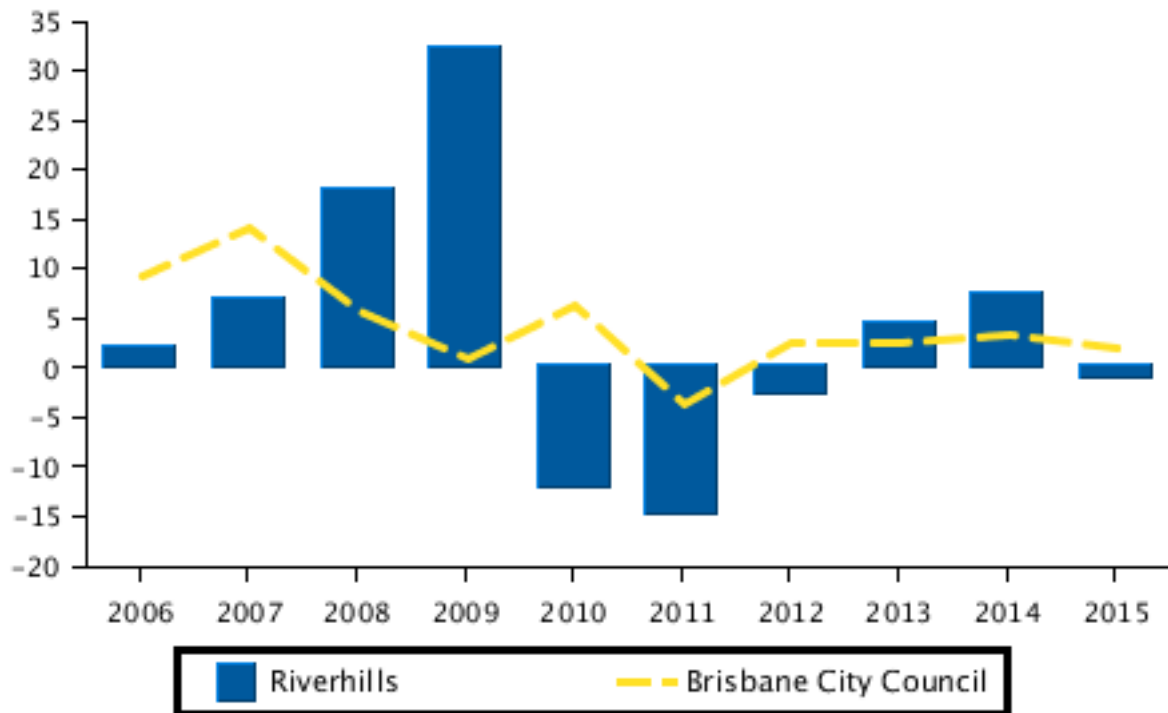
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Riverhills % Change	Brisbane City Council % Change
2015	-1.4%	2.1%
2014	7.7%	3.3%
2013	4.8%	2.4%
2012	-3.1%	2.5%
2011	-15.2%	-3.6%
2010	-12.5%	6.4%
2009	32.4%	1%
2008	18.2%	5.8%
2007	7.1%	14.1%
2006	2.2%	9.2%

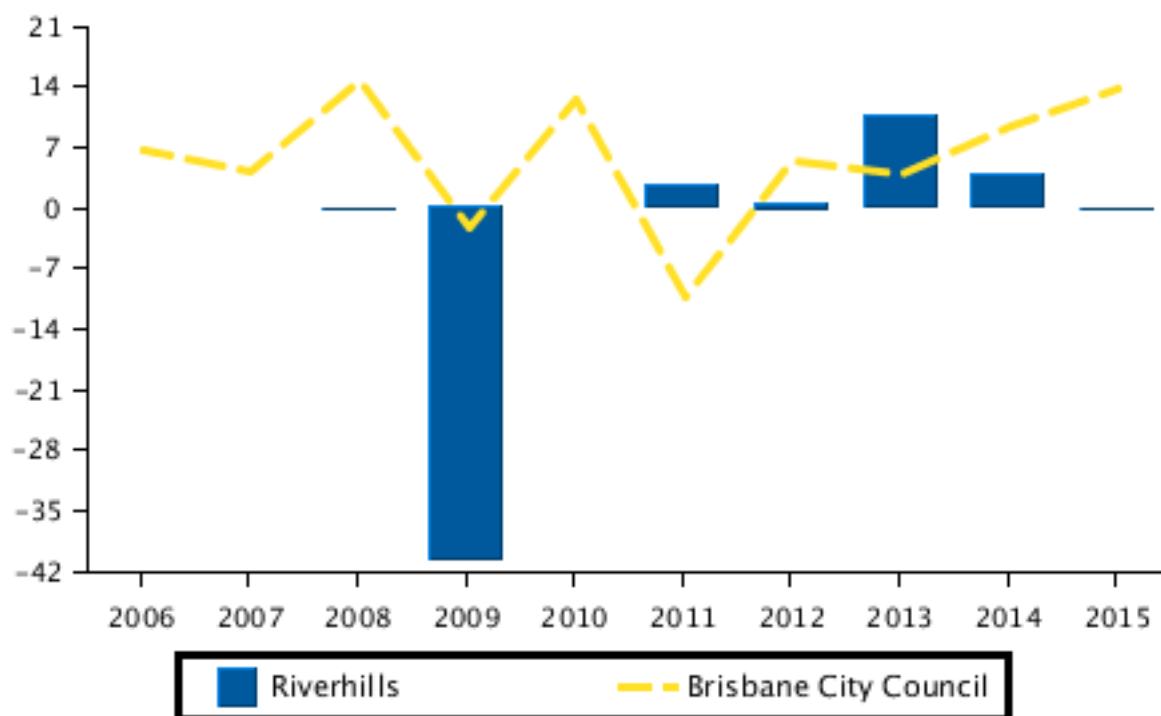
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Riverhills % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	3.8%	9.4%
2013	10.8%	4%
2012	-0.8%	5.3%
2011	2.7%	-10.2%
2010	0%	12.5%
2009	-41%	-2.4%
2008	0%	14.8%
2007	0%	4.2%
2006	0%	6.7%

Capital Growth in Median Prices (Land)

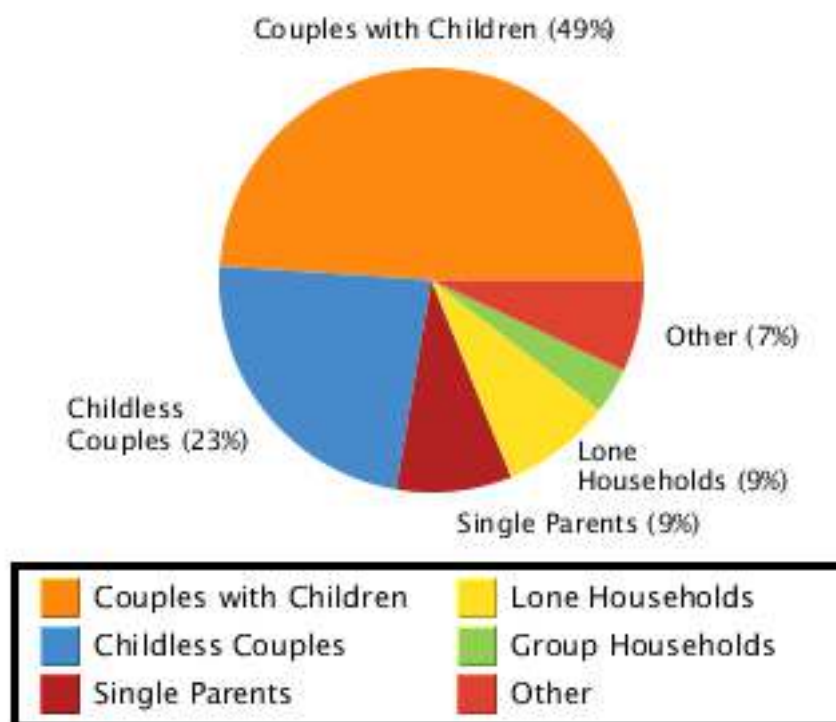


Household

Household Structure

Type	Percent
Couples with Children	49.0
Childless Couples	23.4
Single Parents	8.8
Lone Households	8.4
Other	7.0
Group Households	3.5

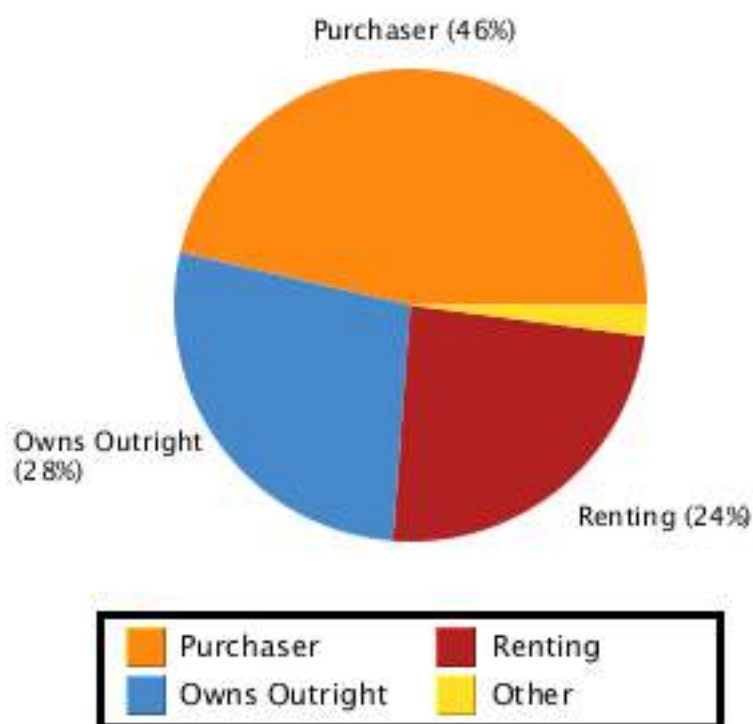
Household Structure



Household Occupancy

Type	Percent
Purchaser	46.4
Owns Outright	27.4
Renting	24.1
Other	2.1

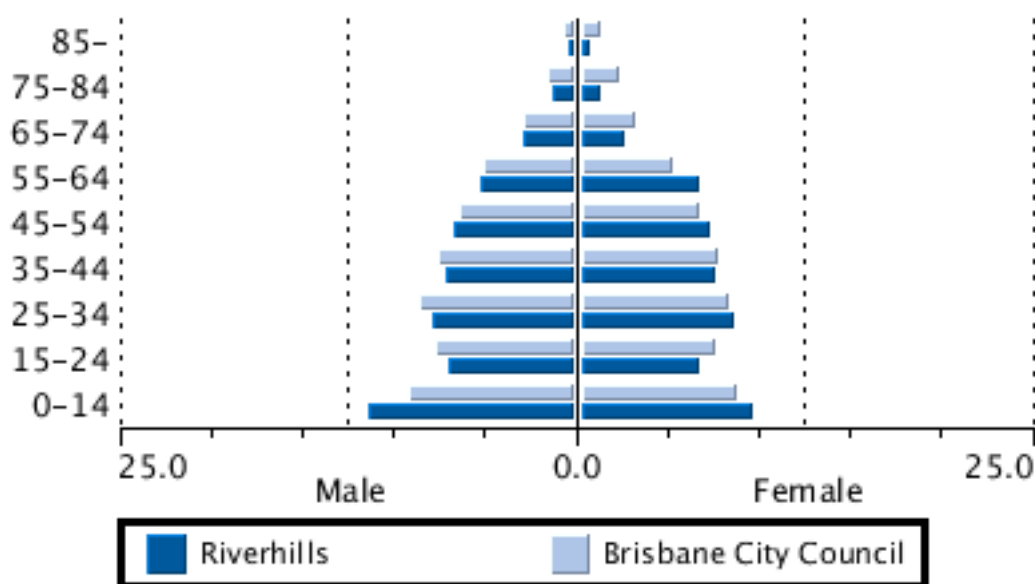
Household Occupancy



Age Sex Ratio

Age Group	Riverhills		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	11.3	9.6	9.2	8.7
15-24	6.9	6.7	7.7	7.6
25-34	7.8	8.6	8.5	8.3
35-44	7.1	7.6	7.5	7.7
45-54	6.7	7.2	6.4	6.6
55-64	5.2	6.6	5.0	5.2
65-74	2.8	2.6	2.9	3.1
75-84	1.2	1.2	1.6	2.2
85-	0.3	0.6	0.6	1.2

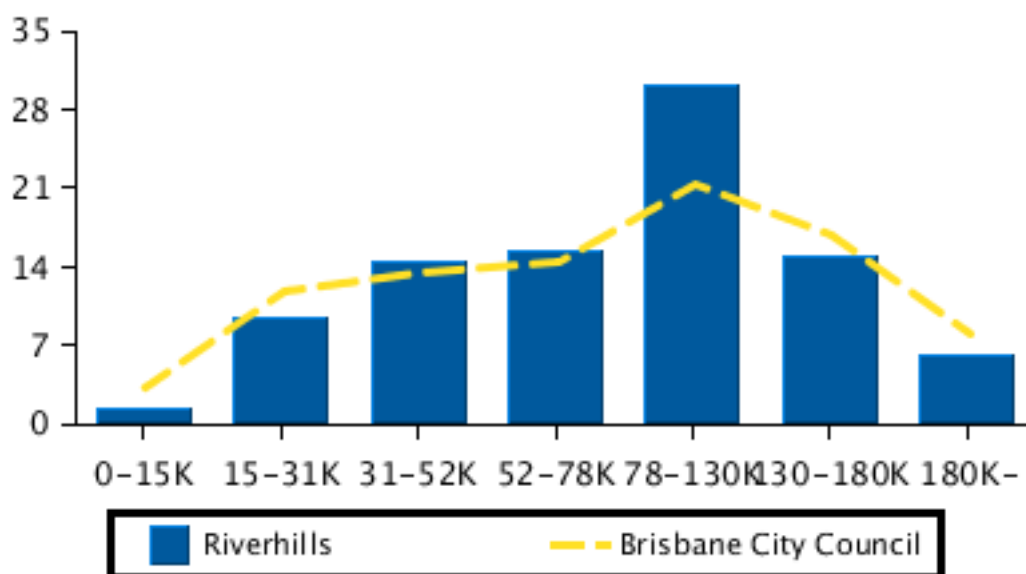
Age Sex Ratio



Household Income

Income Range	Riverhills %	Brisbane City Council %
0-15K	1.2	3.3
15-31K	9.4	11.8
31-52K	14.3	13.4
52-78K	15.3	14.4
78-130K	30.2	21.3
130-180K	14.9	16.7
180K-	6.0	7.9

Household Income



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Sales History Report

Prepared on 08 Jul 2016

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



Sold Properties



5 Ararat Street Riverhills QLD 4074

Sale Price: \$420,000

Sale Date: 14 Apr 2016

Area: 683m2

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



13 Dray Court Riverhills QLD 4074

Sale Price: \$310,000

Sale Date: 18 Apr 2016

Area: 1,801m2

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



29 Hazelton Street Riverhills QLD 4074

Sale Price: \$497,500

Sale Date: 25 May 2016

Area: 549m2

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



75 Hazelton Street Riverhills QLD 4074

Sale Price: \$400,000

Sale Date: 17 Jun 2016

Area: 549m2

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



5 Lyall Close Riverhills QLD 4074

Sale Price: \$615,000

Sale Date: 26 May 2016

Area: 805m2

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



5 Lyndora Close Riverhills QLD 4074

Sale Price: \$410,000

Sale Date: 4 Apr 2016

Area: 632m2

Attributes: 4 Beds, 1 Baths, 1 Car Spaces



3 Narran Street Riverhills QLD 4074

Sale Price: \$420,000

Sale Date: 20 Apr 2016

Area: 607m2

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



10 Parwan Close Riverhills QLD 4074

Sale Price: \$435,000

Sale Date: 11 Apr 2016

Area: 612m2

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



3/18 Stockwhip Place Riverhills QLD 4074

Sale Price: \$390,000

Sale Date: 8 Jun 2016

Area: 102m2 Approx

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



21/250 Sumners Road Riverhills QLD 4074

Sale Price: Not Disclosed

Sale Date: 14 Jun 2016

Area: 175m2

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



349 Sumners Road Riverhills QLD 4074

Sale Price: \$448,000

Sale Date: 28 Jun 2016

Area: 608m2

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



36 Tigris Street Riverhills QLD 4074

Sale Price: \$527,000

Sale Date: 3 Apr 2016

Area: 607m2

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



30/32 Tomkins Road Riverhills QLD 4074

Sale Price: \$350,000

Sale Date: 10 Jun 2016

Area: 192m2 Approx

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



6 Trephina Close Riverhills QLD 4074

Sale Price: \$510,000

Sale Date: 17 Apr 2016

Area: 550m2

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



19 Zeil Street Riverhills QLD 4074

Sale Price: \$393,000

Sale Date: 3 May 2016

Area: 608m2

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



25 Zeil Street Riverhills QLD 4074

Sale Price: \$438,500

Sale Date: 1 Apr 2016

Area: 685m2

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

Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	1					
HOUSE	13	\$350,000	\$615,000	\$435,000	\$451,076	\$5,864,000
LAND	1	\$310,000	\$310,000	\$310,000	\$310,000	\$310,000
UNIT	1	\$390,000	\$390,000	\$390,000	\$390,000	\$390,000
TOTAL	16					\$6,564,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		1				
HOUSE	3 Bed	9	\$350,000	\$527,000	\$420,000	\$425,722
	4 Bed	2	\$410,000	\$510,000	\$460,000	\$460,000
	5+ Bed	2	\$497,500	\$615,000	\$556,250	\$556,250
LAND	4 Bed	1	\$310,000	\$310,000	\$310,000	\$310,000
UNIT	3 Bed	1	\$390,000	\$390,000	\$390,000	\$390,000
TOTAL		16				\$410,250

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