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A Nobel approach  
to Real Estate™

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Seven Hills  
April—June 2016

THE Adam  
Nobel TEAM



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# Suburb Statistics Report

Prepared on 08 Jul 2016

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## Area Profile

The size of Seven Hills is approximately 2 square kilometres. It has 4 parks covering nearly 6% of total area.

The population of Seven Hills in 2006 was 3,006 people. By 2011 the population was 2,030 showing a population decline of 32% in the area during that time.

The predominant age group in Seven Hills is 0-14 years.

Households in Seven Hills are primarily couples with children and are likely to be repaying between \$3000 - \$4000 per month on mortgage repayments.

In general, people in Seven Hills work in a Professional occupation.

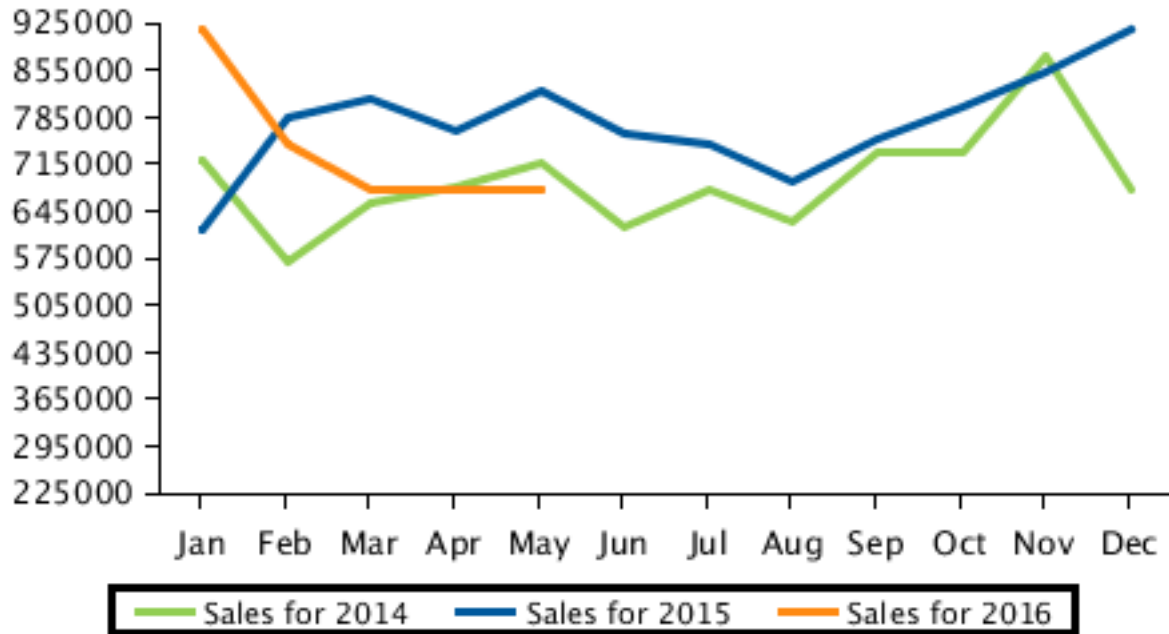
In 2006, 67.7% of the homes in Seven Hills were owner-occupied compared with 65.5% in 2011.

Currently the median sales price of houses in the area is 675,000.

### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$719,000	\$615,000	\$913,500
February	\$569,000	\$785,000	\$742,500
March	\$658,000	\$810,000	\$675,000
April	\$680,000	\$765,888	\$675,000
May	\$717,000	\$825,000	\$675,000
June	\$622,500	\$760,000	\$0
July	\$675,000	\$743,000	\$0
August	\$627,000	\$690,000	\$0
September	\$731,250	\$752,000	\$0
October	\$731,250	\$800,000	\$0
November	\$875,000	\$850,000	\$0
December	\$677,500	\$913,500	\$0

### Median Sale Price

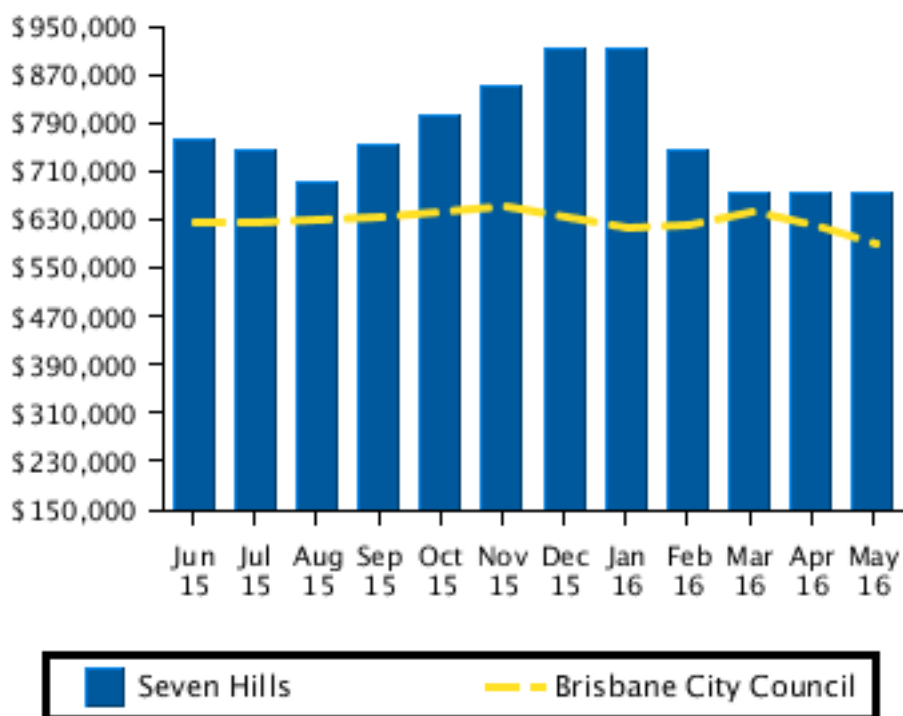


## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Seven Hills Median Price	Brisbane City Council Median Price
May 2016	\$675,000	\$588,065
April 2016	\$675,000	\$620,000
March 2016	\$675,000	\$645,000
February 2016	\$742,500	\$622,500
January 2016	\$913,500	\$614,875
December 2015	\$913,500	\$635,000
November 2015	\$850,000	\$649,900
October 2015	\$800,000	\$645,000
September 2015	\$752,000	\$635,000
August 2015	\$690,000	\$630,000
July 2015	\$743,000	\$625,000
June 2015	\$760,000	\$625,500

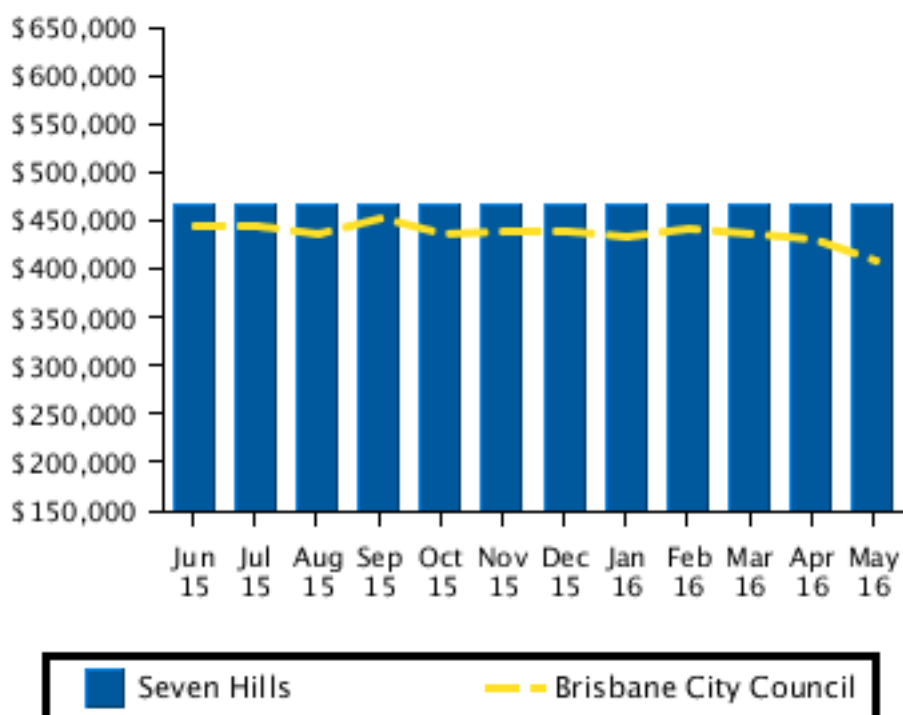
### Recent Median House Sale Prices



## Recent Median Unit Sale Prices

Period	Seven Hills Median Price	Brisbane City Council Median Price
May 2016	\$465,000	\$408,750
April 2016	\$465,000	\$429,500
March 2016	\$465,000	\$435,000
February 2016	\$465,000	\$441,050
January 2016	\$465,000	\$432,500
December 2015	\$465,000	\$440,000
November 2015	\$465,000	\$440,000
October 2015	\$465,000	\$435,000
September 2015	\$465,000	\$452,000
August 2015	\$465,000	\$435,500
July 2015	\$465,000	\$445,000
June 2015	\$465,000	\$443,000

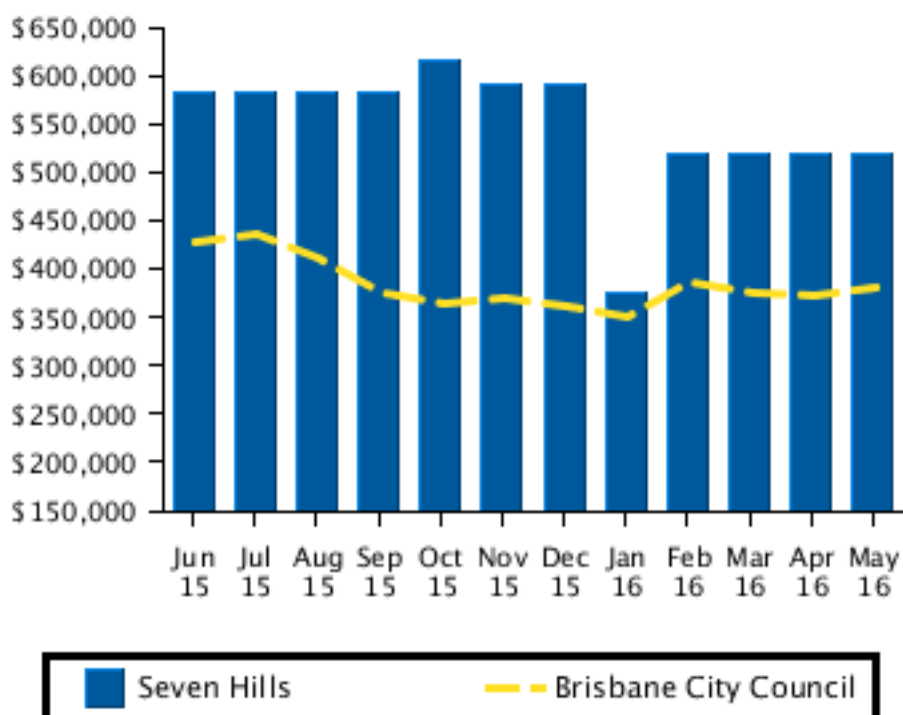
## Recent Median Unit Sale Prices



## Recent Median Land Sale Prices

Period	Seven Hills Median Price	Brisbane City Council Median Price
May 2016	\$517,500	\$380,000
April 2016	\$517,500	\$372,500
March 2016	\$517,500	\$376,000
February 2016	\$517,500	\$385,000
January 2016	\$375,000	\$349,000
December 2015	\$590,000	\$360,000
November 2015	\$590,000	\$370,000
October 2015	\$615,000	\$365,000
September 2015	\$581,596	\$376,050
August 2015	\$581,596	\$410,000
July 2015	\$581,596	\$435,000
June 2015	\$581,596	\$427,500

## Recent Median Land Sale Prices

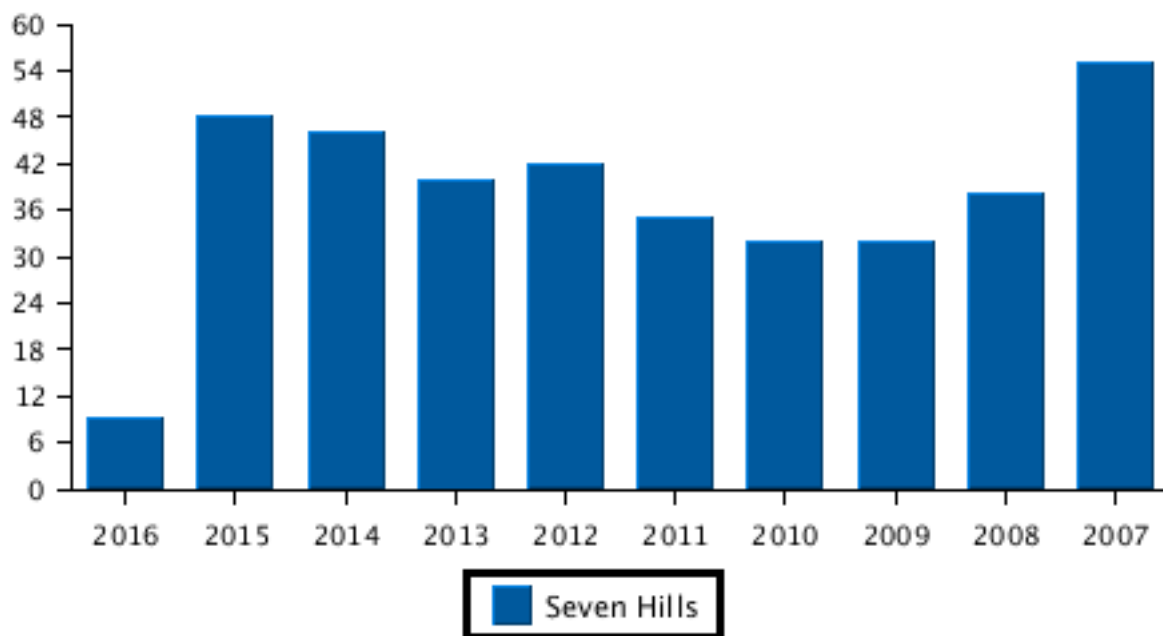


## Sales Per Annum

### House Sales Per Annum

Period	Seven Hills
	Number
2016	9
2015	48
2014	46
2013	40
2012	42
2011	35
2010	32
2009	32
2008	38
2007	55

### House Sales Per Annum

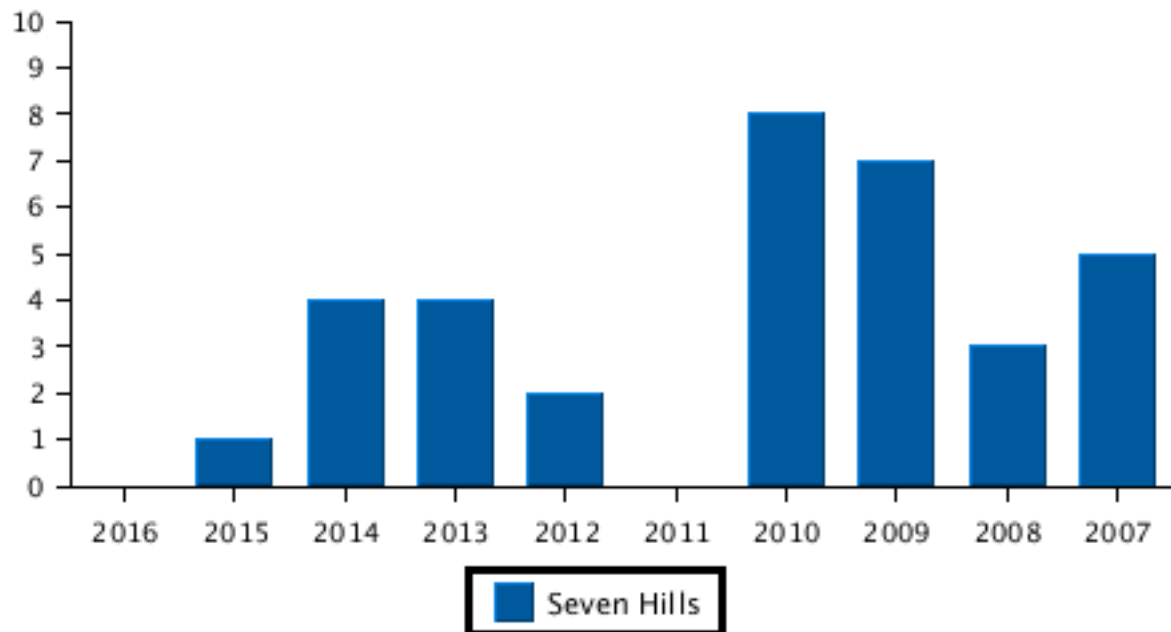




## Unit Sales Per Annum

Period	Seven Hills
	Number
2016	0
2015	1
2014	4
2013	4
2012	2
2011	0
2010	8
2009	7
2008	3
2007	5

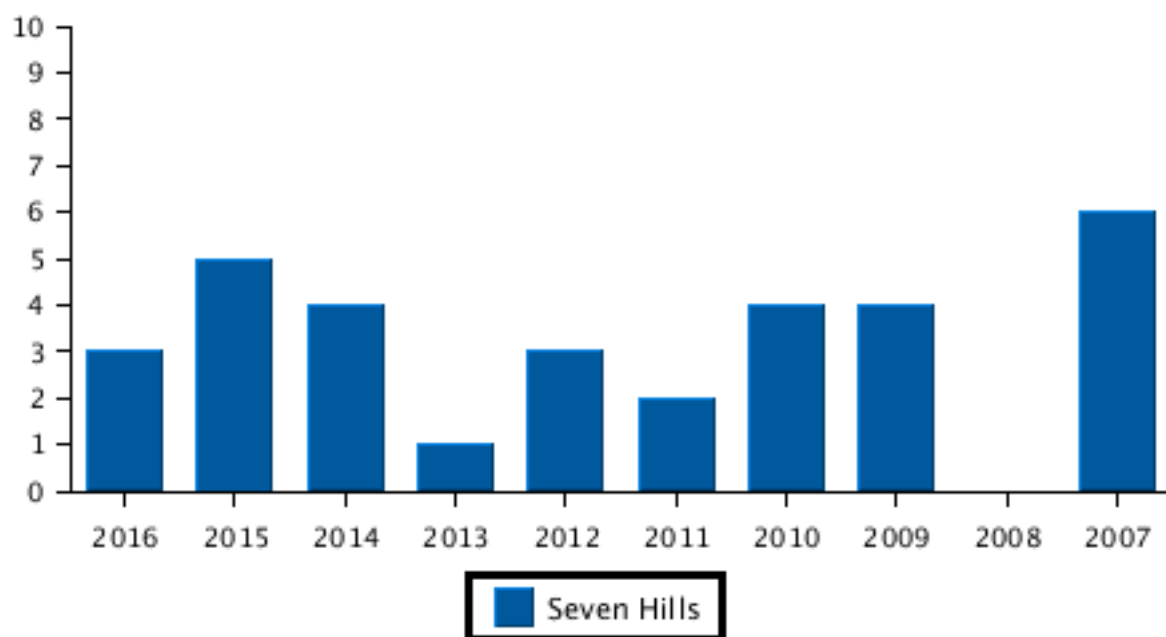
## Unit Sales Per Annum



## Land Sales Per Annum

Period	Seven Hills
	Number
2016	3
2015	5
2014	4
2013	1
2012	3
2011	2
2010	4
2009	4
2008	0
2007	6

## Land Sales Per Annum

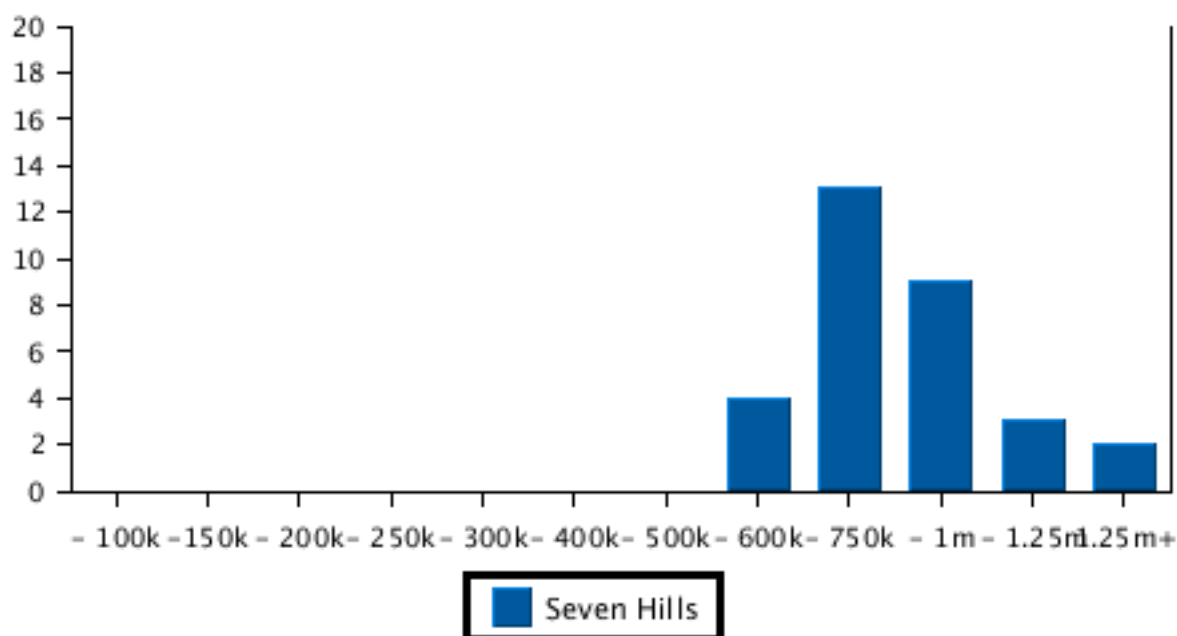


## Sales By Price

### House Sale by Price (12 months)

Price	Seven Hills
	Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	0
501 - 600k	4
601 - 750k	13
751 - 1m	9
> 1m - 1.25m	3
1.25m+	2

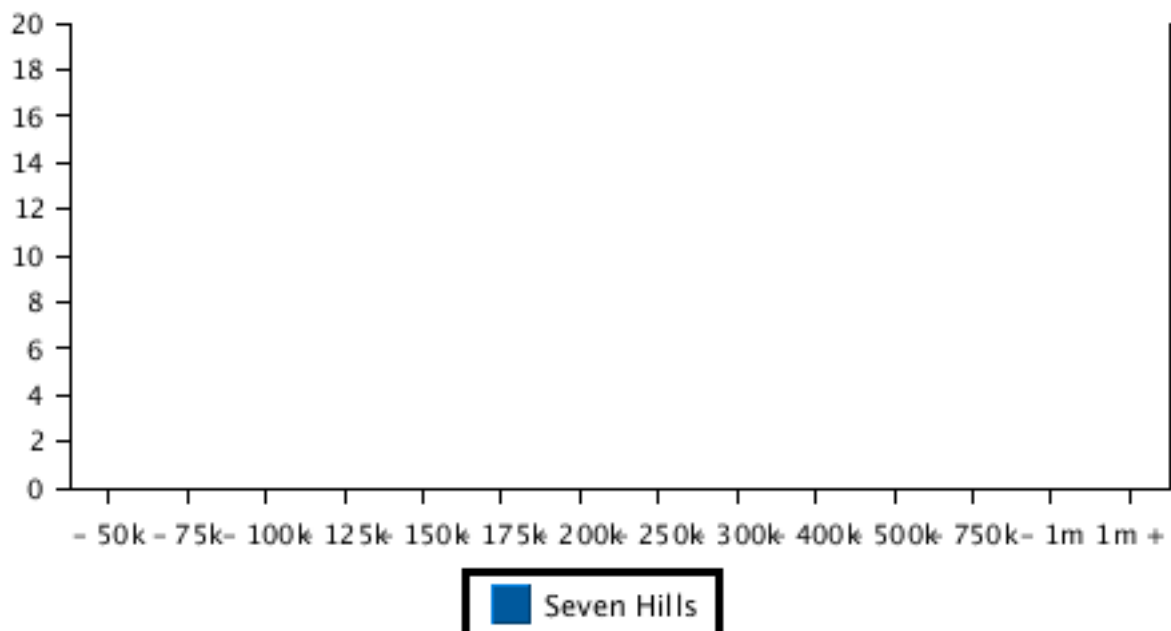
### House Sales By Price (12 months)



### Unit Sale by Price (12 months)

Price	Seven Hills
	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	0
1m +	0

### Unit Sales By Price (12 months)

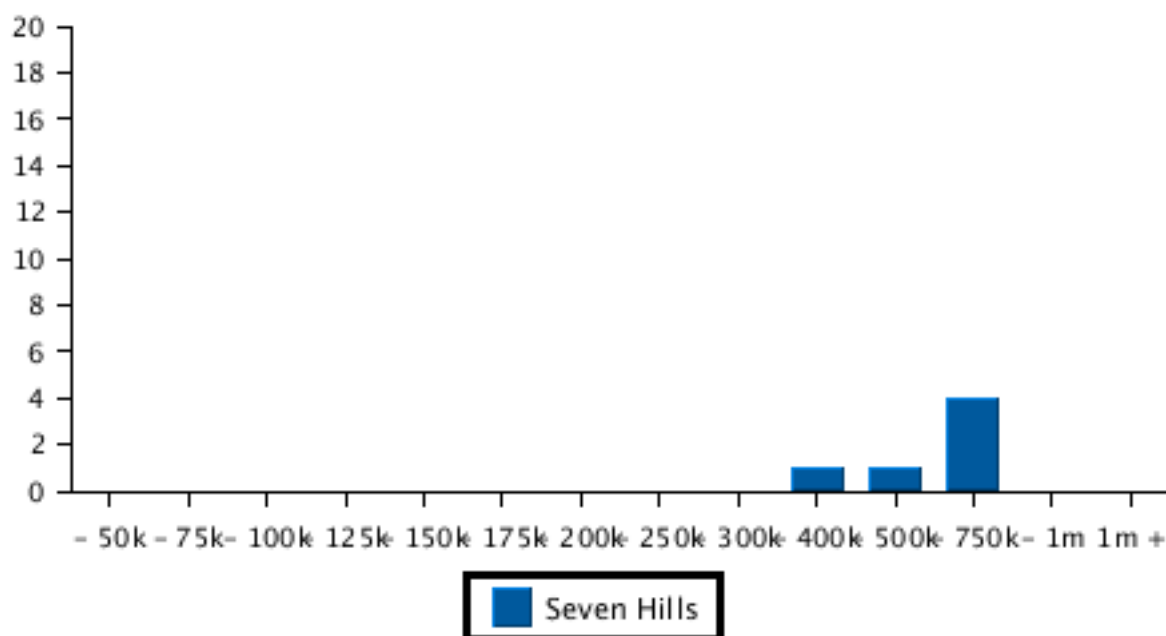




## Land Sale by Price (12 months)

Price	Seven Hills
	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	1
501 - 750k	4
751 - 1m	0
1m +	0

## Land Sales By Price (12 months)

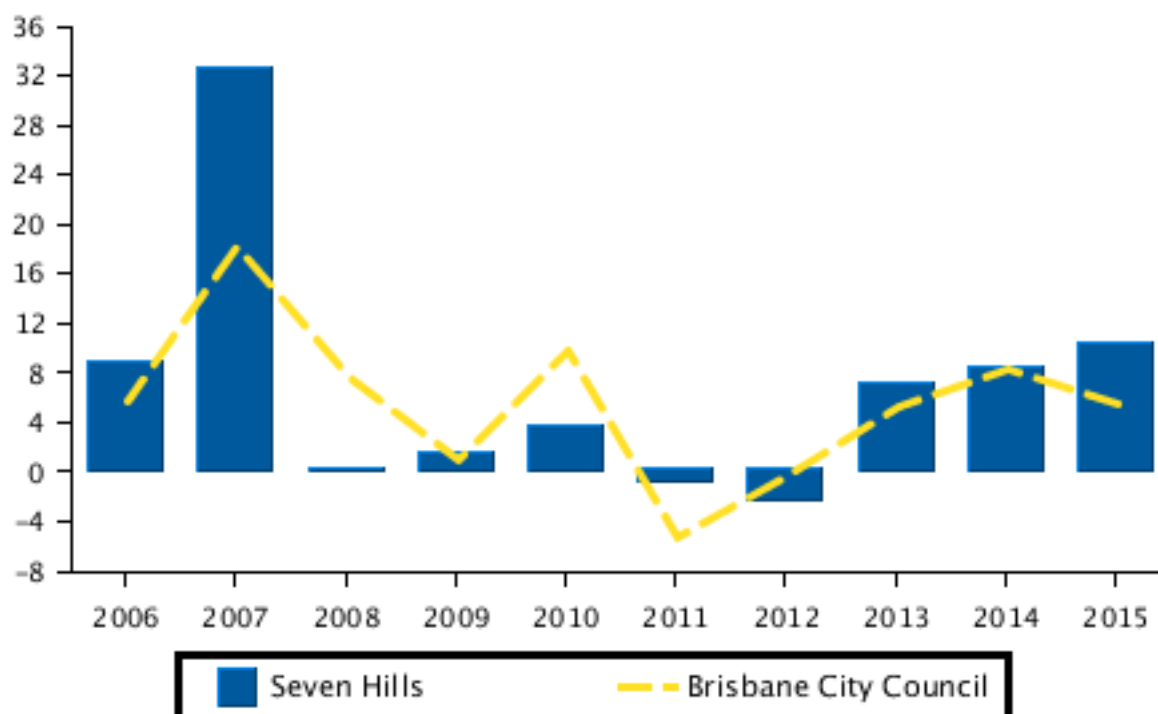


## Capital Growth Median Prices

### Capital Growth in Median Prices (Houses)

Period	Seven Hills % Change	Brisbane City Council % Change
2015	10.4%	5.4%
2014	8.6%	8.3%
2013	7.2%	5.2%
2012	-2.7%	-0.4%
2011	-1.2%	-5.3%
2010	3.8%	9.8%
2009	1.7%	1%
2008	0.4%	7.6%
2007	32.6%	18.3%
2006	8.9%	5.7%

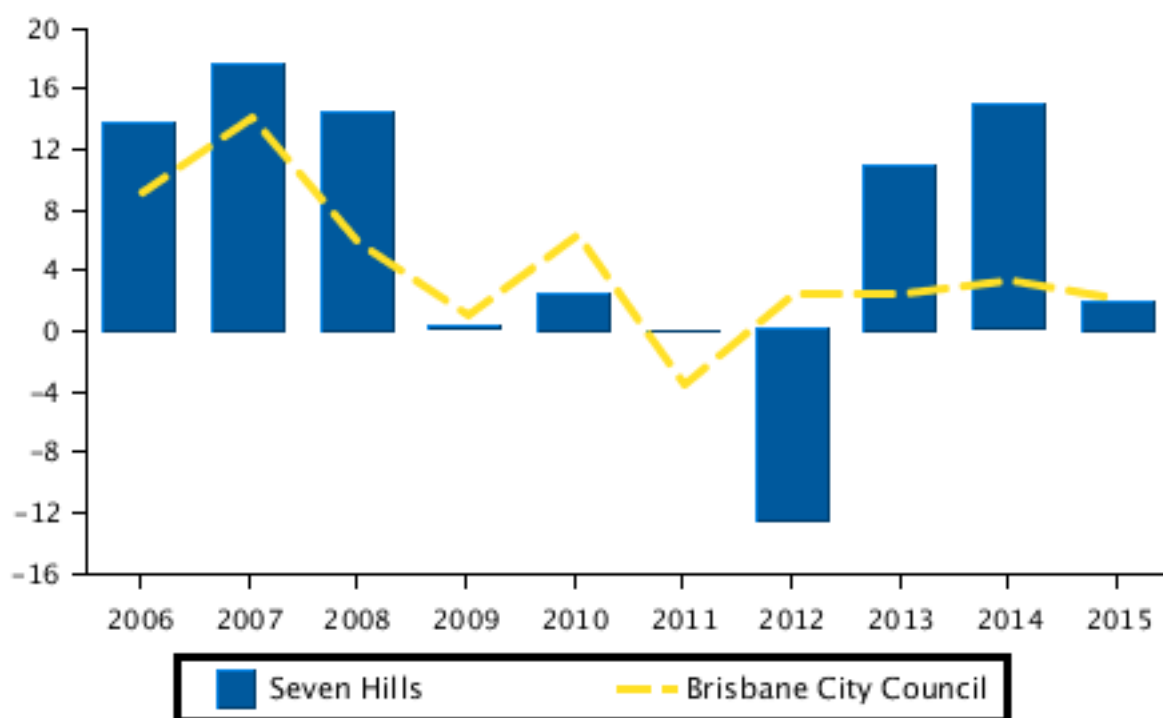
### Capital Growth in Median Prices (Houses)



### Capital Growth in Median Prices (Unit)

Period	Seven Hills % Change	Brisbane City Council % Change
2015	2%	2.1%
2014	14.9%	3.3%
2013	11%	2.4%
2012	-12.8%	2.5%
2011	0%	-3.6%
2010	2.5%	6.4%
2009	0.3%	1%
2008	14.5%	5.8%
2007	17.7%	14.1%
2006	13.8%	9.2%

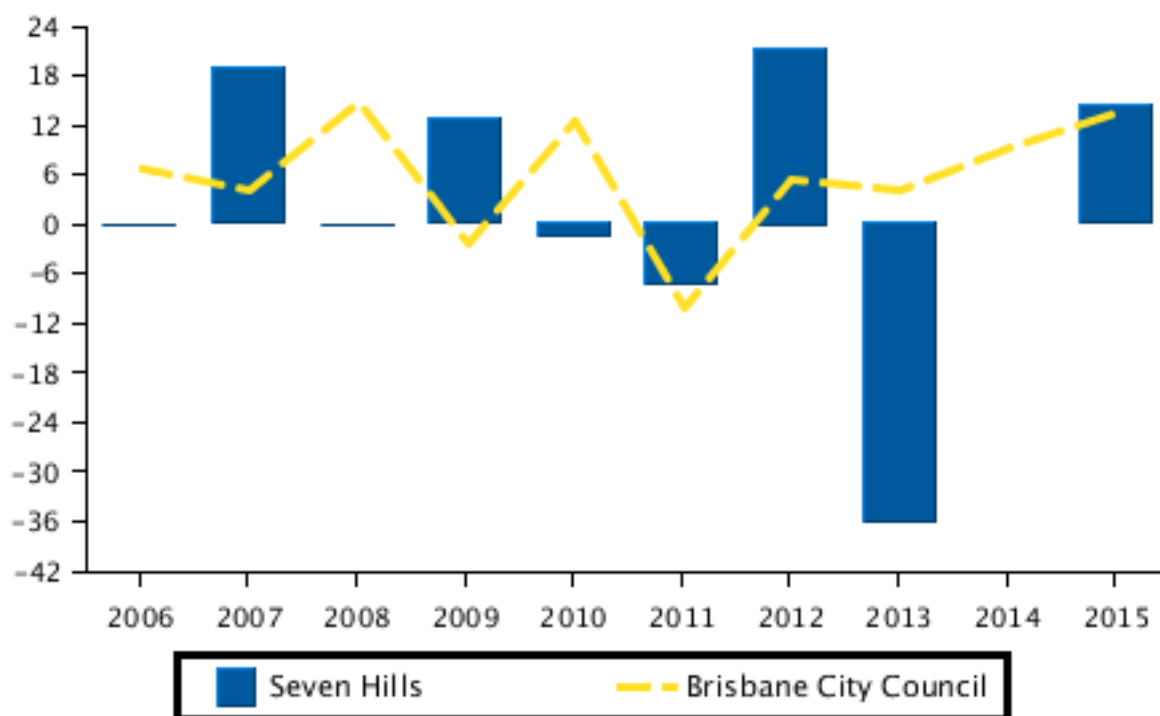
### Capital Growth in Median Prices (Unit)



### Capital Growth in Median Prices (Land)

Period	Seven Hills % Change	Brisbane City Council % Change
2015	14.3%	13.6%
2014	0%	9.4%
2013	-36.3%	4%
2012	21.4%	5.3%
2011	-7.5%	-10.2%
2010	-1.9%	12.5%
2009	12.8%	-2.4%
2008	0%	14.8%
2007	19%	4.2%
2006	0%	6.7%

### Capital Growth in Median Prices (Land)



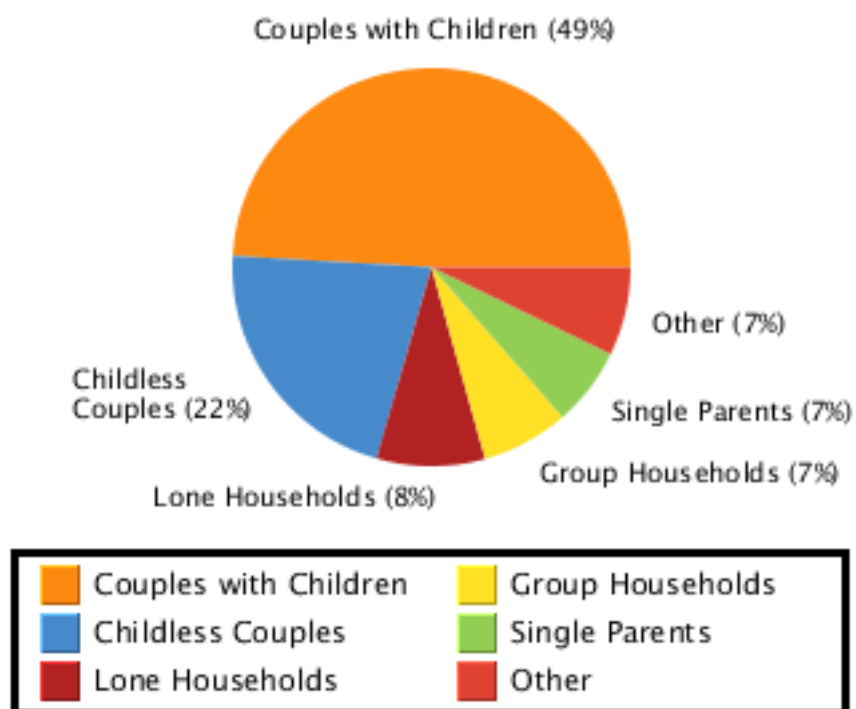


# Household

## Household Structure

Type	Percent
Couples with Children	49.2
Childless Couples	21.5
Lone Households	8.8
Other	7.2
Group Households	7.1
Single Parents	6.4

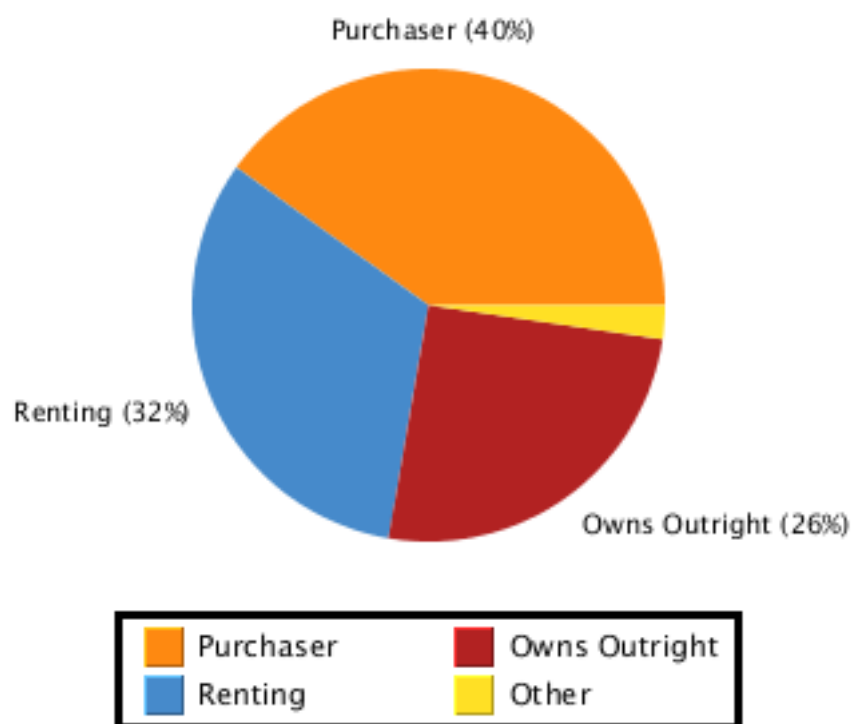
## Household Structure



## Household Occupancy

Type	Percent
Purchaser	40.1
Renting	32.2
Owns Outright	25.4
Other	2.3

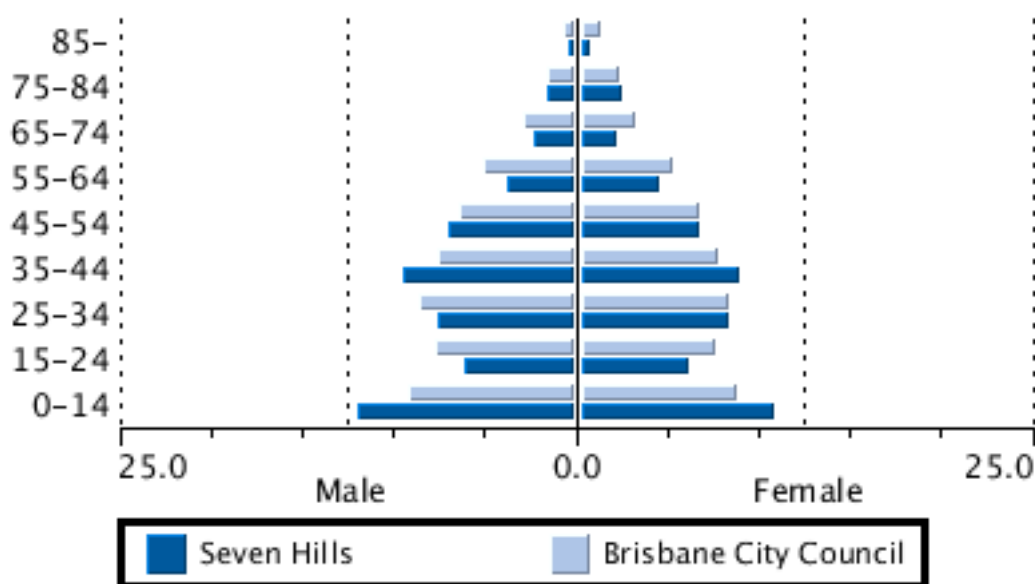
## Household Occupancy



## Age Sex Ratio

Age Group	Seven Hills		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	11.9	10.7	9.2	8.7
15-24	6.0	6.0	7.7	7.6
25-34	7.6	8.3	8.5	8.3
35-44	9.5	8.9	7.5	7.7
45-54	7.0	6.6	6.4	6.6
55-64	3.8	4.5	5.0	5.2
65-74	2.2	2.1	2.9	3.1
75-84	1.5	2.4	1.6	2.2
85-	0.4	0.7	0.6	1.2

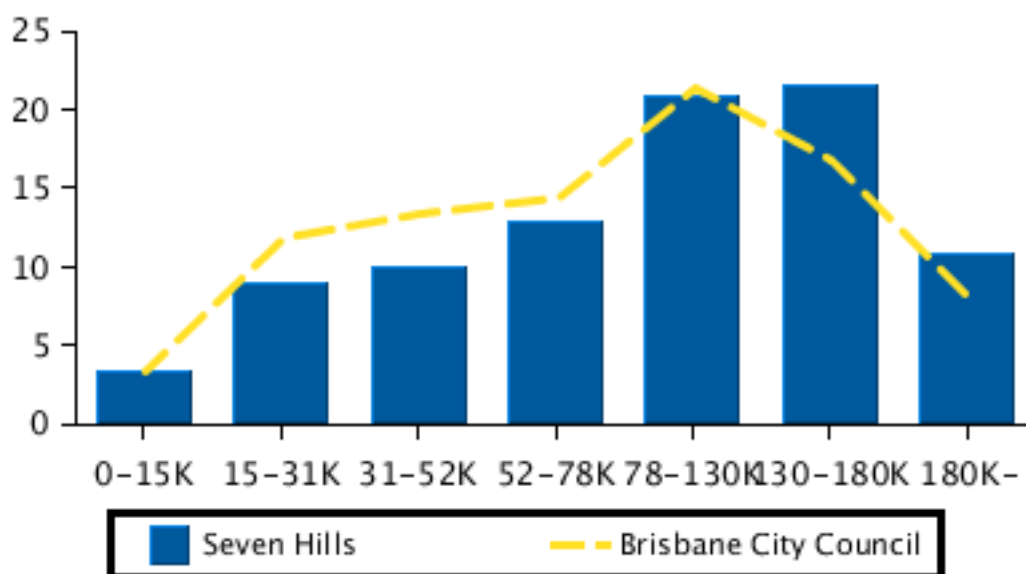
### Age Sex Ratio



## Household Income

Income Range	Seven Hills %	Brisbane City Council %
0-15K	3.3	3.3
15-31K	8.9	11.8
31-52K	10.0	13.4
52-78K	12.8	14.4
78-130K	20.9	21.3
130-180K	21.5	16.7
180K-	10.8	7.9

Household Income





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# Sales History Report

Prepared on 04 Jul 2016

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## Sold Properties



### 33/206 D'Arcy Road Seven Hills QLD 4170

Sale Price: \$440,000

Sale Date: 2 Jun 2016

Area: 246m2

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



### 22/112 Foxton Street Seven Hills QLD 4170

Sale Price: \$480,000

Sale Date: 31 May 2016

Area: 264m2 Approx

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



### 24 Majestic Outlook Seven Hills QLD 4170

Sale Price: Not Disclosed

Sale Date: 12 May 2016

Area: 688m2

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



### 105 Porteus Drive Seven Hills QLD 4170

Sale Price: \$980,000

Sale Date: 11 May 2016

Area: 764m2

Attributes: 5 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



### 30 Quirinal Crescent Seven Hills QLD 4170

Sale Price: \$1,305,000

Sale Date: 12 Jun 2016

Area: 612m2

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

## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	1					
HOUSE	2	\$980,000	\$1,305,000	\$1,142,500	\$1,142,500	\$2,285,000
UNIT	2	\$440,000	\$480,000	\$460,000	\$460,000	\$920,000
<b>TOTAL</b>	<b>5</b>					<b>\$3,205,000</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		1				
HOUSE	4 Bed	1	\$1,305,000	\$1,305,000	\$1,305,000	\$1,305,000
	5+ Bed	1	\$980,000	\$980,000	\$980,000	\$980,000
UNIT	3 Bed	2	\$440,000	\$480,000	\$460,000	\$460,000
<b>TOTAL</b>		<b>5</b>				<b>\$641,000</b>

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