
A Nobel approach
to Real Estate™

Rocklea

April—June 2016

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Nobel TEAM



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Area Profile

The size of Rocklea is approximately 10 square kilometres. It has 7 parks covering nearly 2% of total area.

The population of Rocklea in 2006 was 1,500 people. By 2011 the population was 1,259 showing a population decline of 16% in the area during that time.

The predominant age group in Rocklea is 25-34 years.

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

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

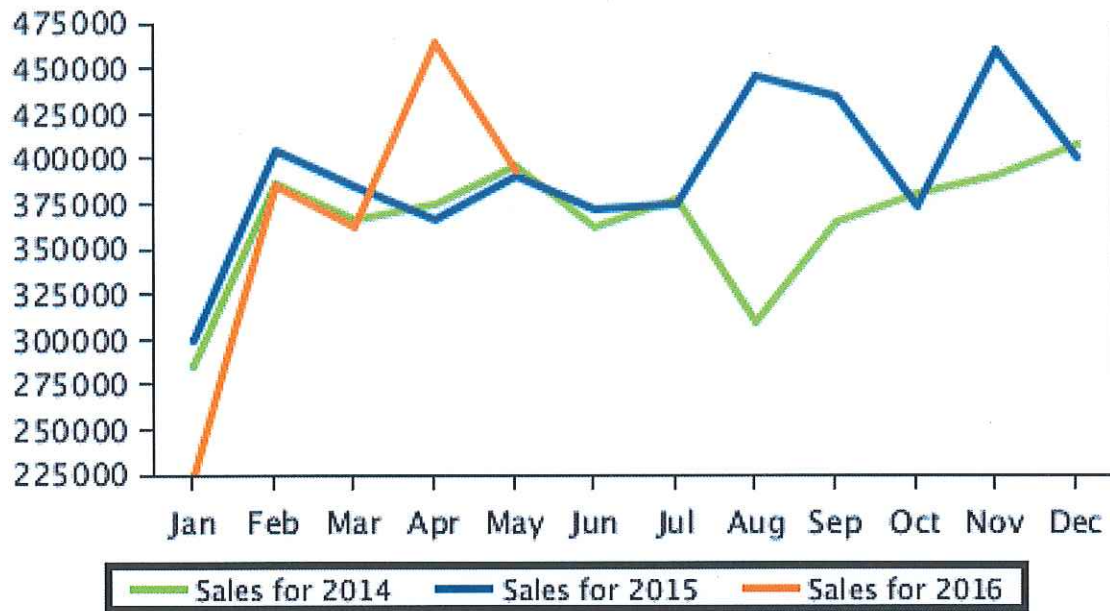
In 2006, 58.7% of the homes in Rocklea were owner-occupied compared with 55.8% in 2011.

Currently the median sales price of houses in the area is 393,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$286,000	\$300,000	\$225,000
February	\$386,000	\$405,000	\$385,000
March	\$366,500	\$385,000	\$361,500
April	\$375,000	\$367,000	\$465,000
May	\$395,500	\$390,750	\$393,000
June	\$362,500	\$371,500	\$0
July	\$377,266	\$375,000	\$0
August	\$310,000	\$446,000	\$0
September	\$365,000	\$434,500	\$0
October	\$380,000	\$373,000	\$0
November	\$390,000	\$460,000	\$0
December	\$407,750	\$401,000	\$0

Median Sale Price

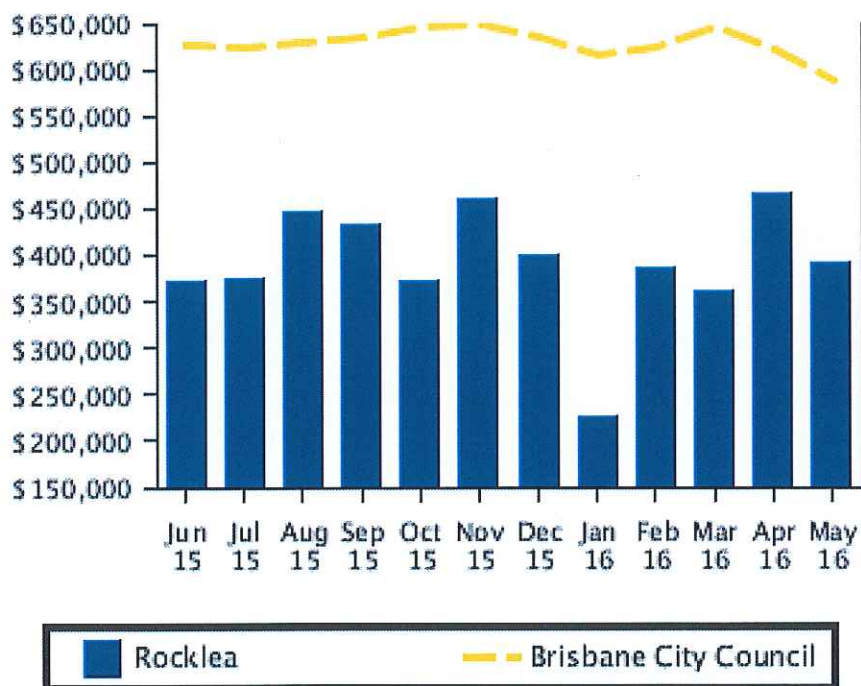


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Rocklea	Brisbane City Council
	Median Price	Median Price
May 2016	\$393,000	\$588,065
April 2016	\$465,000	\$620,000
March 2016	\$361,500	\$645,000
February 2016	\$385,000	\$622,500
January 2016	\$225,000	\$614,875
December 2015	\$401,000	\$635,000
November 2015	\$460,000	\$649,900
October 2015	\$373,000	\$645,000
September 2015	\$434,500	\$635,000
August 2015	\$446,000	\$630,000
July 2015	\$375,000	\$625,000
June 2015	\$371,500	\$625,500

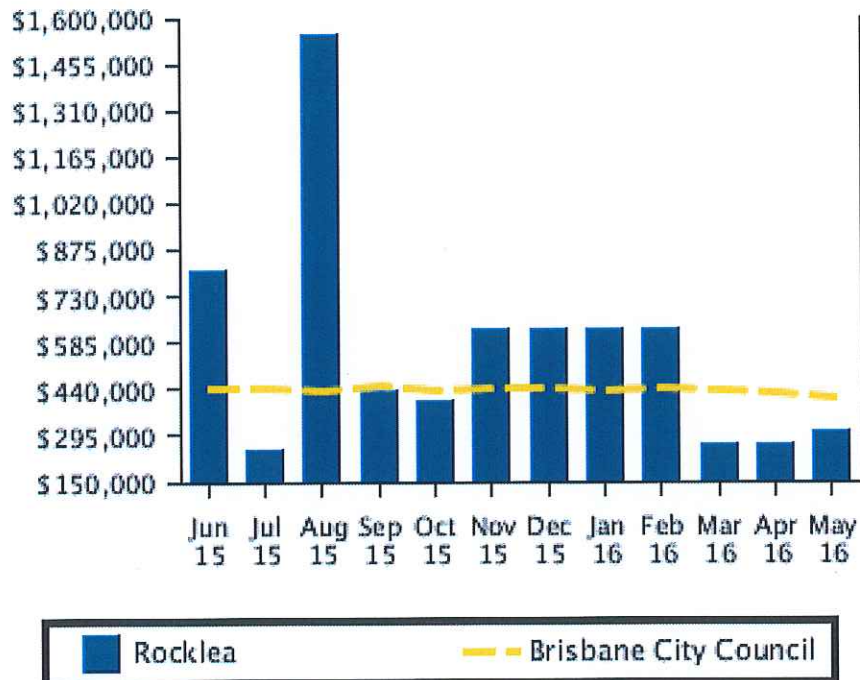
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Rocklea Median Price	Brisbane City Council Median Price
May 2016	\$305,000	\$408,750
April 2016	\$265,000	\$429,500
March 2016	\$265,000	\$435,000
February 2016	\$630,000	\$441,050
January 2016	\$630,000	\$432,500
December 2015	\$630,000	\$440,000
November 2015	\$630,000	\$440,000
October 2015	\$400,000	\$435,000
September 2015	\$434,500	\$452,000
August 2015	\$1,550,000	\$435,500
July 2015	\$250,000	\$445,000
June 2015	\$814,000	\$443,000

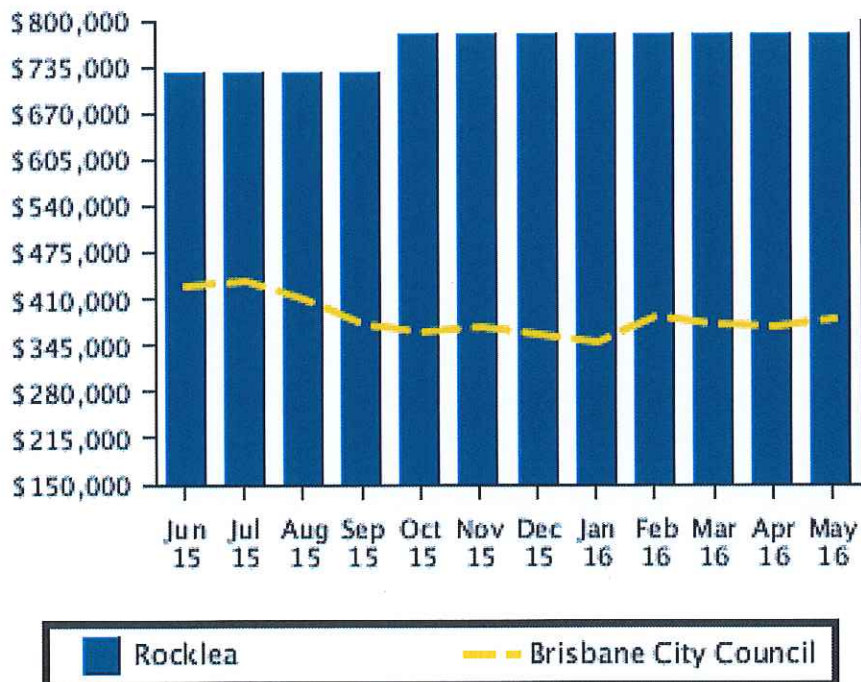
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Rocklea Median Price	Brisbane City Council Median Price
May 2016	\$780,000	\$380,000
April 2016	\$780,000	\$372,500
March 2016	\$780,000	\$376,000
February 2016	\$780,000	\$385,000
January 2016	\$780,000	\$349,000
December 2015	\$780,000	\$360,000
November 2015	\$780,000	\$370,000
October 2015	\$780,000	\$365,000
September 2015	\$726,000	\$376,050
August 2015	\$726,000	\$410,000
July 2015	\$726,000	\$435,000
June 2015	\$726,000	\$427,500

Recent Median Land Sale Prices

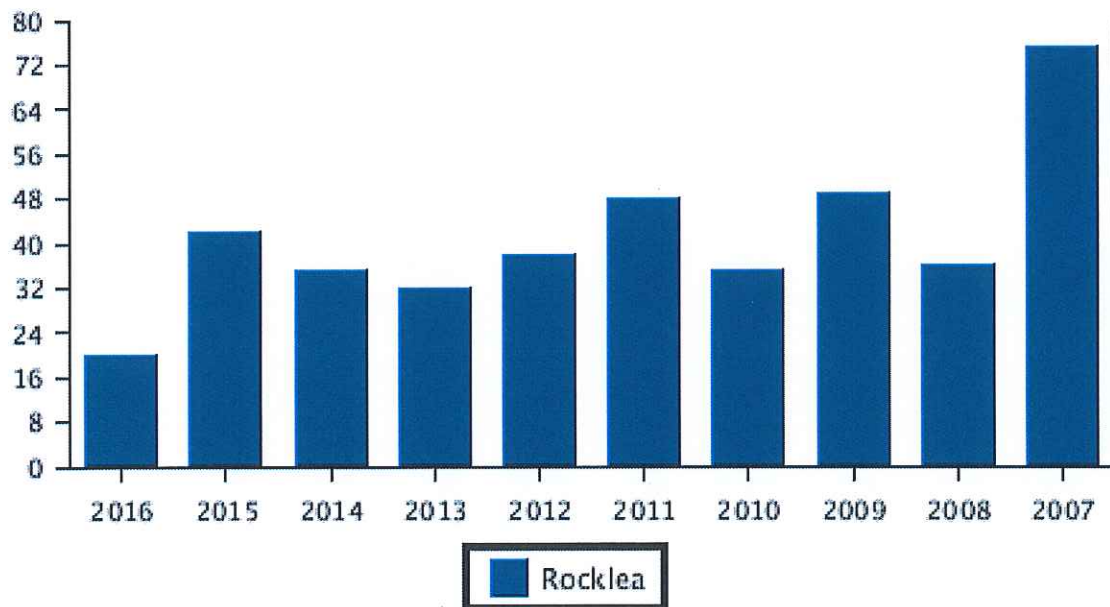


Sales Per Annum

House Sales Per Annum

Period	Rocklea Number
2016	20
2015	42
2014	35
2013	32
2012	38
2011	48
2010	35
2009	49
2008	36
2007	75

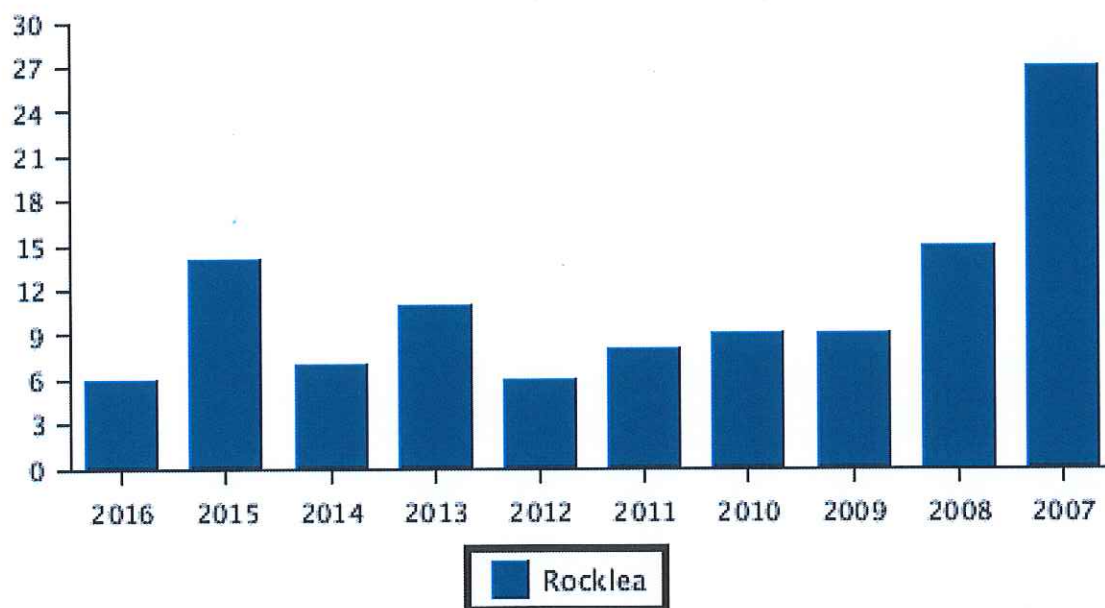
House Sales Per Annum



Unit Sales Per Annum

Period	Rocklea Number
2016	6
2015	14
2014	7
2013	11
2012	6
2011	8
2010	9
2009	9
2008	15
2007	27

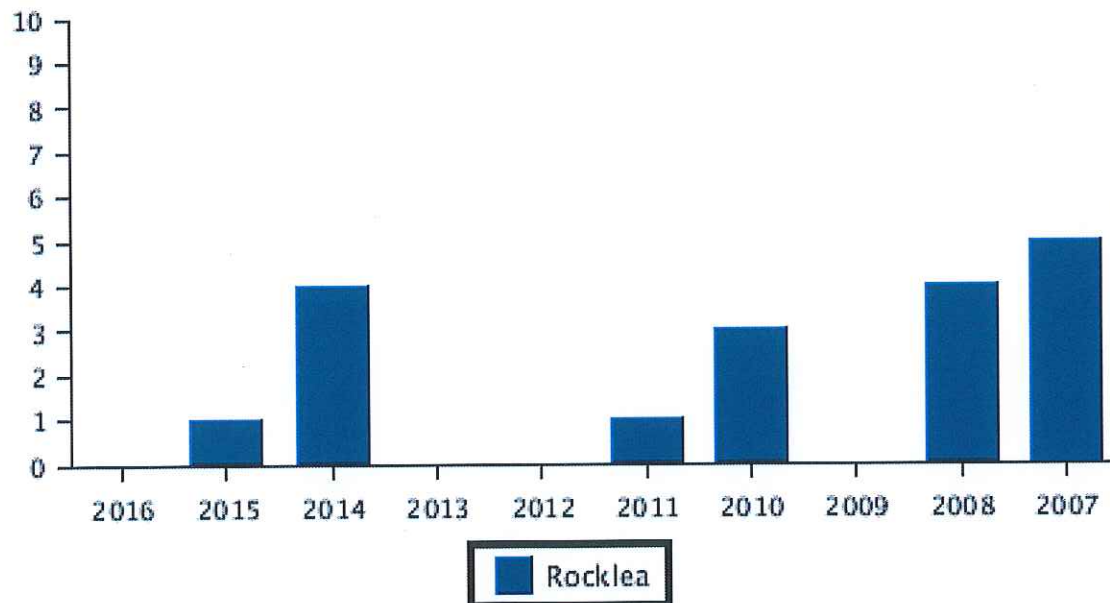
Unit Sales Per Annum



Land Sales Per Annum

Period	Rocklea Number
2016	0
2015	1
2014	4
2013	0
2012	0
2011	1
2010	3
2009	0
2008	4
2007	5

Land Sales Per Annum

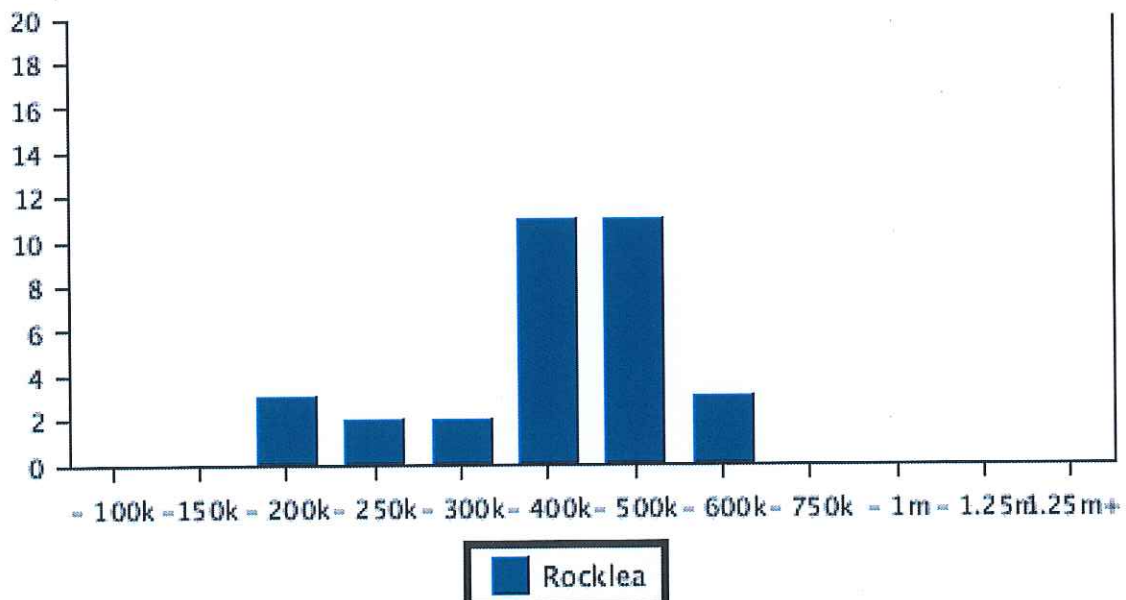


Sales By Price

House Sale by Price (12 months)

Price	Rocklea Number
0 - 100k	0
101 - 150k	0
151 - 200k	3
201 - 250k	2
251 - 300k	2
301 - 400k	11
401 - 500k	11
501 - 600k	3
601 - 750k	0
751 - 1m	0
> 1m - 1.25m	0
1.25m+	0

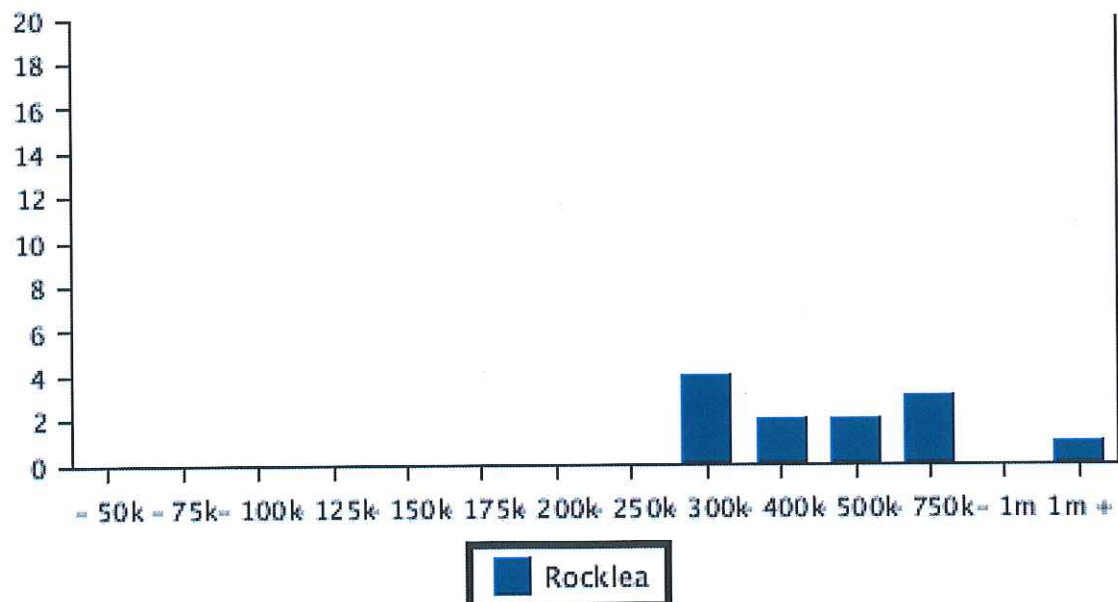
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Rocklea 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	4
301 - 400k	2
401 - 500k	2
501 - 750k	3
751 - 1m	0
1m +	1

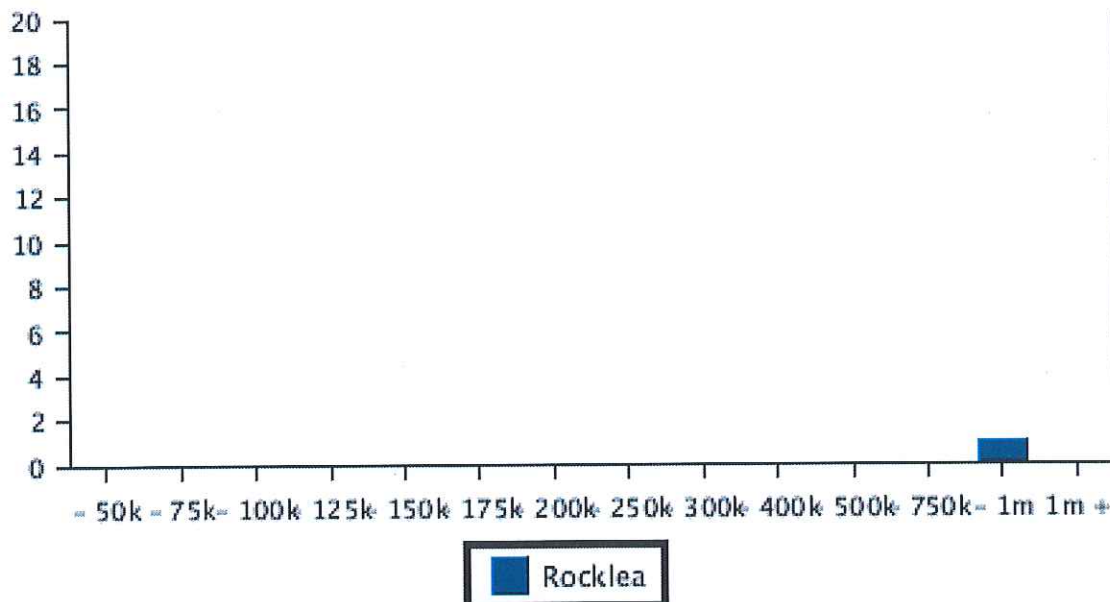
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Rocklea 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)

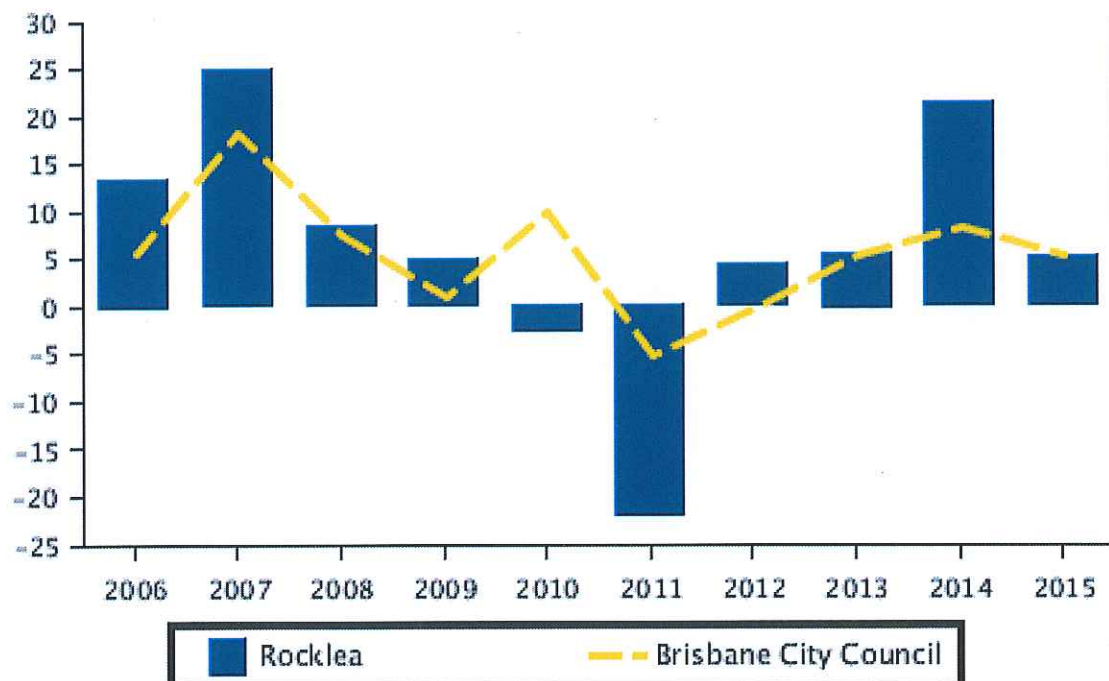


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Rocklea % Change	Brisbane City Council % Change
2015	5.3%	5.4%
2014	21.5%	8.3%
2013	5.7%	5.2%
2012	4.5%	-0.4%
2011	-22.3%	-5.3%
2010	-2.7%	9.8%
2009	5%	1%
2008	8.5%	7.6%
2007	25%	18.3%
2006	13.5%	5.7%

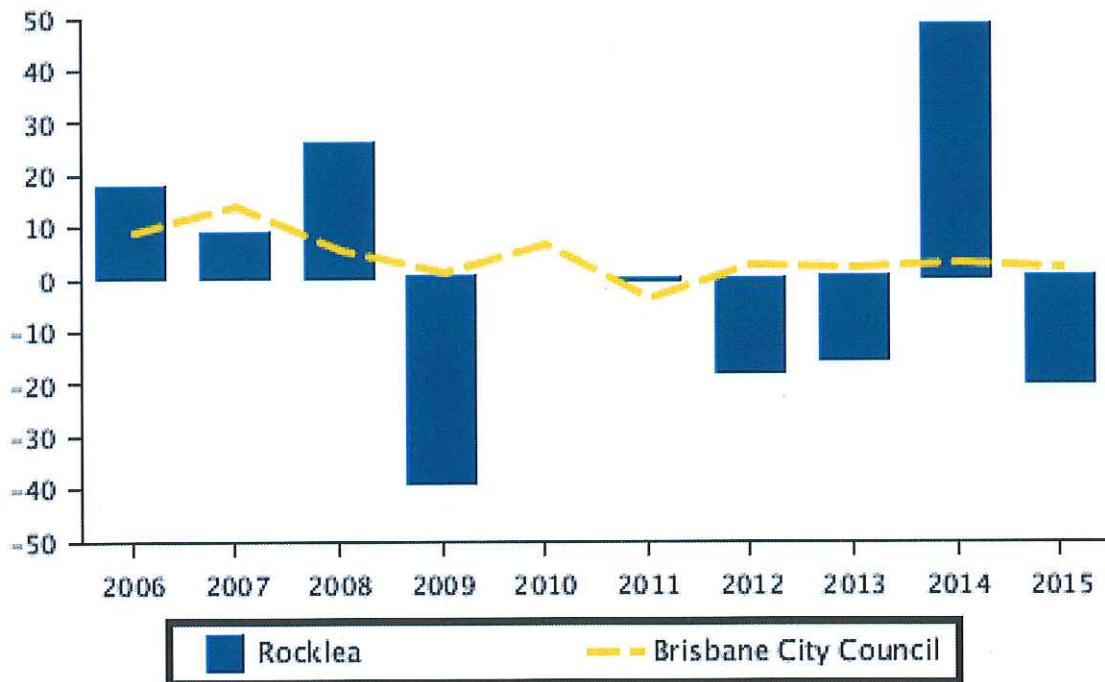
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Rocklea % Change	Brisbane City Council % Change
2015	-20.6%	2.1%
2014	48.9%	3.3%
2013	-16.2%	2.4%
2012	-18.3%	2.5%
2011	-0.8%	-3.6%
2010	0%	6.4%
2009	-40%	1%
2008	26.4%	5.8%
2007	8.9%	14.1%
2006	17.7%	9.2%

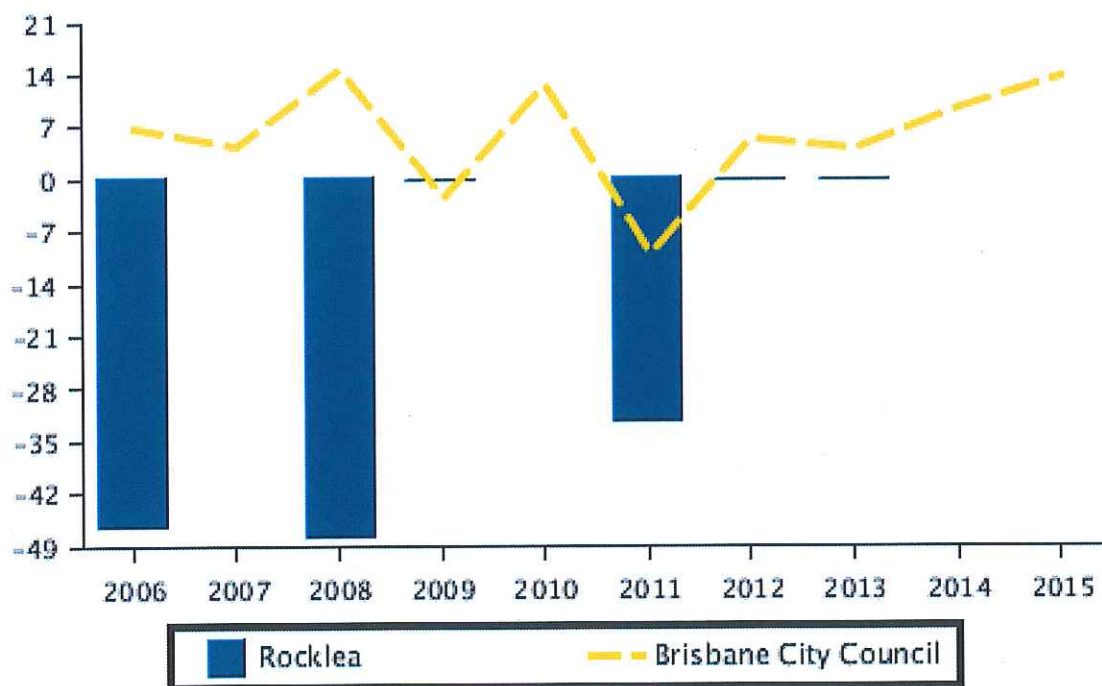
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Rocklea % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	0%	9.4%
2013	0%	4%
2012	0%	5.3%
2011	-32.6%	-10.2%
2010	0%	12.5%
2009	0%	-2.4%
2008	-48.2%	14.8%
2007	0%	4.2%
2006	-47%	6.7%

Capital Growth in Median Prices (Land)

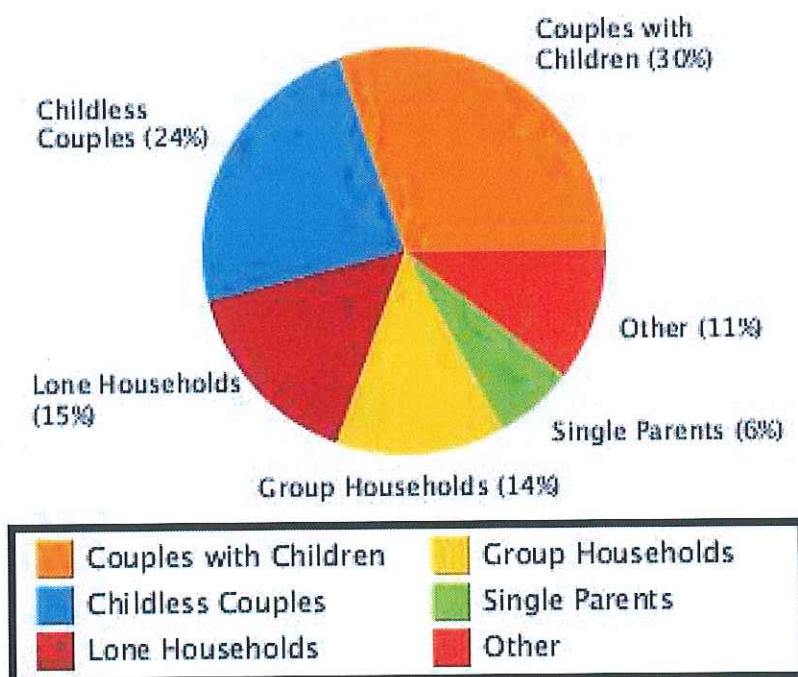


Household

Household Structure

Type	Percent
Couples with Children	30.2
Childless Couples	23.7
Lone Households	15.6
Group Households	13.6
Other	10.6
Single Parents	6.4

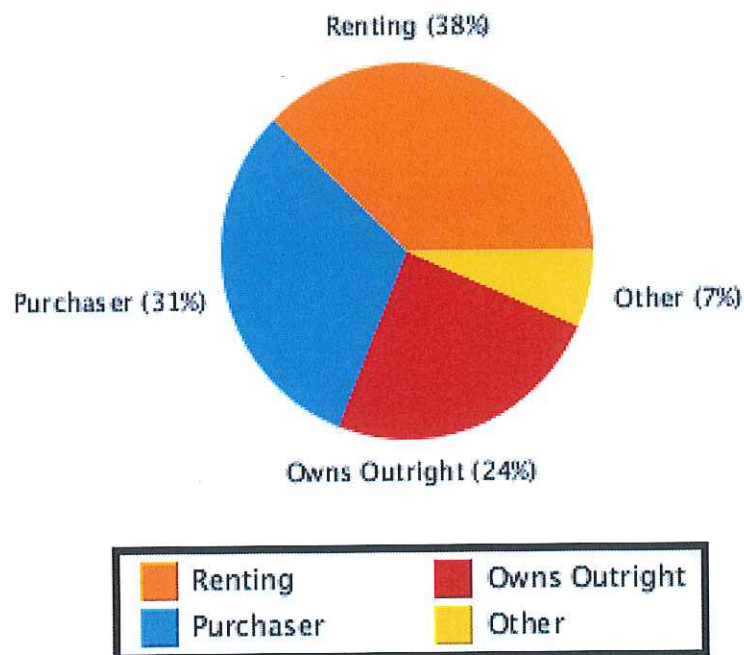
Household Structure



Household Occupancy

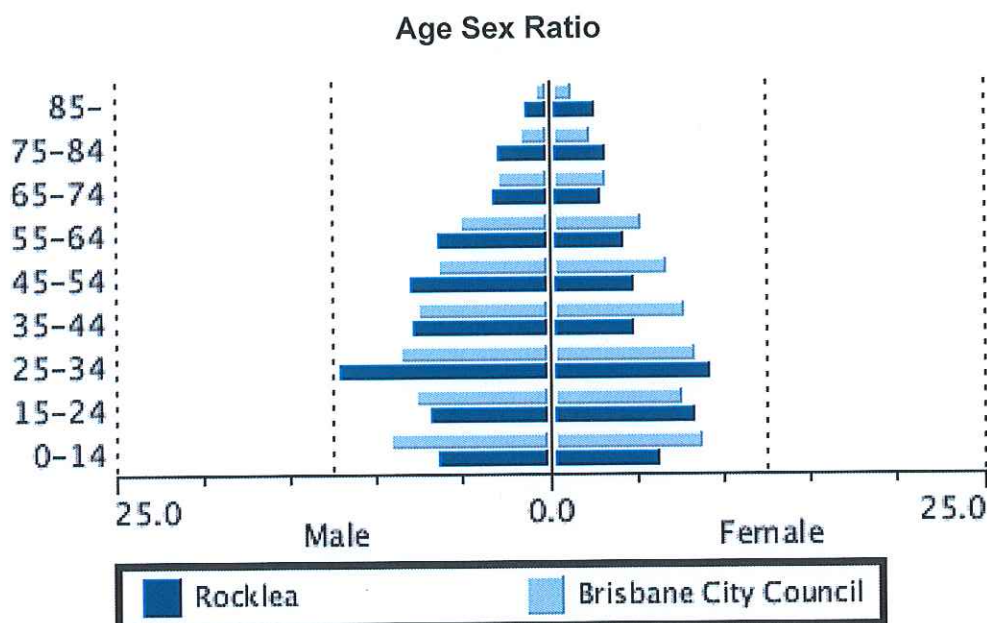
Type	Percent
Renting	37.6
Purchaser	31.3
Owens Outright	24.5
Other	6.6

Household Occupancy



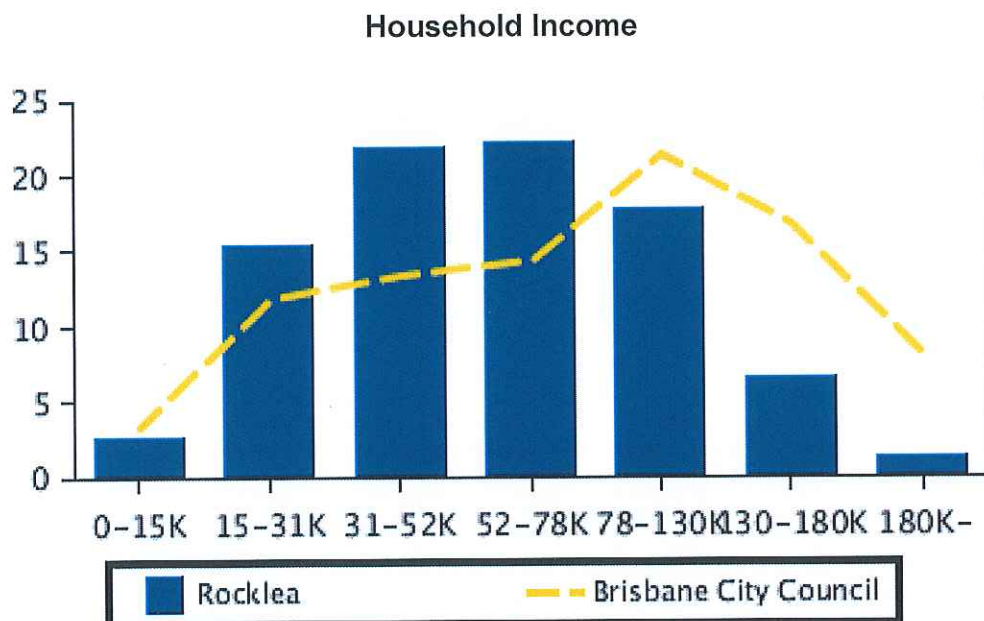
Age Sex Ratio

Age Group	Rocklea		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	6.3	6.2	9.2	8.7
15-24	6.8	8.2	7.7	7.6
25-34	12.1	9.1	8.5	8.3
35-44	7.8	4.8	7.5	7.7
45-54	8.0	4.7	6.4	6.6
55-64	6.3	4.2	5.0	5.2
65-74	3.1	2.8	2.9	3.1
75-84	2.9	3.1	1.6	2.2
85-	1.2	2.5	0.6	1.2



Household Income

Income Range	Rocklea %	Brisbane City Council %
0-15K	2.6	3.3
15-31K	15.4	11.8
31-52K	21.8	13.4
52-78K	22.2	14.4
78-130K	17.7	21.3
130-180K	6.6	16.7
180K-	1.3	7.9



Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	4					
COMMERCIAL	1	\$1,017,500	\$1,017,500	\$1,017,500	\$1,017,500	\$1,017,500
HOUSE	7	\$326,000	\$510,000	\$393,000	\$408,857	\$2,862,000
UNIT	2	\$305,000	\$305,000	\$305,000	\$305,000	\$610,000
TOTAL	14					\$4,489,500

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		4				
COMMERCIAL	N/A	1	\$1,017,500	\$1,017,500	\$1,017,500	\$1,017,500
HOUSE	2 Bed	1	\$380,000	\$380,000	\$380,000	\$380,000
	3 Bed	5	\$326,000	\$465,000	\$393,000	\$394,400
	5+ Bed	1	\$510,000	\$510,000	\$510,000	\$510,000
UNIT	N/A	2	\$305,000	\$305,000	\$305,000	\$305,000
TOTAL		14				\$320,678

Sold Properties



10 Albert Street Rocklea QLD 4106

Sale Price: \$365,000
Sale Date: 16 Jun 2016
Area: 481m2

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



1/96 Boundary Road Rocklea QLD 4106

Sale Price: Not Disclosed
Sale Date: 17 Jun 2016
Area: 391m2 Approx

Attributes: 6 Car Spaces



9 Corella Street Rocklea QLD 4106

Sale Price: Not Disclosed
Sale Date: 25 Jun 2016
Area: 607m2

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



12 Corella Street Rocklea QLD 4106

Sale Price: \$465,000
Sale Date: 7 Apr 2016
Area: 607m2

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



37 Darnley Street Rocklea QLD 4106

Sale Price: \$393,000
Sale Date: 6 May 2016
Area: 726m2

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



1/49 Donaldson Road Rocklea QLD 4106

Sale Price: \$305,000
Sale Date: 6 May 2016
Area: 291m2 Approx

Attributes:



2/49 Donaldson Road Rocklea QLD 4106

Sale Price: \$305,000
Sale Date: 6 May 2016
Area: 267m2 Approx

Attributes:



43 Dunn Road Rocklea QLD 4106

Sale Price: Not Disclosed
Sale Date: 27 Apr 2016
Area: 1,012m2

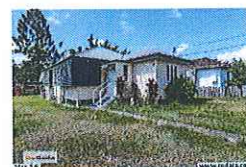
Attributes: 4 Car Spaces



41 Goburra Street Rocklea QLD 4106

Sale Price: \$380,000
Sale Date: 23 May 2016
Area: 607m2

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



135 Granard Road Rocklea QLD 4106

Sale Price: \$326,000
Sale Date: 11 Apr 2016
Area: 625m2

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



59 Inskip Street Rocklea QLD 4106

Sale Price: \$423,000
Sale Date: 7 May 2016
Area: 794m2

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



67 Randolph Street Rocklea QLD 4106

Sale Price: \$1,017,500

Sale Date: 15 Apr 2016

Area: 2,023m²

Attributes: 3 Car Spaces



99 Sherwood Road Rocklea QLD 4106

Sale Price: \$510,000

Sale Date: 30 Apr 2016

Area: 494m²

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



23 Suscatand Street Rocklea QLD 4106

Sale Price: Not Disclosed

Sale Date: 24 Jun 2016

Area: 1,891m²

Attributes:

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