
A Nobel approach
to Real Estate™

Sherwood
April—June 2016

THE Adam
Nobel TEAM



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Suburb Statistics Report

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Area Profile

The size of Sherwood is approximately 2 square kilometres. It has 7 parks covering nearly 8% of total area.

The population of Sherwood in 2006 was 4,757 people. By 2011 the population was 5,006 showing a population growth of 5% in the area during that time.

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

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

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

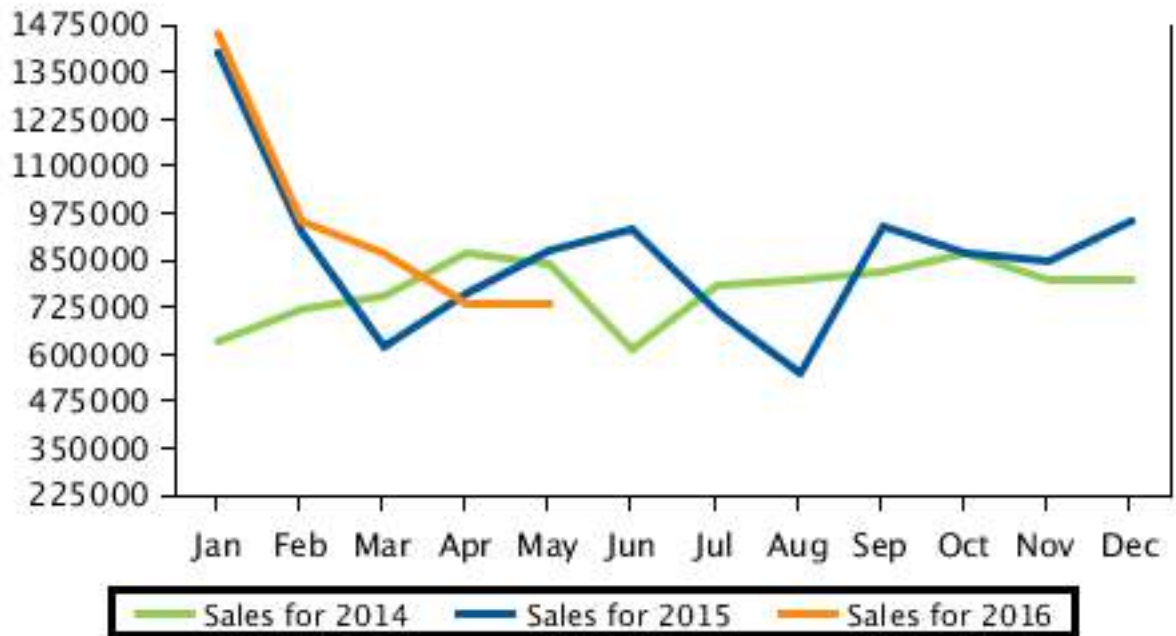
In 2006, 65.9% of the homes in Sherwood were owner-occupied compared with 61.9% in 2011.

Currently the median sales price of houses in the area is 730,000.

Median Sale Price

Period	Year 2014 Median Price	Year 2015 Median Price	Year 2016 Median Price
January	\$632,000	\$1,400,000	\$1,450,000
February	\$720,000	\$924,000	\$955,000
March	\$753,000	\$620,000	\$865,000
April	\$865,000	\$760,000	\$730,000
May	\$840,000	\$877,000	\$730,000
June	\$609,750	\$935,000	\$0
July	\$780,000	\$712,500	\$0
August	\$800,000	\$550,000	\$0
September	\$814,500	\$940,000	\$0
October	\$866,000	\$865,000	\$0
November	\$800,000	\$850,000	\$0
December	\$800,000	\$956,000	\$0

Median Sale Price

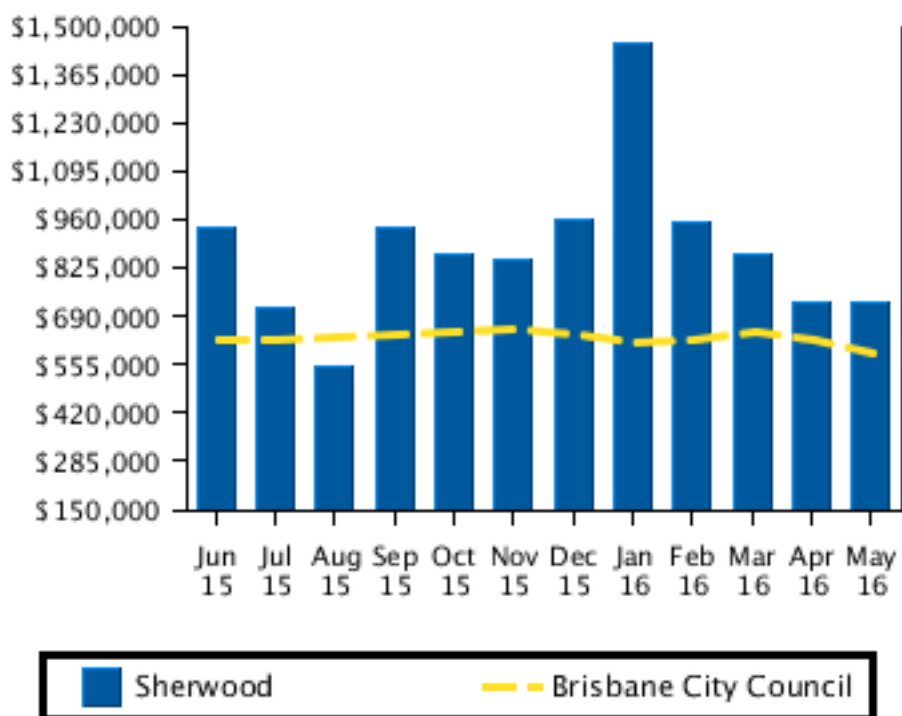


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Sherwood Median Price	Brisbane City Council Median Price
May 2016	\$730,000	\$588,065
April 2016	\$730,000	\$620,000
March 2016	\$865,000	\$645,000
February 2016	\$955,000	\$622,500
January 2016	\$1,450,000	\$614,875
December 2015	\$956,000	\$635,000
November 2015	\$850,000	\$649,900
October 2015	\$865,000	\$645,000
September 2015	\$940,000	\$635,000
August 2015	\$550,000	\$630,000
July 2015	\$712,500	\$625,000
June 2015	\$935,000	\$625,500

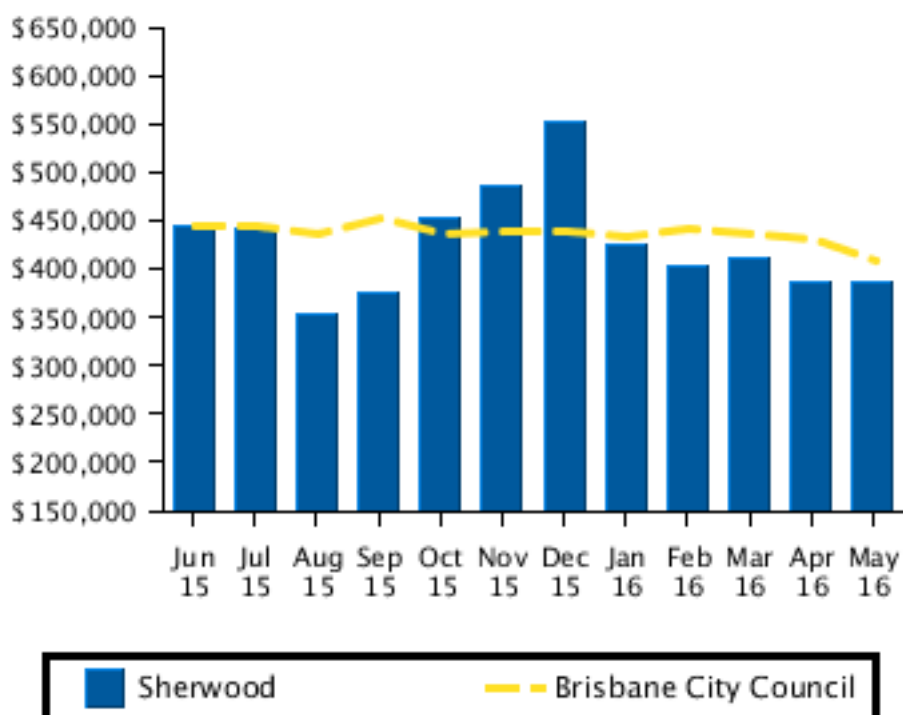
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Sherwood Median Price	Brisbane City Council Median Price
May 2016	\$385,000	\$408,750
April 2016	\$385,000	\$429,500
March 2016	\$412,000	\$435,000
February 2016	\$401,500	\$441,050
January 2016	\$425,000	\$432,500
December 2015	\$552,500	\$440,000
November 2015	\$485,000	\$440,000
October 2015	\$453,500	\$435,000
September 2015	\$375,000	\$452,000
August 2015	\$354,000	\$435,500
July 2015	\$442,500	\$445,000
June 2015	\$445,000	\$443,000

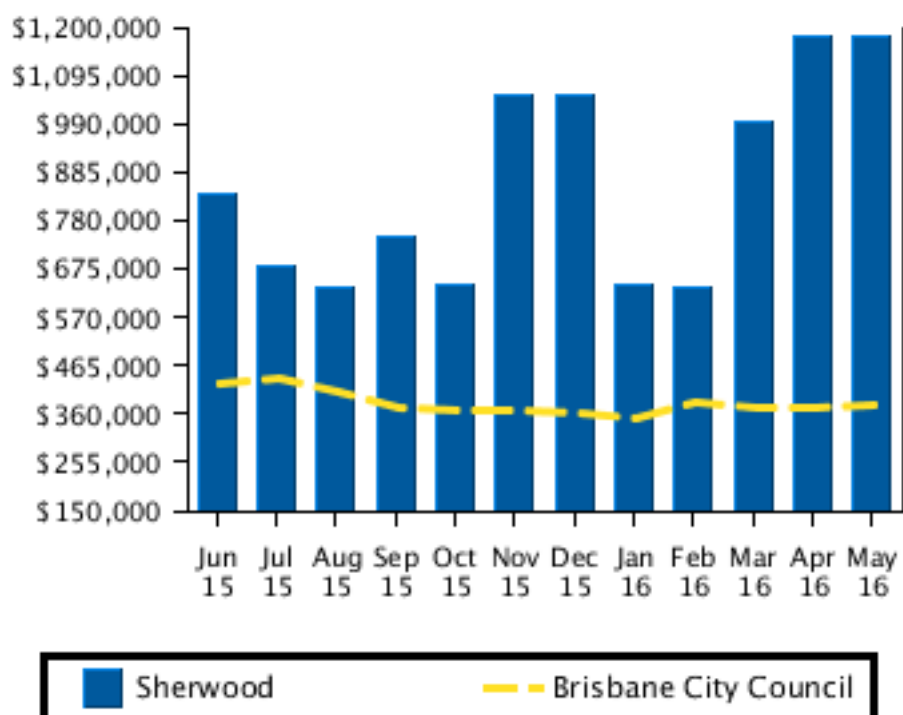
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Sherwood Median Price	Brisbane City Council Median Price
May 2016	\$1,180,000	\$380,000
April 2016	\$1,180,000	\$372,500
March 2016	\$995,000	\$376,000
February 2016	\$635,000	\$385,000
January 2016	\$640,000	\$349,000
December 2015	\$1,050,000	\$360,000
November 2015	\$1,050,000	\$370,000
October 2015	\$640,000	\$365,000
September 2015	\$745,000	\$376,050
August 2015	\$635,000	\$410,000
July 2015	\$683,000	\$435,000
June 2015	\$835,000	\$427,500

Recent Median Land Sale Prices

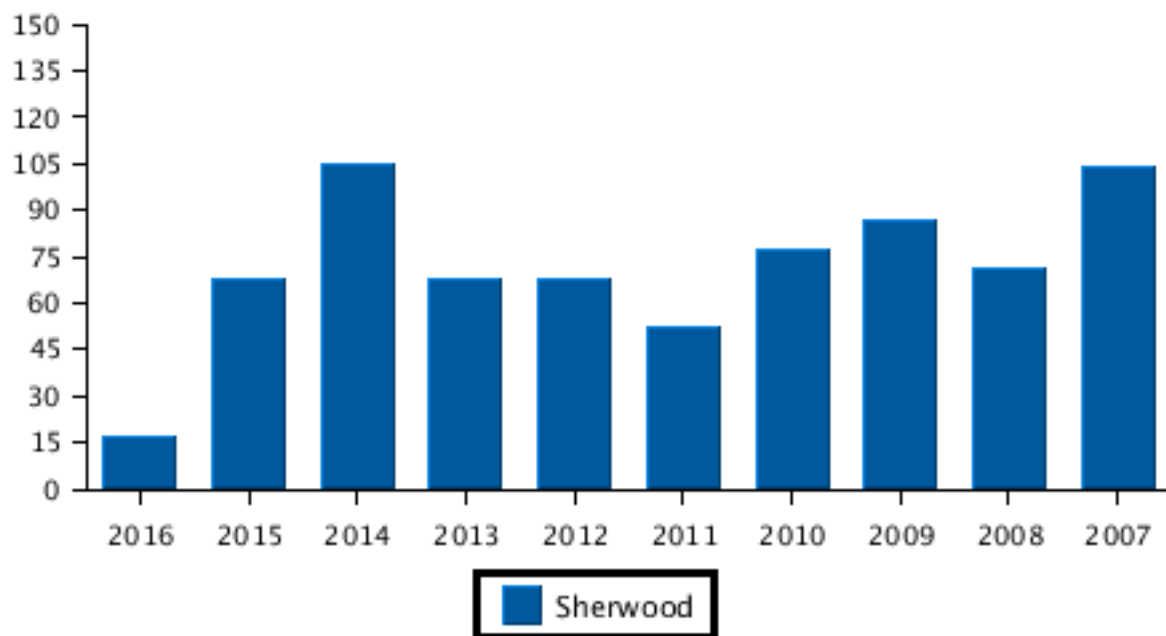


Sales Per Annum

House Sales Per Annum

Period	Sherwood Number
2016	17
2015	68
2014	105
2013	68
2012	68
2011	52
2010	77
2009	87
2008	71
2007	104

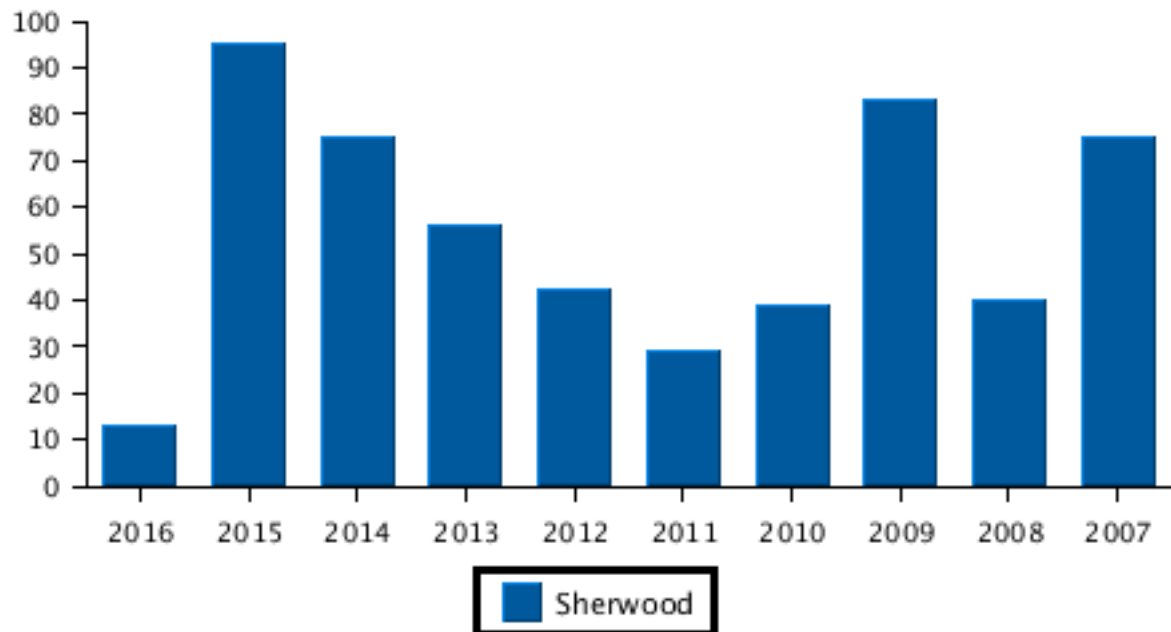
House Sales Per Annum



Unit Sales Per Annum

Period	Sherwood Number
2016	13
2015	95
2014	75
2013	56
2012	42
2011	29
2010	39
2009	83
2008	40
2007	75

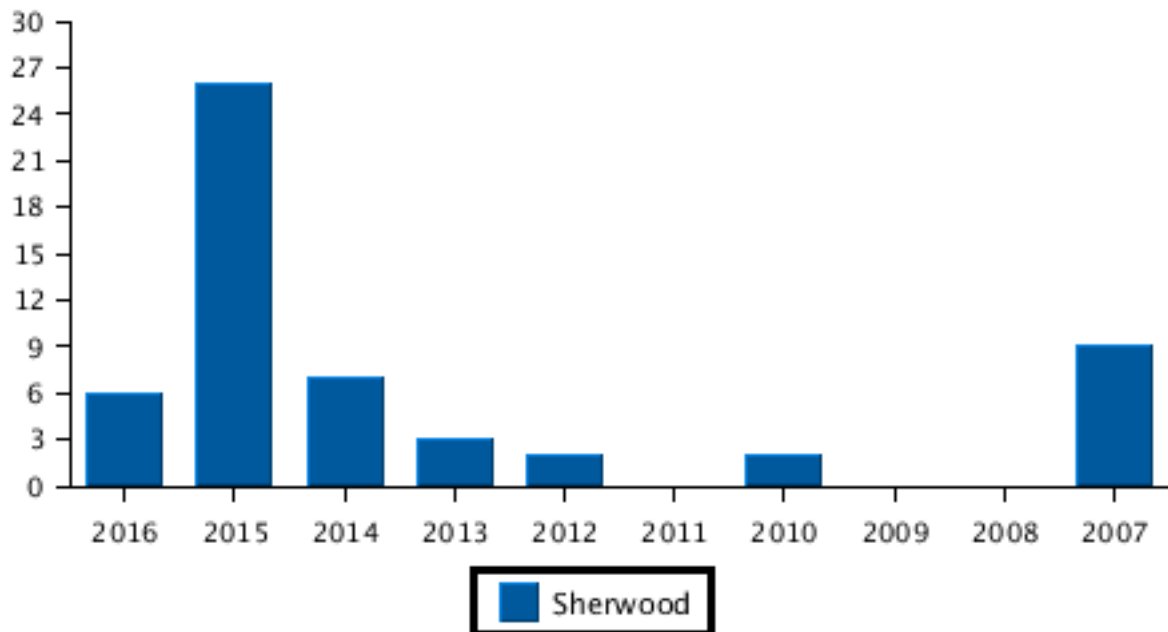
Unit Sales Per Annum



Land Sales Per Annum

Period	Sherwood Number
2016	6
2015	26
2014	7
2013	3
2012	2
2011	0
2010	2
2009	0
2008	0
2007	9

Land Sales Per Annum

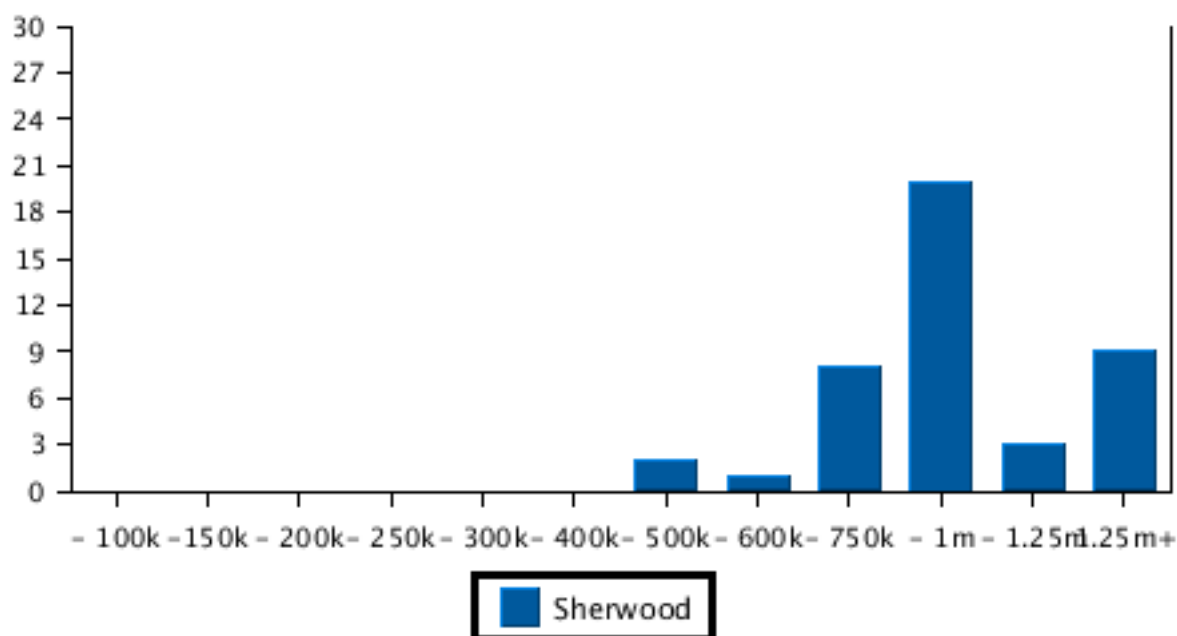


Sales By Price

House Sale by Price (12 months)

Price	Sherwood	
	Number	
0 - 100k	0	
101 - 150k	0	
151 - 200k	0	
201 - 250k	0	
251 - 300k	0	
301 - 400k	0	
401 - 500k	2	
501 - 600k	1	
601 - 750k	8	
751 - 1m	20	
> 1m - 1.25m	3	
1.25m+	9	

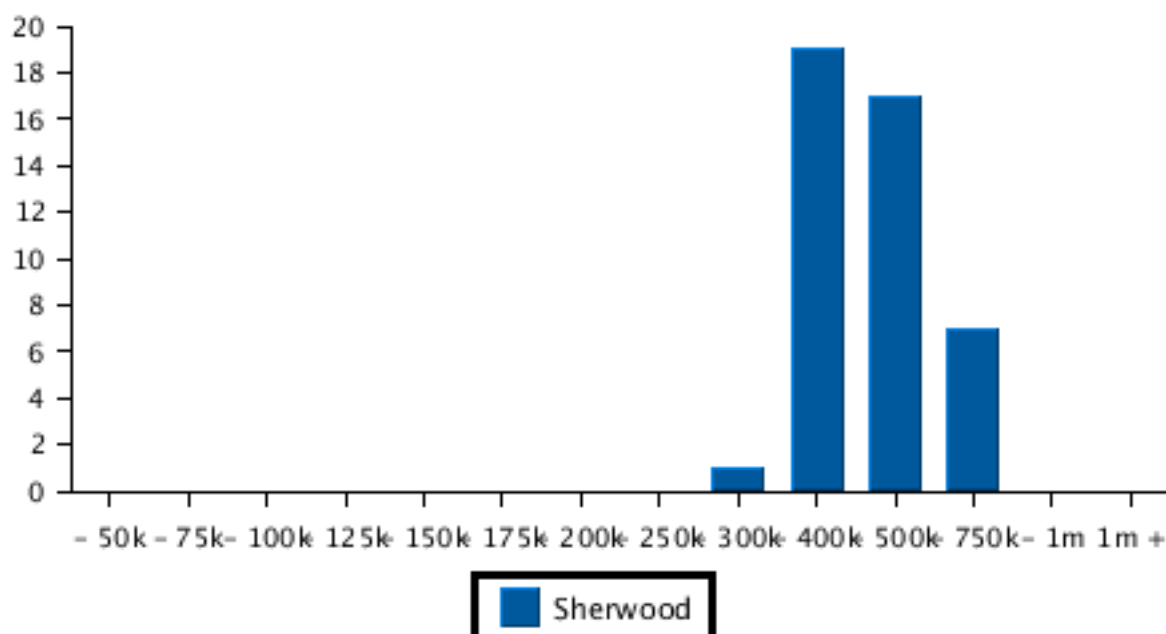
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Sherwood 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	1
301 - 400k	19
401 - 500k	17
501 - 750k	7
751 - 1m	0
1m +	0

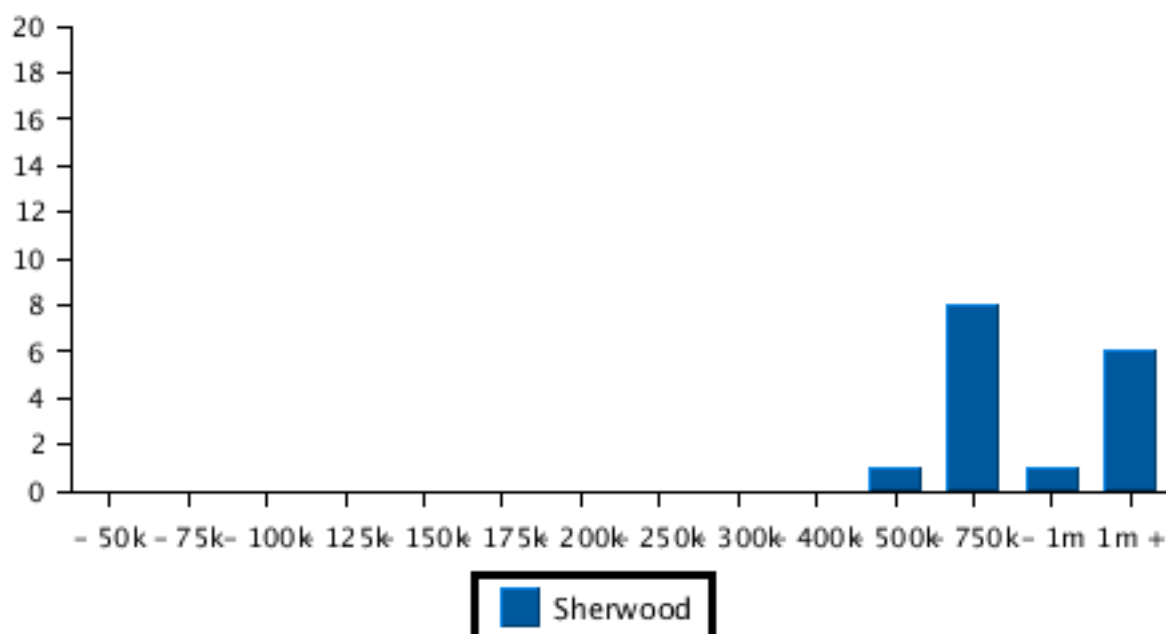
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Sherwood 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	8
751 - 1m	1
1m +	6

Land Sales By Price (12 months)

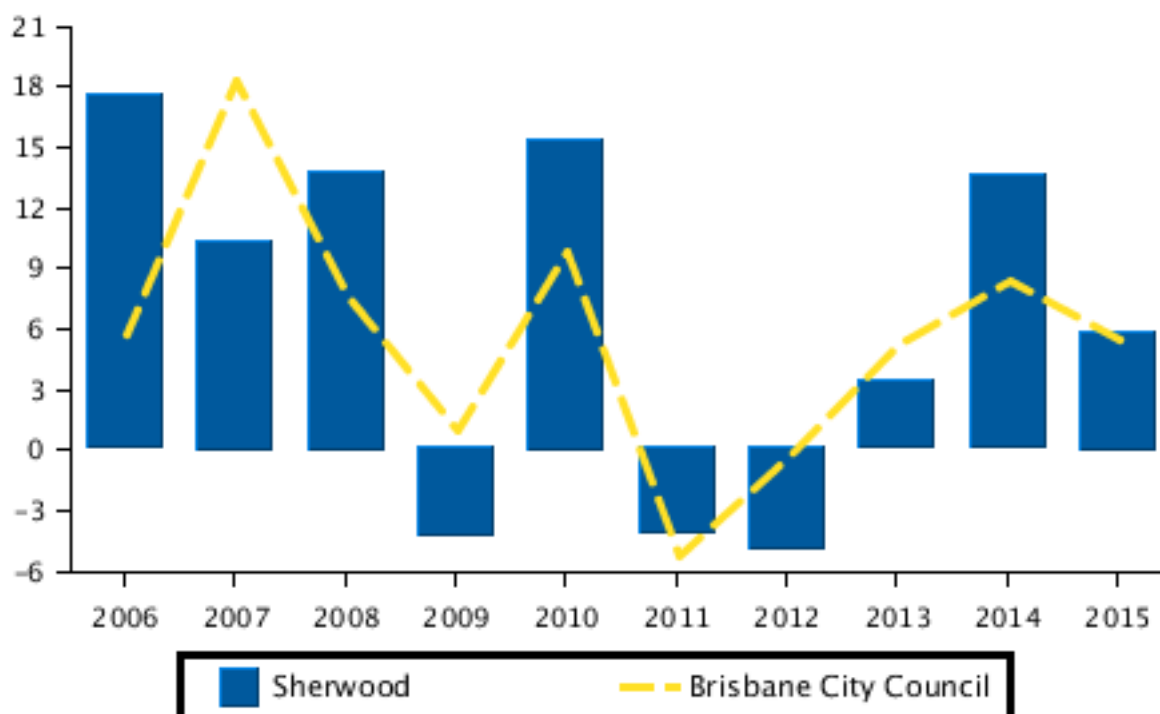


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Sherwood % Change	Brisbane City Council % Change
2015	5.9%	5.4%
2014	13.6%	8.3%
2013	3.4%	5.2%
2012	-5.1%	-0.4%
2011	-4.3%	-5.3%
2010	15.4%	9.8%
2009	-4.4%	1%
2008	13.8%	7.6%
2007	10.4%	18.3%
2006	17.6%	5.7%

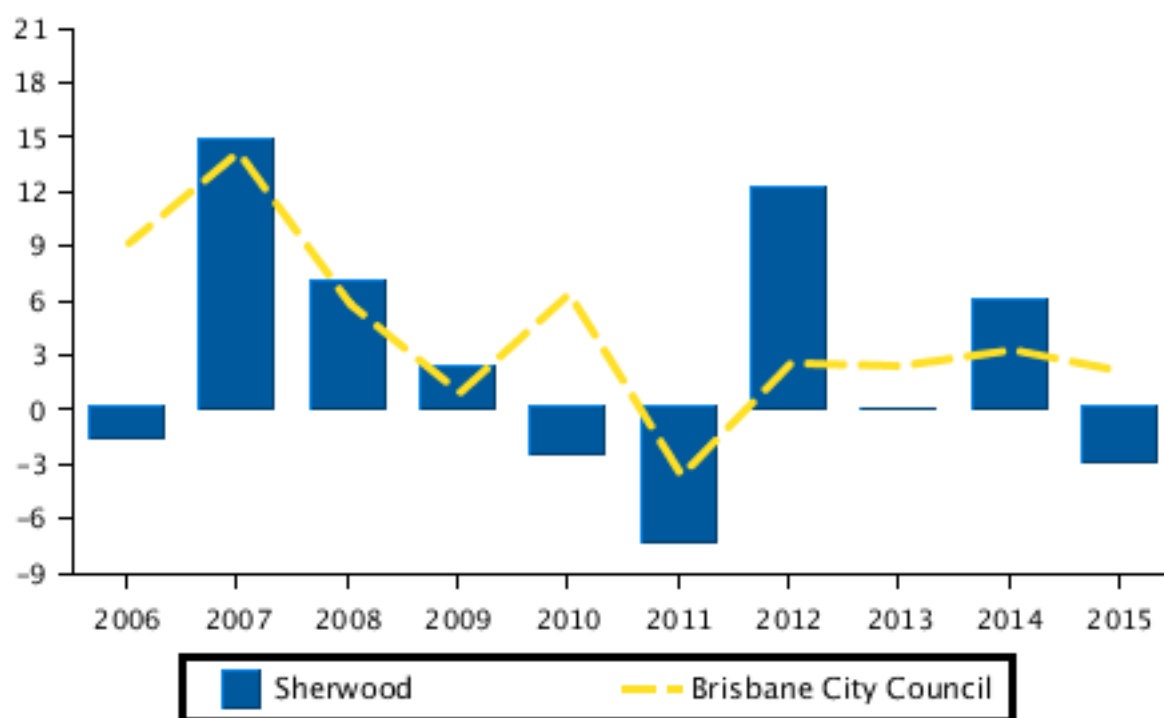
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Sherwood % Change	Brisbane City Council % Change
2015	-3.1%	2.1%
2014	6.1%	3.3%
2013	0.1%	2.4%
2012	12.3%	2.5%
2011	-7.5%	-3.6%
2010	-2.7%	6.4%
2009	2.4%	1%
2008	7.1%	5.8%
2007	14.9%	14.1%
2006	-1.9%	9.2%

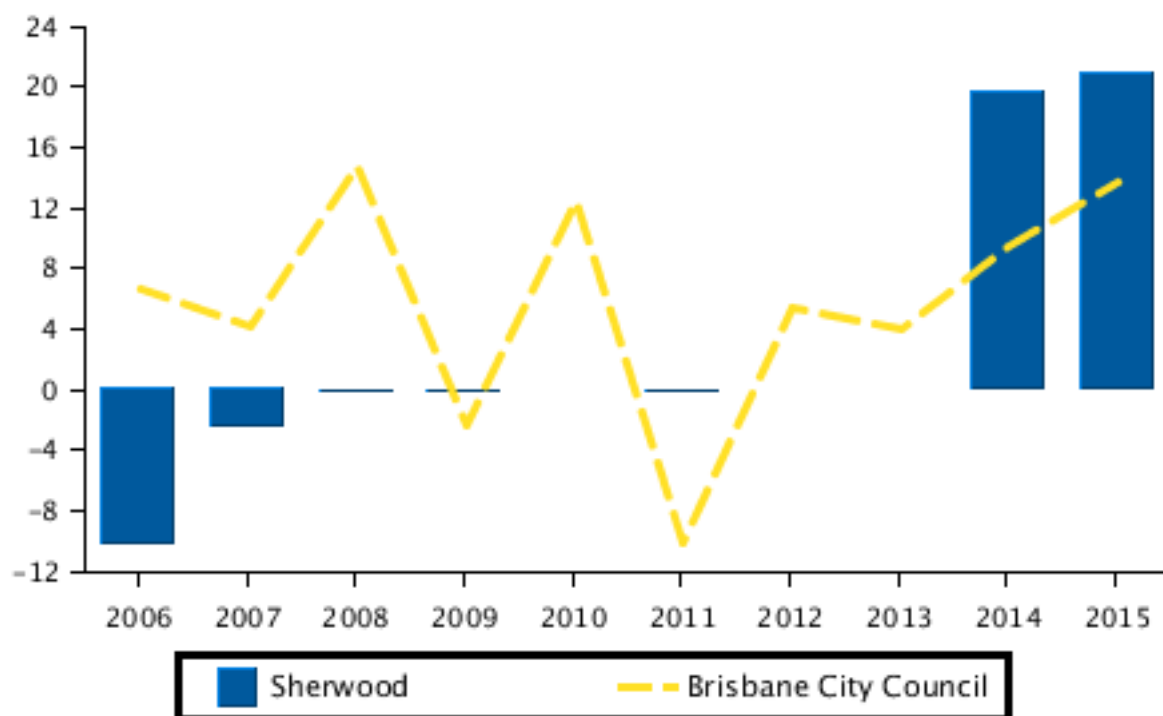
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Sherwood % Change	Brisbane City Council % Change
2015	20.9%	13.6%
2014	19.6%	9.4%
2013	0%	4%
2012	0%	5.3%
2011	0%	-10.2%
2010	0%	12.5%
2009	0%	-2.4%
2008	0%	14.8%
2007	-2.5%	4.2%
2006	-10.4%	6.7%

Capital Growth in Median Prices (Land)

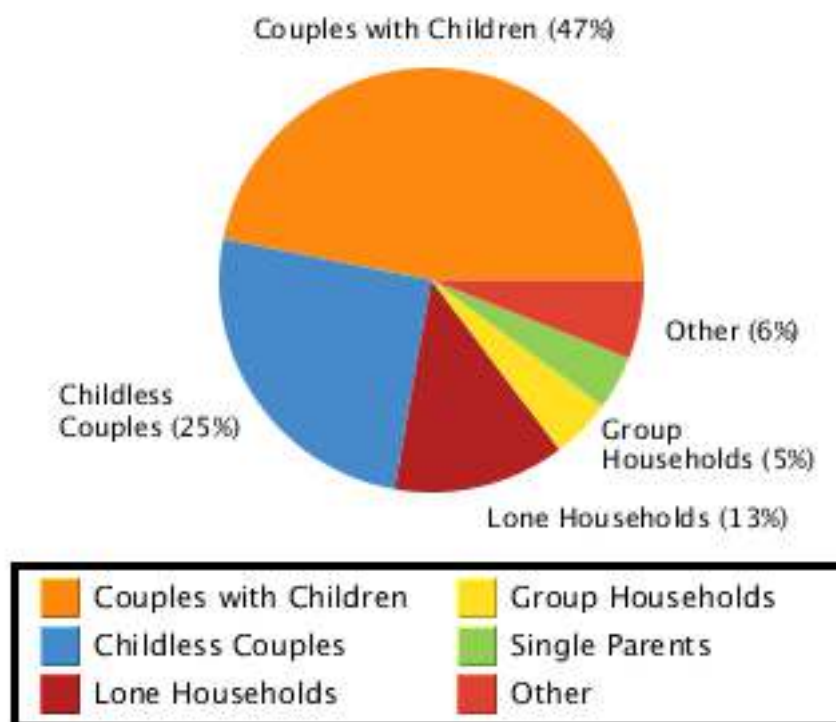


Household

Household Structure

Type	Percent
Couples with Children	46.9
Childless Couples	25.3
Lone Households	13.1
Other	6.0
Group Households	4.6
Single Parents	4.1

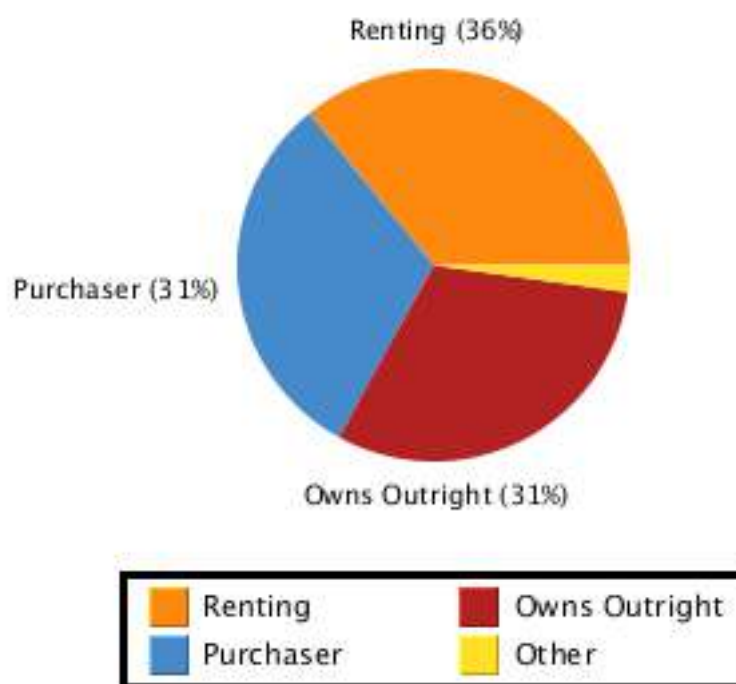
Household Structure



Household Occupancy

Type	Percent
Renting	35.9
Purchaser	31.1
Owns Outright	30.8
Other	2.2

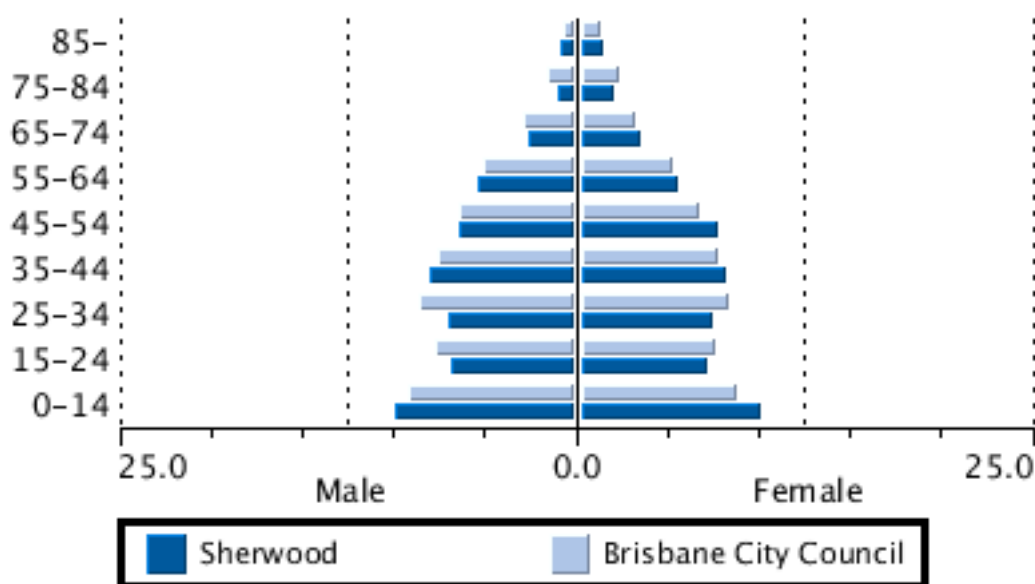
Household Occupancy



Age Sex Ratio

Age Group	Sherwood		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	9.8	10.0	9.2	8.7
15-24	6.8	7.1	7.7	7.6
25-34	7.0	7.4	8.5	8.3
35-44	8.0	8.1	7.5	7.7
45-54	6.3	7.7	6.4	6.6
55-64	5.3	5.5	5.0	5.2
65-74	2.5	3.4	2.9	3.1
75-84	0.9	2.0	1.6	2.2
85-	0.8	1.4	0.6	1.2

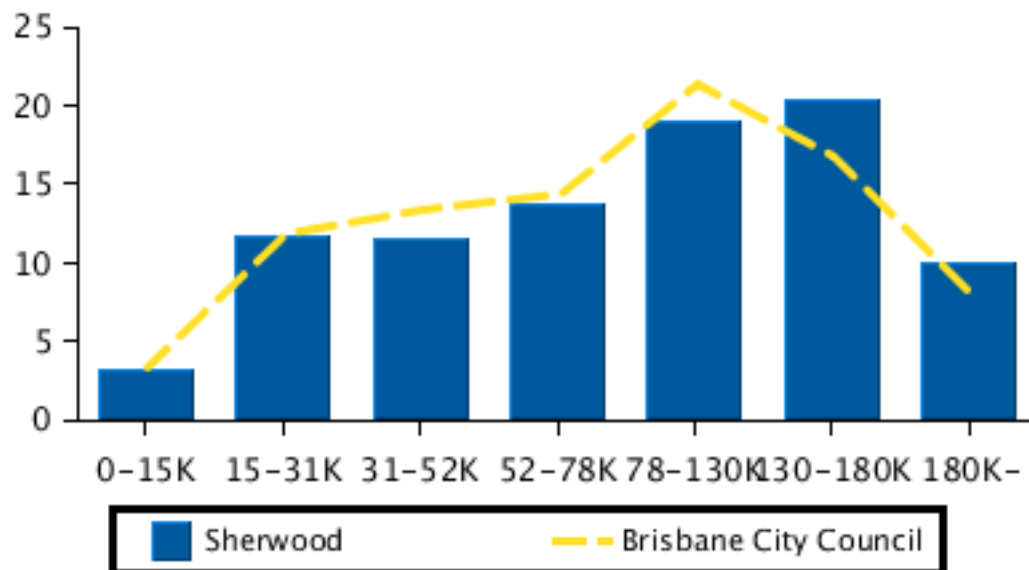
Age Sex Ratio



Household Income

Income Range	Sherwood %	Brisbane City Council %
0-15K	3.2	3.3
15-31K	11.7	11.8
31-52K	11.4	13.4
52-78K	13.7	14.4
78-130K	18.9	21.3
130-180K	20.4	16.7
180K-	9.9	7.9

Household Income



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Sales History Report

Prepared on 08 Jul 2016

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Sold Properties

23 Arbour Street Sherwood QLD 4075

Sale Price: \$1,325,000

Sale Date: 18 Apr 2016

Area: 1,011m²

Attributes:



39 Arbour Street Sherwood QLD 4075

Sale Price: \$1,035,000

Sale Date: 14 Apr 2016

Area: 660m²

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



81 Berry Street Sherwood QLD 4075

Sale Price: \$1,415,000

Sale Date: 27 Jun 2016

Area: 425m²

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



7/3 Central Avenue Sherwood QLD 4075

Sale Price: \$385,000

Sale Date: 8 Apr 2016

Area: 650m² Approx

Attributes:



12/3 Central Avenue Sherwood QLD 4075

Sale Price: \$289,000

Sale Date: 30 Apr 2016

Area: -

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



67 Central Avenue Sherwood QLD 4075

Sale Price: \$674,000

Sale Date: 2 Apr 2016

Area: 405m2

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



70 Chancellor Street Sherwood QLD 4075

Sale Price: \$475,000

Sale Date: 29 Jun 2016

Area: 405m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces

14/20 Egmont Street Sherwood QLD 4075

Sale Price: \$635,000

Sale Date: 20 May 2016

Area: 141m2 Approx

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



28/20 Egmont Street Sherwood QLD 4075

Sale Price: \$635,000

Sale Date: 5 May 2016

Area: 149m2 Approx

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



10 Elizabeth Street Sherwood QLD 4075

Sale Price: \$730,000

Sale Date: 12 May 2016

Area: 409m2

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



14 Elizabeth Street Sherwood QLD 4075

Sale Price: \$730,000

Sale Date: 12 Apr 2016

Area: 501m2

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



30 Ferry Street Sherwood QLD 4075

Sale Price: \$1,100,000

Sale Date: 27 May 2016

Area: 1,167m2

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



30 Hall Street Sherwood QLD 4075

Sale Price: \$835,000

Sale Date: 4 Apr 2016

Area: 809m2

Attributes: 4 Beds, 2 Baths, 5 Car Spaces, 5 Lock Up Garages, 1 Ensuites



3/28 Hood Street Sherwood QLD 4075

Sale Price: \$490,000

Sale Date: 27 May 2016

Area: 82m2 Approx

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



17 Jerrold Street Sherwood QLD 4075

Sale Price: Not Disclosed

Sale Date: 26 Jun 2016

Area: 465m2

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

22 Kinkead Avenue Sherwood QLD 4075

Sale Price: \$12,925

Sale Date: 6 May 2016

Area: 600m2

Attributes:

24 Kinkead Avenue Sherwood QLD 4075

Sale Price: \$19,975

Sale Date: 6 May 2016

Area: 1,073m2

Attributes:



2/17 Mayhew Street Sherwood QLD 4075

Sale Price: \$484,000

Sale Date: 27 Apr 2016

Area: 158m2

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



408 Oxley Road Sherwood QLD 4075

Sale Price: \$490,000

Sale Date: 16 May 2016

Area: 607m2

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



423 Oxley Road Sherwood QLD 4075

Sale Price: \$450,000

Sale Date: 5 May 2016

Area: 567m2

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



17/507 Oxley Road Sherwood QLD 4075

Sale Price: \$341,000

Sale Date: 8 Apr 2016

Area: -

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



1/508 Oxley Road Sherwood QLD 4075

Sale Price: \$393,000

Sale Date: 2 Jun 2016

Area: 87m2

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



4/547 Oxley Road Sherwood QLD 4075

Sale Price: \$430,000

Sale Date: 18 Apr 2016

Area: 81m2 Approx

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



80 Park Terrace Sherwood QLD 4075

Sale Price: Not Disclosed

Sale Date: 17 Jun 2016

Area: 439m2

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



401/564 Sherwood Road Sherwood QLD 4075

Sale Price: \$563,000

Sale Date: 16 Apr 2016

Area: 145m2

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

Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	2					
HOUSE	11	\$12,925	\$1,415,000	\$674,000	\$630,172	\$6,931,900
LAND	2	\$1,035,000	\$1,325,000	\$1,180,000	\$1,180,000	\$2,360,000
UNIT	10	\$289,000	\$635,000	\$457,000	\$464,500	\$4,645,000
TOTAL	25					\$13,936,900

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		2				
HOUSE	2 Bed	3	\$450,000	\$490,000	\$475,000	\$471,666
	3 Bed	3	\$674,000	\$730,000	\$730,000	\$711,333
	4 Bed	2	\$835,000	\$1,415,000	\$1,125,000	\$1,125,000
	5+ Bed	1	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000
	N/A	2	\$12,925	\$19,975	\$16,450	\$16,450
LAND	5+ Bed	1	\$1,035,000	\$1,035,000	\$1,035,000	\$1,035,000
	N/A	1	\$1,325,000	\$1,325,000	\$1,325,000	\$1,325,000
UNIT	2 Bed	3	\$341,000	\$484,000	\$393,000	\$406,000
	3 Bed	6	\$289,000	\$635,000	\$526,500	\$507,000
	N/A	1	\$385,000	\$385,000	\$385,000	\$385,000
TOTAL		25				\$557,476

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