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A Nobel approach  
to Real Estate™

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Robertson

April—June 2016

THE Adam  
Nobel TEAM



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## Area Profile

The size of Robertson is approximately 2 square kilometres. It has 6 parks covering nearly 1% of total area.

The population of Robertson in 2006 was 4,745 people. By 2011 the population was 4,872 showing a population growth of 2% in the area during that time.

The predominant age group in Robertson is 15-24 years.

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

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

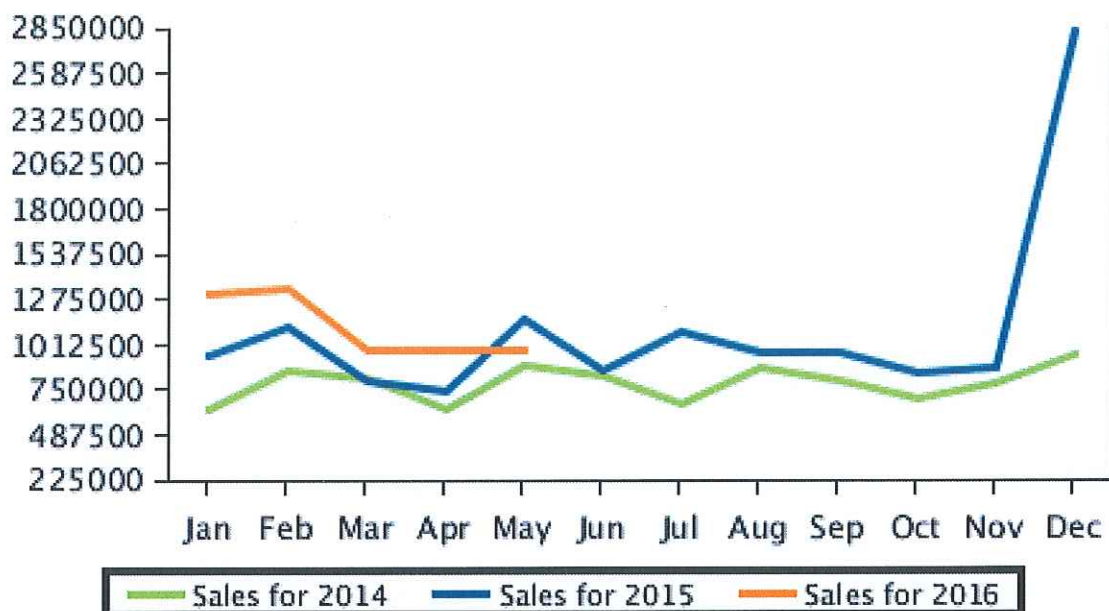
In 2006, 62.0% of the homes in Robertson were owner-occupied compared with 60.5% in 2011.

Currently the median sales price of houses in the area is 975,000.

### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$628,000	\$947,500	\$1,300,000
February	\$865,000	\$1,111,000	\$1,328,888
March	\$813,000	\$800,000	\$975,000
April	\$638,000	\$744,000	\$975,000
May	\$890,000	\$1,158,000	\$975,000
June	\$821,940	\$854,000	\$0
July	\$662,500	\$1,088,000	\$0
August	\$870,000	\$965,350	\$0
September	\$800,000	\$960,000	\$0
October	\$697,500	\$837,000	\$0
November	\$785,000	\$872,500	\$0
December	\$947,500	\$2,830,000	\$0

### Median Sale Price

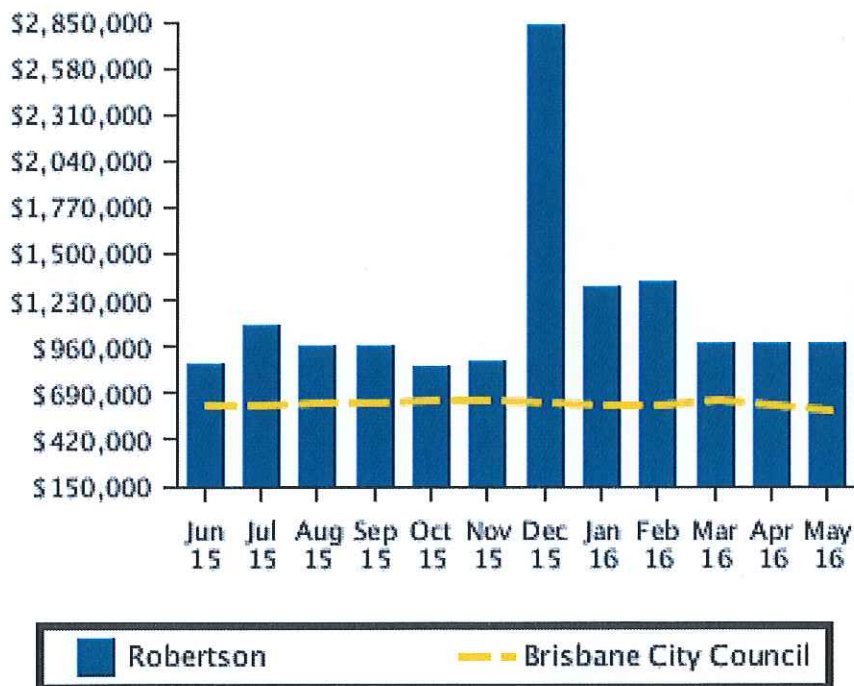


## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Robertson Median Price	Brisbane City Council Median Price
May 2016	\$975,000	\$588,065
April 2016	\$975,000	\$620,000
March 2016	\$975,000	\$645,000
February 2016	\$1,328,888	\$622,500
January 2016	\$1,300,000	\$614,875
December 2015	\$2,830,000	\$635,000
November 2015	\$872,500	\$649,900
October 2015	\$837,000	\$645,000
September 2015	\$960,000	\$635,000
August 2015	\$965,350	\$630,000
July 2015	\$1,088,000	\$625,000
June 2015	\$854,000	\$625,500

### Recent Median House Sale Prices

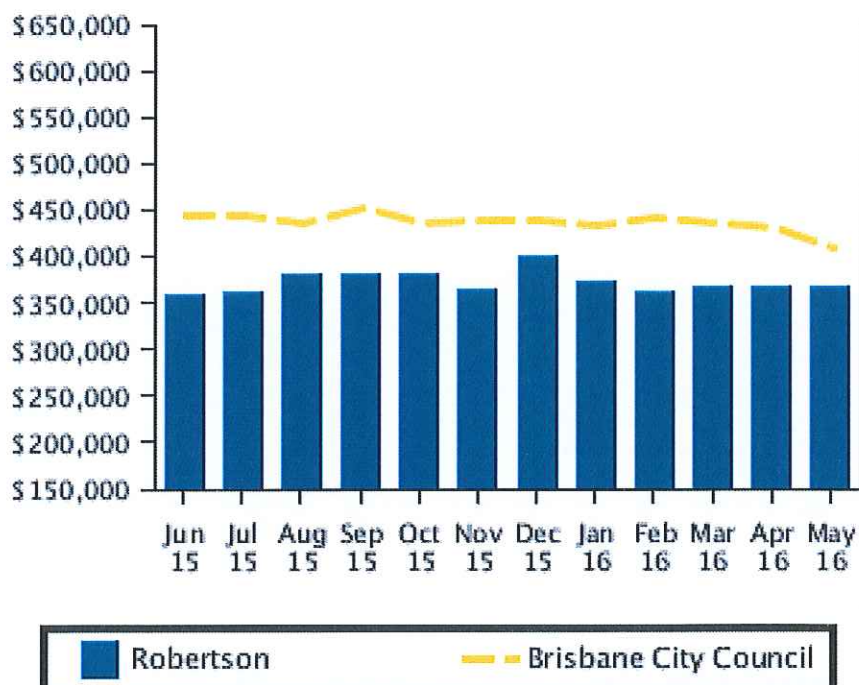




### Recent Median Unit Sale Prices

Period	Robertson Median Price	Brisbane City Council Median Price
May 2016	\$368,000	\$408,750
April 2016	\$368,000	\$429,500
March 2016	\$368,000	\$435,000
February 2016	\$360,000	\$441,050
January 2016	\$373,000	\$432,500
December 2015	\$401,000	\$440,000
November 2015	\$365,000	\$440,000
October 2015	\$380,000	\$435,000
September 2015	\$380,000	\$452,000
August 2015	\$380,000	\$435,500
July 2015	\$360,000	\$445,000
June 2015	\$359,000	\$443,000

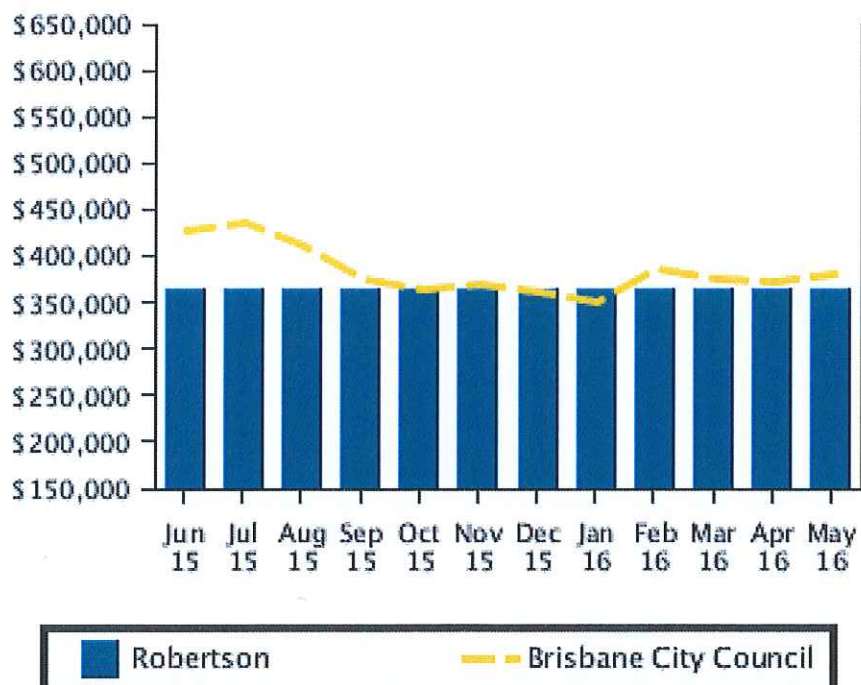
### Recent Median Unit Sale Prices



### Recent Median Land Sale Prices

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

### Recent Median Land Sale Prices

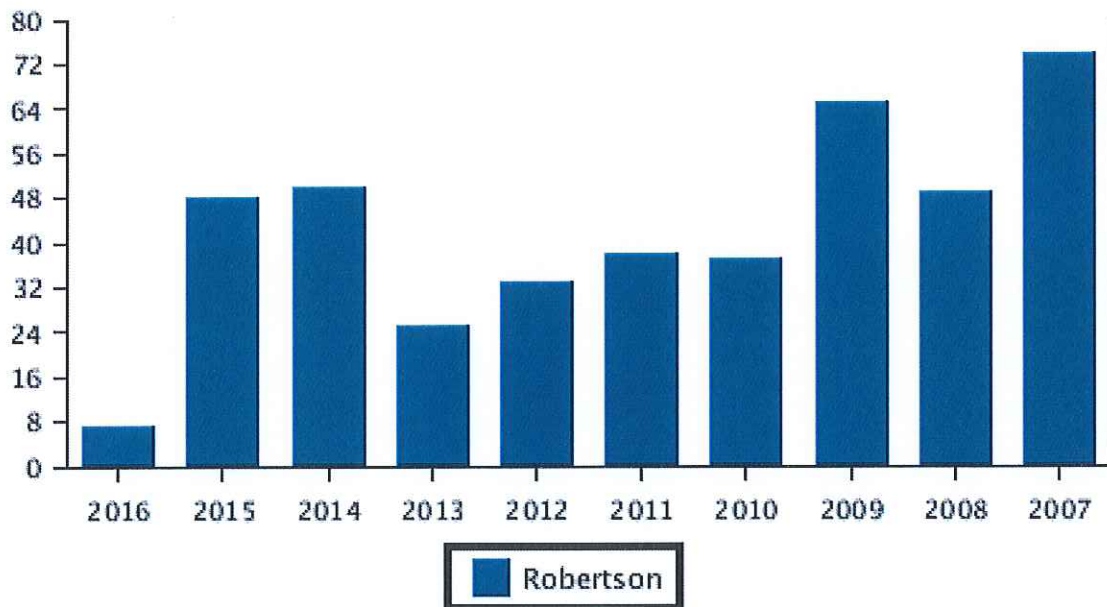


## Sales Per Annum

### House Sales Per Annum

Period	Robertson Number
2016	7
2015	48
2014	50
2013	25
2012	33
2011	38
2010	37
2009	65
2008	49
2007	74

### House Sales Per Annum

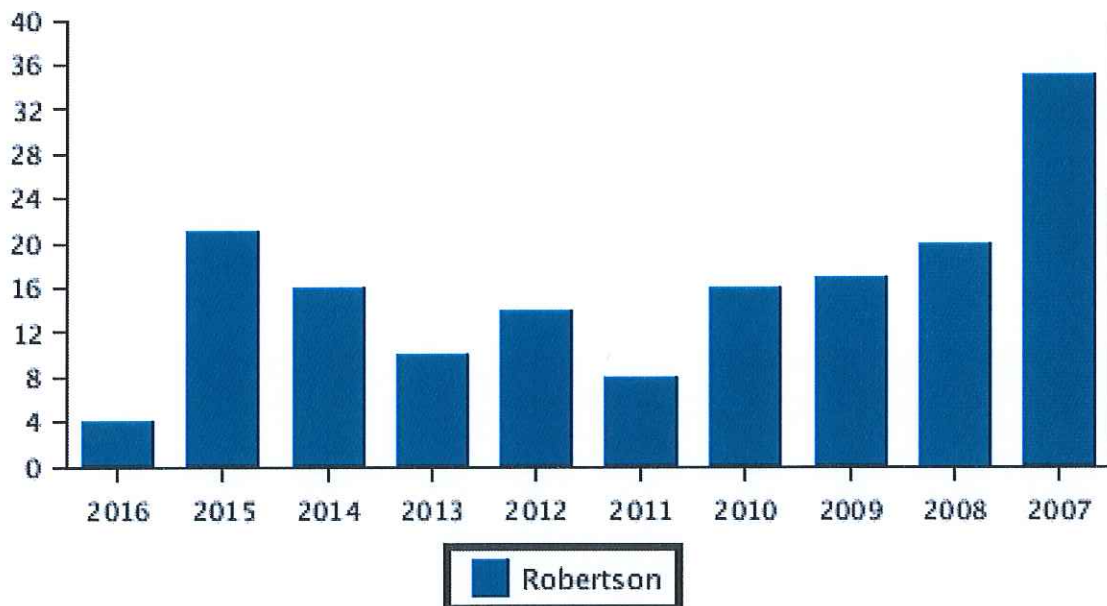




### Unit Sales Per Annum

Period	Robertson Number
2016	4
2015	21
2014	16
2013	10
2012	14
2011	8
2010	16
2009	17
2008	20
2007	35

### Unit Sales Per Annum

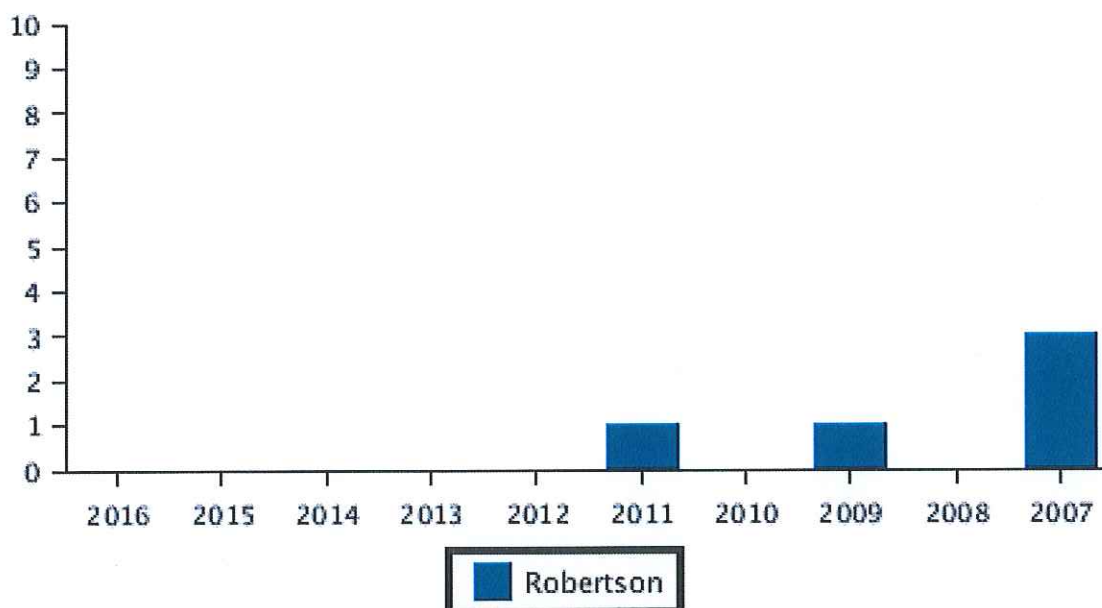




### Land Sales Per Annum

Period	Robertson Number
2016	0
2015	0
2014	0
2013	0
2012	0
2011	1
2010	0
2009	1
2008	0
2007	3

### Land Sales Per Annum

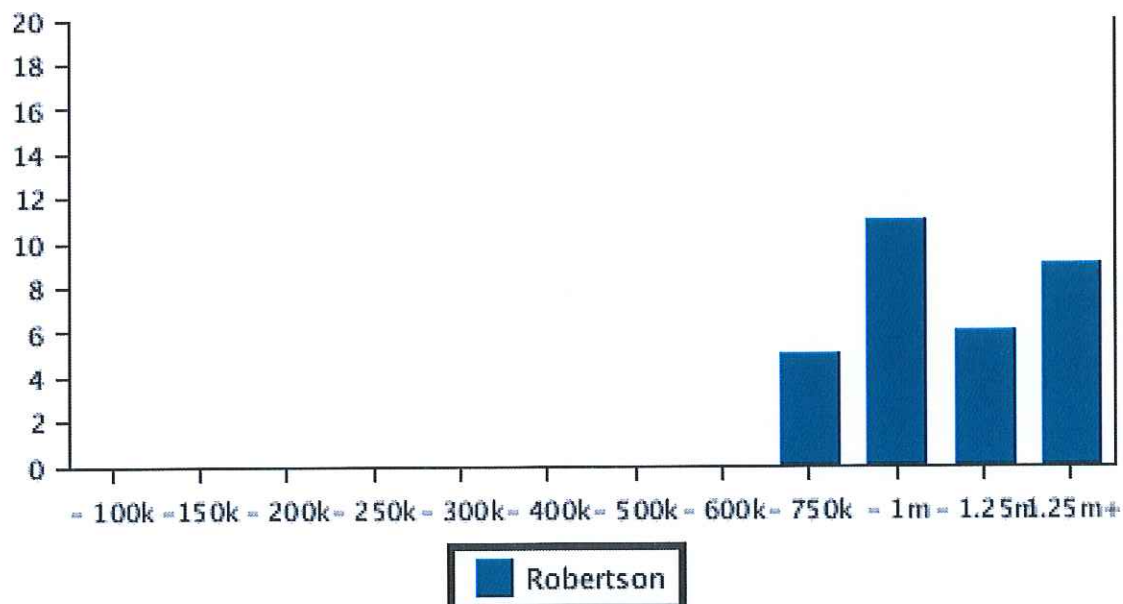


## Sales By Price

### House Sale by Price (12 months)

Price	Robertson	
	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	5	
751 - 1m	11	
> 1m - 1.25m	6	
1.25m+	9	

### House Sales By Price (12 months)

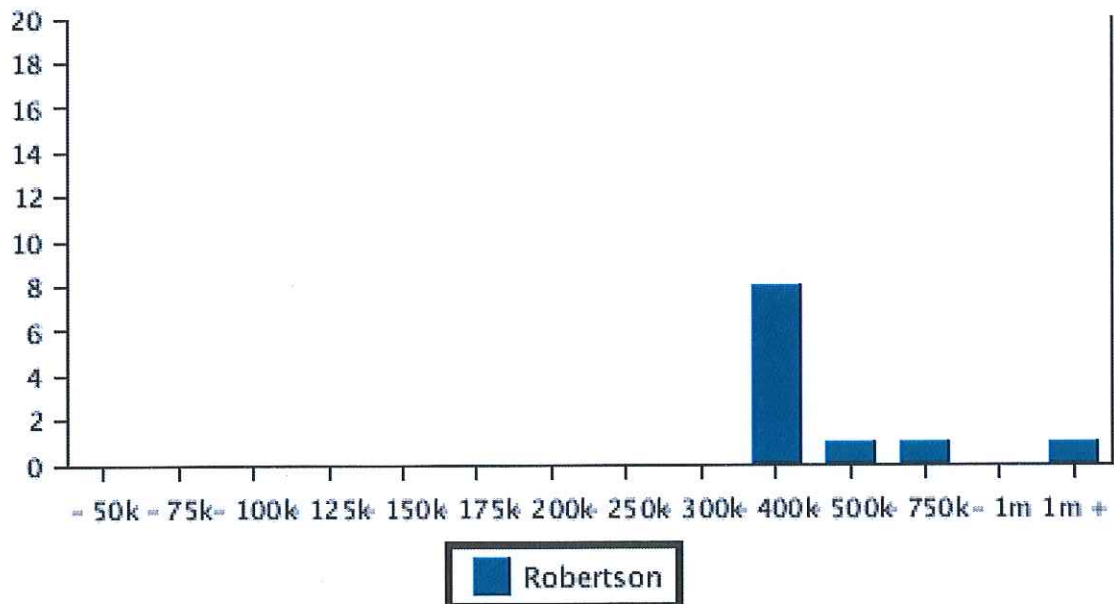




### Unit Sale by Price (12 months)

Price	Robertson 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	8
401 - 500k	1
501 - 750k	1
751 - 1m	0
1m +	1

### Unit Sales By Price (12 months)



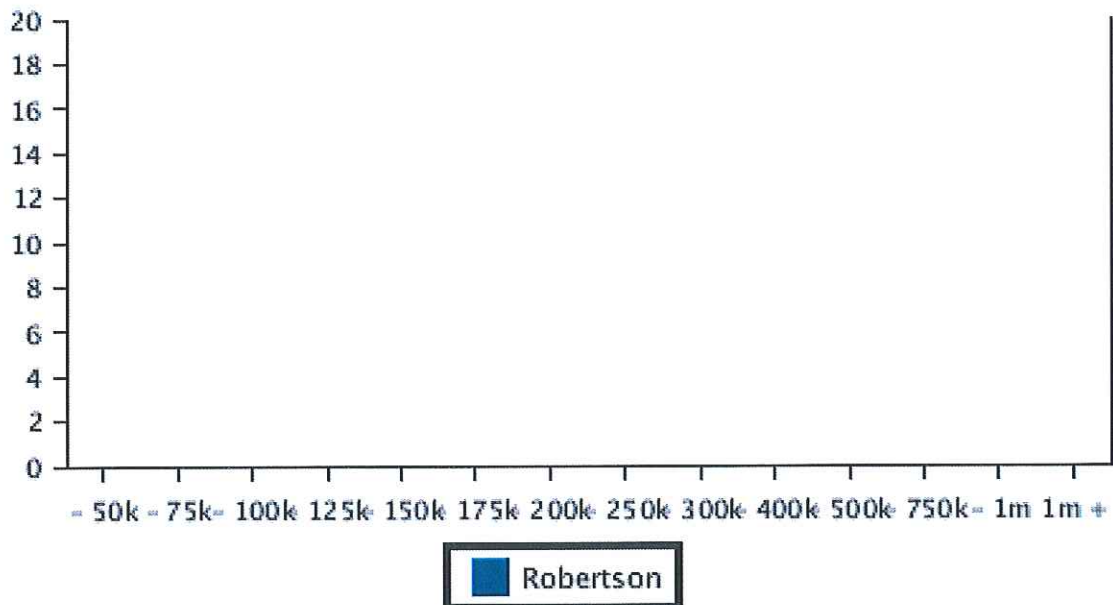


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### Land Sale by Price (12 months)

Price	Robertson 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)



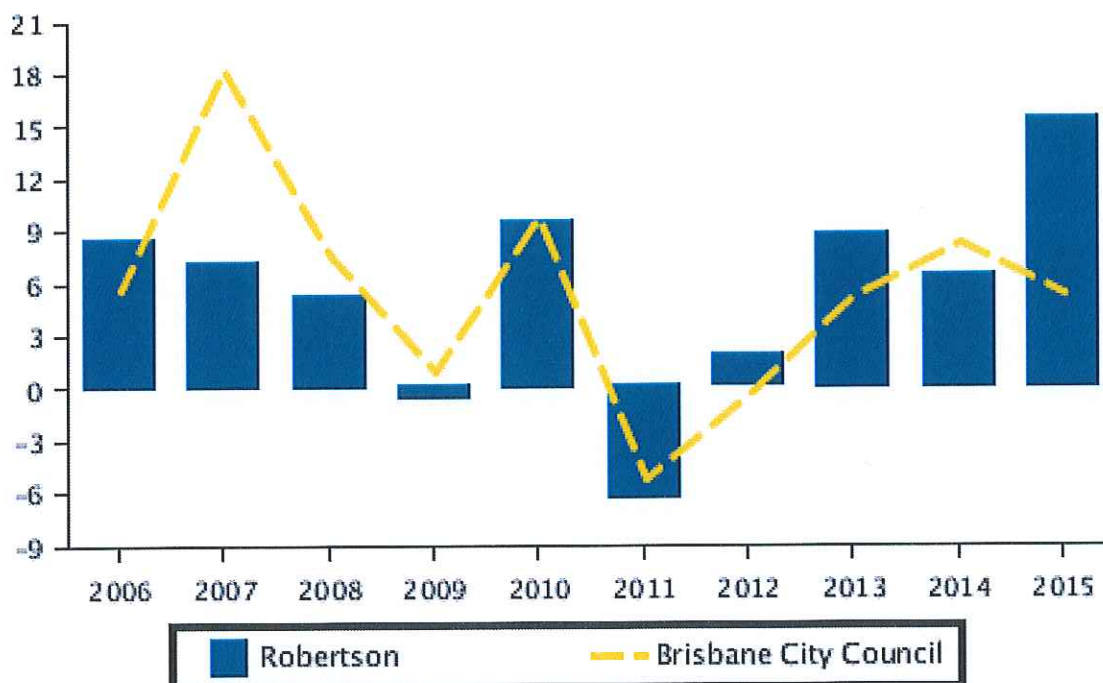


## Capital Growth Median Prices

### Capital Growth in Median Prices (Houses)

Period	Robertson % Change	Brisbane City Council % Change
2015	15.5%	5.4%
2014	6.5%	8.3%
2013	8.9%	5.2%
2012	1.9%	-0.4%
2011	-6.6%	-5.3%
2010	9.6%	9.8%
2009	-0.8%	1%
2008	5.4%	7.6%
2007	7.3%	18.3%
2006	8.6%	5.7%

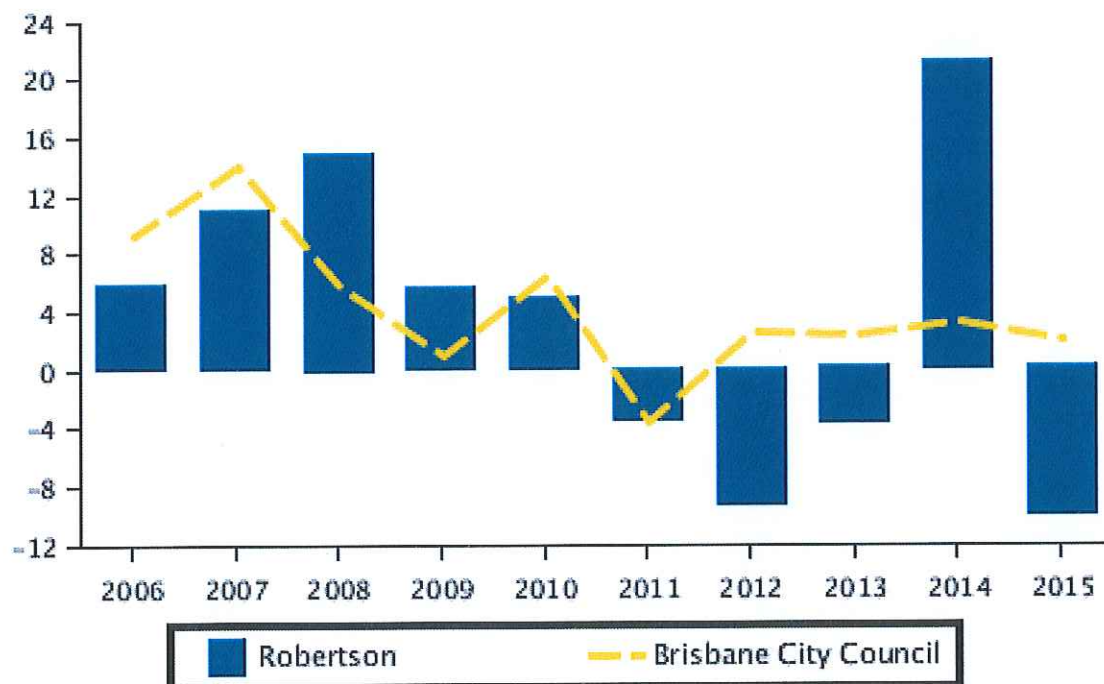
### Capital Growth in Median Prices (Houses)



### Capital Growth in Median Prices (Unit)

Period	Robertson % Change	Brisbane City Council % Change
2015	-10.3%	2.1%
2014	21.3%	3.3%
2013	-3.9%	2.4%
2012	-9.5%	2.5%
2011	-3.7%	-3.6%
2010	5.1%	6.4%
2009	5.8%	1%
2008	15%	5.8%
2007	11.1%	14.1%
2006	5.9%	9.2%

### Capital Growth in Median Prices (Unit)

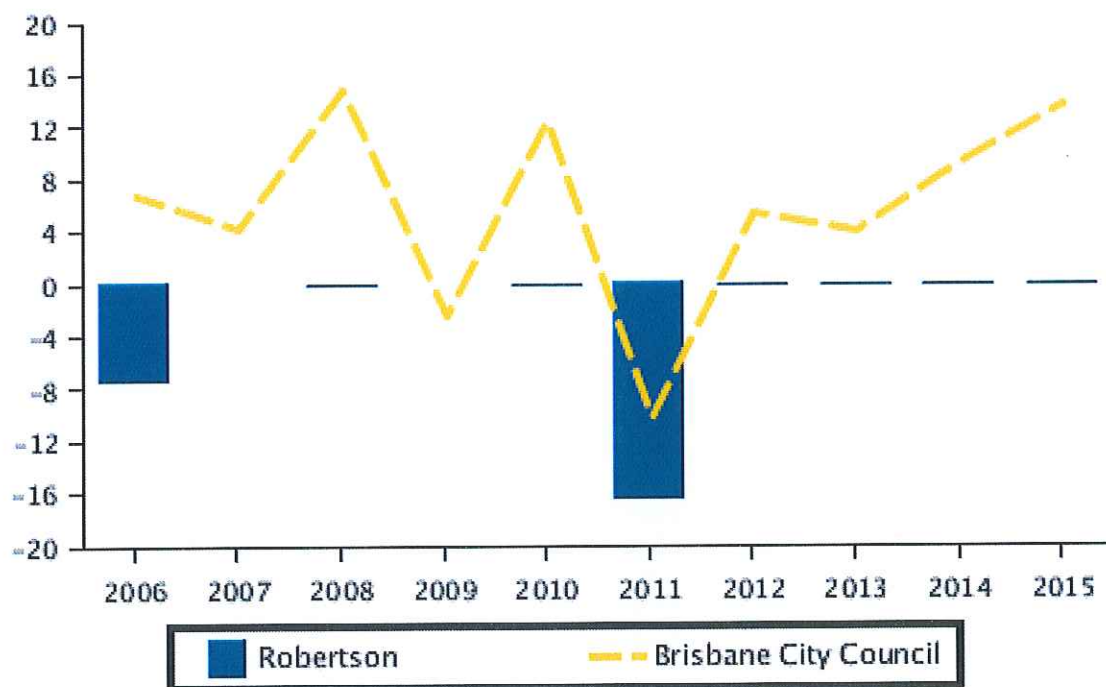




### Capital Growth in Median Prices (Land)

Period	Robertson % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	0%	9.4%
2013	0%	4%
2012	0%	5.3%
2011	-16.5%	-10.2%
2010	0%	12.5%
2009	0%	-2.4%
2008	0%	14.8%
2007	0%	4.2%
2006	-7.6%	6.7%

### Capital Growth in Median Prices (Land)

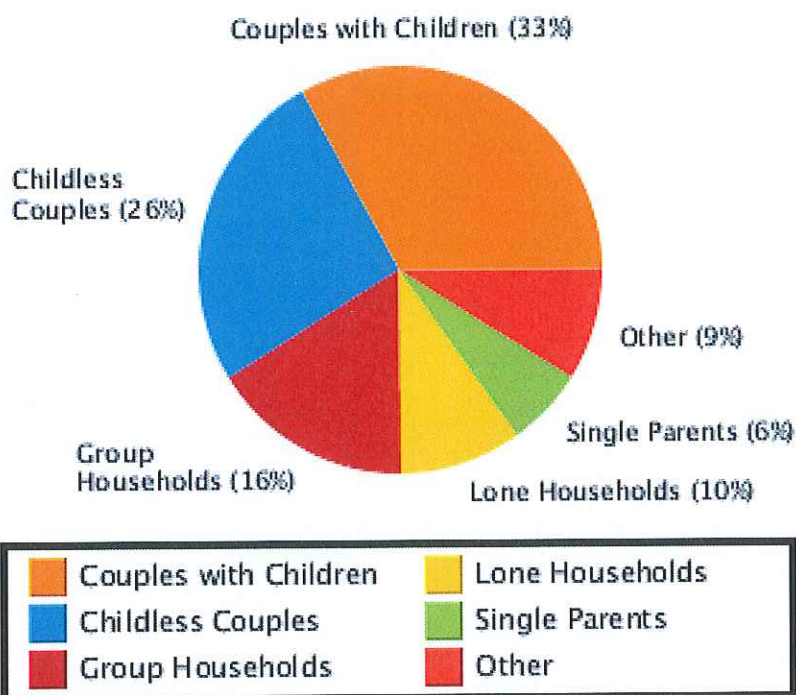


# Household

## Household Structure

Type	Percent
Couples with Children	33.0
Childless Couples	25.8
Group Households	16.3
Lone Households	9.8
Other	8.9
Single Parents	6.2

## Household Structure





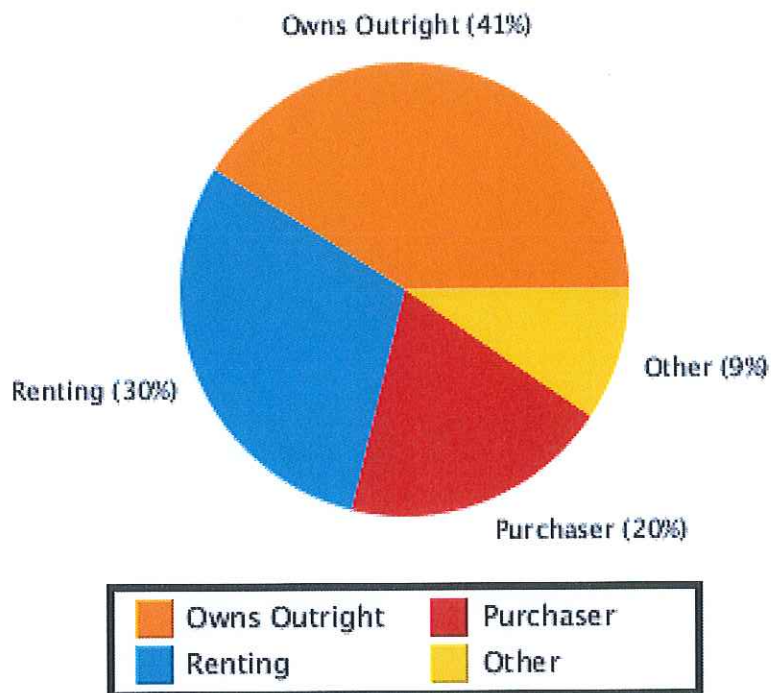


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### Household Occupancy

Type	Percent
Owns Outright	41.1
Renting	30.1
Purchaser	19.4
Other	9.5

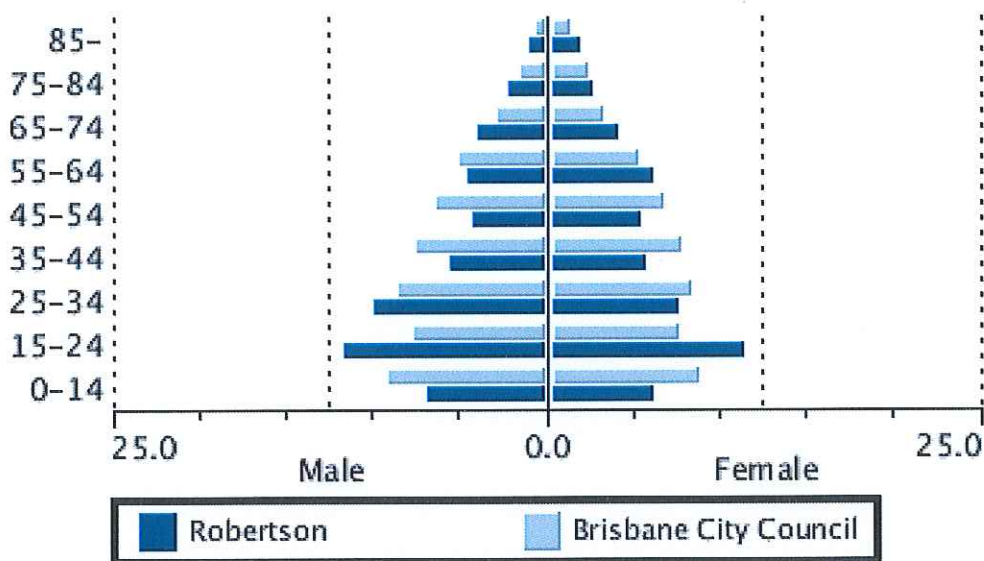
### Household Occupancy



## Age Sex Ratio

Age Group	Robertson		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	6.8	6.1	9.2	8.7
15-24	11.6	11.4	7.7	7.6
25-34	9.9	7.6	8.5	8.3
35-44	5.5	5.7	7.5	7.7
45-54	4.2	5.4	6.4	6.6
55-64	4.5	6.0	5.0	5.2
65-74	3.9	4.0	2.9	3.1
75-84	2.1	2.6	1.6	2.2
85-	0.9	1.9	0.6	1.2

Age Sex Ratio

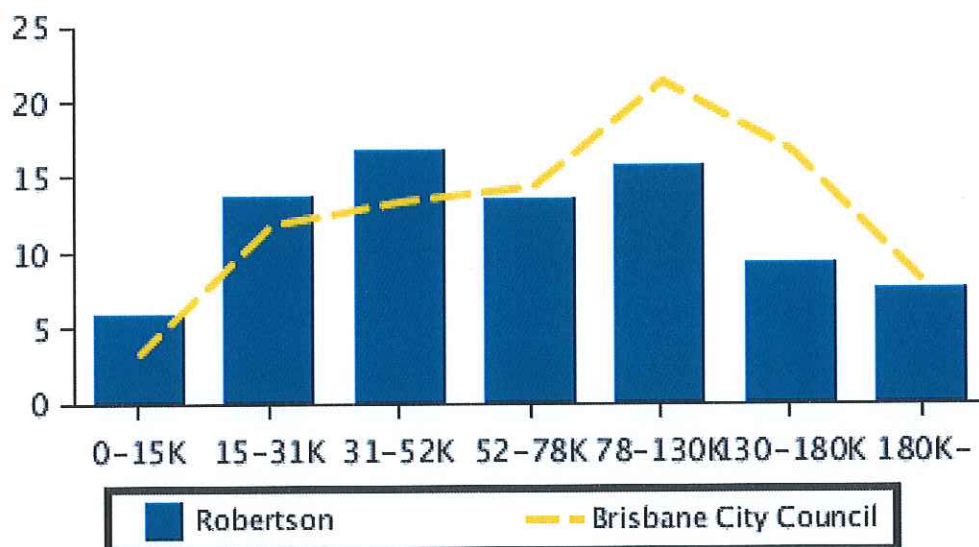




## Household Income

Income Range	Robertson %	Brisbane City Council %
0-15K	5.8	3.3
15-31K	13.7	11.8
31-52K	16.8	13.4
52-78K	13.5	14.4
78-130K	15.7	21.3
130-180K	9.2	16.7
180K-	7.6	7.9

Household Income





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## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	3					
HOUSE	3	\$788,000	\$1,282,000	\$1,180,088	\$1,083,362	\$3,250,088
UNIT	1	\$385,000	\$385,000	\$385,000	\$385,000	\$385,000
<b>TOTAL</b>	<b>7</b>					<b>\$3,635,088</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		3				
HOUSE	4 Bed	2	\$788,000	\$1,282,000	\$1,035,000	\$1,035,000
	5+ Bed	1	\$1,180,088	\$1,180,088	\$1,180,088	\$1,180,088
UNIT	N/A	1	\$385,000	\$385,000	\$385,000	\$385,000
<b>TOTAL</b>		<b>7</b>				<b>\$519,298</b>





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## Sold Properties



### 28 Chauvin Street Robertson QLD 4109

Sale Price: \$788,000

Sale Date: 19 May 2016

Area: 609m2

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



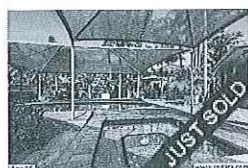
### 9 Golden Place Robertson QLD 4109

Sale Price: \$1,282,000

Sale Date: 7 May 2016

Area: 503m2

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



### 4/9 Lawrence Close Robertson QLD 4109

Sale Price: \$385,000

Sale Date: 26 Jun 2016

Area: 156m2 Approx

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



### 31 Lingle Street Robertson QLD 4109

Sale Price: Not Disclosed

Sale Date: 11 Jun 2016

Area: 648m2

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



### 27 Metropole Street Robertson QLD 4109

Sale Price: Not Disclosed

Sale Date: 4 Jun 2016

Area: 722m2

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



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### **643 Musgrave Road Robertson QLD 4109**

Sale Price: Not Disclosed

Sale Date: 11 Jun 2016

Area: 594m2

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



### **728 Musgrave Road Robertson QLD 4109**

Sale Price: \$1,180,088

Sale Date: 11 Jun 2016

Area: 1,763m2

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





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