
A Nobel approach
to Real Estate™

Runcorn

April—June 2016

THE Adam
Nobel TEAM



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Area Profile

The size of Runcorn is approximately 7 square kilometres. It has 21 parks covering nearly 12% of total area.

The population of Runcorn in 2006 was 13,645 people. By 2011 the population was 14,056 showing a population growth of 3% in the area during that time.

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

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

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

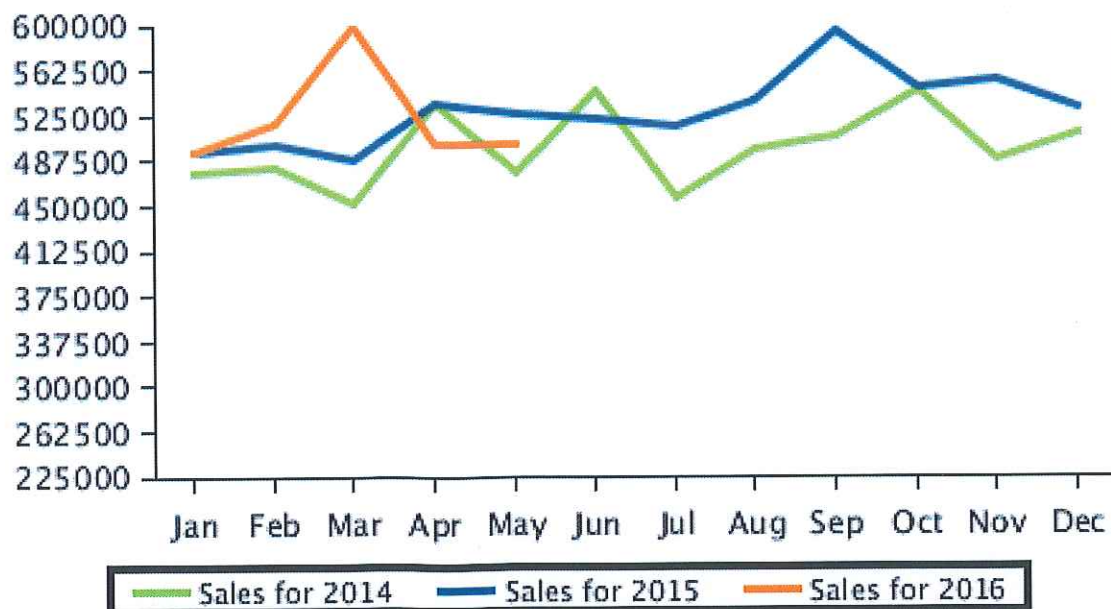
In 2006, 63.4% of the homes in Runcorn were owner-occupied compared with 62.0% in 2011.

Currently the median sales price of houses in the area is 500,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$478,000	\$495,000	\$495,500
February	\$482,500	\$500,000	\$517,500
March	\$451,000	\$487,550	\$599,000
April	\$535,000	\$535,500	\$500,000
May	\$476,800	\$526,000	\$500,000
June	\$545,500	\$522,500	\$0
July	\$456,550	\$515,000	\$0
August	\$496,500	\$537,500	\$0
September	\$507,000	\$595,000	\$0
October	\$545,000	\$547,500	\$0
November	\$487,500	\$555,250	\$0
December	\$510,000	\$531,500	\$0

Median Sale Price

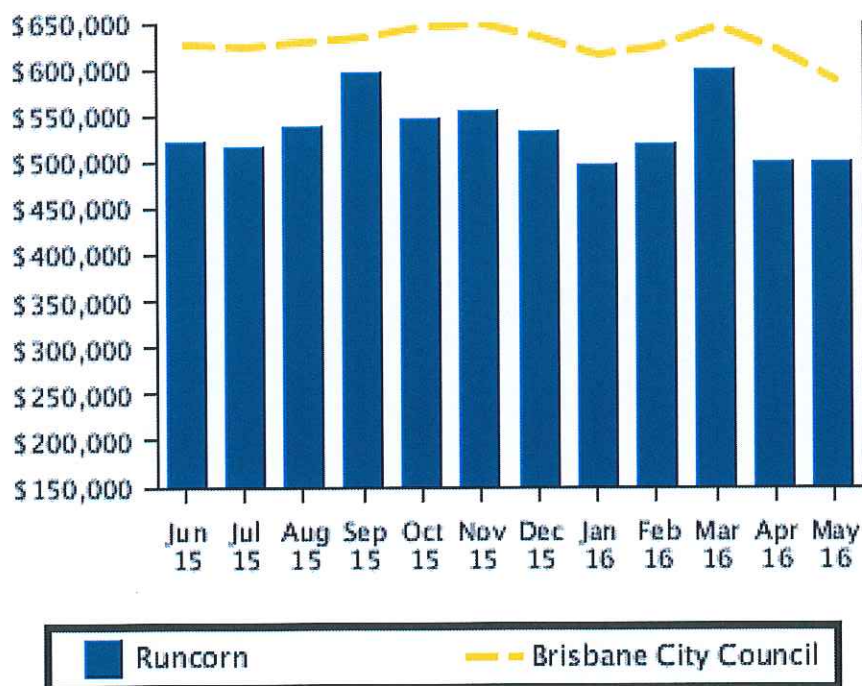


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Runcorn Median Price	Brisbane City Council Median Price
May 2016	\$500,000	\$588,065
April 2016	\$500,000	\$620,000
March 2016	\$599,000	\$645,000
February 2016	\$517,500	\$622,500
January 2016	\$495,500	\$614,875
December 2015	\$531,500	\$635,000
November 2015	\$555,250	\$649,900
October 2015	\$547,500	\$645,000
September 2015	\$595,000	\$635,000
August 2015	\$537,500	\$630,000
July 2015	\$515,000	\$625,000
June 2015	\$522,500	\$625,500

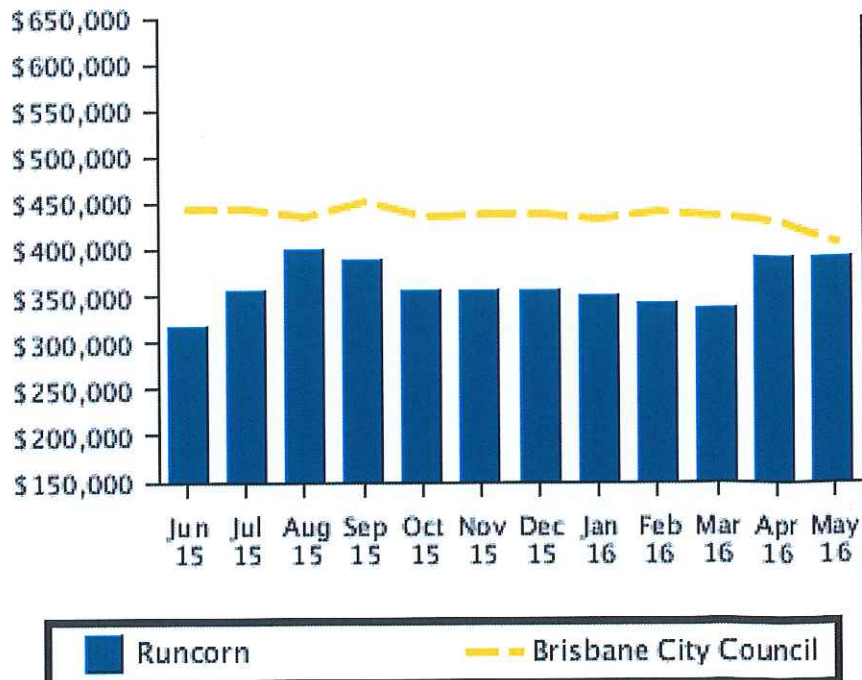
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Runcorn Median Price	Brisbane City Council Median Price
May 2016	\$392,500	\$408,750
April 2016	\$392,500	\$429,500
March 2016	\$336,500	\$435,000
February 2016	\$343,000	\$441,050
January 2016	\$350,000	\$432,500
December 2015	\$355,500	\$440,000
November 2015	\$355,000	\$440,000
October 2015	\$355,000	\$435,000
September 2015	\$388,888	\$452,000
August 2015	\$399,000	\$435,500
July 2015	\$355,500	\$445,000
June 2015	\$318,000	\$443,000

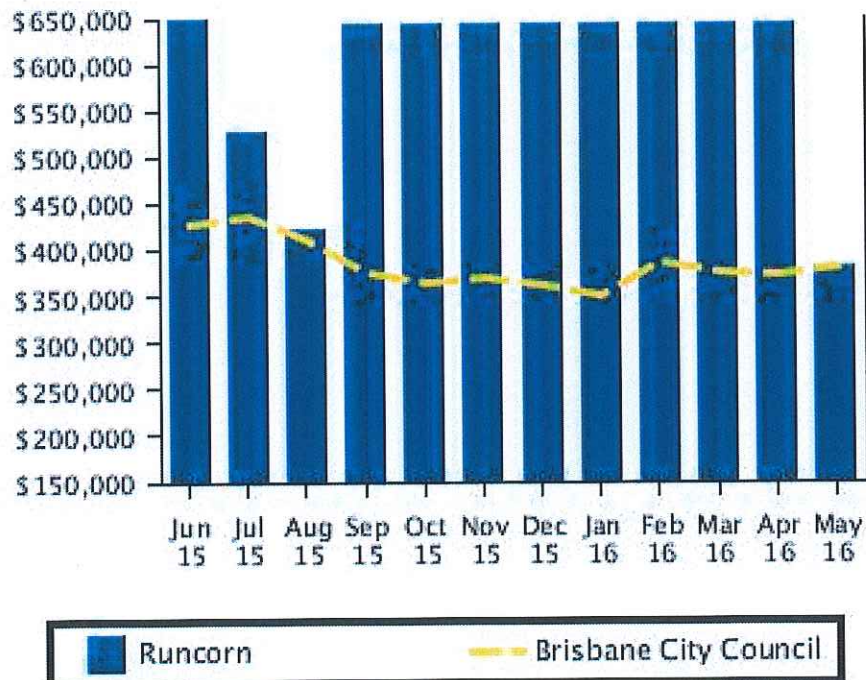
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Runcorn Median Price	Brisbane City Council Median Price
May 2016	\$380,000	\$380,000
April 2016	\$642,000	\$372,500
March 2016	\$642,000	\$376,000
February 2016	\$642,000	\$385,000
January 2016	\$642,000	\$349,000
December 2015	\$642,000	\$360,000
November 2015	\$642,000	\$370,000
October 2015	\$642,000	\$365,000
September 2015	\$642,000	\$376,050
August 2015	\$422,500	\$410,000
July 2015	\$528,000	\$435,000
June 2015	\$650,000	\$427,500

Recent Median Land Sale Prices

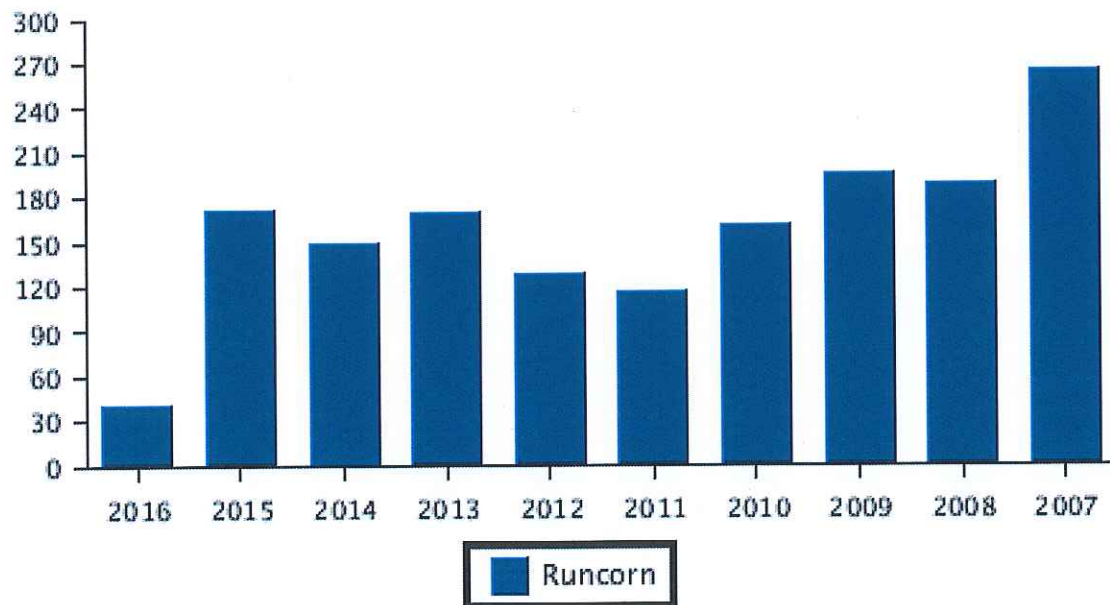


Sales Per Annum

House Sales Per Annum

Period	Runcorn Number
2016	41
2015	172
2014	150
2013	170
2012	128
2011	117
2010	162
2009	195
2008	188
2007	265

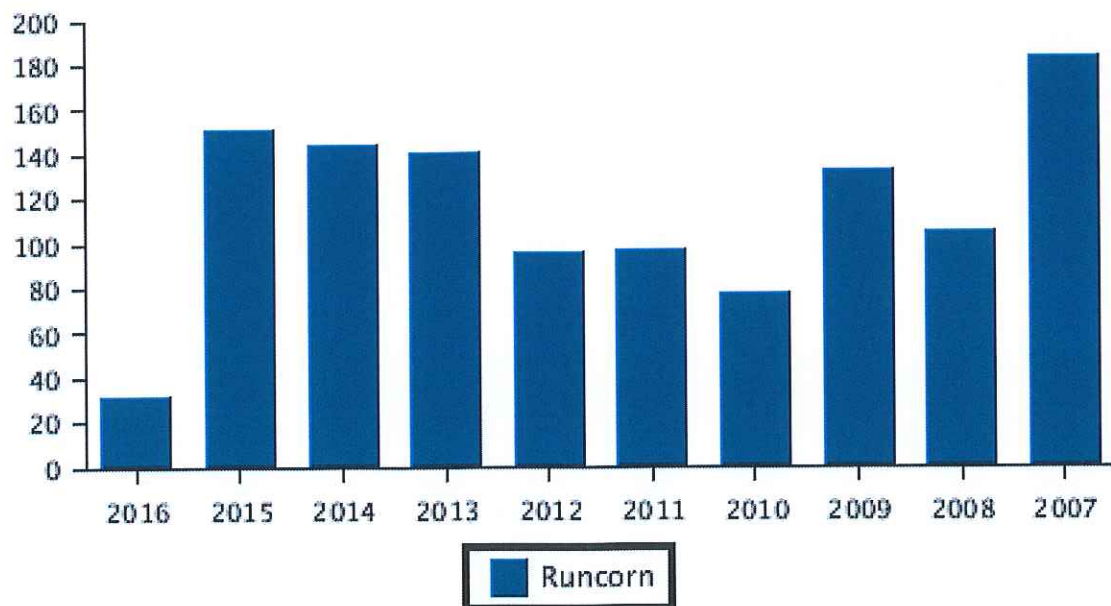
House Sales Per Annum



Unit Sales Per Annum

Period	Runcorn Number
2016	32
2015	151
2014	144
2013	141
2012	96
2011	97
2010	78
2009	133
2008	105
2007	183

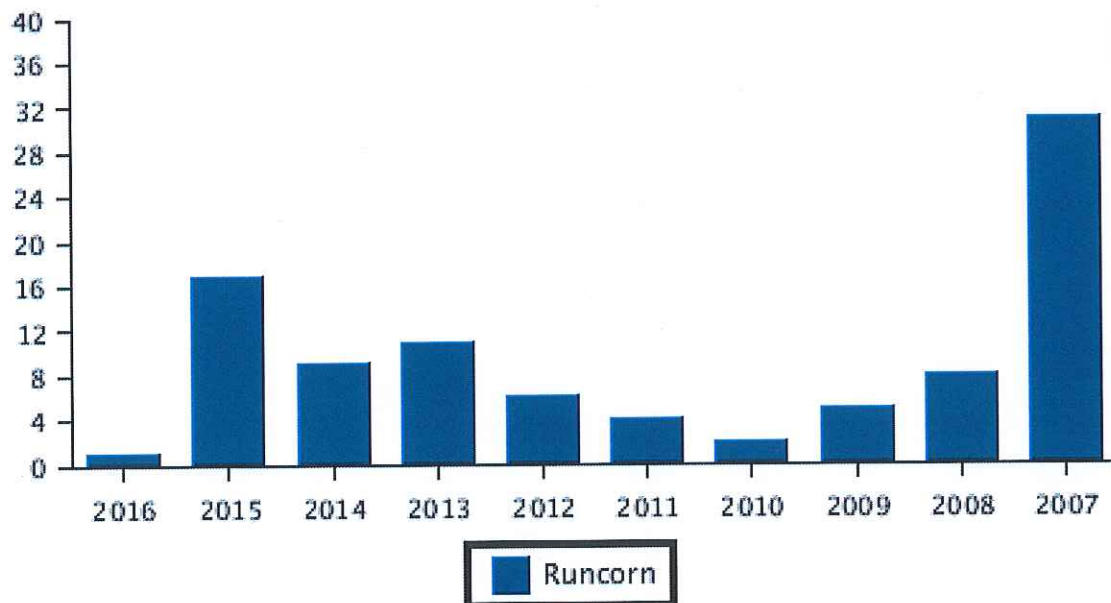
Unit Sales Per Annum



Land Sales Per Annum

Period	Runcorn Number
2016	1
2015	17
2014	9
2013	11
2012	6
2011	4
2010	2
2009	5
2008	8
2007	31

Land Sales Per Annum

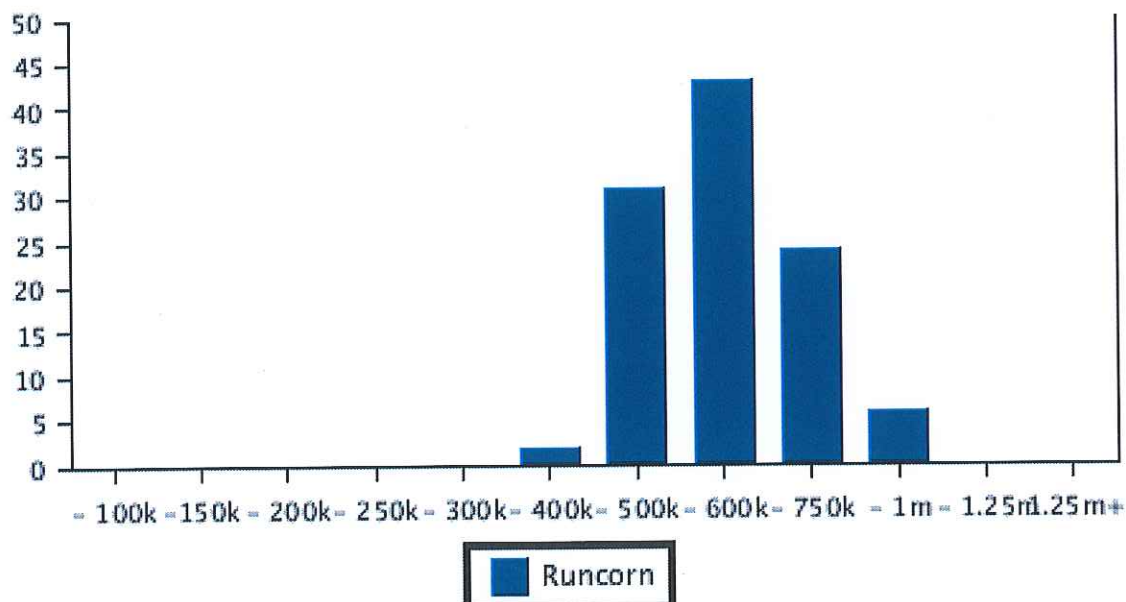


Sales By Price

House Sale by Price (12 months)

Price	Runcorn Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	2
401 - 500k	31
501 - 600k	43
601 - 750k	24
751 - 1m	6
> 1m - 1.25m	0
1.25m+	0

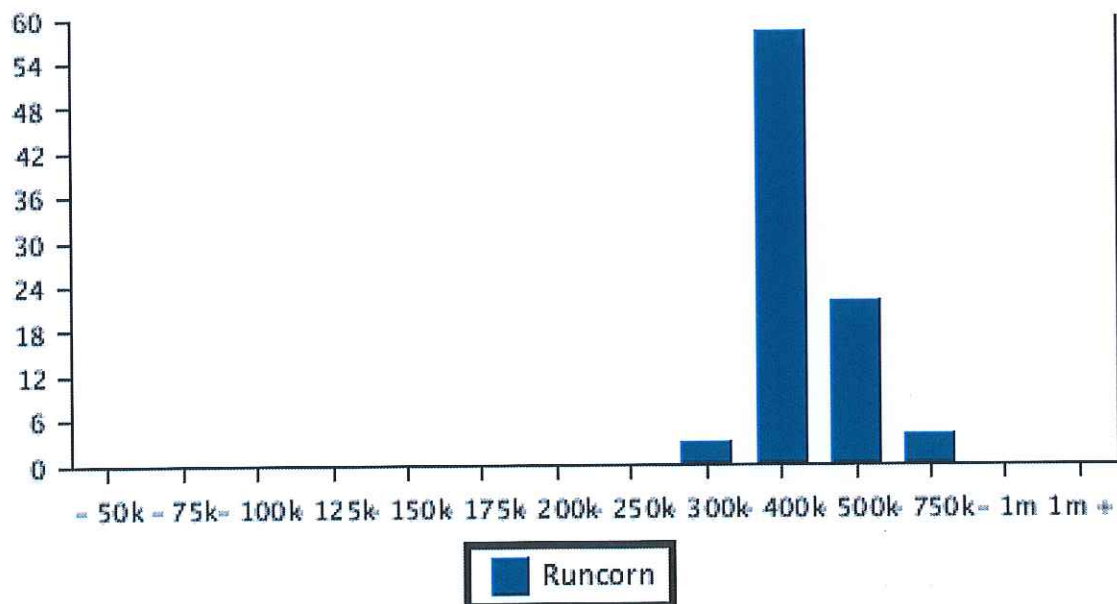
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Runcorn 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	3
301 - 400k	58
401 - 500k	22
501 - 750k	4
751 - 1m	0
1m +	0

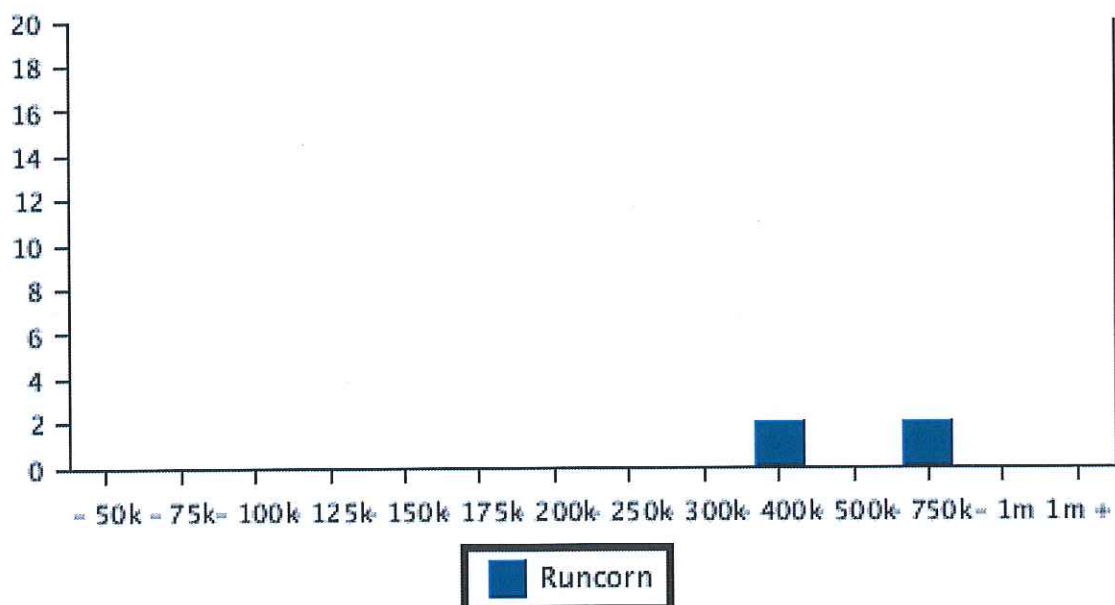
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Runcorn 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	2
751 - 1m	0
1m +	0

Land Sales By Price (12 months)

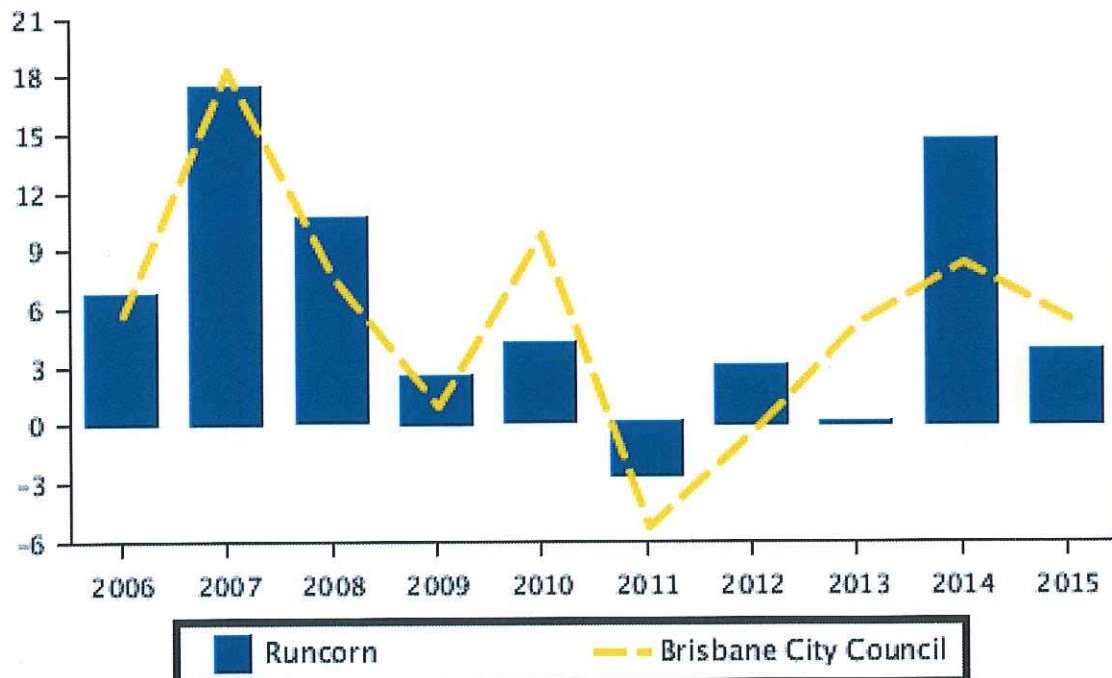


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Runcorn % Change	Brisbane City Council % Change
2015	3.9%	5.4%
2014	14.7%	8.3%
2013	-0.2%	5.2%
2012	3.1%	-0.4%
2011	-2.9%	-5.3%
2010	4.2%	9.8%
2009	2.6%	1%
2008	10.7%	7.6%
2007	17.5%	18.3%
2006	6.8%	5.7%

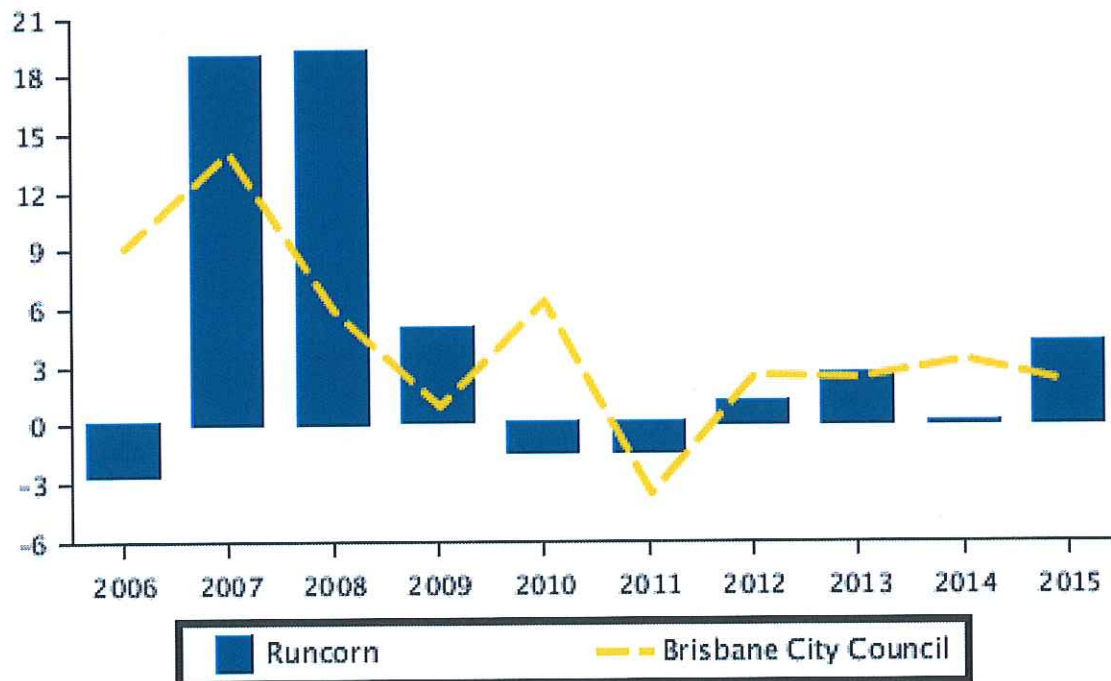
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Runcorn % Change	Brisbane City Council % Change
2015	4.3%	2.1%
2014	-0.2%	3.3%
2013	2.7%	2.4%
2012	1.2%	2.5%
2011	-1.7%	-3.6%
2010	-1.6%	6.4%
2009	5%	1%
2008	19.4%	5.8%
2007	19.1%	14.1%
2006	-2.9%	9.2%

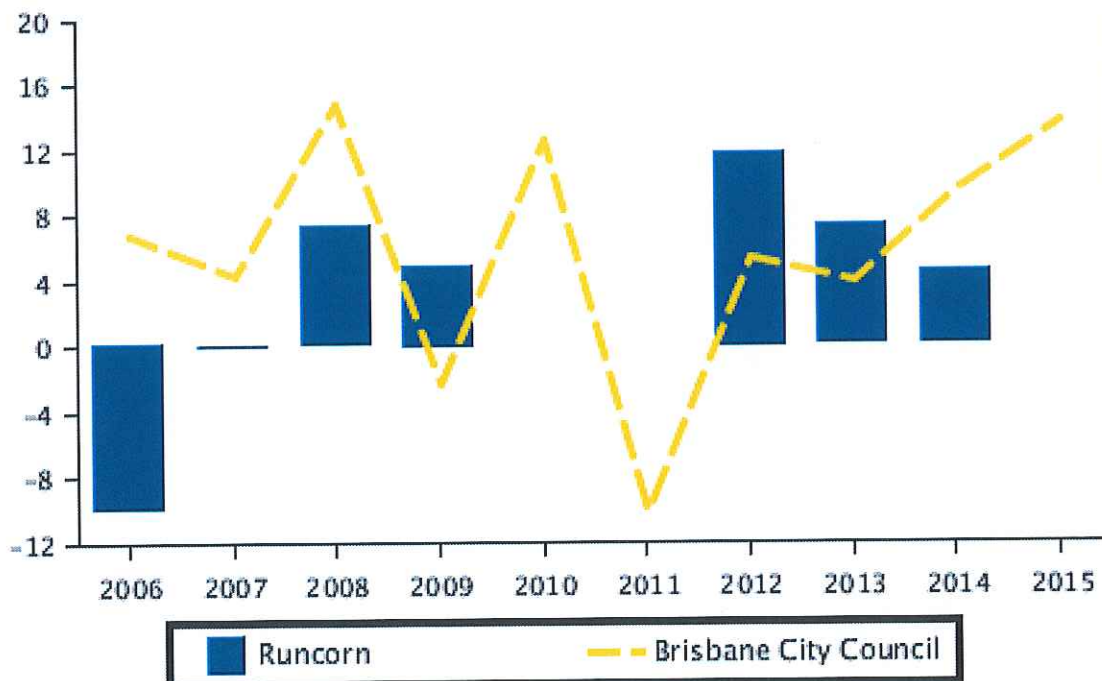
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Runcorn % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	4.5%	9.4%
2013	7.3%	4%
2012	11.8%	5.3%
2011	0%	-10.2%
2010	0%	12.5%
2009	4.9%	-2.4%
2008	7.3%	14.8%
2007	0%	4.2%
2006	-10.1%	6.7%

Capital Growth in Median Prices (Land)



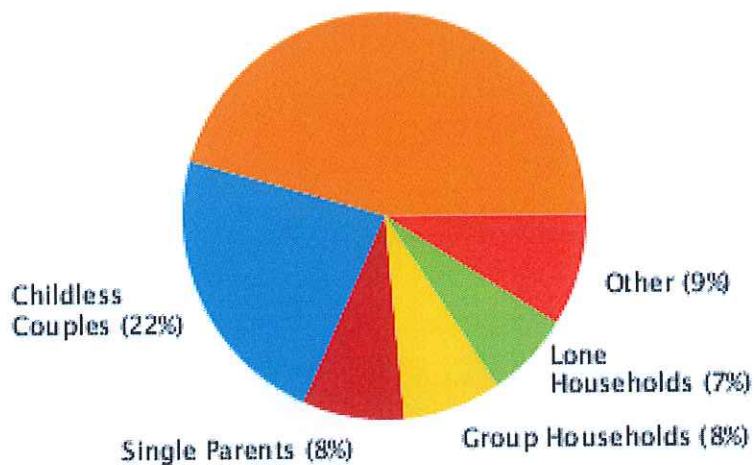
Household

Household Structure

Type	Percent
Couples with Children	45.6
Childless Couples	22.6
Other	8.9
Single Parents	8.2
Group Households	7.9
Lone Households	6.8

Household Structure

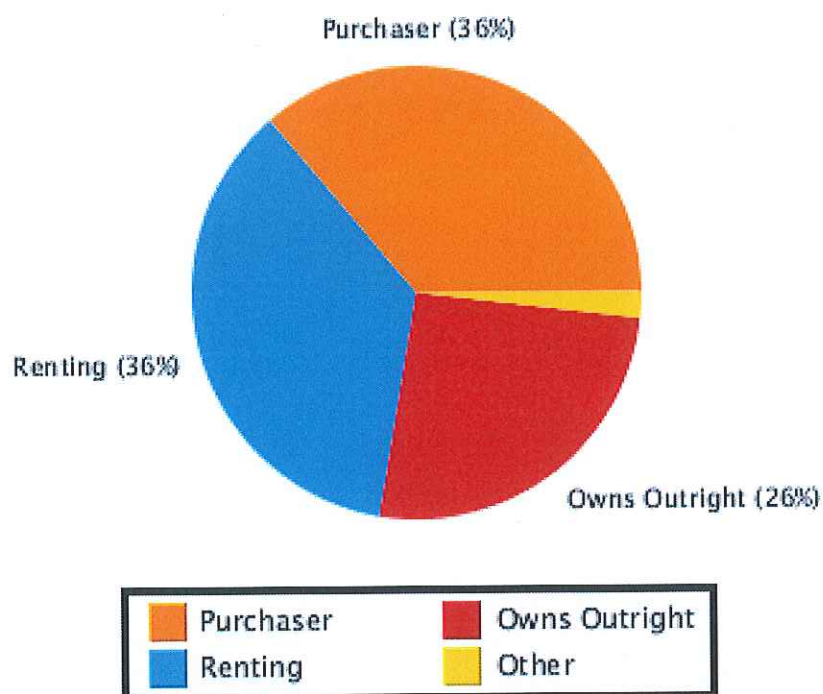
Couples with Children (46%)



Household Occupancy

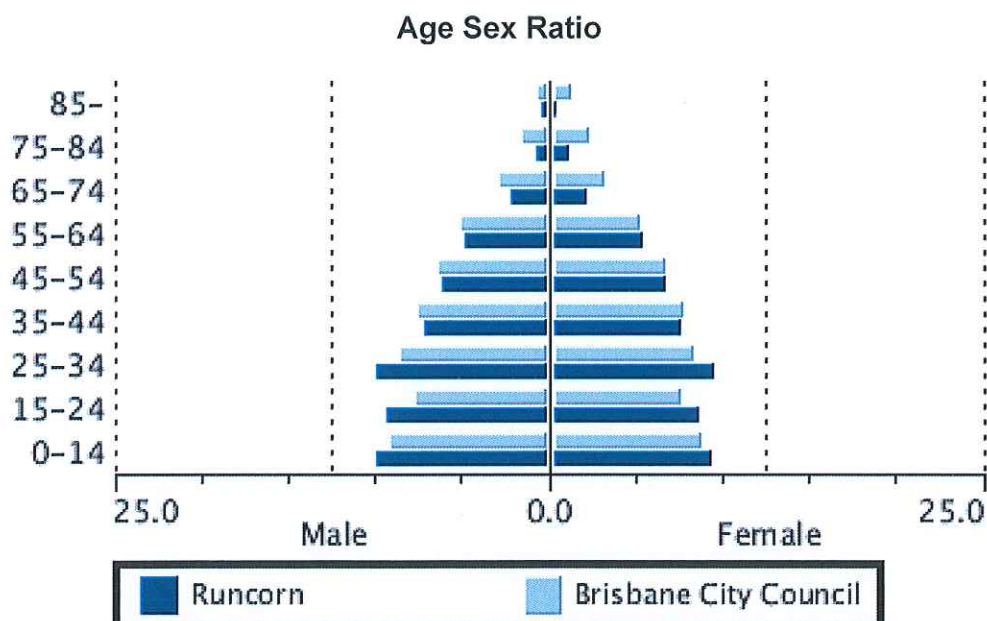
Type	Percent
Purchaser	36.2
Renting	36.1
Owens Outright	25.8
Other	1.9

Household Occupancy



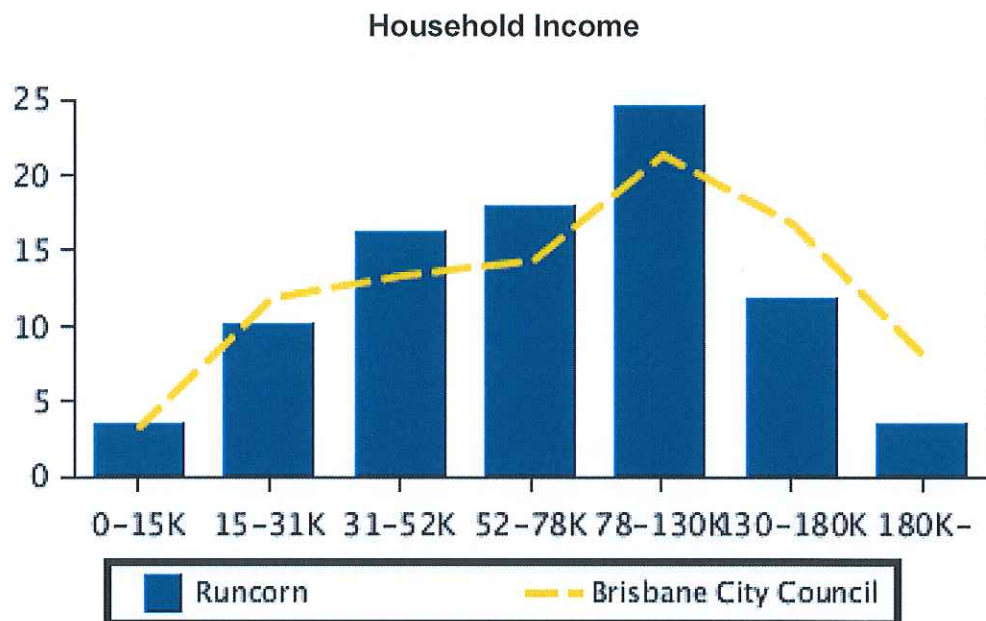
Age Sex Ratio

Age Group	Runcorn		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	9.8	9.3	9.2	8.7
15-24	9.3	8.6	7.7	7.6
25-34	9.8	9.5	8.5	8.3
35-44	7.1	7.5	7.5	7.7
45-54	6.0	6.6	6.4	6.6
55-64	4.7	5.3	5.0	5.2
65-74	2.1	2.1	2.9	3.1
75-84	0.7	1.1	1.6	2.2
85-	0.3	0.4	0.6	1.2



Household Income

Income Range	Runcorn %	Brisbane City Council %
0-15K	3.5	3.3
15-31K	10.2	11.8
31-52K	16.3	13.4
52-78K	18.0	14.4
78-130K	24.6	21.3
130-180K	11.8	16.7
180K-	3.5	7.9



Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	5					
HOUSE	27	\$348,000	\$810,000	\$505,000	\$526,407	\$14,213,000
LAND	1	\$380,000	\$380,000	\$380,000	\$380,000	\$380,000
UNIT	11	\$270,000	\$530,000	\$335,000	\$387,636	\$4,264,000
TOTAL	44					\$18,857,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		5				
HOUSE	1 Bed	1	\$530,000	\$530,000	\$530,000	\$530,000
	3 Bed	17	\$348,000	\$615,000	\$500,000	\$492,147
	4 Bed	9	\$440,000	\$810,000	\$588,000	\$590,722
LAND	4 Bed	1	\$380,000	\$380,000	\$380,000	\$380,000
UNIT	2 Bed	1	\$329,000	\$329,000	\$329,000	\$329,000
	3 Bed	6	\$270,000	\$460,000	\$325,000	\$359,166
	4 Bed	1	\$530,000	\$530,000	\$530,000	\$530,000
	N/A	3	\$335,000	\$465,000	\$450,000	\$416,666
TOTAL		44				\$428,568

Sold Properties



10 Balonne Street Runcorn QLD 4113

Sale Price: \$508,000
Sale Date: 25 Jun 2016
Area: 649m2

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



27 Beechal Street Runcorn QLD 4113

Sale Price: \$497,000
Sale Date: 11 Apr 2016
Area: 789m2

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



8 Bonhaven Street Runcorn QLD 4113

Sale Price: \$615,000
Sale Date: 1 Apr 2016
Area: 660m2

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



22 Bremer Street Runcorn QLD 4113

Sale Price: \$505,000
Sale Date: 30 May 2016
Area: 555m2

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



57 Calliope Street Runcorn QLD 4113

Sale Price: \$588,000
Sale Date: 9 Jun 2016
Area: 550m2

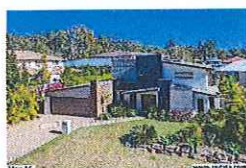
Attributes: 4 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages



30 Collinson Street Runcorn QLD 4113

Sale Price: \$470,000
Sale Date: 5 Apr 2016
Area: 390m2

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



6 Crane Crescent Runcorn QLD 4113

Sale Price: Not Disclosed
Sale Date: 3 Jun 2016
Area: 558m2

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



53/52 Daw Road Runcorn QLD 4113

Sale Price: Not Disclosed
Sale Date: 7 May 2016
Area: 171m2 Approx

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



8/89 Daw Road Runcorn QLD 4113

Sale Price: \$460,000
Sale Date: 28 May 2016
Area: 227m2 Approx

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



9/89 Daw Road Runcorn QLD 4113

Sale Price: Not Disclosed
Sale Date: 3 Jun 2016
Area: 174m2 Approx

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



31 Dolomite Street Runcorn QLD 4113

Sale Price: \$705,500
Sale Date: 2 Apr 2016
Area: 671m2

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



6 Eiley Street Runcorn QLD 4113

Sale Price: \$459,000

Sale Date: 26 Apr 2016

Area: 551m2

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



9 Elan Court Runcorn QLD 4113

Sale Price: \$500,000

Sale Date: 16 Apr 2016

Area: 711m2

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



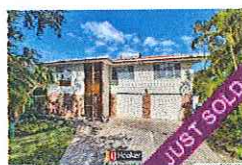
5 Emerald Place Runcorn QLD 4113

Sale Price: \$661,000

Sale Date: 7 Jun 2016

Area: 451m2

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



25 Galant Street Runcorn QLD 4113

Sale Price: \$504,000

Sale Date: 28 Jun 2016

Area: 547m2

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



56/40 Glenefer Street Runcorn QLD 4113

Sale Price: \$325,000

Sale Date: 19 Apr 2016

Area: 74m2 Approx

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



21 Hillburn Street Runcorn QLD 4113

Sale Price: \$505,000

Sale Date: 30 May 2016

Area: 454m2

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



26 Hinton Street Runcorn QLD 4113

Sale Price: \$506,000

Sale Date: 31 Mar 2016

Area: 668m2

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



36 Impala Street Runcorn QLD 4113

Sale Price: \$530,000

Sale Date: 10 Jun 2016

Area: 593m2

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



30/8 Jade Close Runcorn QLD 4113

Sale Price: \$530,000

Sale Date: 11 Apr 2016

Area: 415m2

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



36 Jandowae Street Runcorn QLD 4113

Sale Price: \$810,000

Sale Date: 23 Apr 2016

Area: 724m2

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



9 Karen Court Runcorn QLD 4113

Sale Price: \$589,000

Sale Date: 9 Apr 2016

Area: 679m2

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



40/16 Lakefield Place Runcorn QLD 4113

Sale Price: \$335,000

Sale Date: 9 Apr 2016

Area: 67m2 Approx

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



48 Mango Street Runcorn QLD 4113

Sale Price: \$475,000

Sale Date: 3 Jun 2016

Area: 607m2

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



17 Maynard Place Runcorn QLD 4113

Sale Price: \$436,500

Sale Date: 11 Apr 2016

Area: 450m2

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



1 Monarda Street Runcorn QLD 4113

Sale Price: \$560,000

Sale Date: 28 May 2016

Area: 556m2

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



42 Nectarine Street Runcorn QLD 4113

Sale Price: \$550,000

Sale Date: 29 Apr 2016

Area: 1,012m2

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



113 Nemies Road Runcorn QLD 4113

Sale Price: \$415,000

Sale Date: 30 Apr 2016

Area: 600m2

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



20/59 Nursery Avenue Runcorn QLD 4113

Sale Price: \$329,000

Sale Date: 23 Apr 2016

Area: 171m2 Approx

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

83 Penarth Street Runcorn QLD 4113

Sale Price: \$380,000
Sale Date: 16 May 2016
Area: 404m2

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



47/83 Persse Road Runcorn QLD 4113

Sale Price: \$325,000
Sale Date: 31 Mar 2016
Area: 137m2 Approx

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

1/153 Persse Road Runcorn QLD 4113

Sale Price: \$450,000
Sale Date: 15 Apr 2016
Area: 165m2

Attributes:

16/153 Persse Road Runcorn QLD 4113

Sale Price: \$465,000
Sale Date: 6 Apr 2016
Area: 165m2

Attributes:



63 Picot Crescent Runcorn QLD 4113

Sale Price: \$466,000
Sale Date: 30 May 2016
Area: 450m2

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



5 Robinson Crescent Runcorn QLD 4113

Sale Price: \$440,000
Sale Date: 15 Jun 2016
Area: 312m2

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



180/26 Robinson Crescent Runcorn QLD 4113

Sale Price: \$455,000

Sale Date: 19 May 2016

Area: 390m2

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



1/36 Rushton Street Runcorn QLD 4113

Sale Price: \$320,000

Sale Date: 7 Apr 2016

Area: 138m2

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



4 Sasa Place Runcorn QLD 4113

Sale Price: Not Disclosed

Sale Date: 2 Jun 2016

Area: 549m2

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



23 Tanglewood Street Runcorn QLD 4113

Sale Price: \$590,000

Sale Date: 6 Jun 2016

Area: 620m2

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



25/17 Victor Street Runcorn QLD 4113

Sale Price: \$348,000

Sale Date: 23 May 2016

Area: 173m2 Approx

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



25/62 Victor Street Runcorn QLD 4113

Sale Price: \$270,000

Sale Date: 15 Apr 2016

Area: 129m2 Approx

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



8 Vista Circuit Runcorn QLD 4113

Sale Price: Not Disclosed

Sale Date: 25 Jun 2016

Area: 441m2

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



15 Vista Circuit Runcorn QLD 4113

Sale Price: \$415,000

Sale Date: 31 Mar 2016

Area: 429m2

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



46 Warrigal Road Runcorn QLD 4113

Sale Price: \$565,000

Sale Date: 17 Jun 2016

Area: 597m2

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 6 Lock Up Garages, 1 Ensuites

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