
A Nobel approach
to Real Estate™

Sandgate

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 Sandgate is approximately 4 square kilometres. It has 5 parks covering nearly 9% of total area.

The population of Sandgate in 2006 was 4,187 people. By 2011 the population was 4,620 showing a population growth of 10% in the area during that time.

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

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

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

In 2006, 57.2% of the homes in Sandgate were owner-occupied compared with 59.2% in 2011.

Currently the median sales price of houses in the area is 1,200,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$585,000	\$396,500	\$548,000
February	\$665,000	\$605,500	\$710,000
March	\$590,000	\$505,000	\$696,000
April	\$468,000	\$545,000	\$585,000
May	\$510,000	\$545,238	\$1,200,000
June	\$550,000	\$711,500	\$0
July	\$569,000	\$717,500	\$0
August	\$535,000	\$750,000	\$0
September	\$655,000	\$625,000	\$0
October	\$445,000	\$977,500	\$0
November	\$565,000	\$523,000	\$0
December	\$470,000	\$782,500	\$0

Median Sale Price





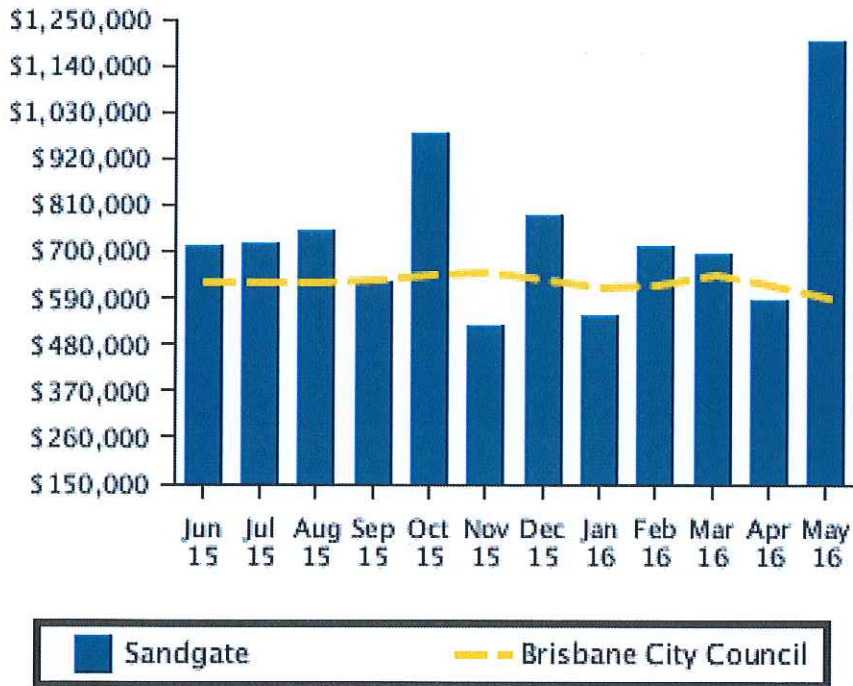
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Recent Median Sale Prices

Recent Median House Sale Prices

Period	Sandgate Median Price	Brisbane City Council Median Price
May 2016	\$1,200,000	\$588,065
April 2016	\$585,000	\$620,000
March 2016	\$696,000	\$645,000
February 2016	\$710,000	\$622,500
January 2016	\$548,000	\$614,875
December 2015	\$782,500	\$635,000
November 2015	\$523,000	\$649,900
October 2015	\$977,500	\$645,000
September 2015	\$625,000	\$635,000
August 2015	\$750,000	\$630,000
July 2015	\$717,500	\$625,000
June 2015	\$711,500	\$625,500

Recent Median House Sale Prices



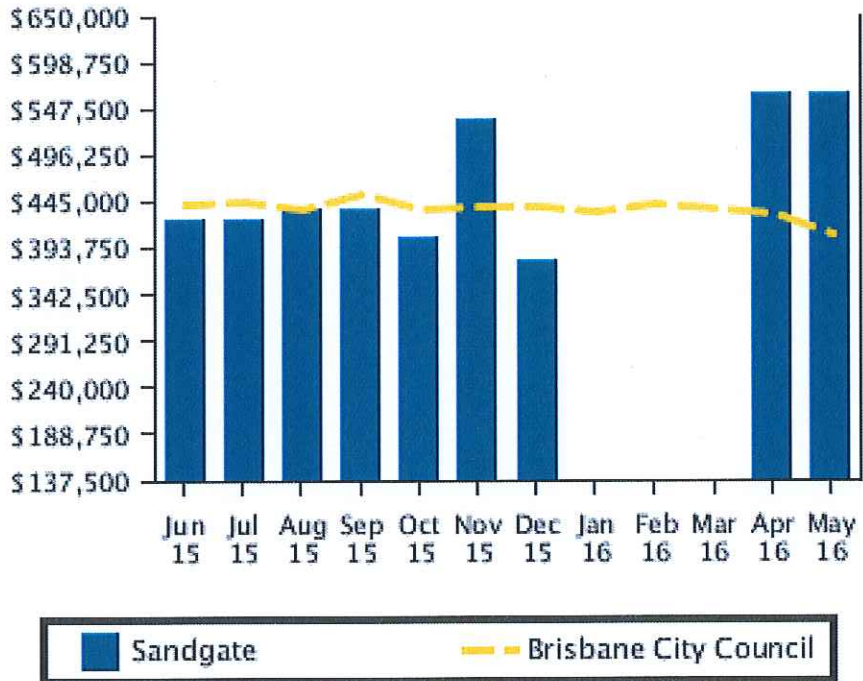


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Recent Median Unit Sale Prices

Period	Sandgate	Brisbane City Council
	Median Price	Median Price
May 2016	\$565,000	\$408,750
April 2016	\$565,000	\$429,500
March 2016	\$137,500	\$435,000
February 2016	\$137,500	\$441,050
January 2016	\$137,500	\$432,500
December 2015	\$379,500	\$440,000
November 2015	\$535,000	\$440,000
October 2015	\$405,000	\$435,000
September 2015	\$435,000	\$452,000
August 2015	\$435,000	\$435,500
July 2015	\$425,000	\$445,000
June 2015	\$425,000	\$443,000

Recent Median Unit Sale Prices



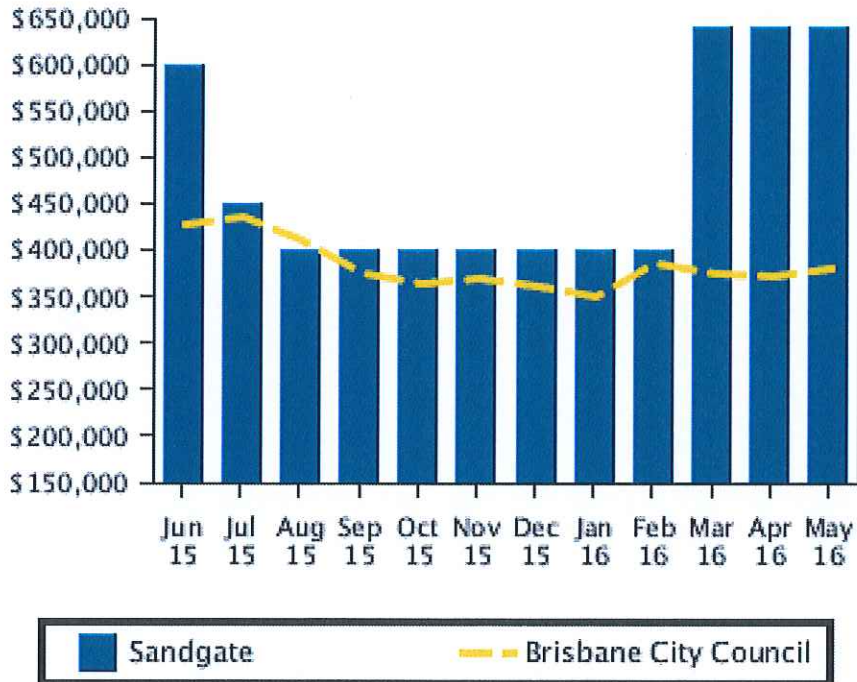


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Recent Median Land Sale Prices

Period	Sandgate Median Price	Brisbane City Council Median Price
May 2016	\$640,000	\$380,000
April 2016	\$640,000	\$372,500
March 2016	\$640,000	\$376,000
February 2016	\$400,000	\$385,000
January 2016	\$400,000	\$349,000
December 2015	\$400,000	\$360,000
November 2015	\$400,000	\$370,000
October 2015	\$400,000	\$365,000
September 2015	\$400,000	\$376,050
August 2015	\$400,000	\$410,000
July 2015	\$450,000	\$435,000
June 2015	\$600,000	\$427,500

Recent Median Land Sale Prices





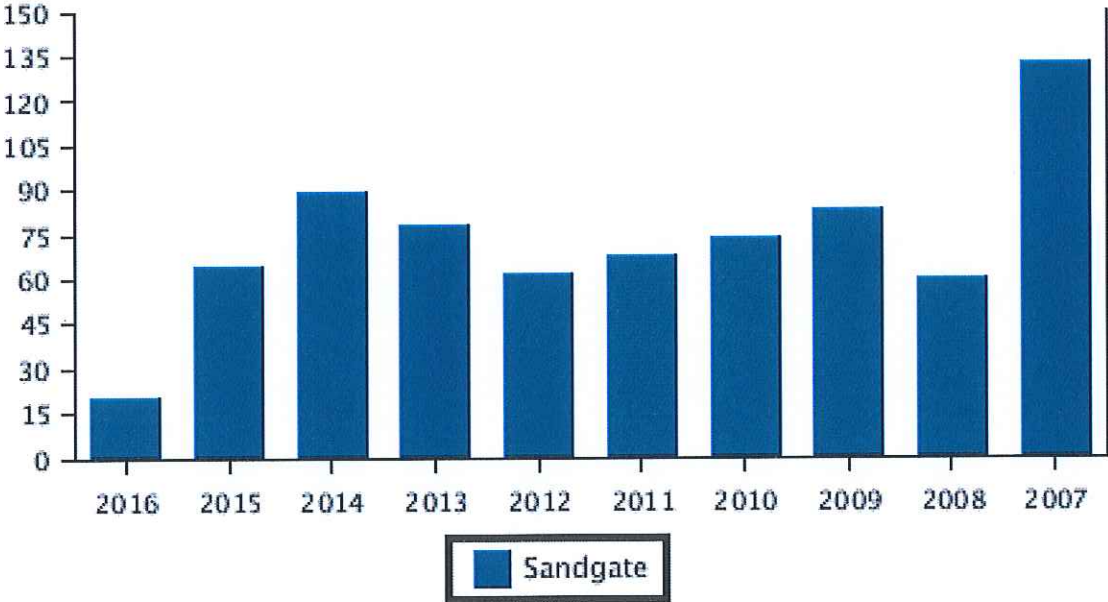
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Sales Per Annum

House Sales Per Annum

Period	Sandgate Number
2016	20
2015	64
2014	89
2013	78
2012	62
2011	68
2010	74
2009	83
2008	60
2007	132

House Sales Per Annum



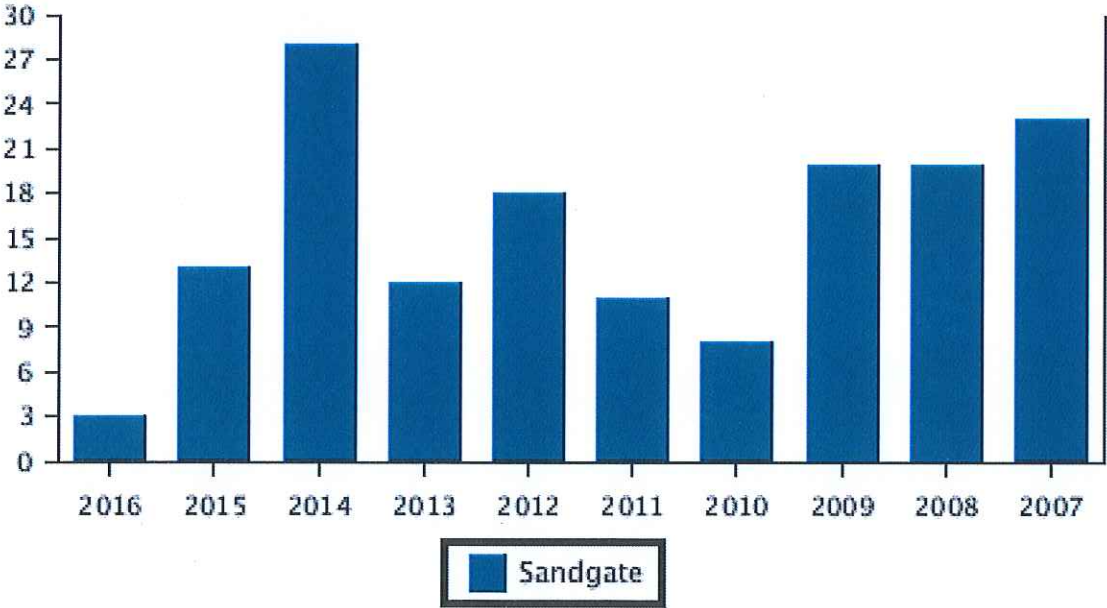


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Unit Sales Per Annum

Period	Sandgate Number
2016	3
2015	13
2014	28
2013	12
2012	18
2011	11
2010	8
2009	20
2008	20
2007	23

Unit Sales Per Annum



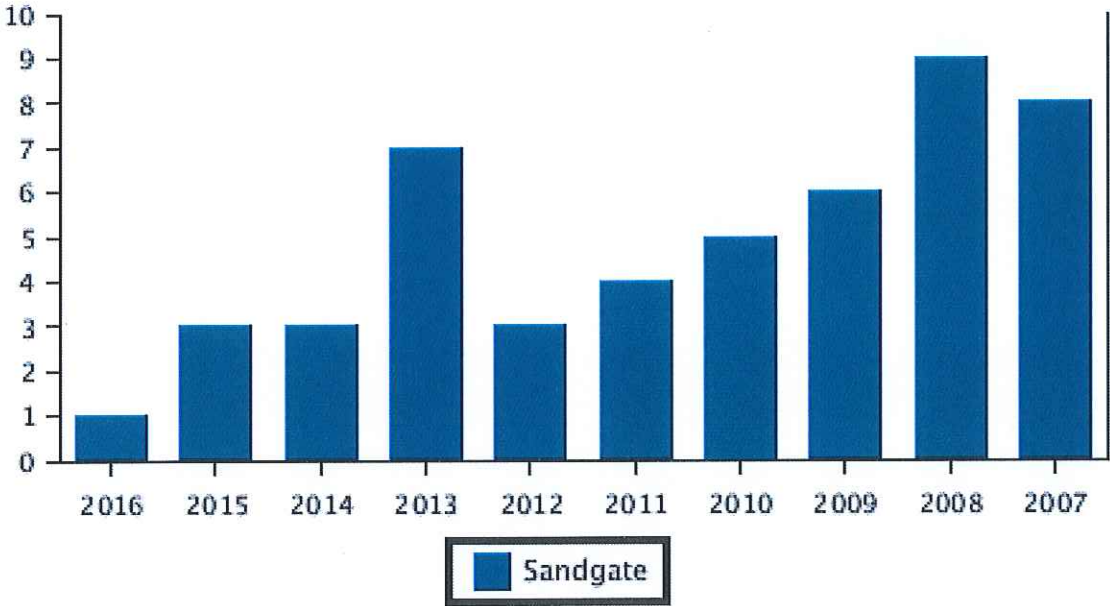


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Land Sales Per Annum

Period	Sandgate Number
2016	1
2015	3
2014	3
2013	7
2012	3
2011	4
2010	5
2009	6
2008	9
2007	8

Land Sales Per Annum





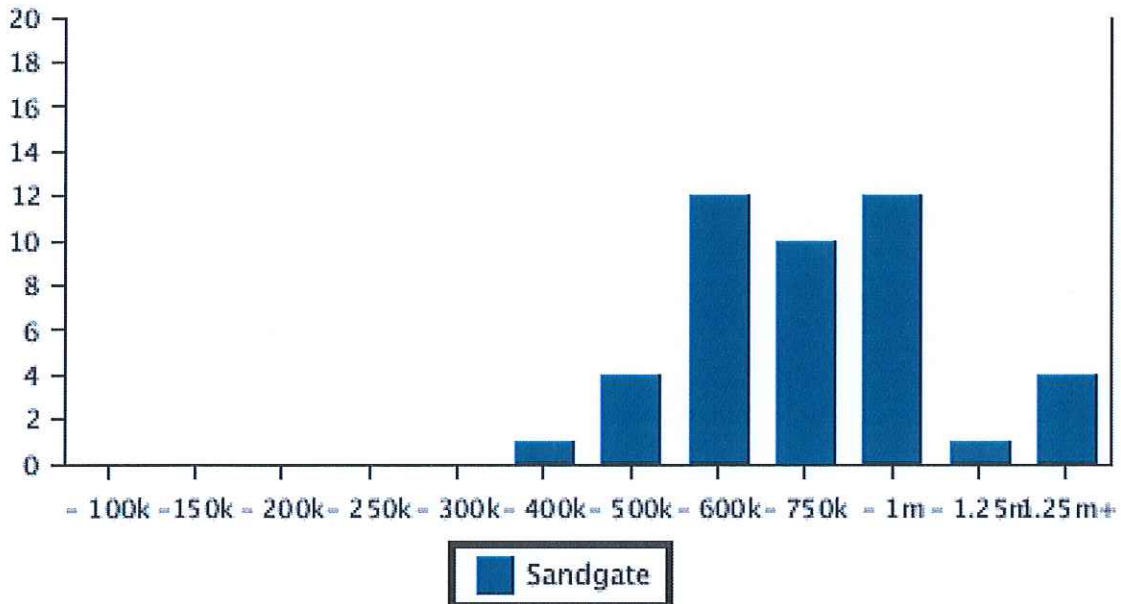
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Sales By Price

House Sale by Price (12 months)

Price	Sandgate Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	1
401 - 500k	4
501 - 600k	12
601 - 750k	10
751 - 1m	12
> 1m - 1.25m	1
1.25m+	4

House Sales By Price (12 months)



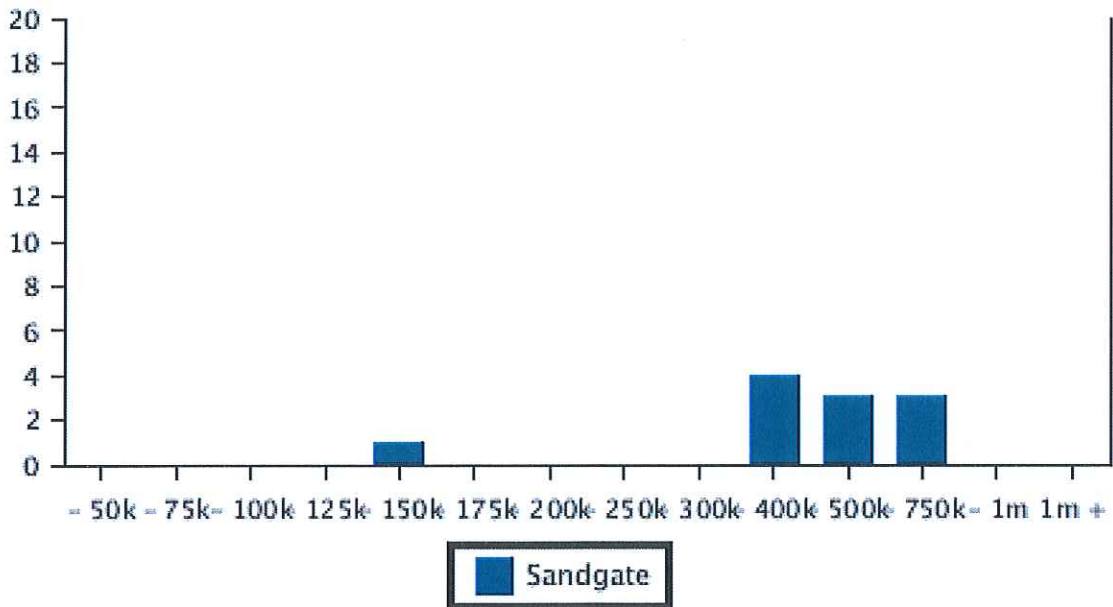


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Unit Sale by Price (12 months)

Price	Sandgate Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	1
151 - 175k	0
176 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	4
401 - 500k	3
501 - 750k	3
751 - 1m	0
1m +	0

Unit Sales By Price (12 months)



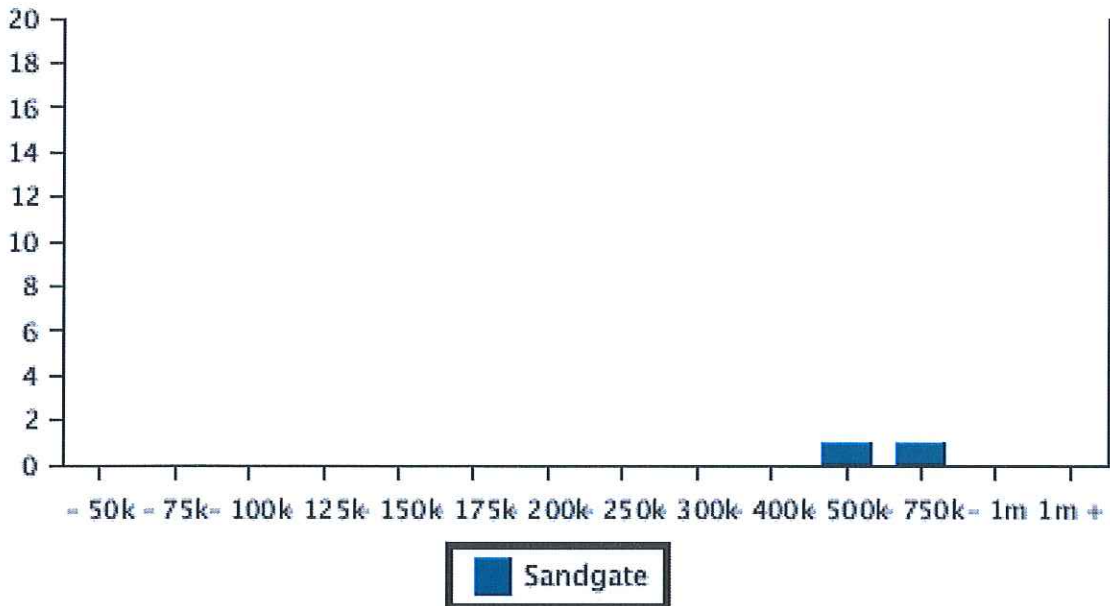


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Land Sale by Price (12 months)

Price	Sandgate	
		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		1
501 - 750k		1
751 - 1m		0
1m +		0

Land Sales By Price (12 months)





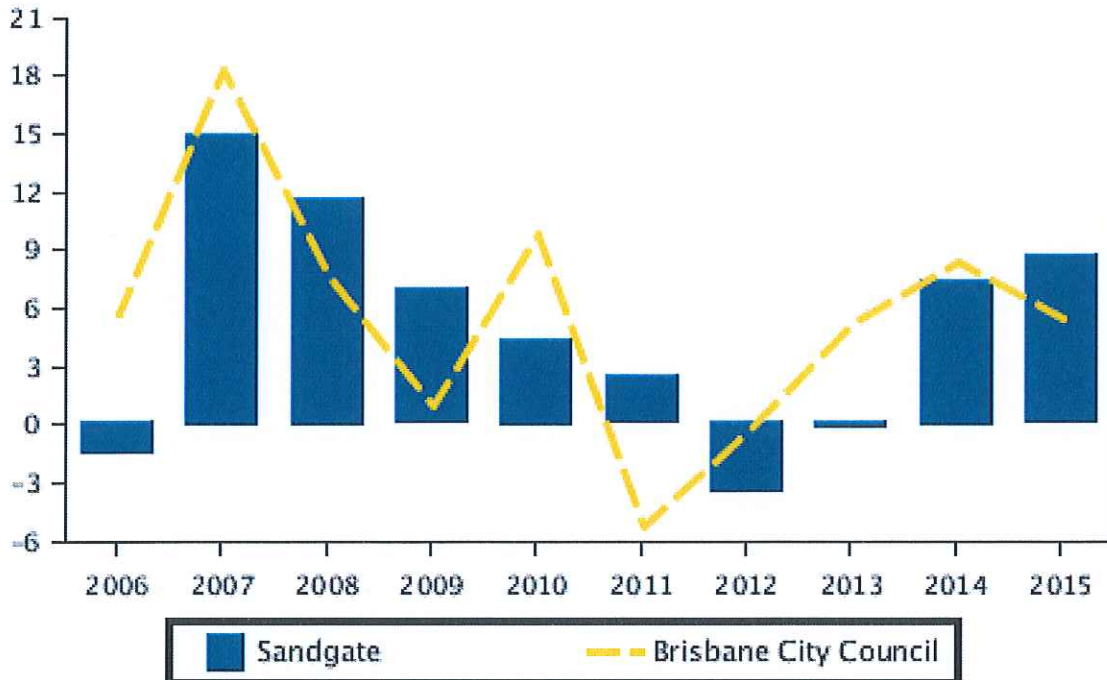
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Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Sandgate % Change	Brisbane City Council % Change
2015	8.7%	5.4%
2014	7.5%	8.3%
2013	-0.3%	5.2%
2012	-3.7%	-0.4%
2011	2.5%	-5.3%
2010	4.4%	9.8%
2009	7%	1%
2008	11.7%	7.6%
2007	15%	18.3%
2006	-1.6%	5.7%

Capital Growth in Median Prices (Houses)



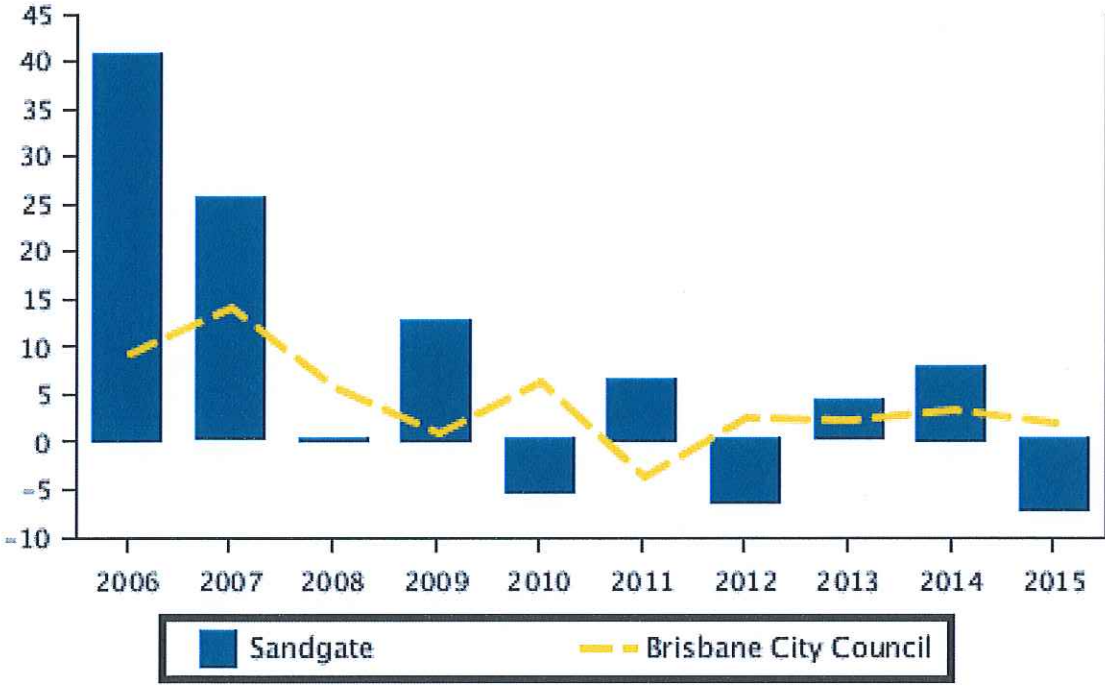


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Capital Growth in Median Prices (Unit)

Period	Sandgate % Change	Brisbane City Council % Change
2015	-7.6%	2.1%
2014	7.9%	3.3%
2013	4.3%	2.4%
2012	-7%	2.5%
2011	6.7%	-3.6%
2010	-5.9%	6.4%
2009	12.9%	1%
2008	-0.3%	5.8%
2007	25.6%	14.1%
2006	40.9%	9.2%

Capital Growth in Median Prices (Unit)



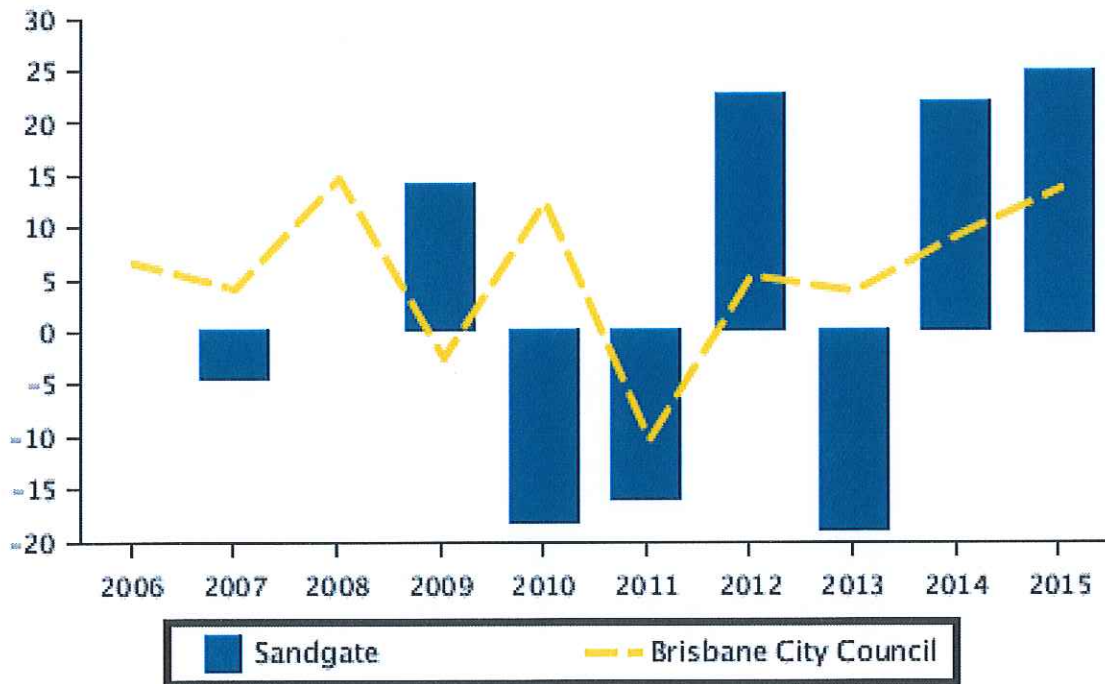


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Capital Growth in Median Prices (Land)

Period	Sandgate % Change	Brisbane City Council % Change
2015	25%	13.6%
2014	22%	9.4%
2013	-19.2%	4%
2012	22.7%	5.3%
2011	-16.2%	-10.2%
2010	-18.4%	12.5%
2009	14.2%	-2.4%
2008	0%	14.8%
2007	-4.7%	4.2%
2006	0%	6.7%

Capital Growth in Median Prices (Land)





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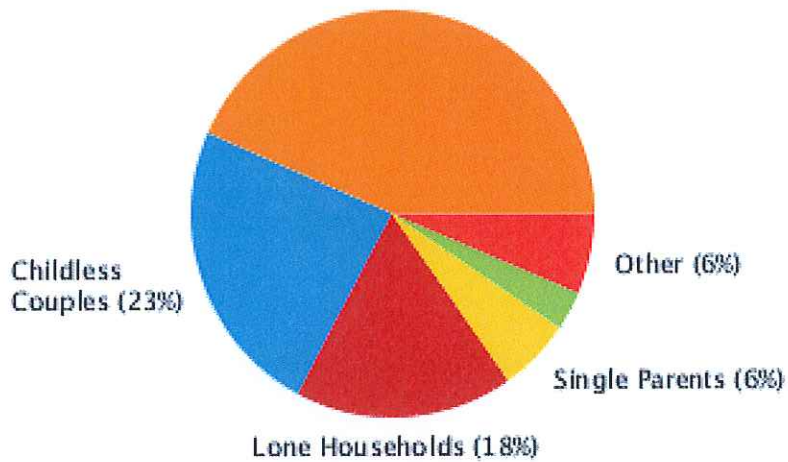
Household

Household Structure

Type	Percent
Couples with Children	43.5
Childless Couples	23.7
Lone Households	17.5
Other	6.4
Single Parents	5.8
Group Households	3.1

Household Structure

Couples with Children (44%)



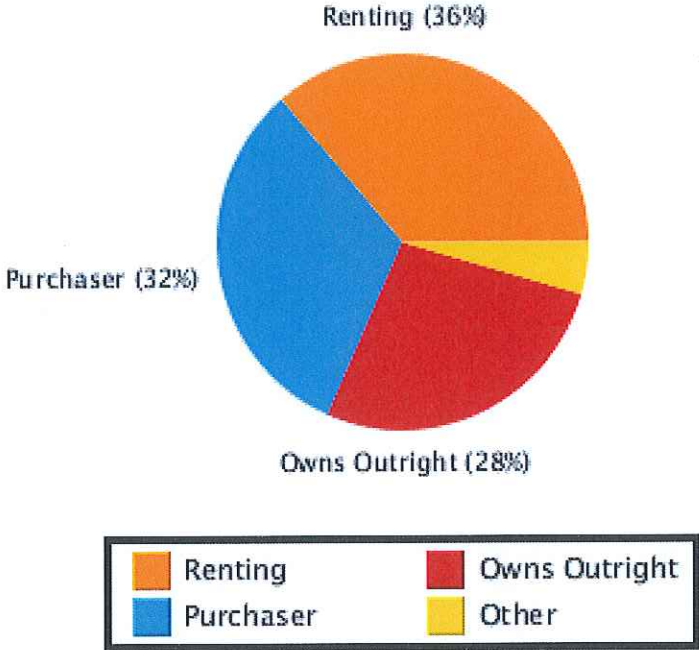


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Household Occupancy

Type	Percent
Renting	36.3
Purchaser	32.1
Owns Outright	27.1
Other	4.5

Household Occupancy

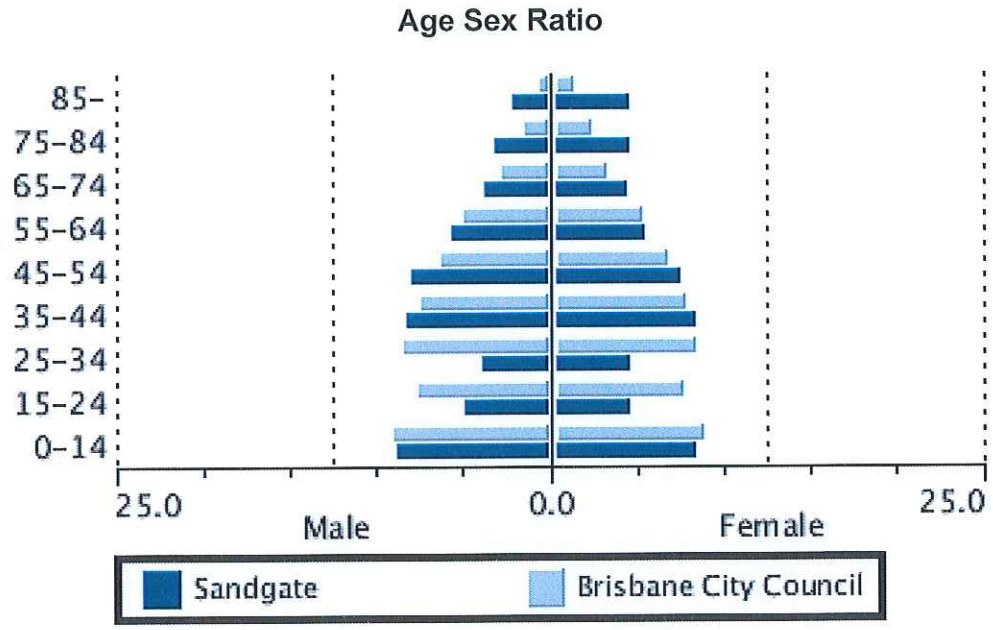




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Age Sex Ratio

Age Group	Sandgate		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	8.9	8.3	9.2	8.7
15-24	4.9	4.5	7.7	7.6
25-34	3.9	4.4	8.5	8.3
35-44	8.2	8.2	7.5	7.7
45-54	8.0	7.4	6.4	6.6
55-64	5.7	5.4	5.0	5.2
65-74	3.8	4.3	2.9	3.1
75-84	3.2	4.5	1.6	2.2
85-	2.1	4.4	0.6	1.2



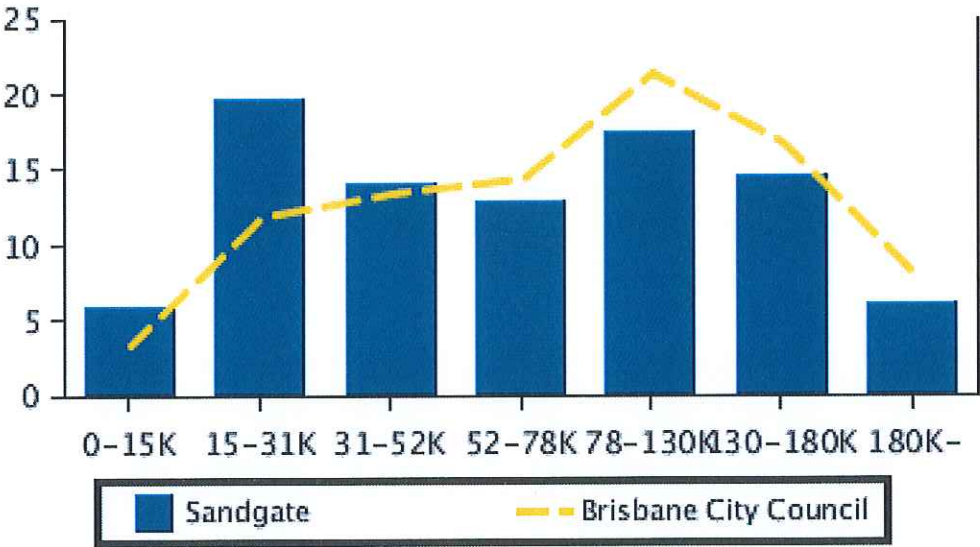


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Household Income

Income Range	Sandgate %	Brisbane City Council %
0-15K	5.8	3.3
15-31K	19.7	11.8
31-52K	14.0	13.4
52-78K	12.9	14.4
78-130K	17.4	21.3
130-180K	14.5	16.7
180K-	6.1	7.9

Household Income





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	2					
HOUSE	11	\$420,000	\$1,200,000	\$577,500	\$635,772	\$6,993,501
UNIT	3	\$310,000	\$685,000	\$445,000	\$480,000	\$1,440,000
TOTAL	16					\$8,433,501

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		2				
HOUSE	1 Bed	1	\$485,001	\$485,001	\$485,001	\$485,001
	2 Bed	3	\$420,000	\$1,200,000	\$435,000	\$685,000
	3 Bed	7	\$525,000	\$830,000	\$585,000	\$636,214
UNIT	2 Bed	2	\$310,000	\$445,000	\$377,500	\$377,500
	N/A	1	\$685,000	\$685,000	\$685,000	\$685,000
TOTAL		16				\$527,093

Sold Properties



20 Bamford Street Sandgate QLD 4017

Sale Price: \$585,000
Sale Date: 6 Apr 2016
Area: 961m²

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



66 Bevington Street Sandgate QLD 4017

Sale Price: Not Disclosed
Sale Date: 8 May 2016
Area: 744m²

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

4/133 Brighton Road Sandgate QLD 4017

Sale Price: \$685,000
Sale Date: 24 Apr 2016
Area: 184m²

Attributes:



9 Brisbane Street Sandgate QLD 4017

Sale Price: \$577,500
Sale Date: 22 Jun 2016
Area: 719m²

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



16 First Avenue Sandgate QLD 4017

Sale Price: \$750,000
Sale Date: 24 Apr 2016
Area: 405m²

Attributes: 3 Beds, 1 Baths



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238 Flinders Parade Sandgate QLD 4017

Sale Price: \$1,200,000
Sale Date: 4 May 2016
Area: 810m2

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



3/24 Fourth Avenue Sandgate QLD 4017

Sale Price: \$310,000
Sale Date: 4 Apr 2016
Area: -

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



56 Griffith Street Sandgate QLD 4017

Sale Price: \$435,000
Sale Date: 27 May 2016
Area: 405m2

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



124 Hoskins Street Sandgate QLD 4017

Sale Price: \$420,000
Sale Date: 26 Apr 2016
Area: 759m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces



17/28 Lagoon Street Sandgate QLD 4017

Sale Price: \$445,000
Sale Date: 4 Apr 2016
Area: -

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



43 Nash Street Sandgate QLD 4017

Sale Price: \$830,000
Sale Date: 12 May 2016
Area: 409m2

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



37 Rainbow Street Sandgate QLD 4017

Sale Price: \$525,000
Sale Date: 21 May 2016
Area: 407m2

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



6 Wakefield Street Sandgate QLD 4017

Sale Price: \$641,000
Sale Date: 5 Apr 2016
Area: 799m2

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



23 Wighton Street Sandgate QLD 4017

Sale Price: \$545,000
Sale Date: 28 Apr 2016
Area: 607m2

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



6 Wolsey Street Sandgate QLD 4017

Sale Price: \$485,001
Sale Date: 26 Apr 2016
Area: 632m2

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



49 Wolsey Street Sandgate QLD 4017

Sale Price: Not Disclosed
Sale Date: 18 May 2016
Area: 776m2

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



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