
A Nobel approach
to Real Estate™

Seventeen Mile Rocks
April—June 2016

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Nobel TEAM



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Area Profile

The size of Seventeen Mile Rocks is approximately 2 square kilometres.

The population of Seventeen Mile Rocks in 2006 was 1,874 people. By 2011 the population was 2,966 showing a population growth of 58% in the area during that time.

The predominant age group in Seventeen Mile Rocks is 0-14 years.

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

In general, people in Seventeen Mile Rocks work in a Professional occupation.

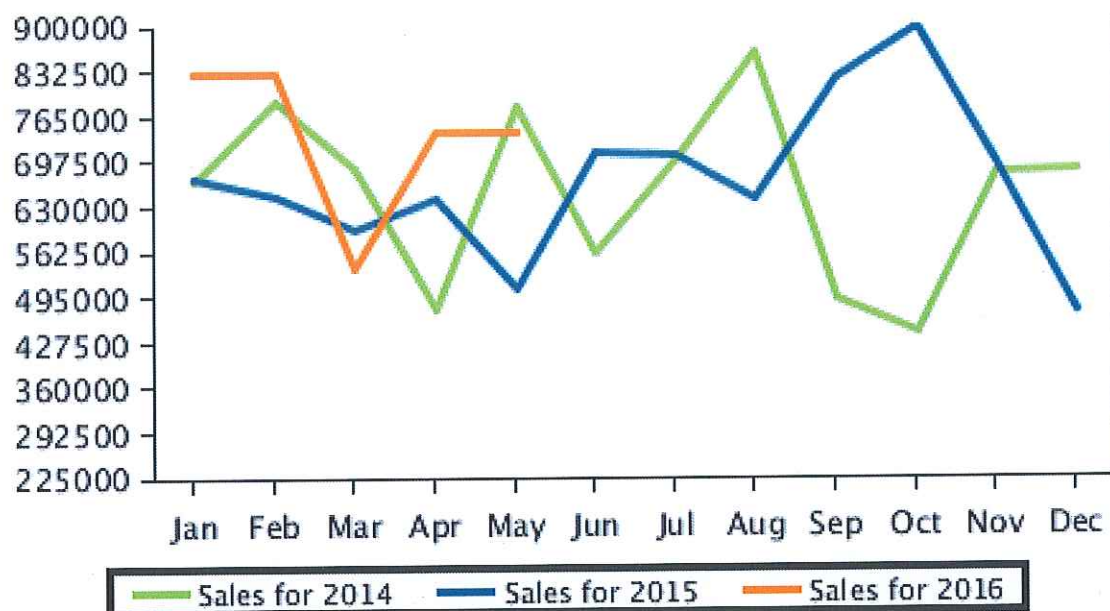
In 2006, 73.7% of the homes in Seventeen Mile Rocks were owner-occupied compared with 76.1% in 2011.

Currently the median sales price of houses in the area is 742,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$666,250	\$670,750	\$830,000
February	\$785,000	\$645,500	\$830,000
March	\$687,500	\$595,000	\$538,500
April	\$475,000	\$642,500	\$742,000
May	\$779,000	\$508,500	\$742,000
June	\$560,000	\$712,000	\$0
July	\$700,500	\$705,000	\$0
August	\$860,000	\$642,500	\$0
September	\$490,000	\$820,000	\$0
October	\$440,000	\$899,000	\$0
November	\$679,500	\$696,000	\$0
December	\$682,592	\$472,000	\$0

Median Sale Price

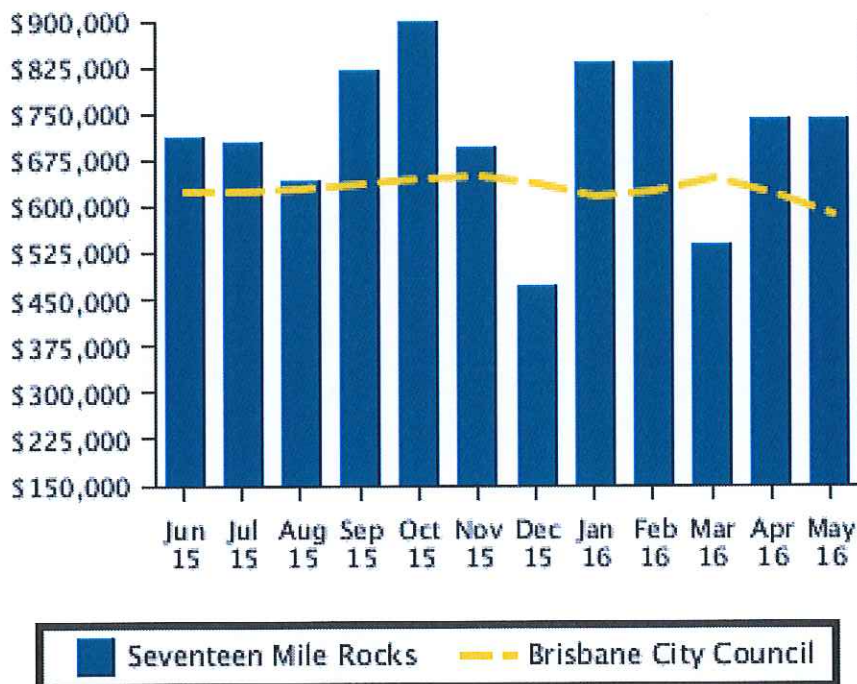


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Seventeen Mile Rocks Median Price	Brisbane City Council Median Price
May 2016	\$742,000	\$588,065
April 2016	\$742,000	\$620,000
March 2016	\$538,500	\$645,000
February 2016	\$830,000	\$622,500
January 2016	\$830,000	\$614,875
December 2015	\$472,000	\$635,000
November 2015	\$696,000	\$649,900
October 2015	\$899,000	\$645,000
September 2015	\$820,000	\$635,000
August 2015	\$642,500	\$630,000
July 2015	\$705,000	\$625,000
June 2015	\$712,000	\$625,500

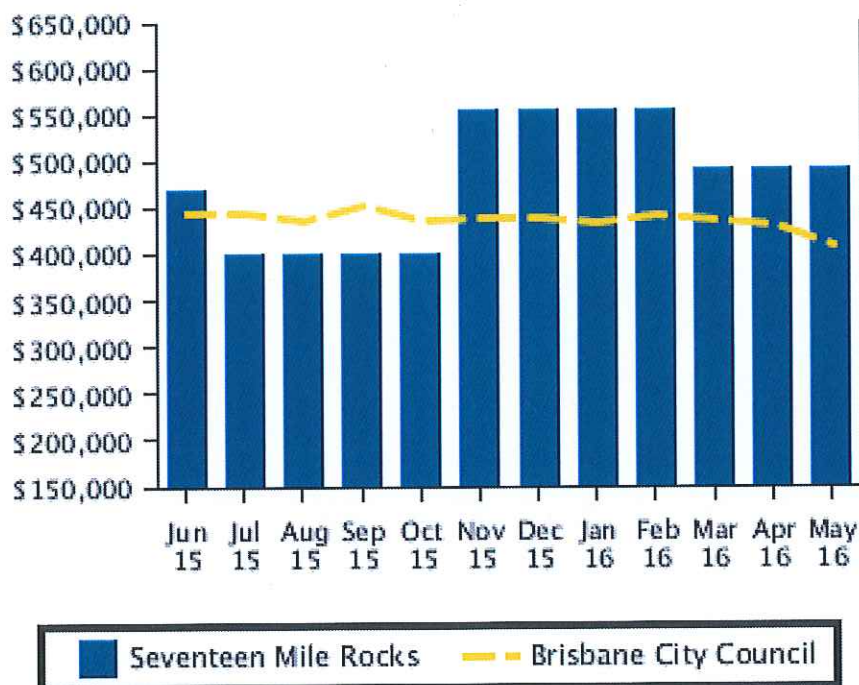
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Seventeen Mile Rocks	Brisbane City Council
	Median Price	Median Price
May 2016	\$492,500	\$408,750
April 2016	\$492,500	\$429,500
March 2016	\$492,500	\$435,000
February 2016	\$555,000	\$441,050
January 2016	\$555,000	\$432,500
December 2015	\$555,000	\$440,000
November 2015	\$555,000	\$440,000
October 2015	\$400,000	\$435,000
September 2015	\$400,000	\$452,000
August 2015	\$400,000	\$435,500
July 2015	\$400,000	\$445,000
June 2015	\$470,000	\$443,000

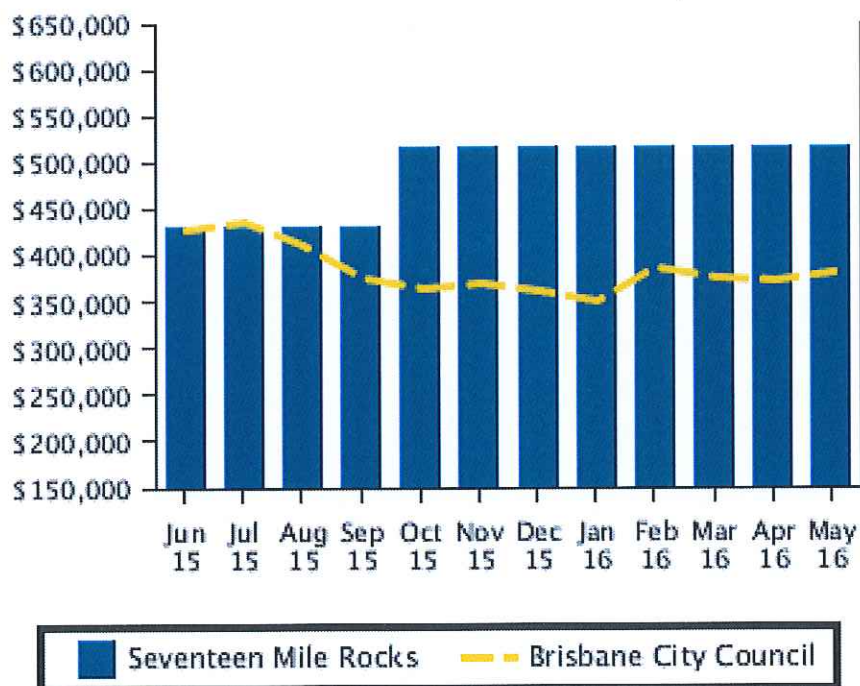
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Seventeen Mile Rocks Median Price	Brisbane City Council Median Price
May 2016	\$515,000	\$380,000
April 2016	\$515,000	\$372,500
March 2016	\$515,000	\$376,000
February 2016	\$515,000	\$385,000
January 2016	\$515,000	\$349,000
December 2015	\$515,000	\$360,000
November 2015	\$515,000	\$370,000
October 2015	\$515,000	\$365,000
September 2015	\$430,000	\$376,050
August 2015	\$430,000	\$410,000
July 2015	\$430,000	\$435,000
June 2015	\$430,000	\$427,500

Recent Median Land Sale Prices





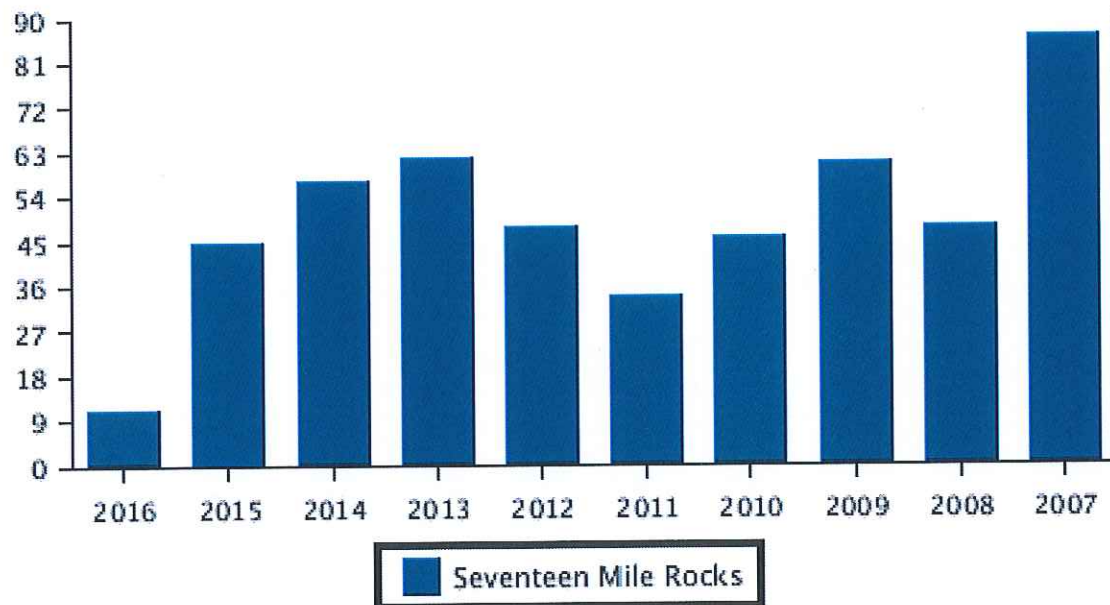
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Sales Per Annum

House Sales Per Annum

Period	Seventeen Mile Rocks
	Number
2016	11
2015	45
2014	57
2013	62
2012	48
2011	34
2010	46
2009	61
2008	48
2007	86

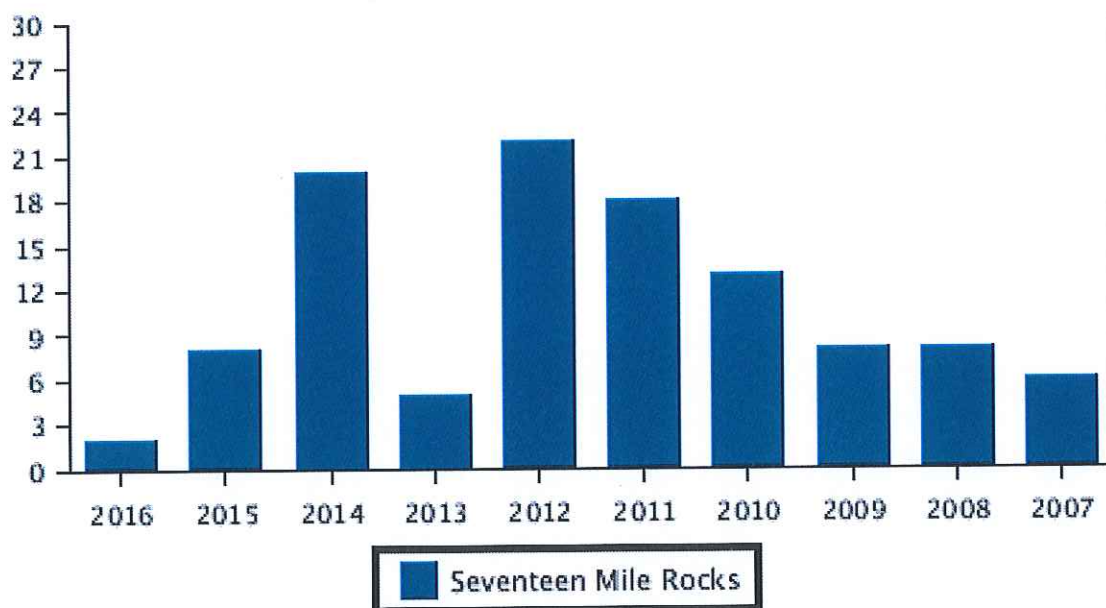
House Sales Per Annum



Unit Sales Per Annum

Period	Seventeen Mile Rocks
	Number
2016	2
2015	8
2014	20
2013	5
2012	22
2011	18
2010	13
2009	8
2008	8
2007	6

Unit Sales Per Annum



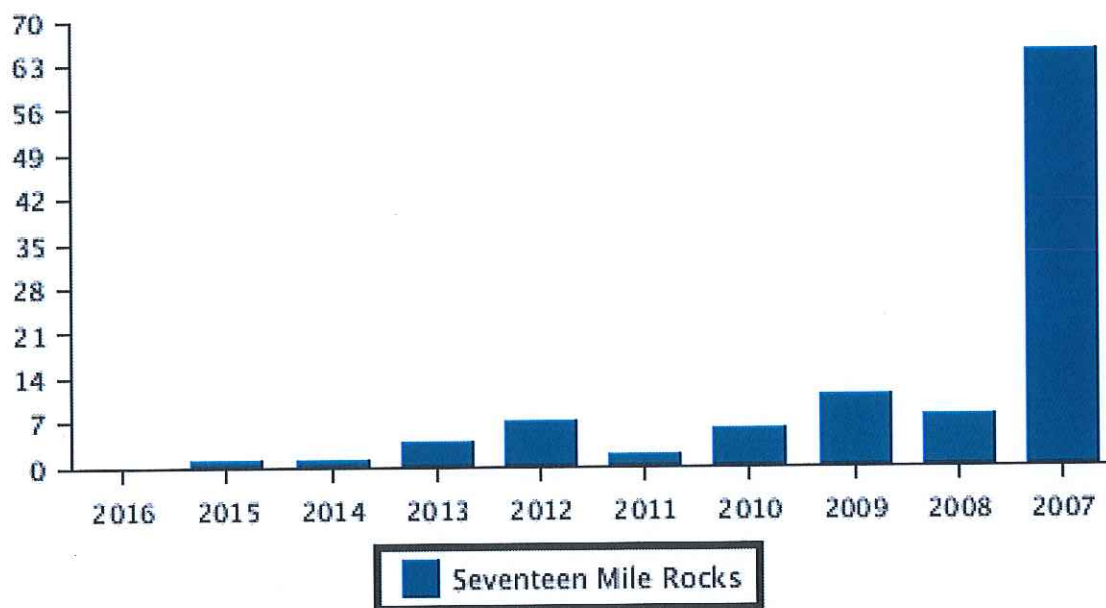


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Land Sales Per Annum

Period	Seventeen Mile Rocks
	Number
2016	0
2015	1
2014	1
2013	4
2012	7
2011	2
2010	6
2009	11
2008	8
2007	65

Land Sales Per Annum





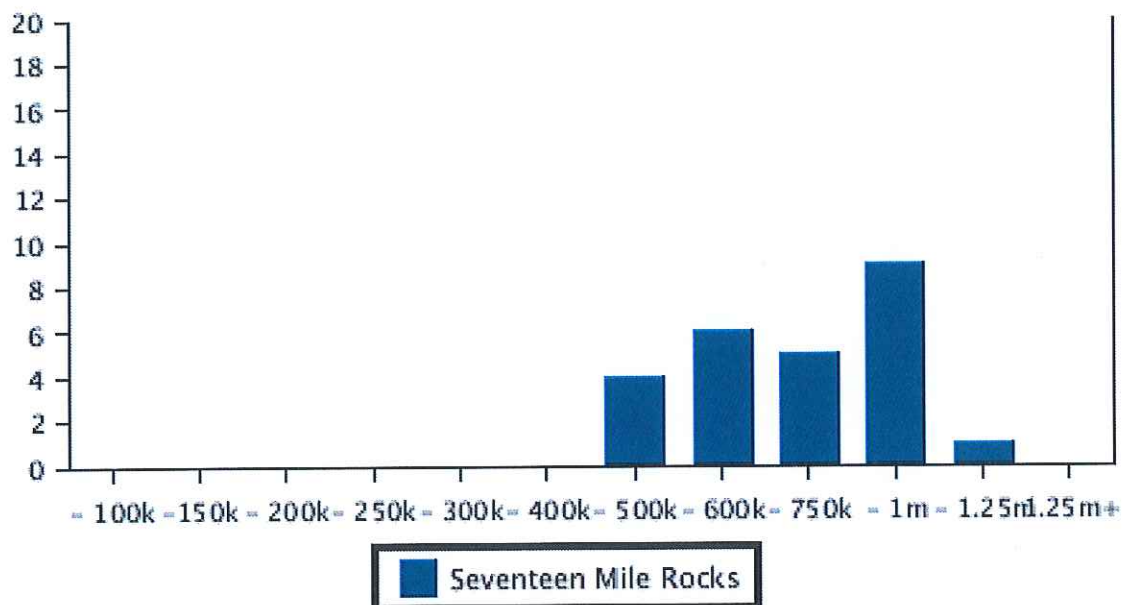
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Sales By Price

House Sale by Price (12 months)

Price	Seventeen Mile Rocks
	Number
0 - 100k	0
101 -150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	4
501 - 600k	6
601 - 750k	5
751 - 1m	9
> 1m - 1.25m	1
1.25m+	0

House Sales By Price (12 months)



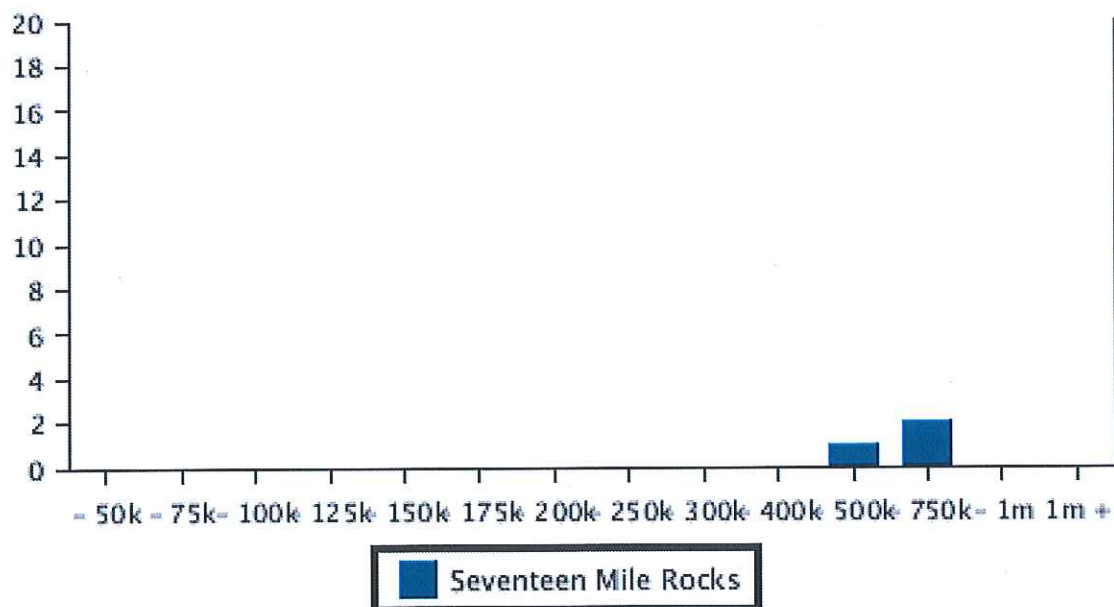


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Unit Sale by Price (12 months)

Price	Seventeen Mile Rocks
	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	2
751 - 1m	0
1m +	0

Unit Sales By Price (12 months)



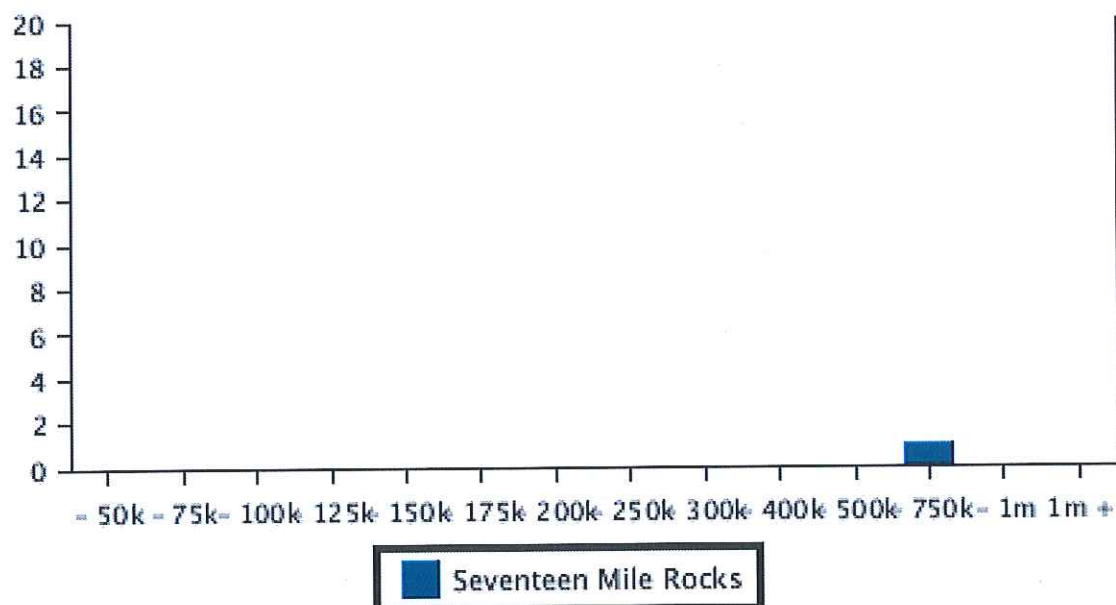


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Land Sale by Price (12 months)

Price	Seventeen Mile Rocks	
	Price	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		1
751 - 1m		0
1m +		0

Land Sales By Price (12 months)



Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Seventeen Mile Rocks % Change	Brisbane City Council % Change
2015	-0.7%	5.4%
2014	22.2%	8.3%
2013	-8.3%	5.2%
2012	-1.4%	-0.4%
2011	11%	-5.3%
2010	14.1%	9.8%
2009	3.3%	1%
2008	4.7%	7.6%
2007	-2%	18.3%
2006	18.3%	5.7%

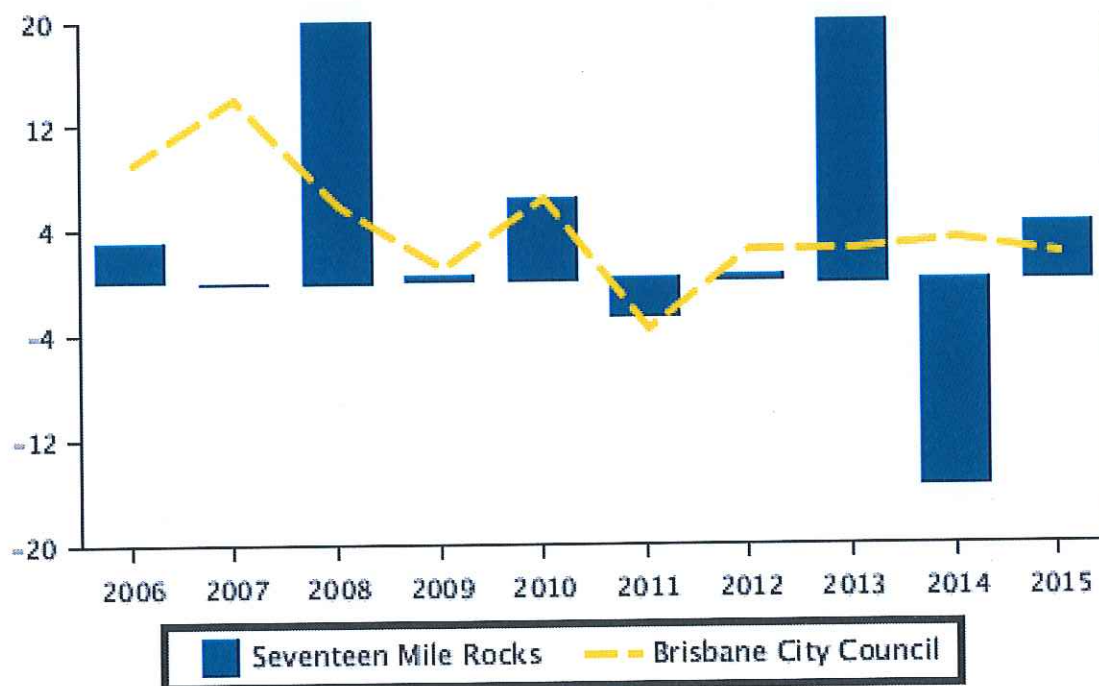
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Seventeen Mile Rocks	Brisbane City Council
	% Change	% Change
2015	4.4%	2.1%
2014	-15.7%	3.3%
2013	48.8%	2.4%
2012	0.4%	2.5%
2011	-3%	-3.6%
2010	6.4%	6.4%
2009	0.5%	1%
2008	37.6%	5.8%
2007	0%	14.1%
2006	3.1%	9.2%

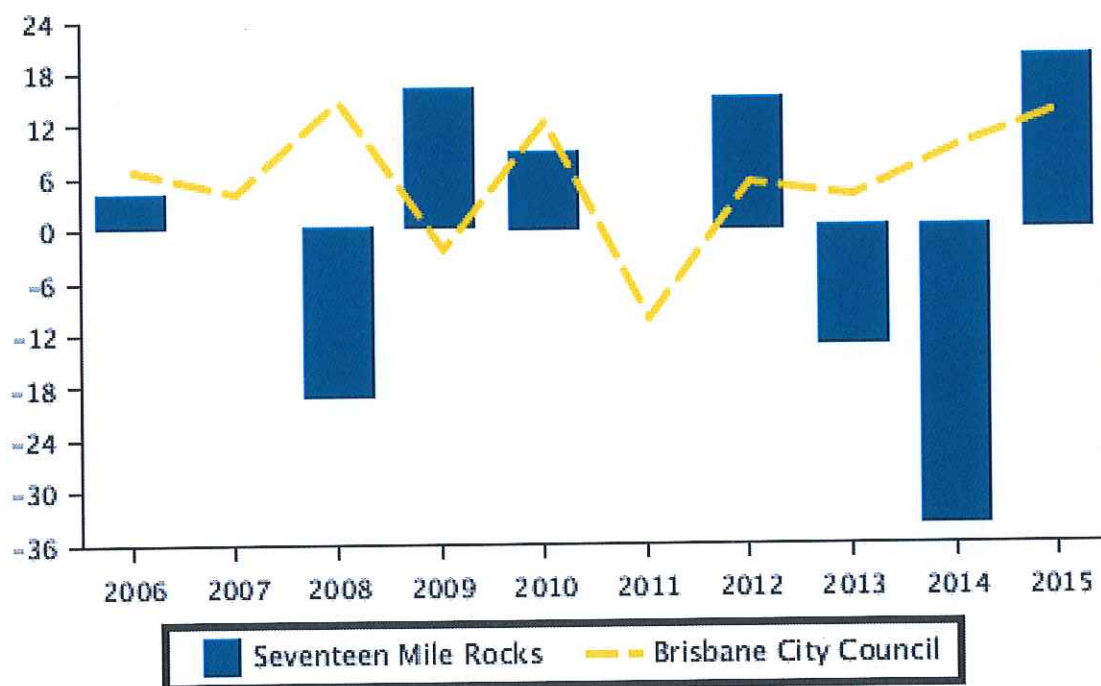
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Seventeen Mile Rocks	Brisbane City Council
	% Change	% Change
2015	19.8%	13.6%
2014	-34.4%	9.4%
2013	-13.8%	4%
2012	15.1%	5.3%
2011	0%	-10.2%
2010	9%	12.5%
2009	16.1%	-2.4%
2008	-19.5%	14.8%
2007	0%	4.2%
2006	4.1%	6.7%

Capital Growth in Median Prices (Land)



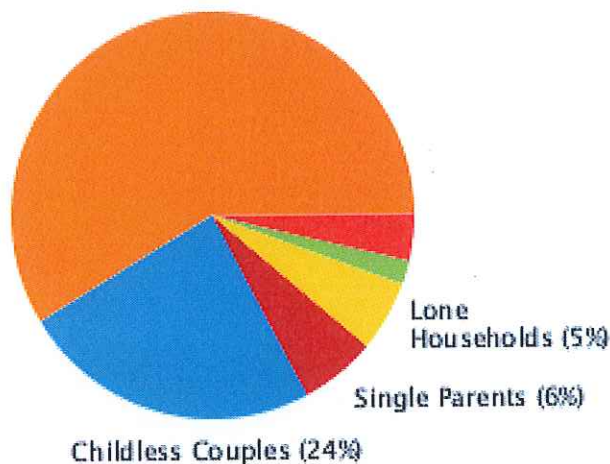
Household

Household Structure

Type	Percent
Couples with Children	58.6
Childless Couples	24.1
Single Parents	6.1
Lone Households	5.6
Other	3.7
Group Households	1.9

Household Structure

Couples with Children (59%)



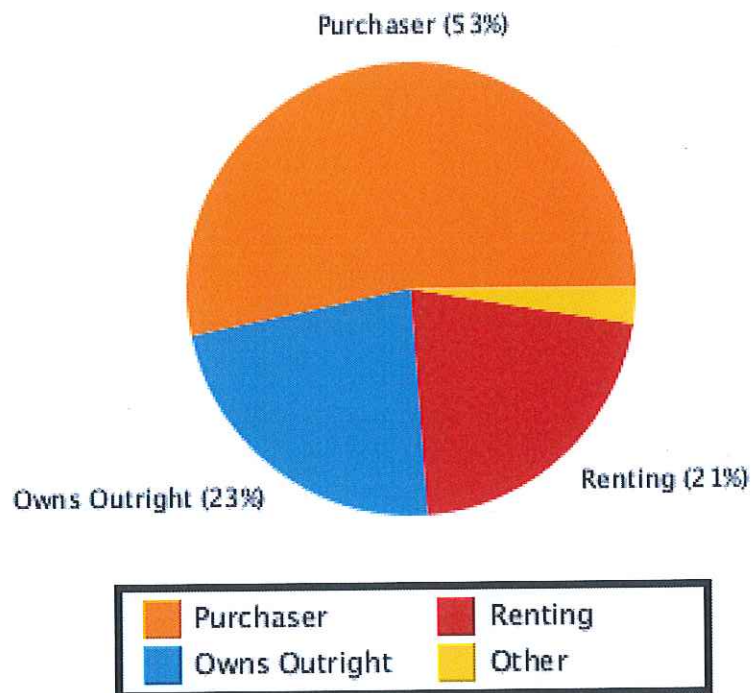


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Household Occupancy

Type	Percent
Purchaser	53.2
Owns Outright	22.9
Renting	21.3
Other	2.6

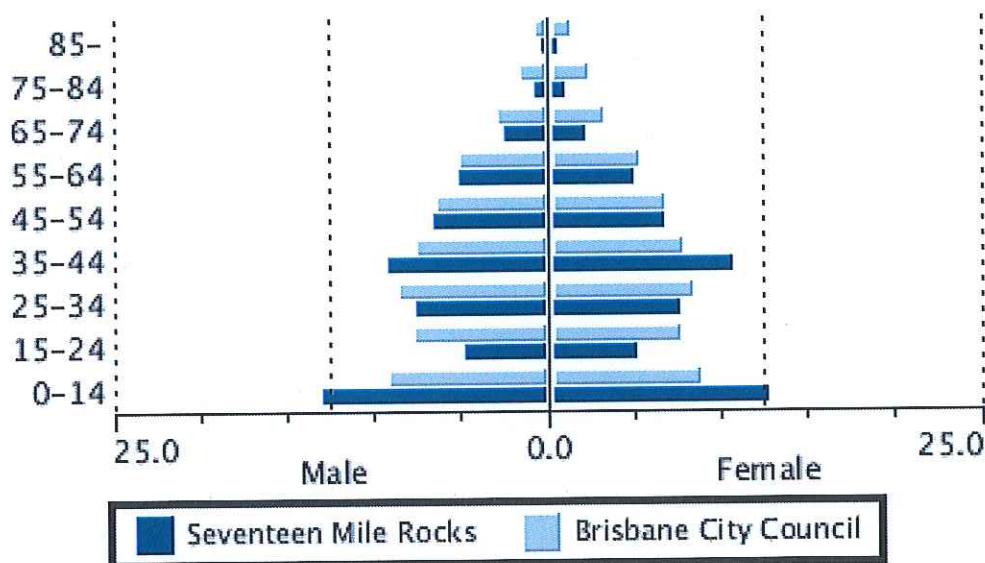
Household Occupancy



Age Sex Ratio

Age Group	Seventeen Mile Rocks		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	12.9	12.7	9.2	8.7
15-24	4.8	5.0	7.7	7.6
25-34	7.5	7.6	8.5	8.3
35-44	9.2	10.6	7.5	7.7
45-54	6.5	6.6	6.4	6.6
55-64	5.0	4.9	5.0	5.2
65-74	2.4	2.1	2.9	3.1
75-84	0.7	0.9	1.6	2.2
85-	0.2	0.5	0.6	1.2

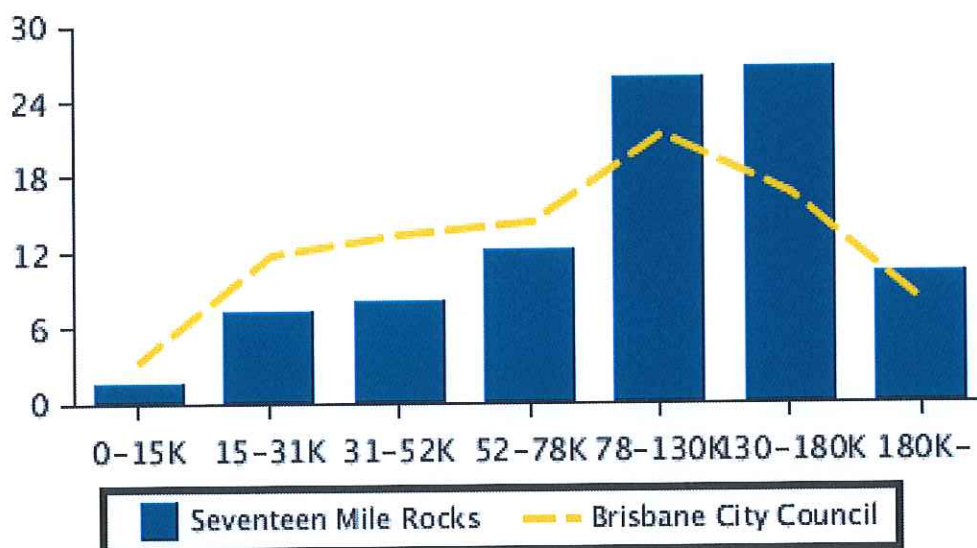
Age Sex Ratio



Household Income

Income Range	Seventeen Mile Rocks %	Brisbane City Council %
0-15K	1.6	3.3
15-31K	7.3	11.8
31-52K	8.0	13.4
52-78K	12.1	14.4
78-130K	25.9	21.3
130-180K	26.6	16.7
180K-	10.3	7.9

Household Income





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	1					
HOUSE	7	\$467,000	\$1,100,000	\$622,000	\$699,000	\$4,893,000
TOTAL	8					\$4,893,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		1				
HOUSE	3 Bed	1	\$467,000	\$467,000	\$467,000	\$467,000
	4 Bed	3	\$550,000	\$1,100,000	\$622,000	\$757,333
	5+ Bed	3	\$612,000	\$800,000	\$742,000	\$718,000
TOTAL		8				\$611,625



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Sold Properties



54 Brookside Crescent Seventeen Mile Rocks QLD 4073

Sale Price: \$742,000
Sale Date: 11 Apr 2016
Area: 654m2

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



6 Buyers Close Seventeen Mile Rocks QLD 4073

Sale Price: \$622,000
Sale Date: 17 Apr 2016
Area: 600m2

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



8 Buyers Close Seventeen Mile Rocks QLD 4073

Sale Price: \$550,000
Sale Date: 27 Jun 2016
Area: 464m2

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



44 Carlyle Street Seventeen Mile Rocks QLD 4073

Sale Price: \$612,000
Sale Date: 30 Jun 2016
Area: 654m2

Attributes: 5 Beds, 3 Baths, 4 Car Spaces, 4 Lock Up Garages, 2 Ensuites



59 Hounslow Way Seventeen Mile Rocks QLD 4073

Sale Price: \$800,000
Sale Date: 8 Apr 2016
Area: 704m2

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



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4 Molesworth Street Seventeen Mile Rocks QLD 4073

Sale Price: \$467,000

Sale Date: 5 Apr 2016

Area: 597m2

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



8 Pandorea Close Seventeen Mile Rocks QLD 4073

Sale Price: \$1,100,000

Sale Date: 26 Apr 2016

Area: 1,171m2

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



520 Seventeen Mile Rocks Road Seventeen Mile Rocks QLD 4073

Sale Price: Not Disclosed

Sale Date: 15 Jun 2016

Area: 4,047m2

Attributes:



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