
A Nobel approach
to Real Estate™

Rochedale

April—June 2016

THE Adam
Nobel TEAM



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Area Profile

The size of Rochedale is approximately 15 square kilometres. It has 3 parks covering nearly 2% of total area.

The population of Rochedale in 2006 was 1,176 people. By 2011 the population was 1,094 showing a population decline of 6% in the area during that time.

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

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

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

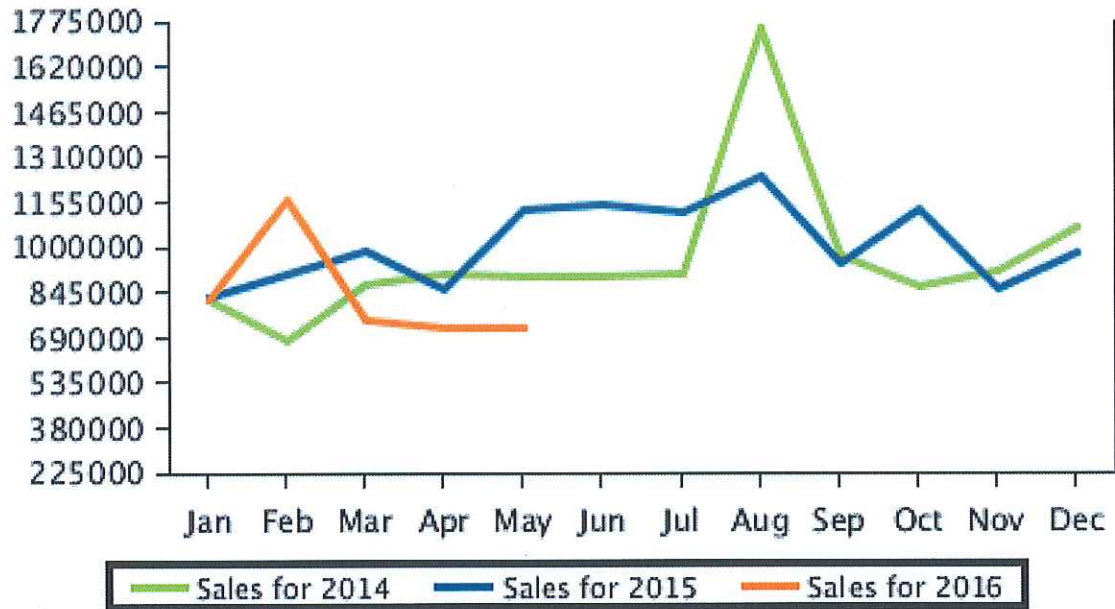
In 2006, 73.1% of the homes in Rochedale were owner-occupied compared with 71.6% in 2011.

Currently the median sales price of houses in the area is 720,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$822,500	\$827,500	\$820,000
February	\$680,319	\$904,000	\$1,160,000
March	\$870,000	\$990,000	\$750,000
April	\$910,000	\$852,000	\$720,000
May	\$900,000	\$1,130,000	\$720,000
June	\$900,000	\$1,148,000	\$0
July	\$910,000	\$1,120,000	\$0
August	\$1,750,000	\$1,240,000	\$0
September	\$965,000	\$939,444	\$0
October	\$860,000	\$1,128,000	\$0
November	\$920,000	\$855,000	\$0
December	\$1,065,000	\$980,000	\$0

Median Sale Price





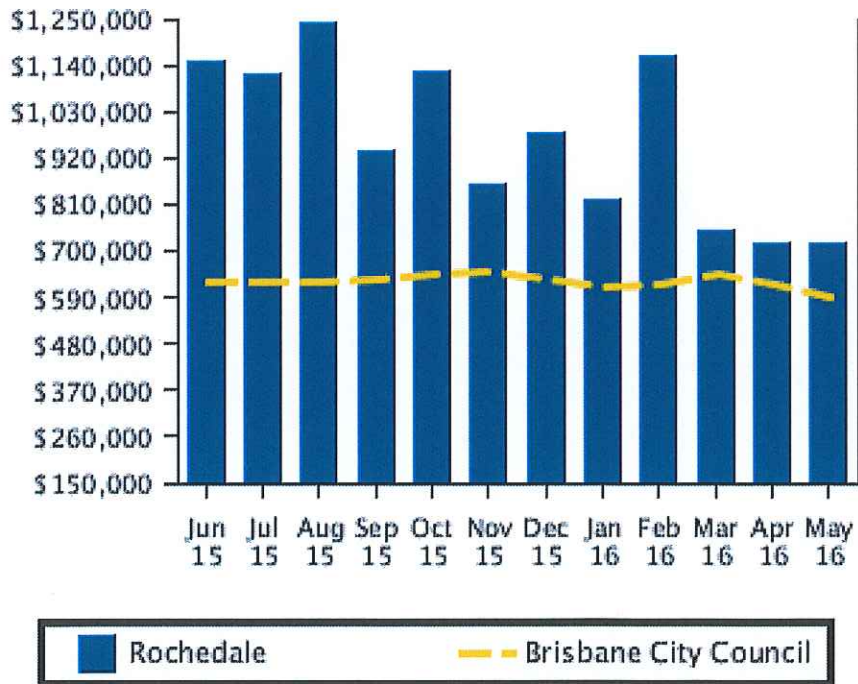
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Recent Median Sale Prices

Recent Median House Sale Prices

Period	Rochedale	Brisbane City Council
	Median Price	Median Price
May 2016	\$720,000	\$588,065
April 2016	\$720,000	\$620,000
March 2016	\$750,000	\$645,000
February 2016	\$1,160,000	\$622,500
January 2016	\$820,000	\$614,875
December 2015	\$980,000	\$635,000
November 2015	\$855,000	\$649,900
October 2015	\$1,128,000	\$645,000
September 2015	\$939,444	\$635,000
August 2015	\$1,240,000	\$630,000
July 2015	\$1,120,000	\$625,000
June 2015	\$1,148,000	\$625,500

Recent Median House Sale Prices



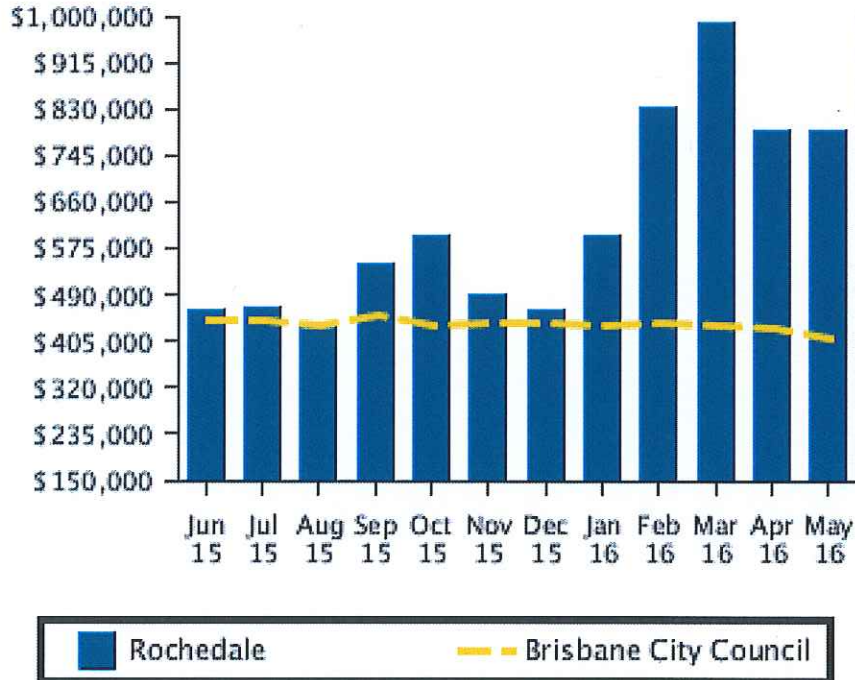


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Recent Median Unit Sale Prices

Period	Rochedale Median Price	Brisbane City Council Median Price
May 2016	\$791,000	\$408,750
April 2016	\$791,000	\$429,500
March 2016	\$988,000	\$435,000
February 2016	\$835,000	\$441,050
January 2016	\$597,500	\$432,500
December 2015	\$460,000	\$440,000
November 2015	\$491,000	\$440,000
October 2015	\$600,000	\$435,000
September 2015	\$545,000	\$452,000
August 2015	\$430,000	\$435,500
July 2015	\$467,000	\$445,000
June 2015	\$460,000	\$443,000

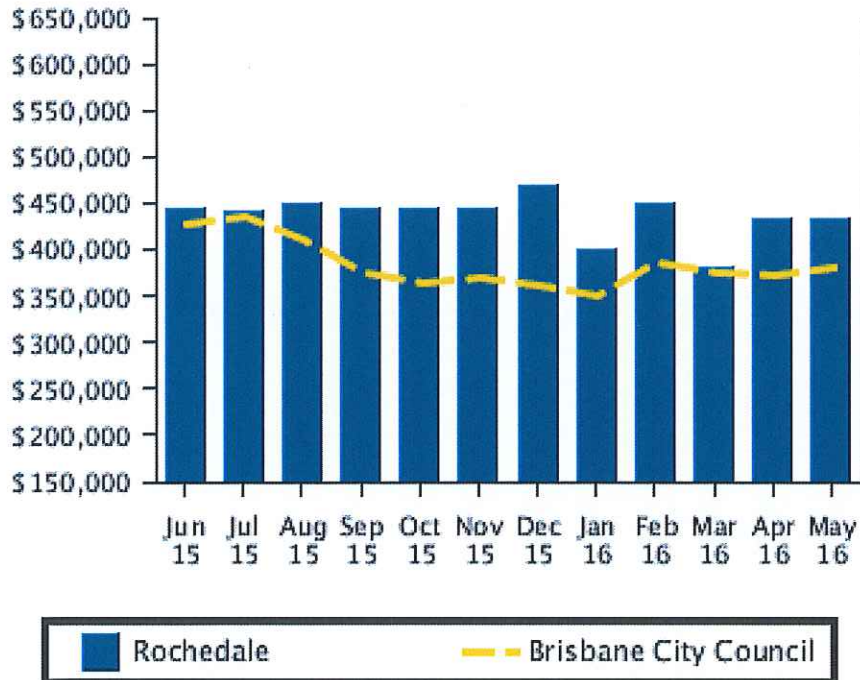
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Rochedale Median Price	Brisbane City Council Median Price
May 2016	\$432,500	\$380,000
April 2016	\$432,500	\$372,500
March 2016	\$380,500	\$376,000
February 2016	\$450,000	\$385,000
January 2016	\$400,500	\$349,000
December 2015	\$468,000	\$360,000
November 2015	\$445,000	\$370,000
October 2015	\$445,000	\$365,000
September 2015	\$443,000	\$376,050
August 2015	\$449,500	\$410,000
July 2015	\$441,500	\$435,000
June 2015	\$443,000	\$427,500

Recent Median Land Sale Prices

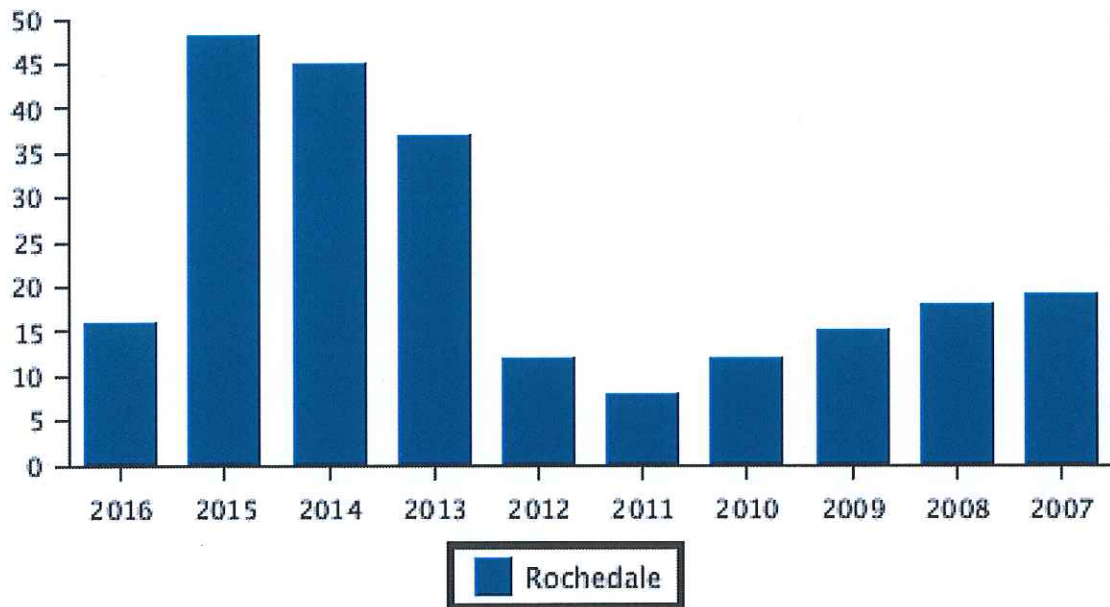


Sales Per Annum

House Sales Per Annum

Period	Rochedale Number
2016	16
2015	48
2014	45
2013	37
2012	12
2011	8
2010	12
2009	15
2008	18
2007	19

House Sales Per Annum



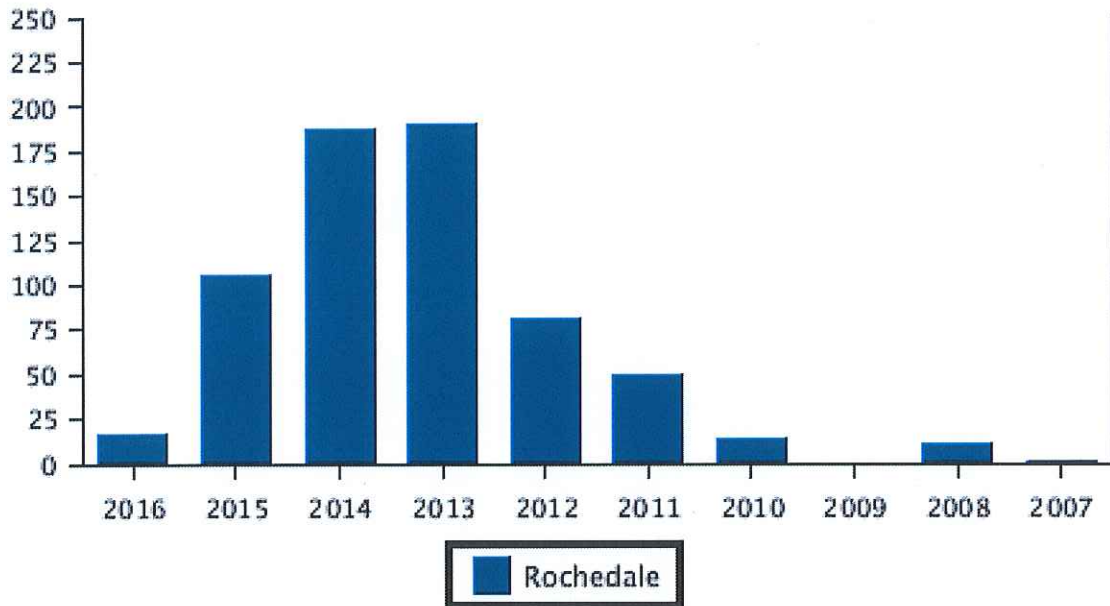


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Unit Sales Per Annum

Period	Rochedale Number
2016	16
2015	105
2014	188
2013	190
2012	81
2011	49
2010	13
2009	0
2008	11
2007	1

Unit Sales Per Annum



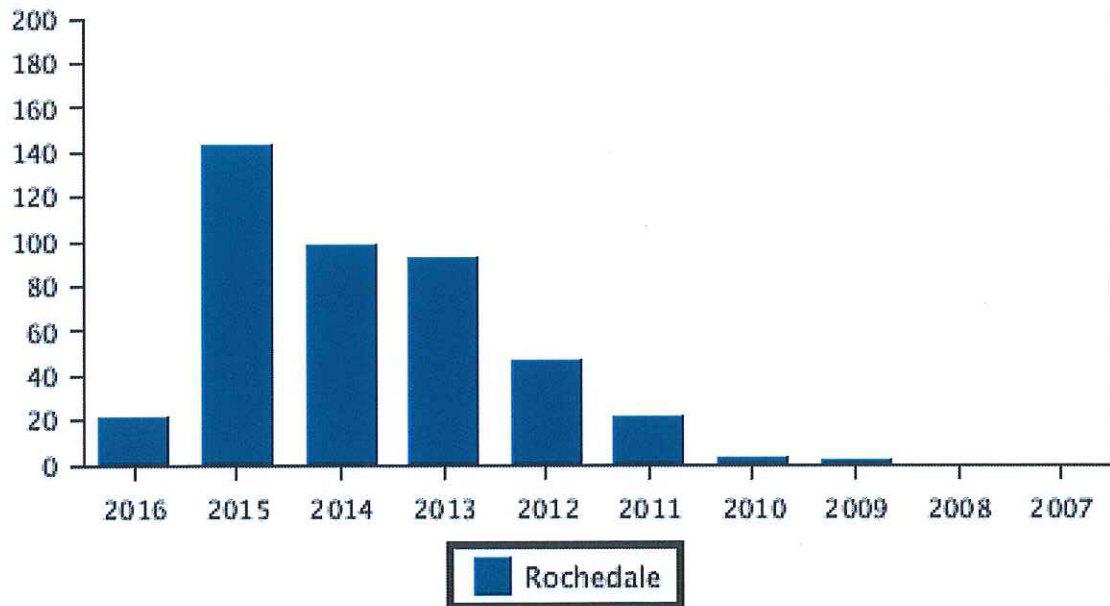


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Land Sales Per Annum

Period	Rochedale Number
2016	21
2015	143
2014	98
2013	93
2012	47
2011	21
2010	3
2009	2
2008	0
2007	0

Land Sales Per Annum





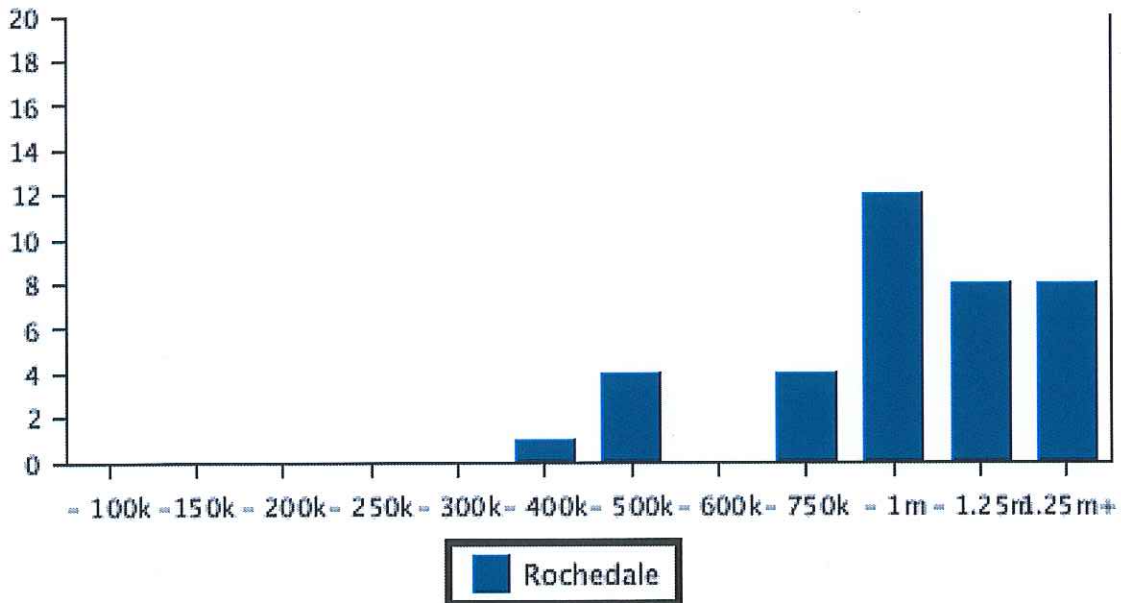
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Sales By Price

House Sale by Price (12 months)

Price	Rochedale	
	Number	
0 - 100k	0	
101 -150k	0	
151 - 200k	0	
201 - 250k	0	
251 - 300k	0	
301 - 400k	1	
401 - 500k	4	
501 - 600k	0	
601 - 750k	4	
751 - 1m	12	
> 1m - 1.25m	8	
1.25m+	8	

House Sales By Price (12 months)



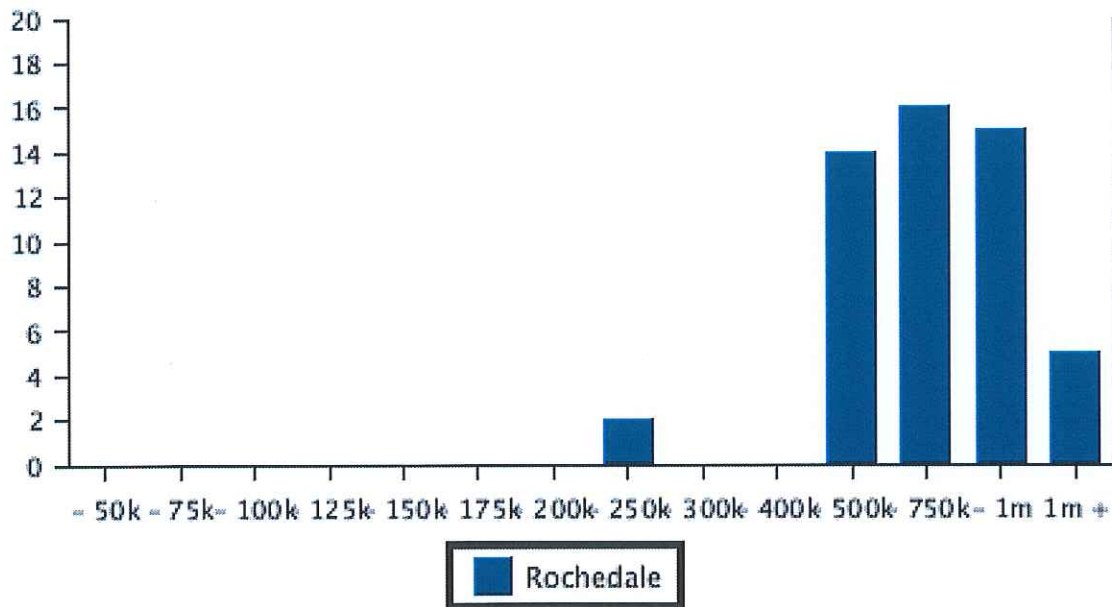


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Unit Sale by Price (12 months)

Price	Rochedale	
	Number	
0 - 50k	0	
51 - 75k	0	
76 - 100k	0	
101 - 125k	0	
126 - 150k	0	
151 - 175k	0	
176 - 200k	0	
201 - 250k	2	
251 - 300k	0	
301 - 400k	0	
401 - 500k	14	
501 - 750k	16	
751 - 1m	15	
1m +	5	

Unit Sales By Price (12 months)



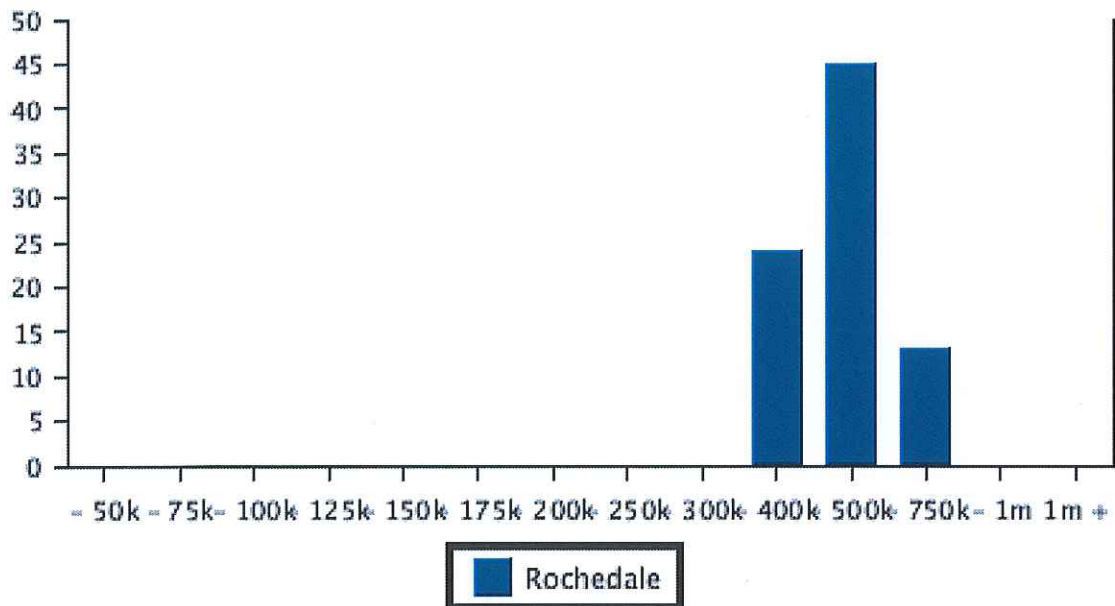


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Land Sale by Price (12 months)

Price	Rochedale	
	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	24	
401 - 500k	45	
501 - 750k	13	
751 - 1m	0	
1m +	0	

Land Sales By Price (12 months)

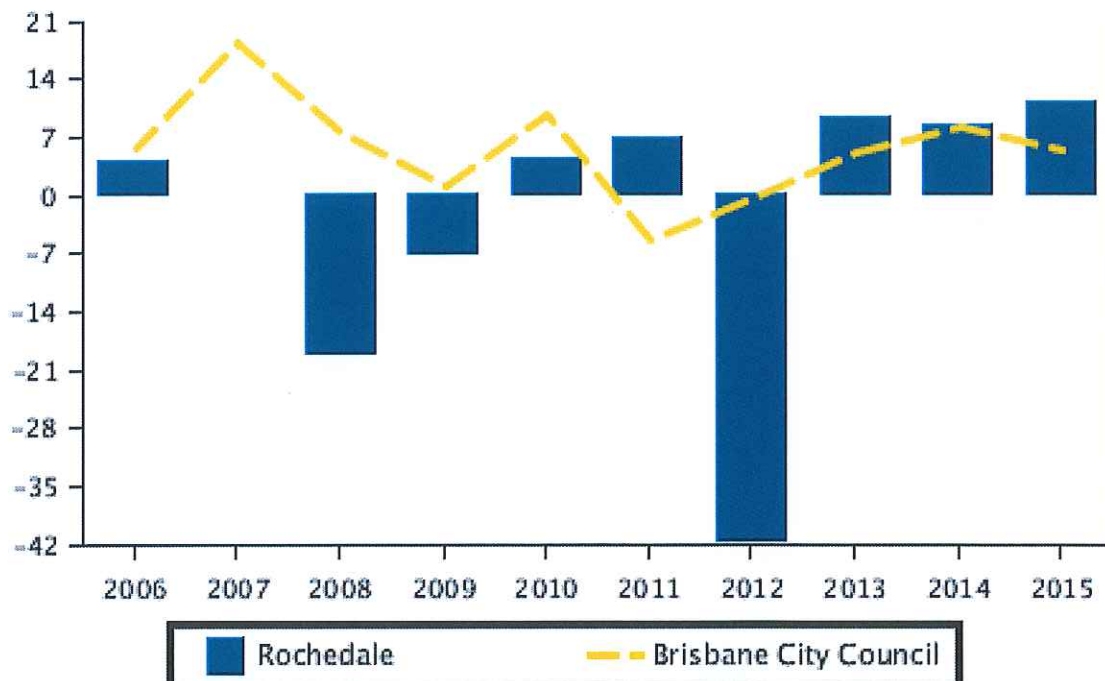


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Rochedale % Change	Brisbane City Council % Change
2015	11.4%	5.4%
2014	8.4%	8.3%
2013	9.5%	5.2%
2012	-41.7%	-0.4%
2011	7%	-5.3%
2010	4.4%	9.8%
2009	-7.2%	1%
2008	-19.2%	7.6%
2007	0%	18.3%
2006	4.1%	5.7%

Capital Growth in Median Prices (Houses)



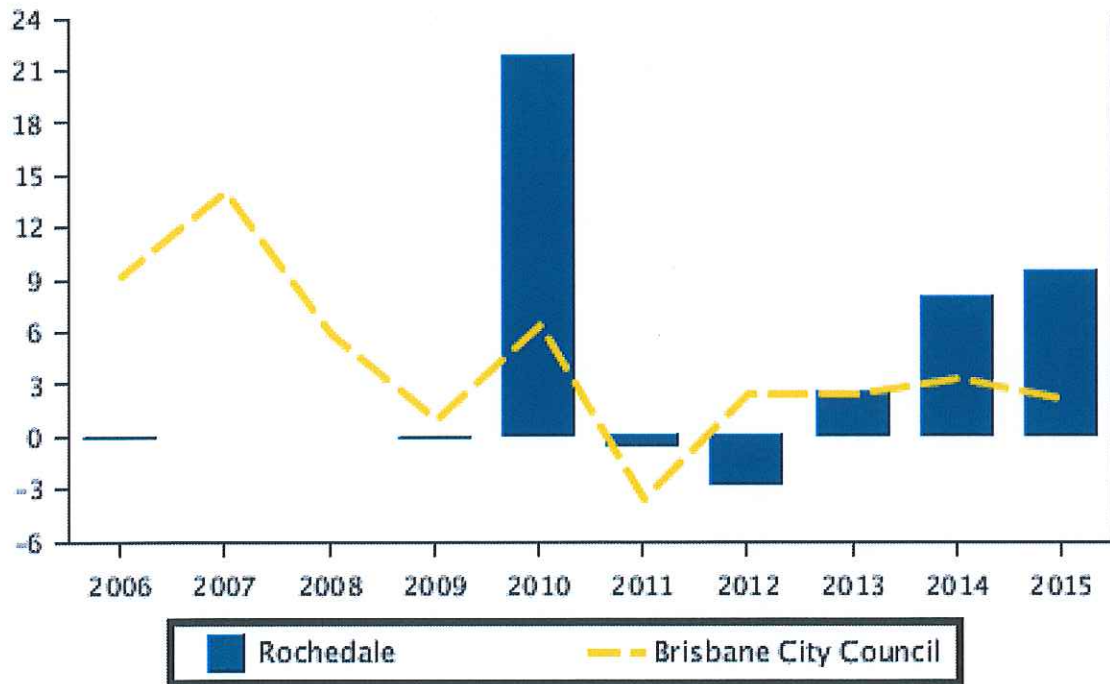


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Capital Growth in Median Prices (Unit)

Period	Rochedale % Change	Brisbane City Council % Change
2015	9.5%	2.1%
2014	8%	3.3%
2013	2.6%	2.4%
2012	-2.8%	2.5%
2011	-0.7%	-3.6%
2010	21.8%	6.4%
2009	0%	1%
2008	0%	5.8%
2007	0%	14.1%
2006	0%	9.2%

Capital Growth in Median Prices (Unit)





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Capital Growth in Median Prices (Land)

Period	Rochedale % Change	Brisbane City Council % Change
2015	1.1%	13.6%
2014	10.9%	9.4%
2013	16.2%	4%
2012	-14.6%	5.3%
2011	-14.9%	-10.2%
2010	0%	12.5%
2009	9.1%	-2.4%
2008	0%	14.8%
2007	0%	4.2%
2006	0%	6.7%

Capital Growth in Median Prices (Land)





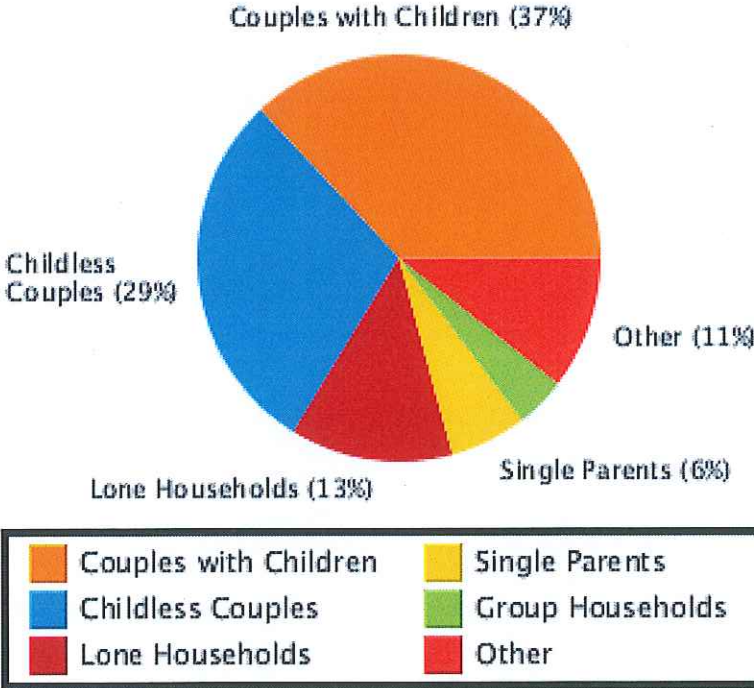
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Household

Household Structure

Type	Percent
Couples with Children	37.0
Childless Couples	29.2
Lone Households	13.0
Other	10.6
Single Parents	6.2
Group Households	4.0

Household Structure



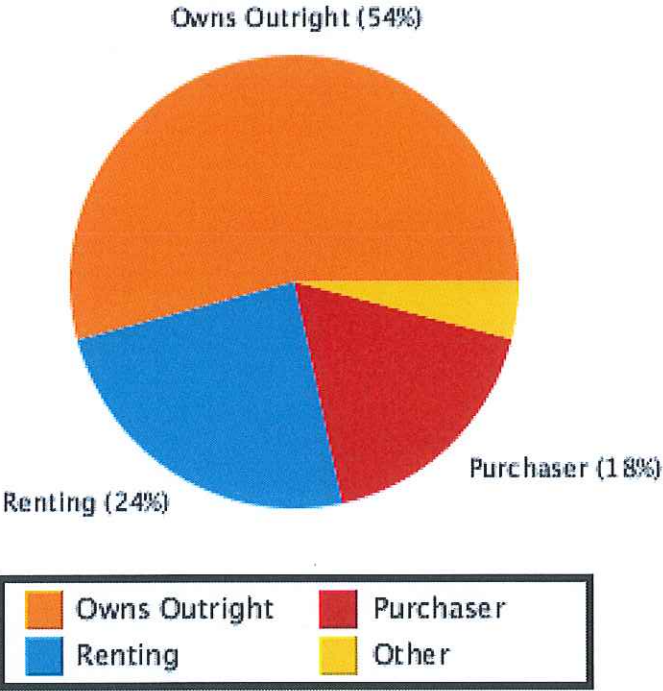


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Household Occupancy

Type	Percent
Owns Outright	54.1
Renting	24.3
Purchaser	17.5
Other	4.1

Household Occupancy

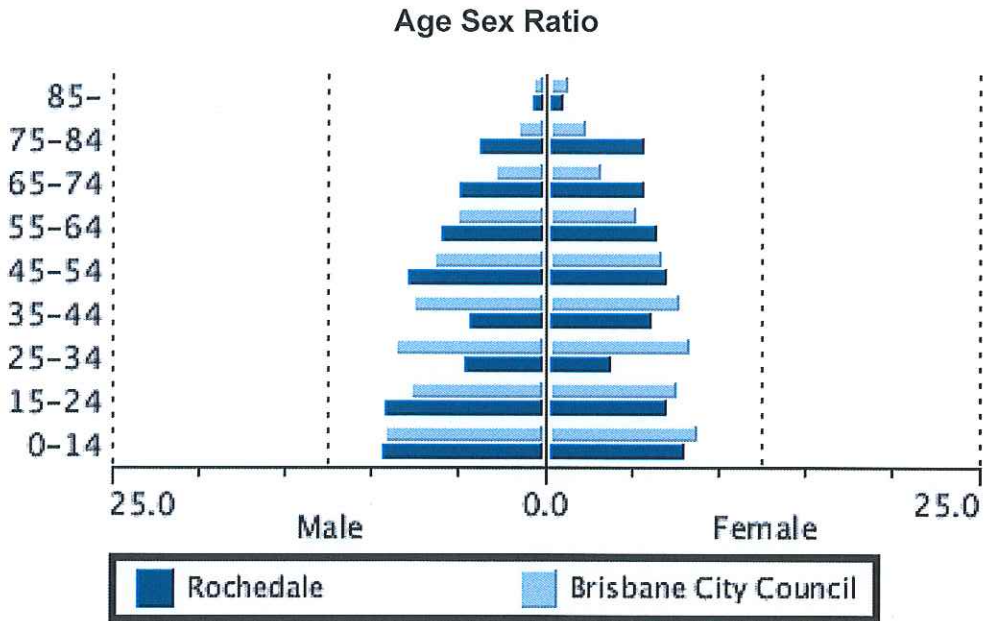




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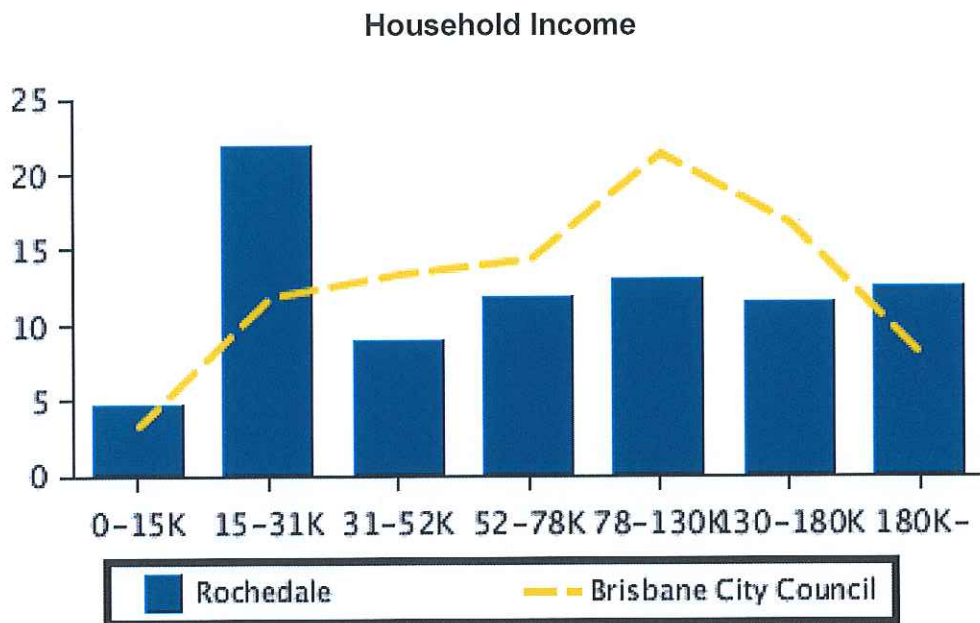
Age Sex Ratio

Age Group	Rochedale		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	9.3	7.9	9.2	8.7
15-24	9.1	6.9	7.7	7.6
25-34	4.6	3.7	8.5	8.3
35-44	4.3	6.1	7.5	7.7
45-54	7.8	6.9	6.4	6.6
55-64	5.9	6.3	5.0	5.2
65-74	4.9	5.6	2.9	3.1
75-84	3.7	5.6	1.6	2.2
85-	0.6	0.9	0.6	1.2



Household Income

Income Range	Rochedale %	Brisbane City Council %
0-15K	4.7	3.3
15-31K	21.9	11.8
31-52K	8.9	13.4
52-78K	11.9	14.4
78-130K	13.0	21.3
130-180K	11.4	16.7
180K-	12.5	7.9





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
HOUSE	2	\$600,000	\$1,500,000	\$1,050,000	\$1,050,000	\$2,100,000
TOTAL	2					\$2,100,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
HOUSE	4 Bed	1	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
	5+ Bed	1	\$600,000	\$600,000	\$600,000	\$600,000
TOTAL		2				\$1,050,000



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Sold Properties

39 Cockatoo Place Rochedale QLD 4123

Sale Price: \$355,000
Sale Date: 7 Apr 2016
Area: 300m2

Attributes:



45 Cockatoo Place Rochedale QLD 4123

Sale Price: \$355,000
Sale Date: 15 Apr 2016
Area: 300m2

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



47 Cockatoo Place Rochedale QLD 4123

Sale Price: \$355,000
Sale Date: 3 Apr 2016
Area: 300m2

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



55 Cockatoo Place Rochedale QLD 4123

Sale Price: \$435,000
Sale Date: 4 Apr 2016
Area: 420m2

Attributes:

58 Cockatoo Place Rochedale QLD 4123

Sale Price: \$585,000
Sale Date: 15 Apr 2016
Area: 714m2

Attributes:



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64 Cockatoo Place Rochedale QLD 4123

Sale Price: \$430,000
Sale Date: 15 Apr 2016
Area: 400m2

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



130/7 Cooper Crescent Rochedale QLD 4123

Sale Price: \$752,000
Sale Date: 3 Apr 2016
Area: 406m2 Approx

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



105/64 Cooper Crescent Rochedale QLD 4123

Sale Price: \$640,000
Sale Date: 25 May 2016
Area: 463m2 Approx

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



77/115 Cooper Crescent Rochedale QLD 4123

Sale Price: \$715,000
Sale Date: 20 May 2016
Area: 317m2 Approx

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



225 Grieve Road Rochedale QLD 4123

Sale Price: \$1,320,000
Sale Date: 8 Apr 2016
Area: 2.09Ha

Attributes: 4 Beds, 2 Baths, 4 Car Spaces, 16 Lock Up Garages



519 Grieve Road Rochedale QLD 4123

Sale Price: \$1,300,000
Sale Date: 3 Jun 2016
Area: 1.25Ha

Attributes: 5 Beds, 3 Baths, 8 Car Spaces, 8 Lock Up Garages, 1 Ensuites



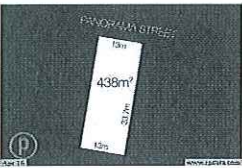
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188/6 Kate Circuit Rochedale QLD 4123

Sale Price: \$830,000
Sale Date: 18 Apr 2016
Area: 425m2 Approx

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



29 Panorama Street Rochedale QLD 4123

Sale Price: \$480,000
Sale Date: 6 Apr 2016
Area: 438m2

Attributes:



2070/66 Parklands Circuit Rochedale QLD 4123

Sale Price: \$545,000
Sale Date: 20 May 2016
Area: 512m2

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



1 Peak Court Rochedale QLD 4123

Sale Price: \$446,000
Sale Date: 14 Jun 2016
Area: 482m2

Attributes:



19 Phoenix Street Rochedale QLD 4123

Sale Price: Not Disclosed
Sale Date: 8 Jun 2016
Area: 574m2

Attributes: 5 Beds, 4 Baths, 3 Car Spaces, 3 Lock Up Garages



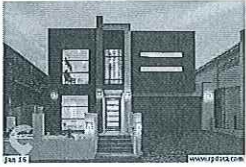
51 Skyview Avenue Rochedale QLD 4123

Sale Price: \$720,000
Sale Date: 9 Apr 2016
Area: 474m2

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



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17 Soar Street Rochedale QLD 4123

Sale Price: \$1,080,000

Sale Date: 13 Apr 2016

Area: 443m²

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



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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	1					
HOUSE	4	\$720,000	\$1,320,000	\$1,190,000	\$1,105,000	\$4,420,000
LAND	8	\$355,000	\$585,000	\$432,500	\$430,125	\$3,441,000
UNIT	5	\$545,000	\$830,000	\$715,000	\$696,400	\$3,482,000
TOTAL	18					\$11,343,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		1				
HOUSE	3 Bed	1	\$720,000	\$720,000	\$720,000	\$720,000
	4 Bed	1	\$1,320,000	\$1,320,000	\$1,320,000	\$1,320,000
	5+ Bed	2	\$1,080,000	\$1,300,000	\$1,190,000	\$1,190,000
LAND	4 Bed	2	\$355,000	\$430,000	\$392,500	\$392,500
	N/A	6	\$355,000	\$585,000	\$440,500	\$442,666
UNIT	4 Bed	4	\$640,000	\$830,000	\$733,500	\$734,250
	5+ Bed	1	\$545,000	\$545,000	\$545,000	\$545,000
TOTAL		18				\$630,166



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Sales History Report

Prepared on 04 Jul 2016

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Sold Properties



78 Bankside Street Nathan QLD 4111

Sale Price: \$502,188
Sale Date: 8 Jun 2016
Area: 706m²

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



136 Bankside Street Nathan QLD 4111

Sale Price: \$520,000
Sale Date: 1 Apr 2016
Area: 567m²

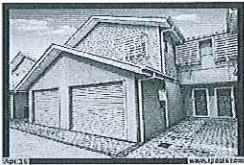
Attributes: 3 Beds, 1 Baths, 2 Car Spaces, 1 Lock Up Garages



2/137 Bankside Street Nathan QLD 4111

Sale Price: Not Disclosed
Sale Date: 29 Jun 2016
Area: 95m²

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



8/17 Fairlawn Street Nathan QLD 4111

Sale Price: \$377,500
Sale Date: 13 Jun 2016
Area: 138m²

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



44 Fairlawn Street Nathan QLD 4111

Sale Price: \$566,700
Sale Date: 19 May 2016
Area: 564m²

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



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 130 Vulture Street, SOUTH BRISBANE
 QLD 4101 AUS
 Ph: +61(07)38464333 Fax: +61(07)38447395
 Email: southbrisbane@spaceproperty.com.au

Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	1					
HOUSE	3	\$502,188	\$566,700	\$520,000	\$529,629	\$1,588,888
UNIT	1	\$377,500	\$377,500	\$377,500	\$377,500	\$377,500
TOTAL	5					\$1,966,388

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		1				
HOUSE	3 Bed	2	\$502,188	\$520,000	\$511,094	\$511,094
	4 Bed	1	\$566,700	\$566,700	\$566,700	\$566,700
UNIT	3 Bed	1	\$377,500	\$377,500	\$377,500	\$377,500
TOTAL		5				\$393,277



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Sales History Report

Prepared on 04 Jul 2016

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Sold Properties



21 Toorwood Street Pallara QLD 4110

Sale Price: \$600,000
Sale Date: 7 Jun 2016
Area: 751m2

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



74 Van Dieren Road Pallara QLD 4110

Sale Price: \$1,500,000
Sale Date: 19 May 2016
Area: 1.61Ha

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



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