
A Nobel approach
to Real Estate™

Salisbury
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



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

Area Profile

The size of Salisbury is approximately 5 square kilometres. It has 8 parks covering nearly 13% of total area.

The population of Salisbury in 2006 was 4,921 people. By 2011 the population was 6,101 showing a population growth of 23% in the area during that time.

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

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

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

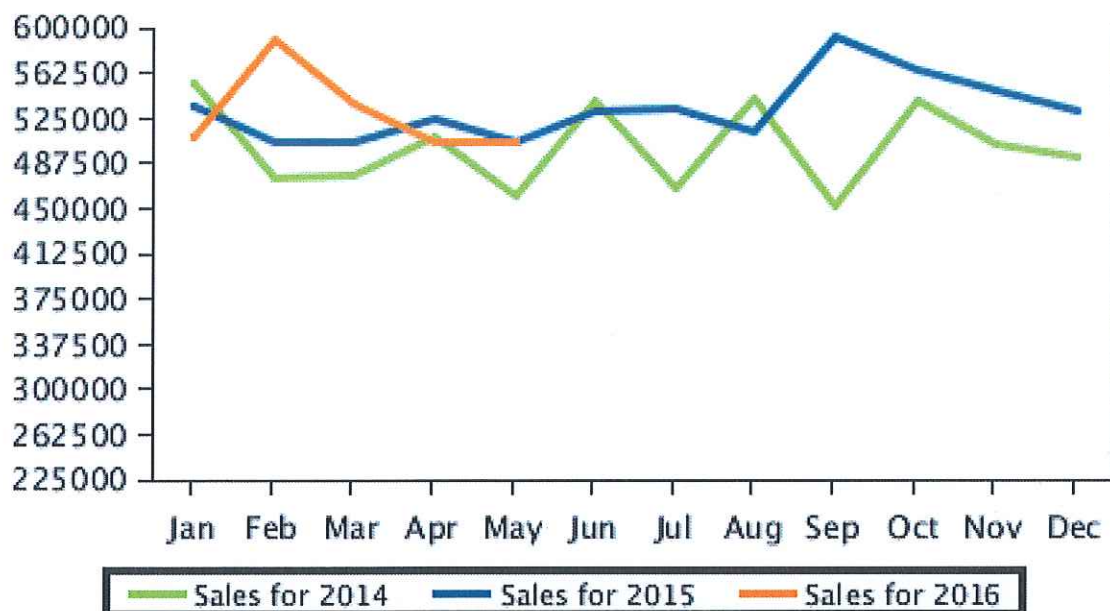
In 2006, 71.0% of the homes in Salisbury were owner-occupied compared with 68.0% in 2011.

Currently the median sales price of houses in the area is 505,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$555,000	\$535,000	\$510,000
February	\$475,000	\$506,000	\$590,000
March	\$478,000	\$505,500	\$537,500
April	\$510,000	\$524,750	\$505,000
May	\$460,000	\$506,000	\$505,000
June	\$540,000	\$530,000	\$0
July	\$466,000	\$532,500	\$0
August	\$542,000	\$513,000	\$0
September	\$451,000	\$593,000	\$0
October	\$540,000	\$565,000	\$0
November	\$502,599	\$547,000	\$0
December	\$492,000	\$530,000	\$0

Median Sale Price

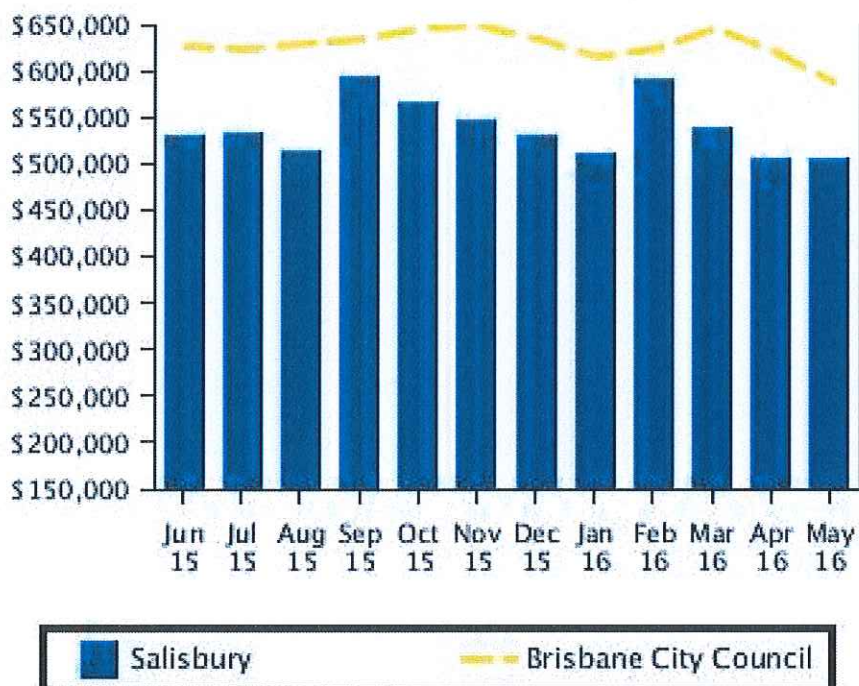


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Salisbury Median Price	Brisbane City Council Median Price
May 2016	\$505,000	\$588,065
April 2016	\$505,000	\$620,000
March 2016	\$537,500	\$645,000
February 2016	\$590,000	\$622,500
January 2016	\$510,000	\$614,875
December 2015	\$530,000	\$635,000
November 2015	\$547,000	\$649,900
October 2015	\$565,000	\$645,000
September 2015	\$593,000	\$635,000
August 2015	\$513,000	\$630,000
July 2015	\$532,500	\$625,000
June 2015	\$530,000	\$625,500

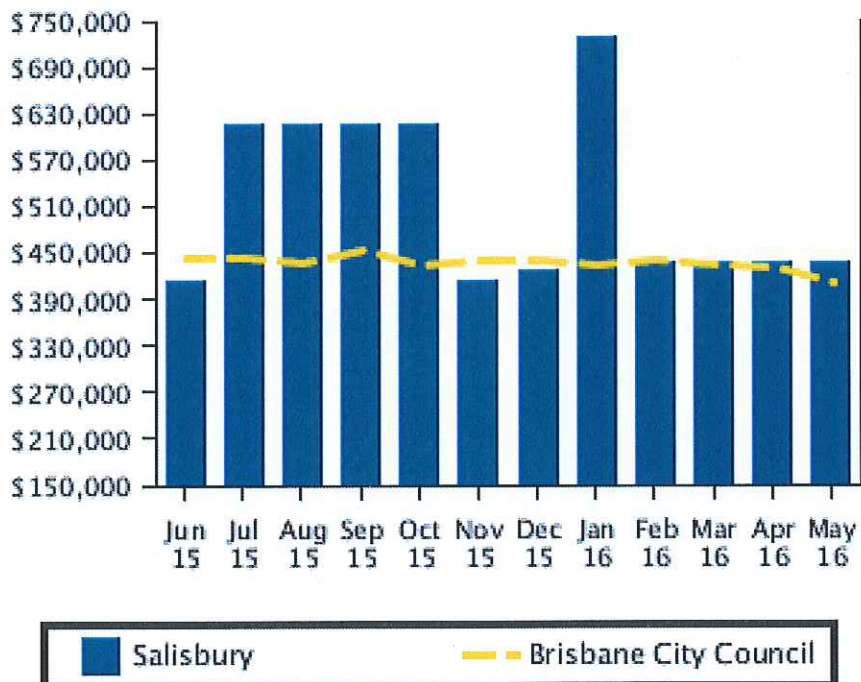
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Salisbury Median Price	Brisbane City Council Median Price
May 2016	\$438,250	\$408,750
April 2016	\$438,250	\$429,500
March 2016	\$438,250	\$435,000
February 2016	\$438,250	\$441,050
January 2016	\$730,000	\$432,500
December 2015	\$426,500	\$440,000
November 2015	\$415,000	\$440,000
October 2015	\$616,000	\$435,000
September 2015	\$616,000	\$452,000
August 2015	\$616,000	\$435,500
July 2015	\$616,000	\$445,000
June 2015	\$415,000	\$443,000

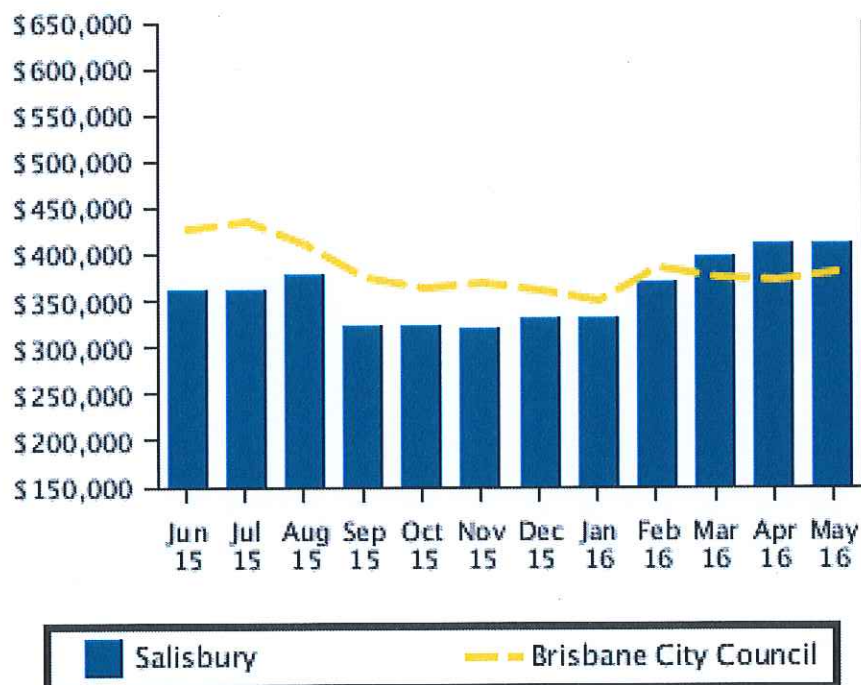
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Salisbury Median Price	Brisbane City Council Median Price
May 2016	\$410,000	\$380,000
April 2016	\$410,000	\$372,500
March 2016	\$396,500	\$376,000
February 2016	\$370,000	\$385,000
January 2016	\$330,000	\$349,000
December 2015	\$330,000	\$360,000
November 2015	\$320,000	\$370,000
October 2015	\$322,500	\$365,000
September 2015	\$322,500	\$376,050
August 2015	\$377,500	\$410,000
July 2015	\$360,000	\$435,000
June 2015	\$360,000	\$427,500

Recent Median Land Sale Prices

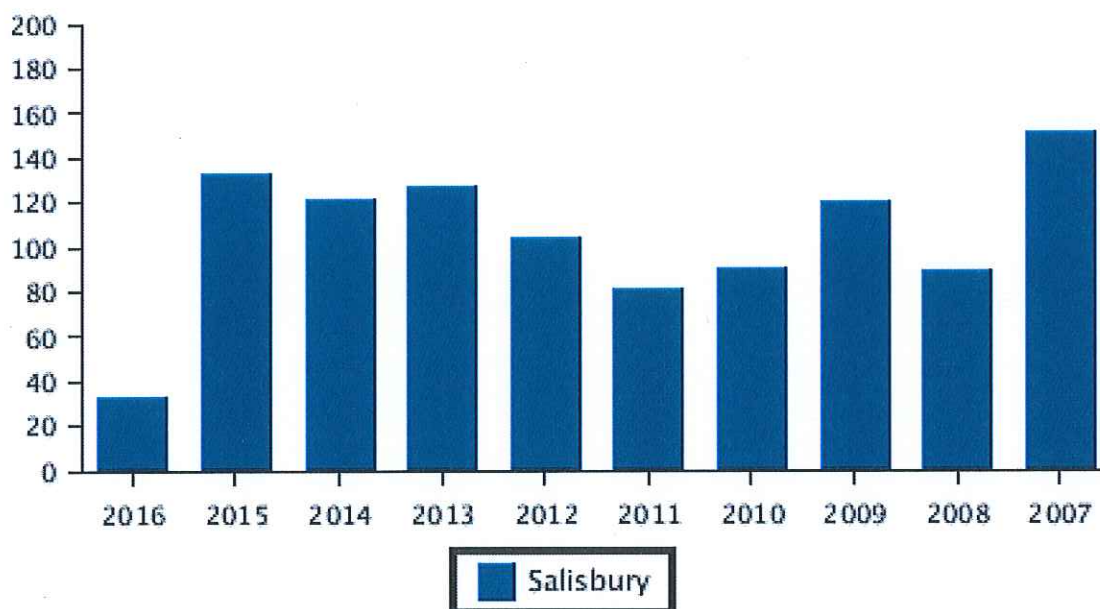


Sales Per Annum

House Sales Per Annum

Period	Salisbury Number
2016	33
2015	133
2014	121
2013	127
2012	104
2011	81
2010	90
2009	120
2008	89
2007	151

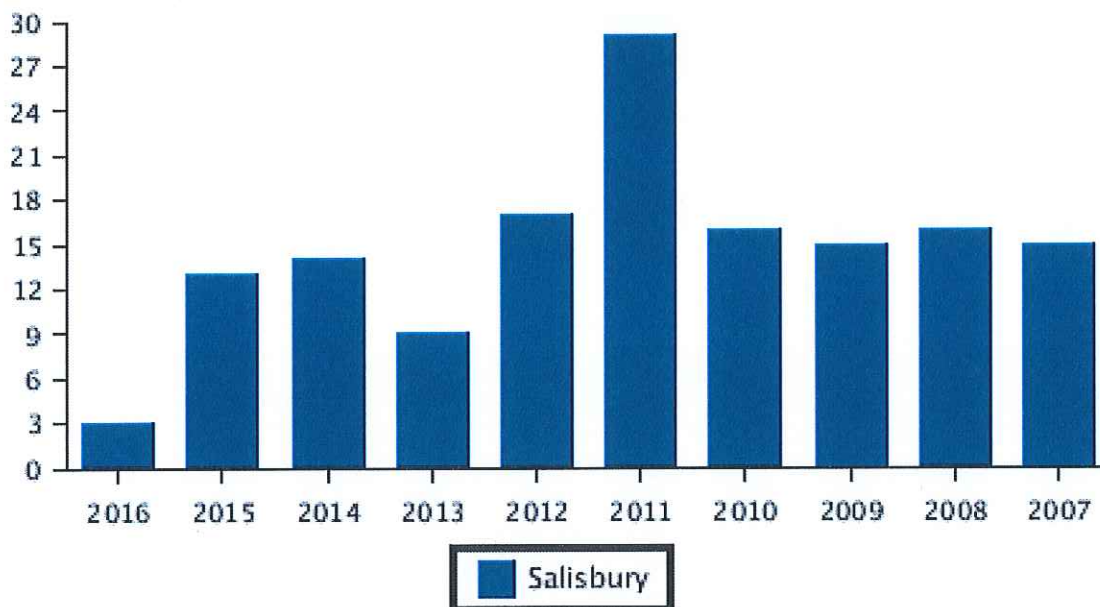
House Sales Per Annum



Unit Sales Per Annum

Period	Salisbury Number
2016	3
2015	13
2014	14
2013	9
2012	17
2011	29
2010	16
2009	15
2008	16
2007	15

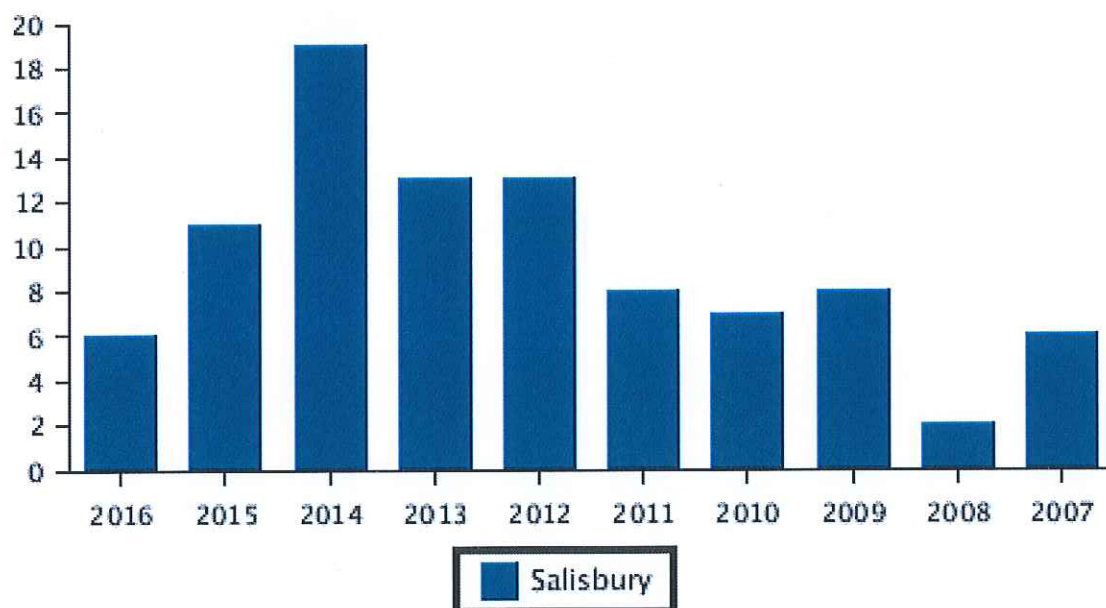
Unit Sales Per Annum



Land Sales Per Annum

Period	Salisbury Number
2016	6
2015	11
2014	19
2013	13
2012	13
2011	8
2010	7
2009	8
2008	2
2007	6

Land Sales Per Annum

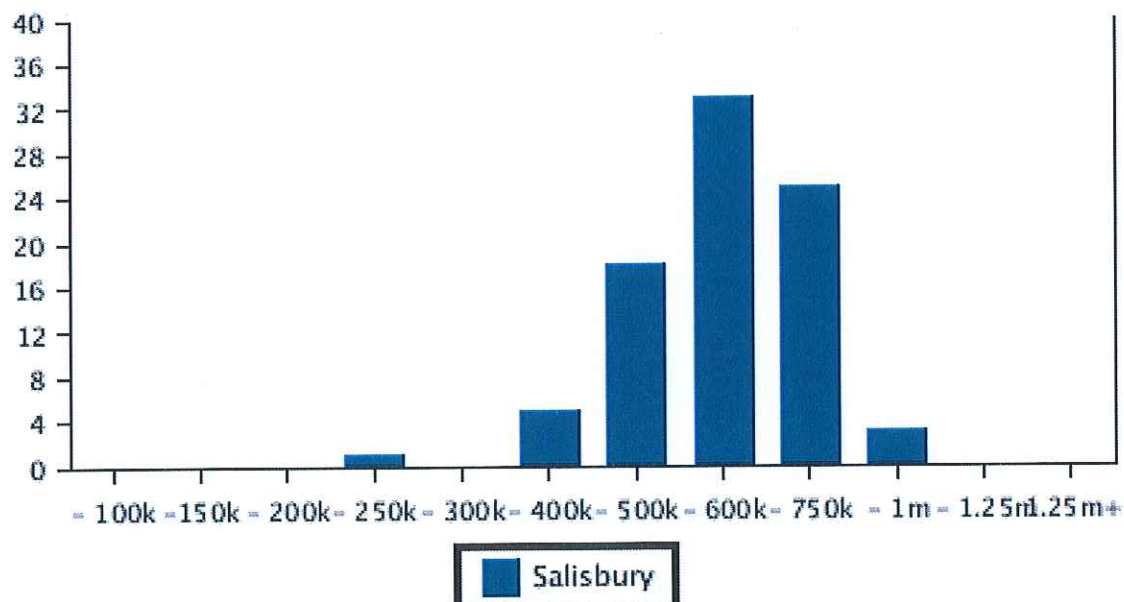


Sales By Price

House Sale by Price (12 months)

Price	Salisbury Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	1
251 - 300k	0
301 - 400k	5
401 - 500k	18
501 - 600k	33
601 - 750k	25
751 - 1m	3
> 1m - 1.25m	0
1.25m+	0

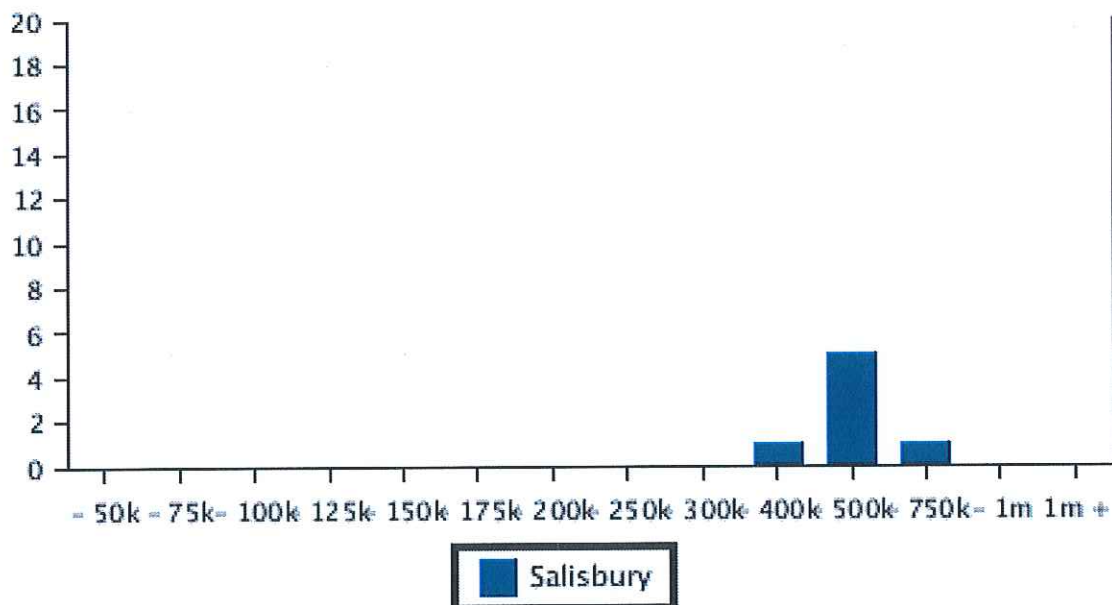
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Salisbury 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	1
401 - 500k	5
501 - 750k	1
751 - 1m	0
1m +	0

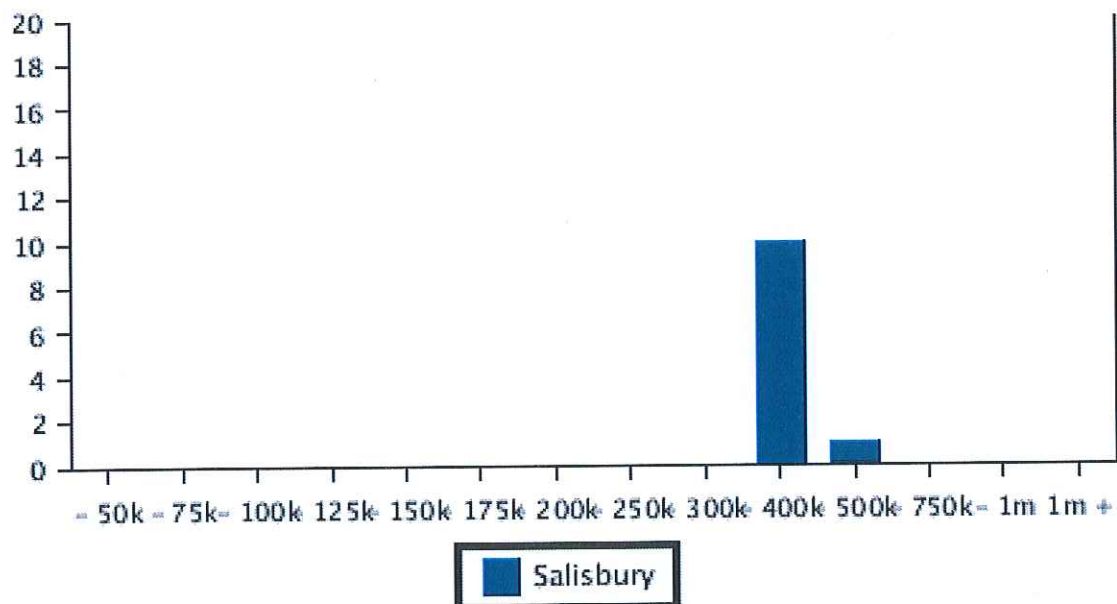
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

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

Land Sales By Price (12 months)

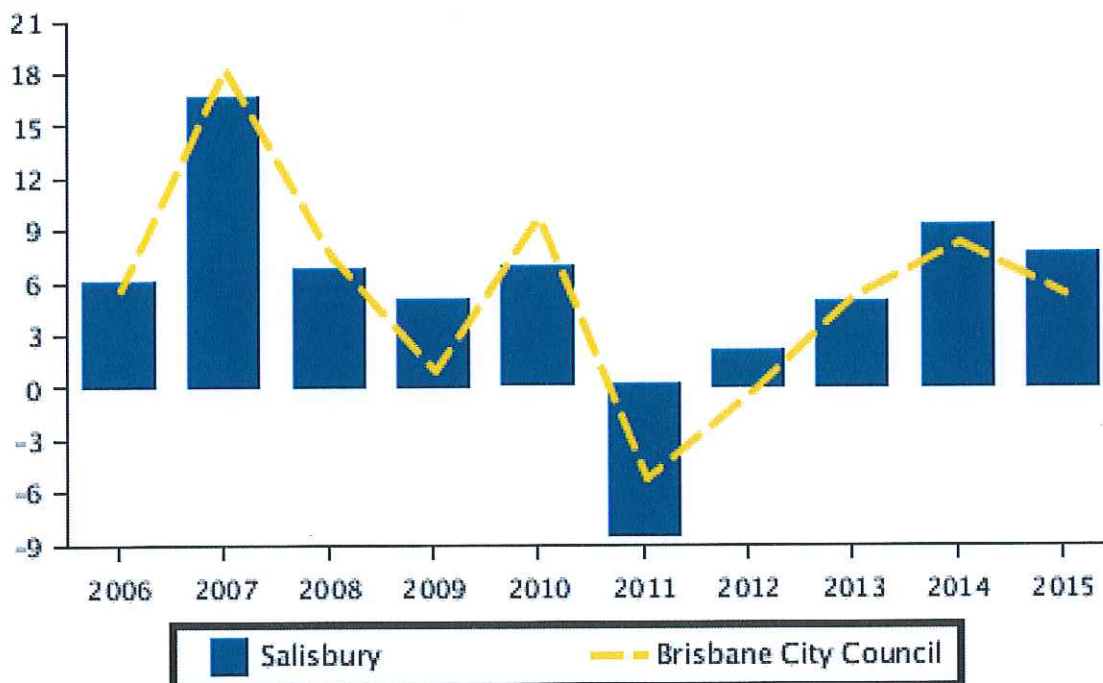


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Salisbury % Change	Brisbane City Council % Change
2015	7.7%	5.4%
2014	9.3%	8.3%
2013	4.9%	5.2%
2012	2.1%	-0.4%
2011	-8.7%	-5.3%
2010	6.9%	9.8%
2009	5%	1%
2008	6.8%	7.6%
2007	16.7%	18.3%
2006	6.1%	5.7%

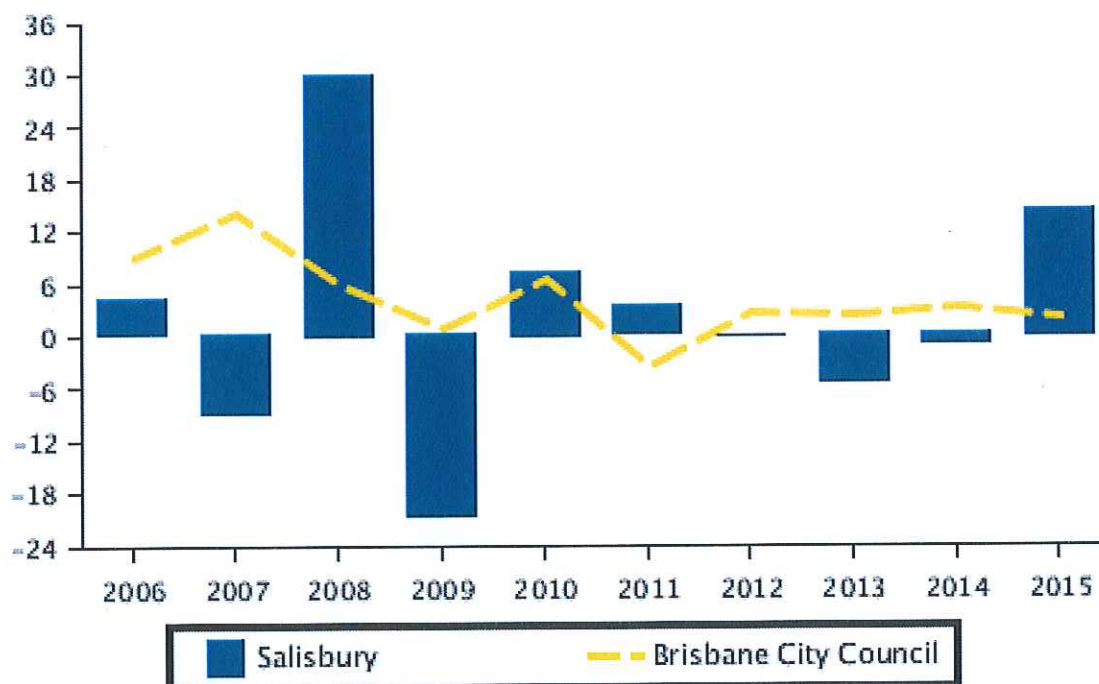
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Salisbury % Change	Brisbane City Council % Change
2015	14.5%	2.1%
2014	-1.2%	3.3%
2013	-5.7%	2.4%
2012	0%	2.5%
2011	3.5%	-3.6%
2010	7.4%	6.4%
2009	-20.9%	1%
2008	30.1%	5.8%
2007	-9.3%	14.1%
2006	4.3%	9.2%

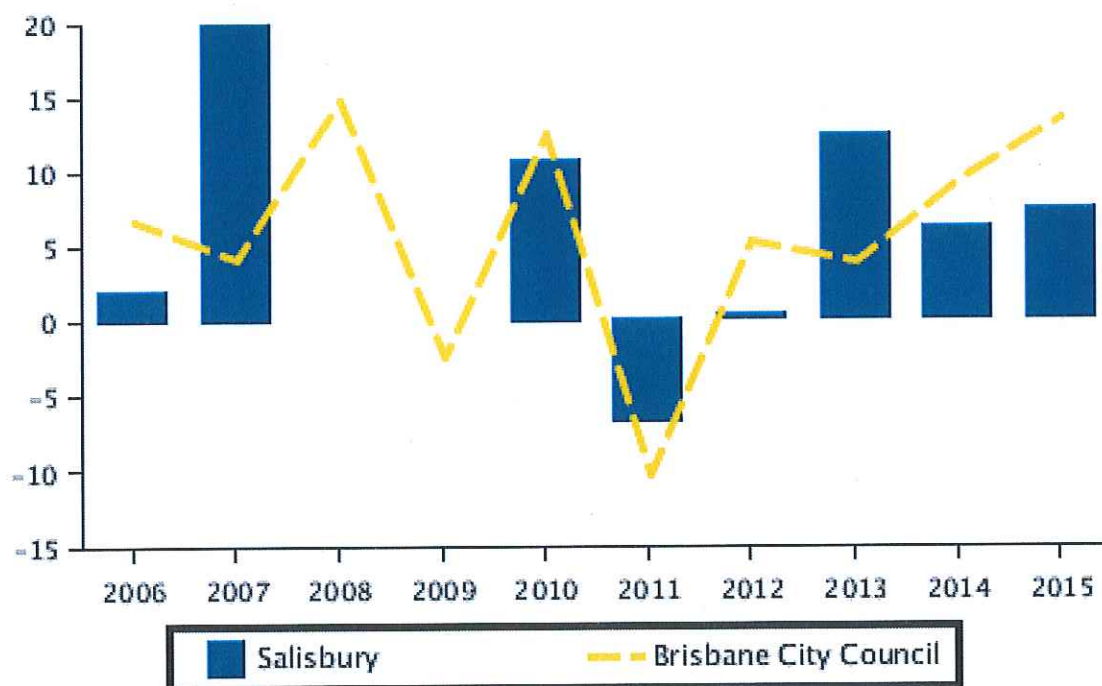
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Salisbury % Change	Brisbane City Council % Change
2015	7.5%	13.6%
2014	6.3%	9.4%
2013	12.5%	4%
2012	0.5%	5.3%
2011	-6.9%	-10.2%
2010	10.9%	12.5%
2009	0%	-2.4%
2008	0%	14.8%
2007	34.6%	4.2%
2006	2.1%	6.7%

Capital Growth in Median Prices (Land)

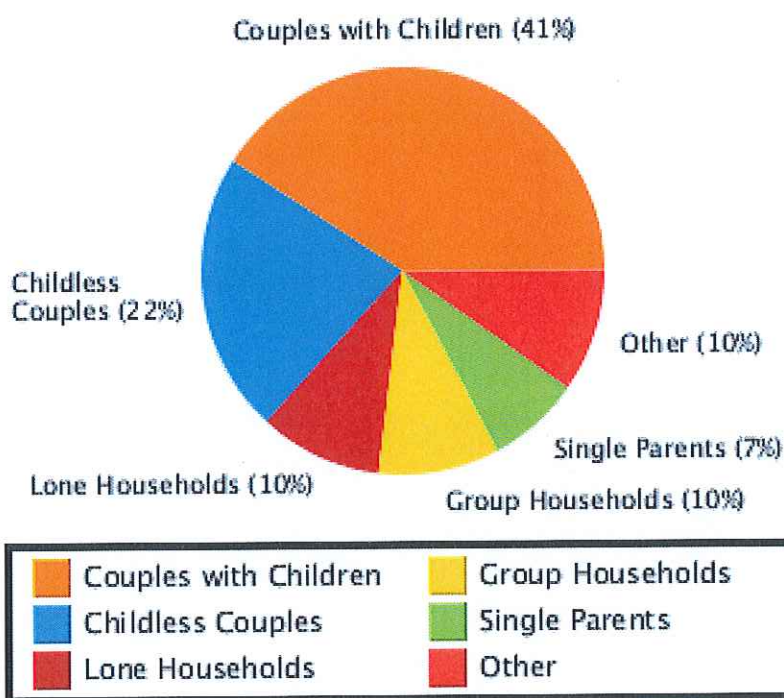


Household

Household Structure

Type	Percent
Couples with Children	40.9
Childless Couples	22.3
Lone Households	9.9
Other	9.8
Group Households	9.7
Single Parents	7.5

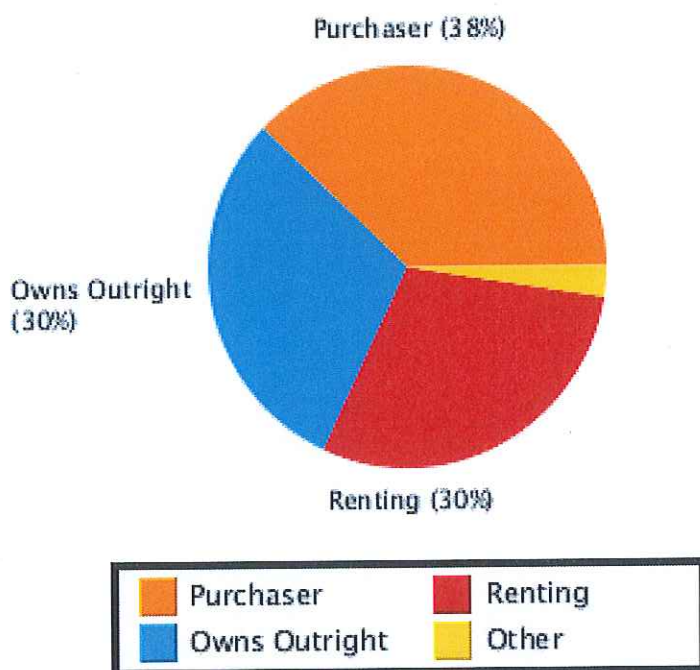
Household Structure



Household Occupancy

Type	Percent
Purchaser	37.8
Owns Outright	30.2
Renting	29.5
Other	2.5

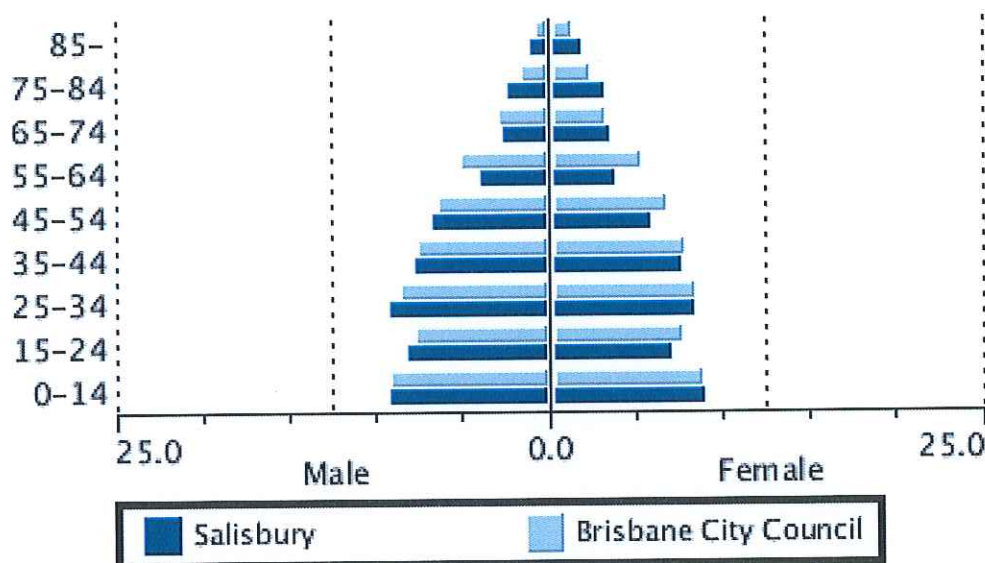
Household Occupancy



Age Sex Ratio

Age Group	Salisbury		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	9.1	8.9	9.2	8.7
15-24	8.1	6.9	7.7	7.6
25-34	9.2	8.3	8.5	8.3
35-44	7.7	7.5	7.5	7.7
45-54	6.7	5.8	6.4	6.6
55-64	3.9	3.7	5.0	5.2
65-74	2.5	3.4	2.9	3.1
75-84	2.3	3.2	1.6	2.2
85-	0.9	1.9	0.6	1.2

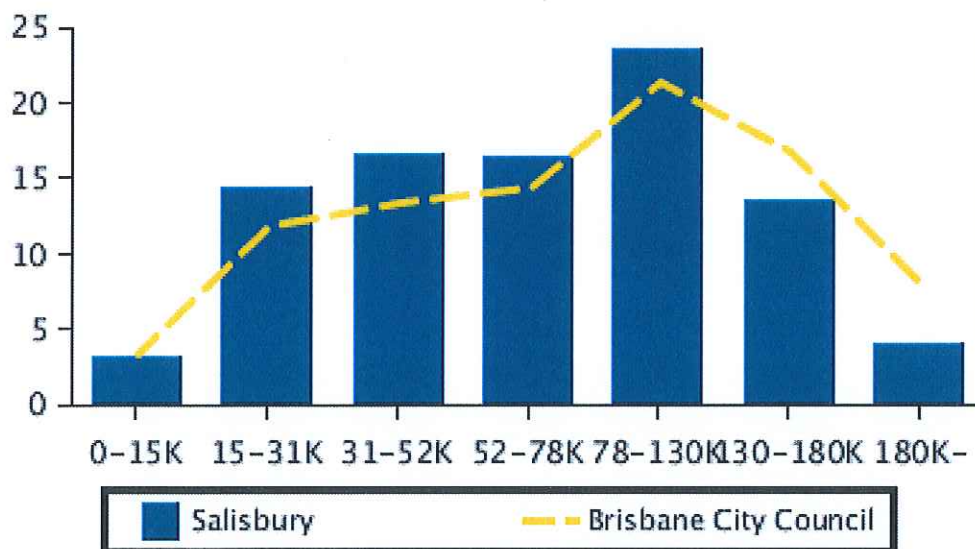
Age Sex Ratio



Household Income

Income Range	Salisbury %	Brisbane City Council %
0-15K	3.2	3.3
15-31K	14.3	11.8
31-52K	16.6	13.4
52-78K	16.4	14.4
78-130K	23.6	21.3
130-180K	13.5	16.7
180K-	4.0	7.9

Household Income



Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	2					
COMMERCIAL	1	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000
HOUSE	28	\$352,000	\$860,000	\$528,750	\$537,801	\$15,058,450
LAND	2	\$385,000	\$410,000	\$397,500	\$397,500	\$795,000
TOTAL	33					\$16,953,450

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		2				
COMMERCIAL	N/A	1	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000
HOUSE	2 Bed	1	\$623,000	\$623,000	\$623,000	\$623,000
	3 Bed	21	\$352,000	\$638,500	\$505,000	\$497,211
	4 Bed	6	\$537,000	\$860,000	\$656,000	\$665,666
LAND	4 Bed	1	\$385,000	\$385,000	\$385,000	\$385,000
	N/A	1	\$410,000	\$410,000	\$410,000	\$410,000
TOTAL		33				\$513,740

Sold Properties



59 Ainsworth Street Salisbury QLD 4107

Sale Price: \$860,000

Sale Date: 10 Jun 2016

Area: 607m2

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



128 Ainsworth Street Salisbury QLD 4107

Sale Price: \$520,000

Sale Date: 28 Apr 2016

Area: 696m2

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



37 Aird Street Salisbury QLD 4107

Sale Price: \$532,500

Sale Date: 19 May 2016

Area: 411m2

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



6 Althea Street Salisbury QLD 4107

Sale Price: \$505,000

Sale Date: 6 Apr 2016

Area: 647m2

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



21 Althea Street Salisbury QLD 4107

Sale Price: \$455,000

Sale Date: 6 Apr 2016

Area: 607m2

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



111 Douglas Road Salisbury QLD 4107

Sale Price: \$690,000

Sale Date: 3 Jun 2016

Area: 405m2

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



139 Henson Road Salisbury QLD 4107

Sale Price: \$410,000

Sale Date: 11 Apr 2016

Area: 405m2

Attributes:



228 Henson Road Salisbury QLD 4107

Sale Price: \$623,000

Sale Date: 29 Apr 2016

Area: 809m2

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



240 Henson Road Salisbury QLD 4107

Sale Price: Not Disclosed

Sale Date: 27 Jun 2016

Area: 809m2

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



352 Henson Road Salisbury QLD 4107

Sale Price: \$562,750

Sale Date: 6 Jun 2016

Area: 658m2

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



72 Kessels Road Salisbury QLD 4107

Sale Price: \$480,000

Sale Date: 24 Apr 2016

Area: 607m2

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



62 Leah Avenue Salisbury QLD 4107

Sale Price: \$537,000
Sale Date: 6 Jun 2016
Area: 608m2

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



120 Lillian Avenue Salisbury QLD 4107

Sale Price: \$687,000
Sale Date: 8 Apr 2016
Area: 809m2

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



143 Lillian Avenue Salisbury QLD 4107

Sale Price: \$487,000
Sale Date: 30 Apr 2016
Area: 1,255m2

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



51 Lowndes Street Salisbury QLD 4107

Sale Price: \$625,000
Sale Date: 14 Apr 2016
Area: 678m2

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



6 Malvern Street Salisbury QLD 4107

Sale Price: \$500,000
Sale Date: 9 May 2016
Area: 690m2

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



18 Malvern Street Salisbury QLD 4107

Sale Price: \$375,000
Sale Date: 2 Apr 2016
Area: 690m2

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



24 Malvern Street Salisbury QLD 4107

Sale Price: \$525,000

Sale Date: 27 May 2016

Area: 690m2

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



12 Marfayley Street Salisbury QLD 4107

Sale Price: \$490,000

Sale Date: 13 May 2016

Area: 617m2

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



18 Massinger Street Salisbury QLD 4107

Sale Price: \$535,000

Sale Date: 1 Jun 2016

Area: 607m2

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



21 Massinger Street Salisbury QLD 4107

Sale Price: \$533,500

Sale Date: 12 May 2016

Area: 607m2

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



28 Mccarthy Road Salisbury QLD 4107

Sale Price: \$487,000

Sale Date: 20 Jun 2016

Area: 615m2

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



205 Ness Road Salisbury QLD 4107

Sale Price: \$638,500

Sale Date: 11 Jun 2016

Area: 809m2

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



26 Olivia Avenue Salisbury QLD 4107

Sale Price: \$491,200
Sale Date: 4 Apr 2016
Area: 410m2

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



33 Olivia Avenue Salisbury QLD 4107

Sale Price: \$352,000
Sale Date: 4 Jun 2016
Area: 526m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces



172 Orange Grove Road Salisbury QLD 4107

Sale Price: Not Disclosed
Sale Date: 17 May 2016
Area: 1,012m2

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



180 Orange Grove Road Salisbury QLD 4107

Sale Price: \$517,000
Sale Date: 10 Jun 2016
Area: 597m2

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



50 Raynham Street Salisbury QLD 4107

Sale Price: \$1,100,000
Sale Date: 17 May 2016
Area: 2,122m2

Attributes:



15 Salford Street Salisbury QLD 4107

Sale Price: \$535,000
Sale Date: 7 Jun 2016
Area: 627m2

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



17 Salford Street Salisbury QLD 4107

Sale Price: \$595,000

Sale Date: 19 May 2016

Area: 627m2

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



72 Tamblyn Road Salisbury QLD 4107

Sale Price: \$540,000

Sale Date: 18 May 2016

Area: 382m2

Attributes: 3 Beds, 2 Baths, 1 Car Spaces, 1 Ensuites



622 Toohey Road Salisbury QLD 4107

Sale Price: \$380,000

Sale Date: 3 May 2016

Area: 559m2

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



46 Winsome Road Salisbury QLD 4107

Sale Price: \$385,000

Sale Date: 3 Jun 2016

Area: 405m2

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

Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2016. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.