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A Nobel approach  
to Real Estate™

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Shorncliffe

April—June 2016

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## Area Profile

The size of Shorncliffe is approximately 2 square kilometres. It has 3 parks covering nearly 17% of total area.

The population of Shorncliffe in 2006 was 2,312 people. By 2011 the population was 1,904 showing a population decline of 17% in the area during that time.

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

Households in Shorncliffe are primarily couples with children and are likely to be repaying between \$2400 - \$3000 per month on mortgage repayments.

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

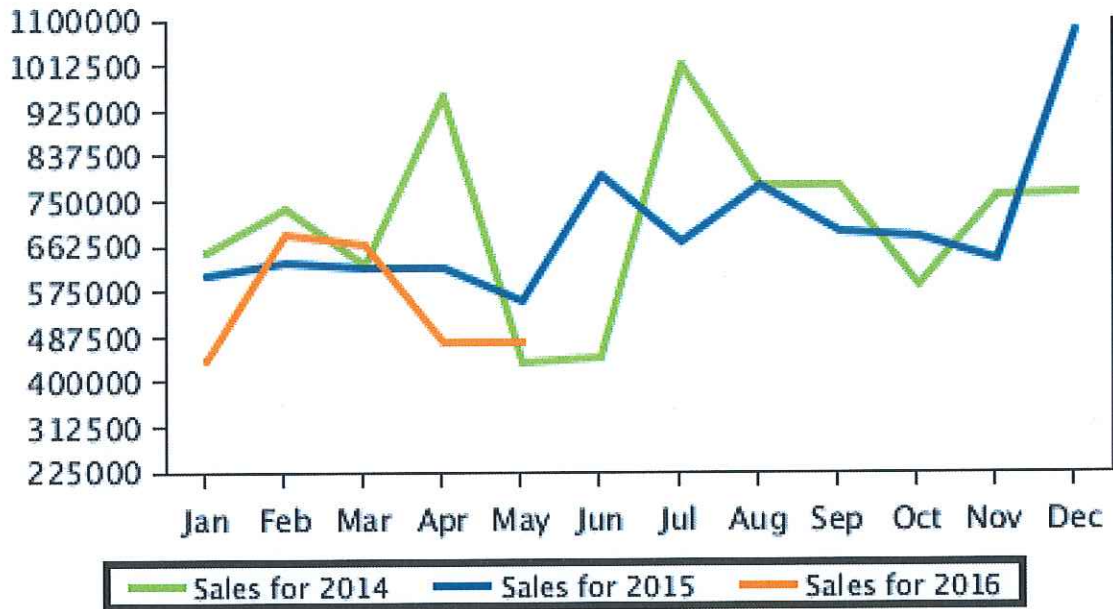
In 2006, 64.0% of the homes in Shorncliffe were owner-occupied compared with 64.9% in 2011.

Currently the median sales price of houses in the area is 475,000.

### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$650,000	\$605,000	\$440,000
February	\$735,000	\$632,500	\$682,500
March	\$625,000	\$620,000	\$665,000
April	\$955,000	\$620,000	\$475,000
May	\$435,000	\$555,000	\$475,000
June	\$445,000	\$797,750	\$0
July	\$1,011,000	\$670,000	\$0
August	\$780,000	\$778,515	\$0
September	\$780,000	\$690,000	\$0
October	\$585,000	\$680,000	\$0
November	\$760,000	\$635,000	\$0
December	\$766,000	\$1,080,000	\$0

**Median Sale Price**





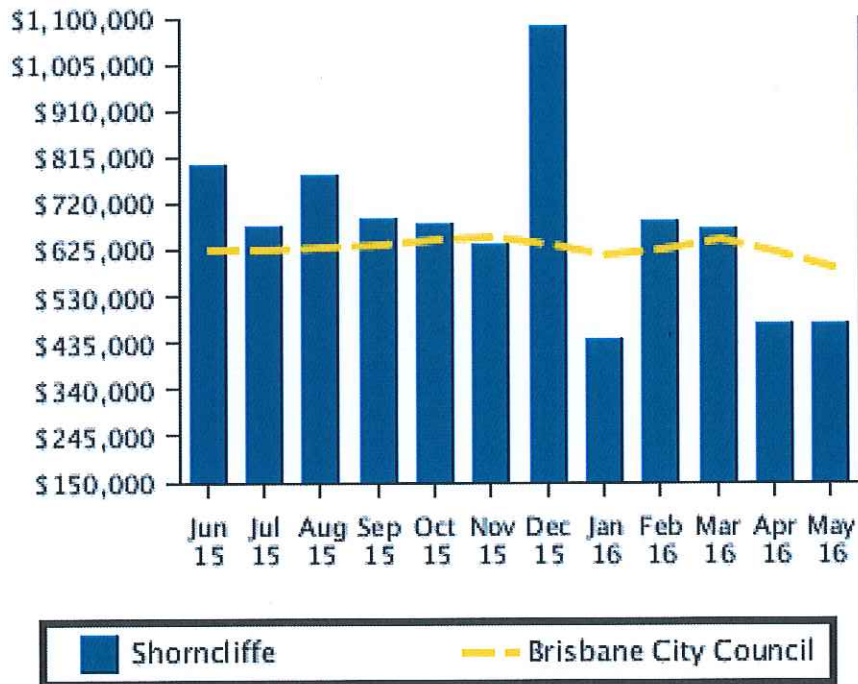
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# Recent Median Sale Prices

## Recent Median House Sale Prices

Period	Shorncliffe	Brisbane City Council
	Median Price	Median Price
May 2016	\$475,000	\$588,065
April 2016	\$475,000	\$620,000
March 2016	\$665,000	\$645,000
February 2016	\$682,500	\$622,500
January 2016	\$440,000	\$614,875
December 2015	\$1,080,000	\$635,000
November 2015	\$635,000	\$649,900
October 2015	\$680,000	\$645,000
September 2015	\$690,000	\$635,000
August 2015	\$778,515	\$630,000
July 2015	\$670,000	\$625,000
June 2015	\$797,750	\$625,500

## Recent Median House Sale Prices



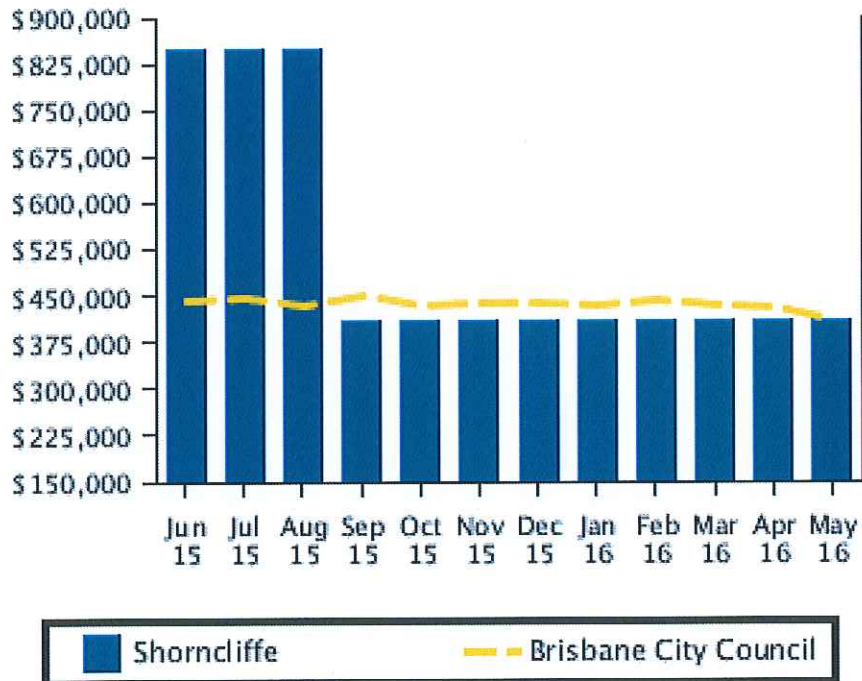


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### Recent Median Unit Sale Prices

Period	Shorncliffe Median Price	Brisbane City Council Median Price
May 2016	\$410,000	\$408,750
April 2016	\$410,000	\$429,500
March 2016	\$410,000	\$435,000
February 2016	\$410,000	\$441,050
January 2016	\$410,000	\$432,500
December 2015	\$410,000	\$440,000
November 2015	\$410,000	\$440,000
October 2015	\$410,000	\$435,000
September 2015	\$410,000	\$452,000
August 2015	\$850,000	\$435,500
July 2015	\$850,000	\$445,000
June 2015	\$850,000	\$443,000

### Recent Median Unit Sale Prices



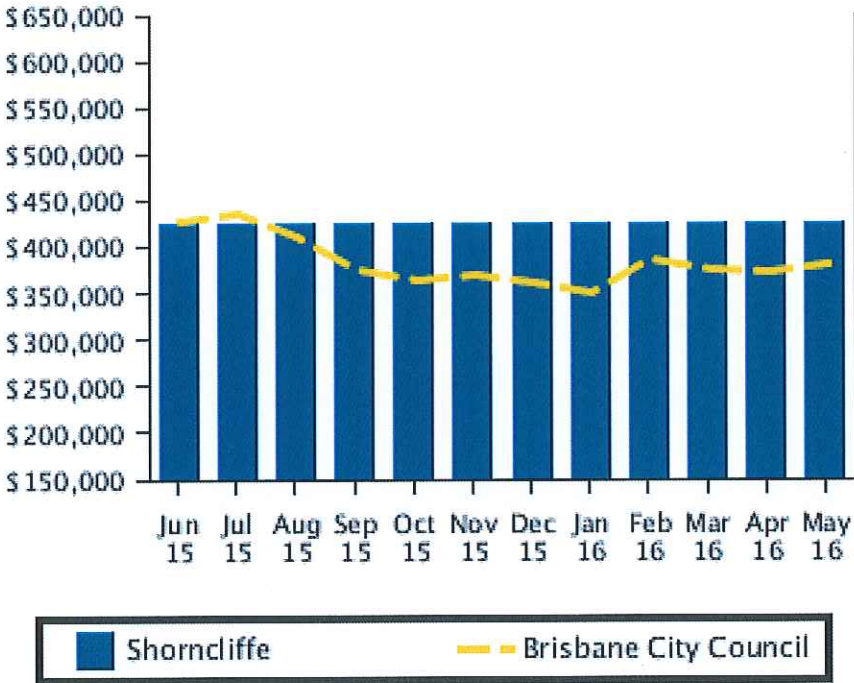


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**Recent Median Land Sale Prices**

Period	Shorncliffe Median Price	Brisbane City Council Median Price
May 2016	\$425,000	\$380,000
April 2016	\$425,000	\$372,500
March 2016	\$425,000	\$376,000
February 2016	\$425,000	\$385,000
January 2016	\$425,000	\$349,000
December 2015	\$425,000	\$360,000
November 2015	\$425,000	\$370,000
October 2015	\$425,000	\$365,000
September 2015	\$425,000	\$376,050
August 2015	\$425,000	\$410,000
July 2015	\$425,000	\$435,000
June 2015	\$425,000	\$427,500

**Recent Median Land Sale Prices**





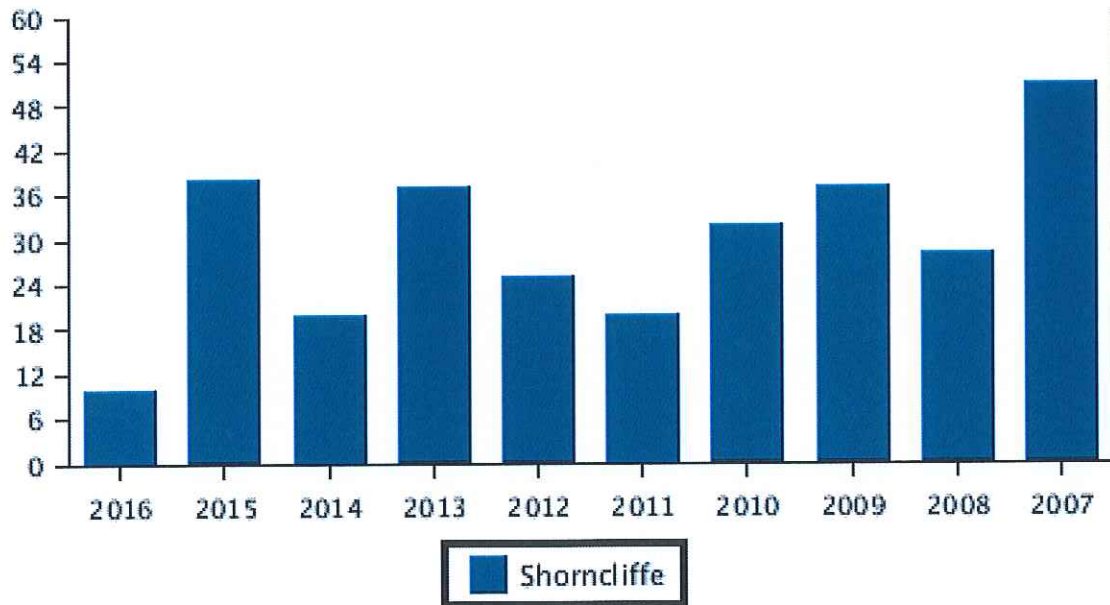
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## Sales Per Annum

### House Sales Per Annum

Period	Shorncliffe Number
2016	10
2015	38
2014	20
2013	37
2012	25
2011	20
2010	32
2009	37
2008	28
2007	51

### House Sales Per Annum



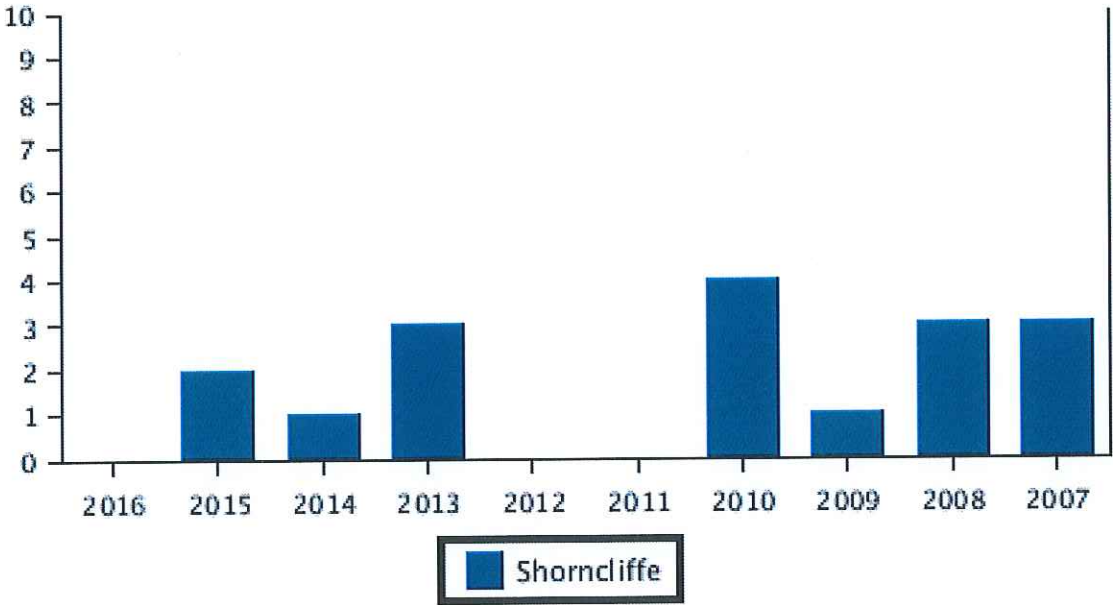


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**Unit Sales Per Annum**

Period	Shorncliffe Number
2016	0
2015	2
2014	1
2013	3
2012	0
2011	0
2010	4
2009	1
2008	3
2007	3

**Unit Sales Per Annum**





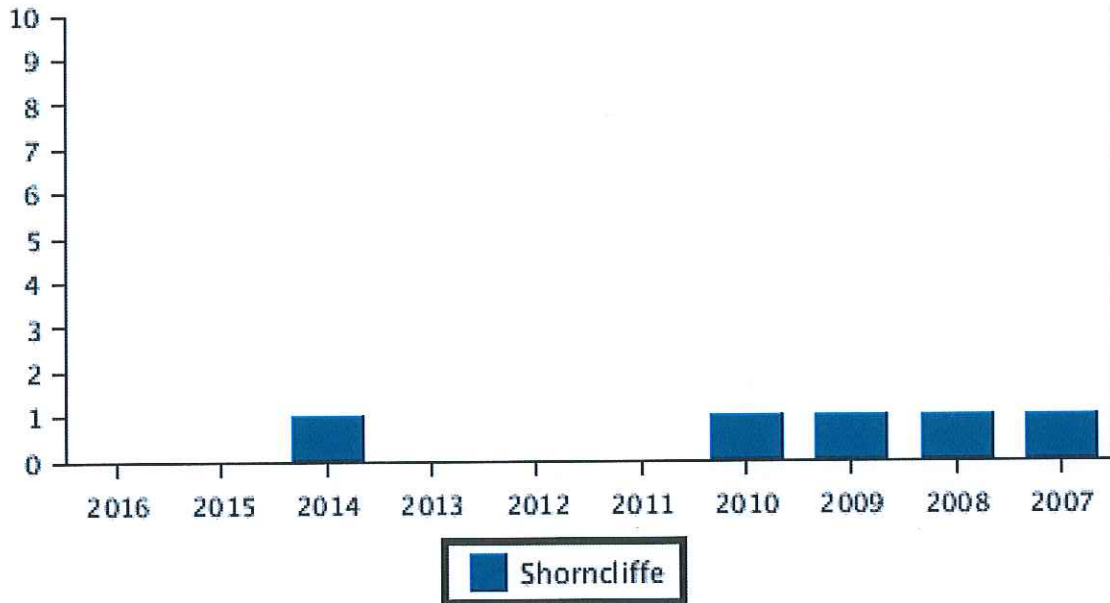


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### Land Sales Per Annum

Period	Shorncliffe	
	Number	
2016	0	
2015	0	
2014	1	
2013	0	
2012	0	
2011	0	
2010	1	
2009	1	
2008	1	
2007	1	

### Land Sales Per Annum





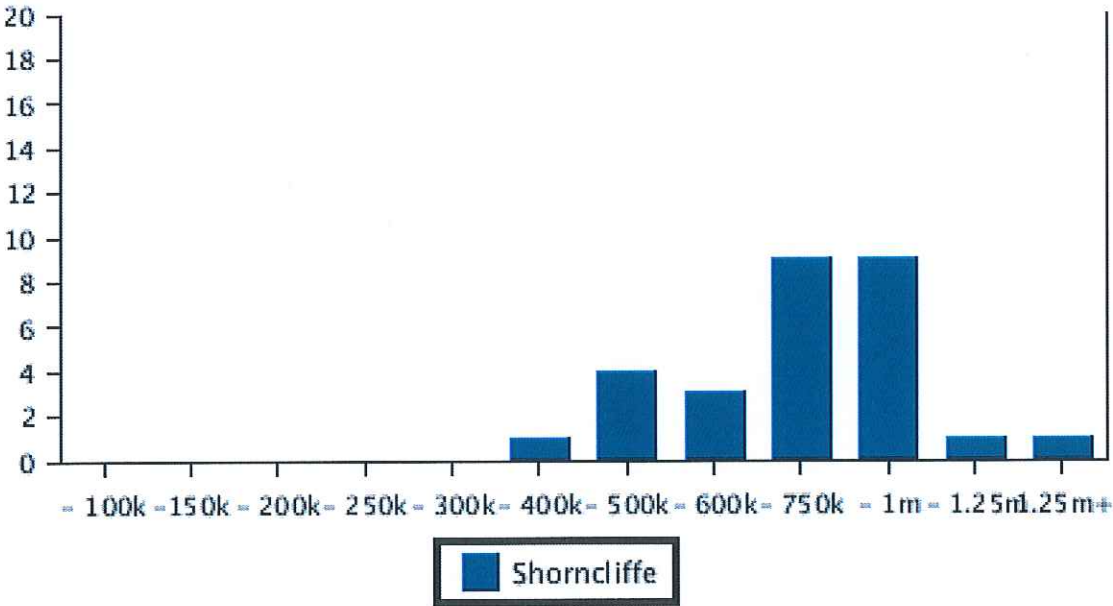
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# Sales By Price

House Sale by Price (12 months)

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

House Sales By Price (12 months)



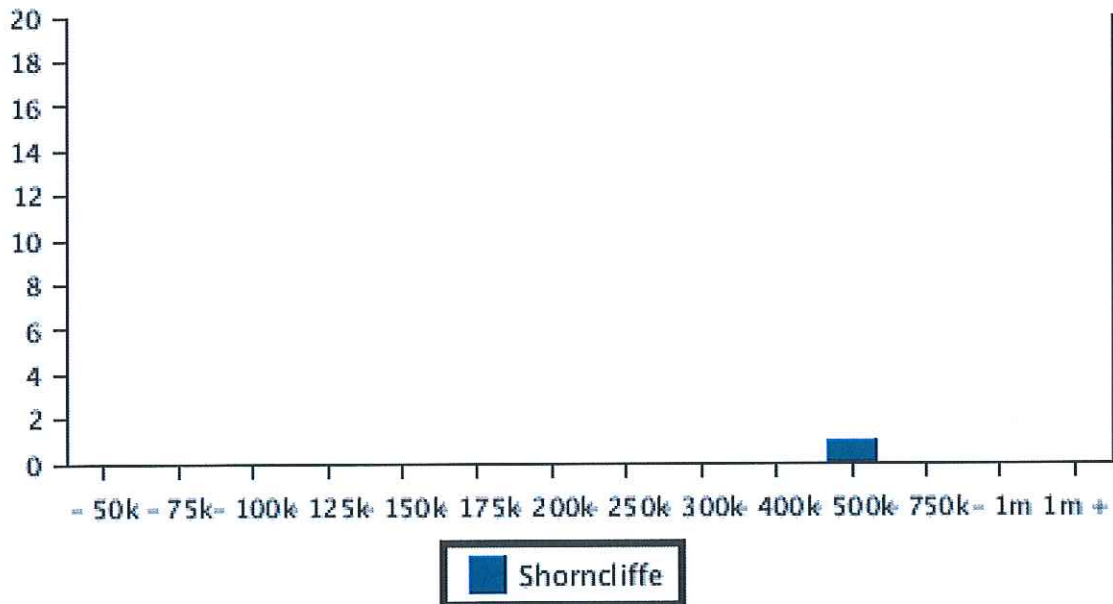


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### Unit Sale by Price (12 months)

Price	Shorncliffe 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	0
751 - 1m	0
1m +	0

### Unit Sales By Price (12 months)



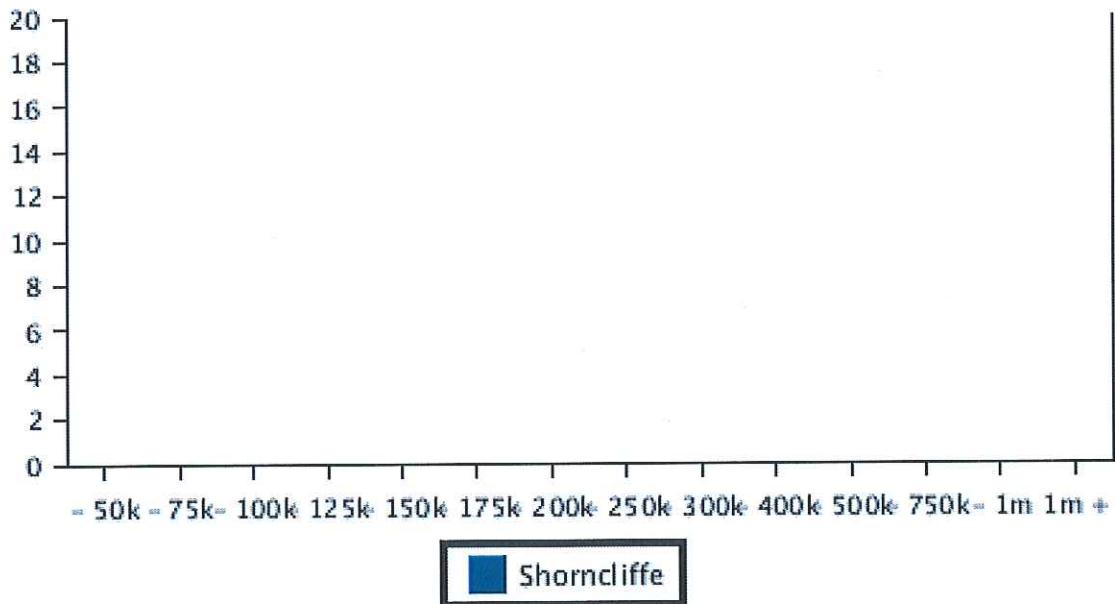


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### Land Sale by Price (12 months)

Price	Shorncliffe 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

### Land Sales By Price (12 months)





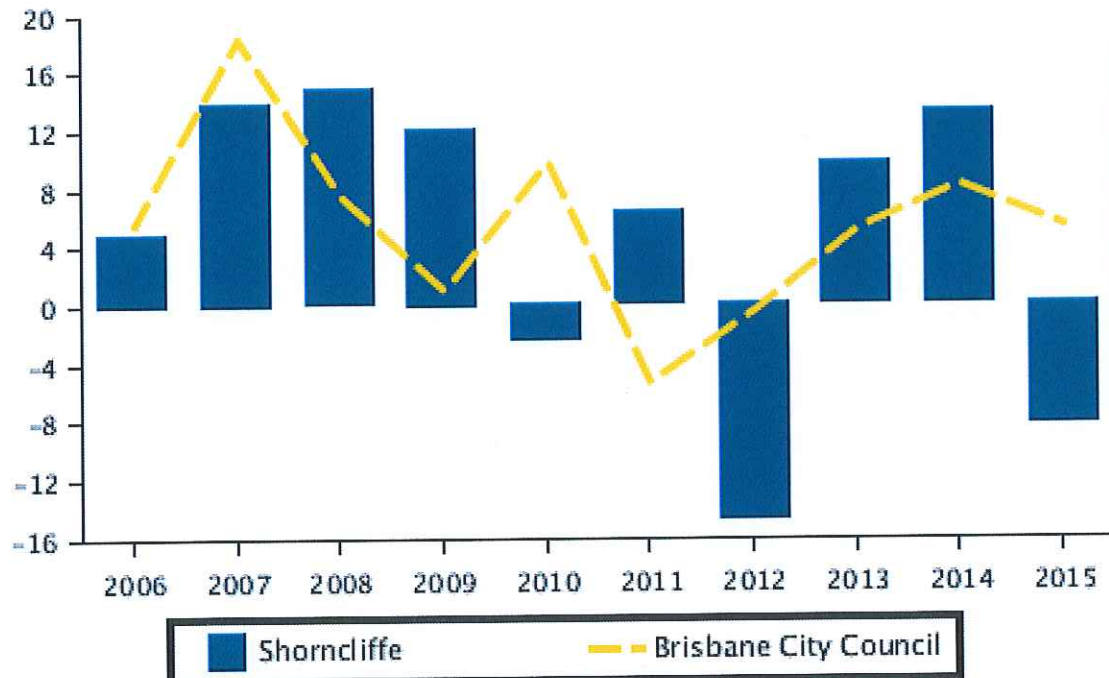
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# Capital Growth Median Prices

## Capital Growth in Median Prices (Houses)

Period	Shorncliffe	Brisbane City Council
	% Change	% Change
2015	-8.3%	5.4%
2014	13.4%	8.3%
2013	9.8%	5.2%
2012	-14.9%	-0.4%
2011	6.5%	-5.3%
2010	-2.6%	9.8%
2009	12.2%	1%
2008	14.9%	7.6%
2007	14%	18.3%
2006	5%	5.7%

## Capital Growth in Median Prices (Houses)



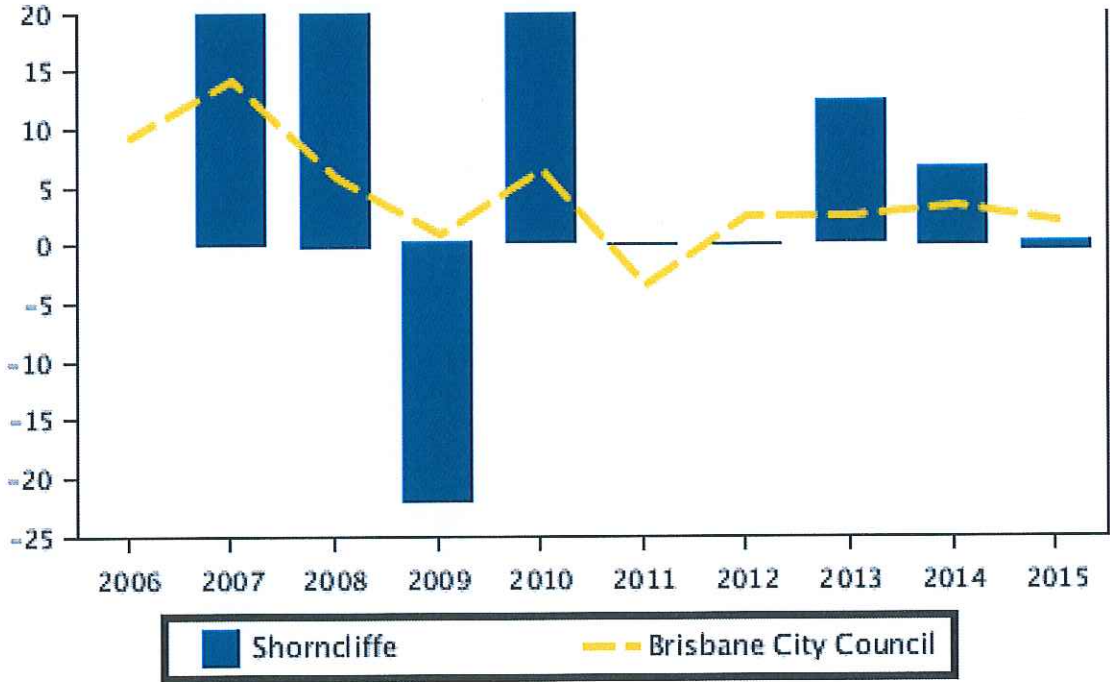


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**Capital Growth in Median Prices (Unit)**

Period	Shorncliffe % Change	Brisbane City Council % Change
2015	-0.8%	2.1%
2014	6.7%	3.3%
2013	12.3%	2.4%
2012	0%	2.5%
2011	0%	-3.6%
2010	21.8%	6.4%
2009	-22.3%	1%
2008	24.4%	5.8%
2007	23.3%	14.1%
2006	0%	9.2%

**Capital Growth in Median Prices (Unit)**



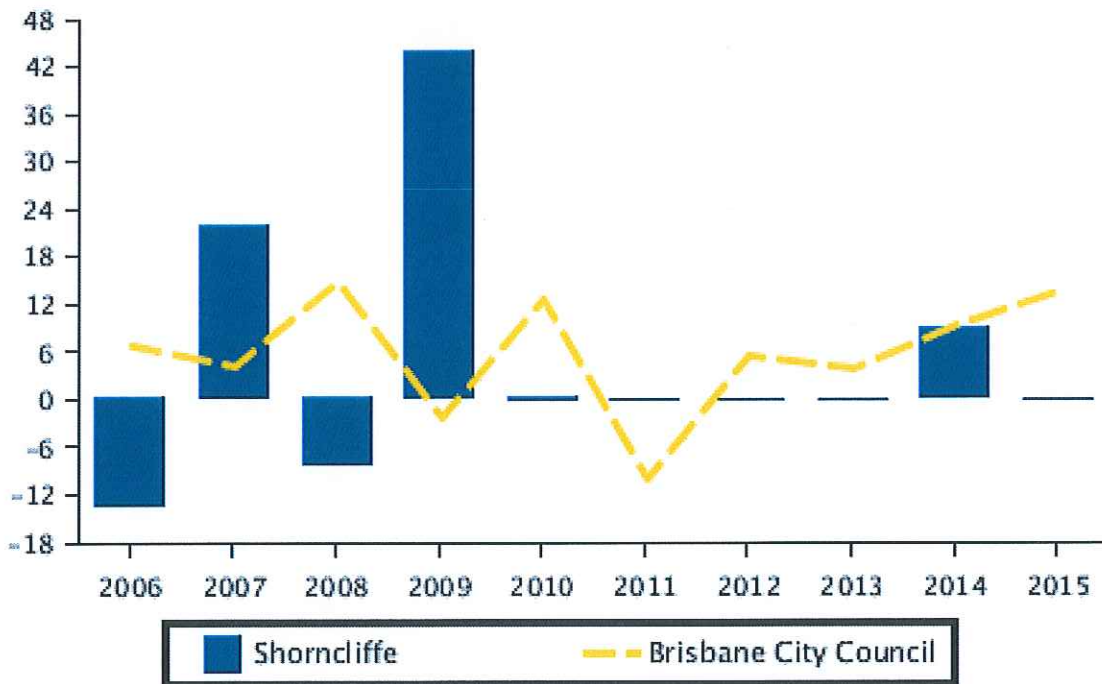


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### Capital Growth in Median Prices (Land)

Period	Shorncliffe % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	9%	9.4%
2013	0%	4%
2012	0%	5.3%
2011	0%	-10.2%
2010	0.4%	12.5%
2009	43.9%	-2.4%
2008	-8.5%	14.8%
2007	21.9%	4.2%
2006	-13.6%	6.7%

### Capital Growth in Median Prices (Land)



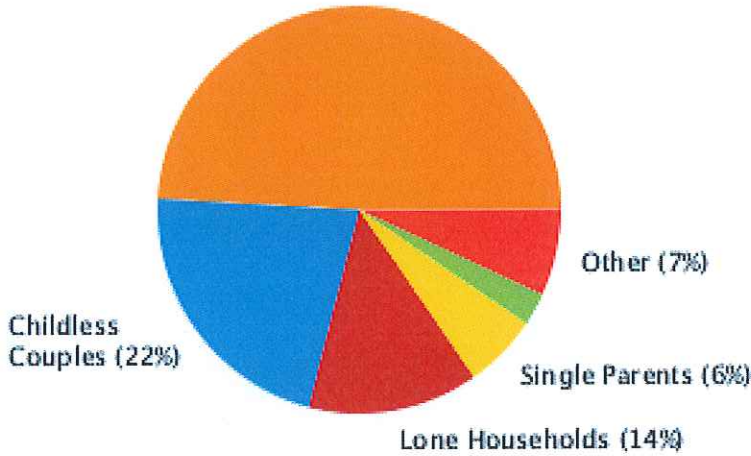
# Household

## Household Structure

Type	Percent
Couples with Children	49.2
Childless Couples	21.9
Lone Households	13.7
Other	6.9
Single Parents	5.9
Group Households	2.6

### Household Structure

Couples with Children (49%)





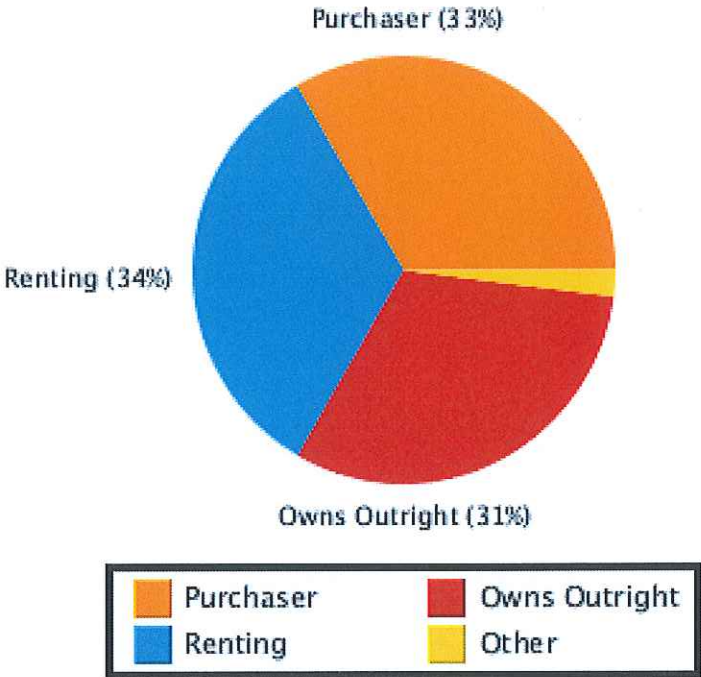


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### Household Occupancy

Type	Percent
Purchaser	33.5
Renting	33.2
Owns Outright	31.4
Other	2.0

### Household Occupancy

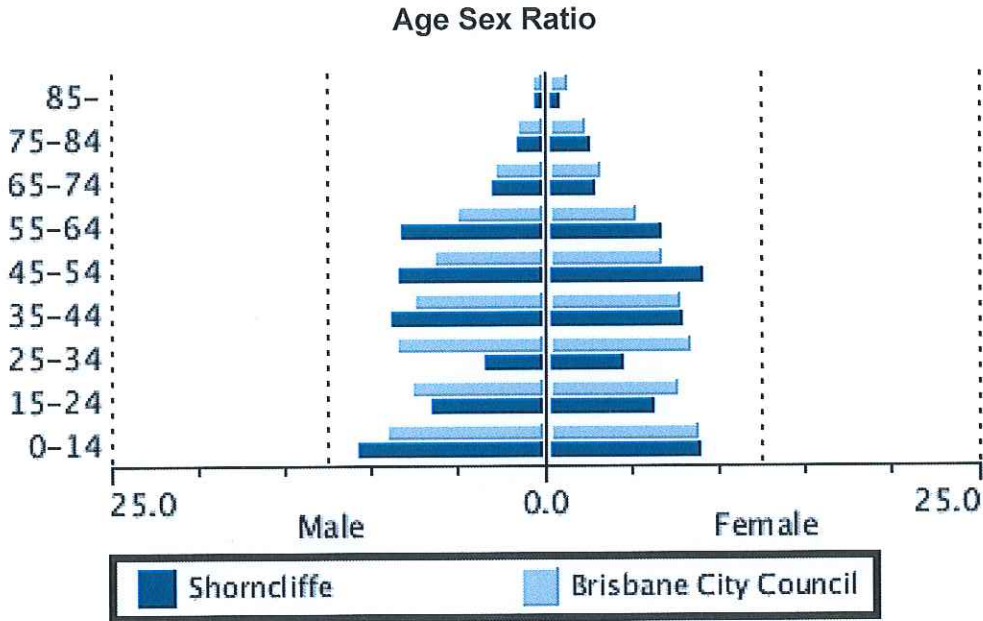




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# Age Sex Ratio

Age Group	Shorncliffe		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	10.7	8.8	9.2	8.7
15-24	6.5	6.2	7.7	7.6
25-34	3.4	4.5	8.5	8.3
35-44	8.8	7.8	7.5	7.7
45-54	8.4	9.0	6.4	6.6
55-64	8.2	6.7	5.0	5.2
65-74	3.0	2.9	2.9	3.1
75-84	1.5	2.5	1.6	2.2
85-	0.5	0.8	0.6	1.2



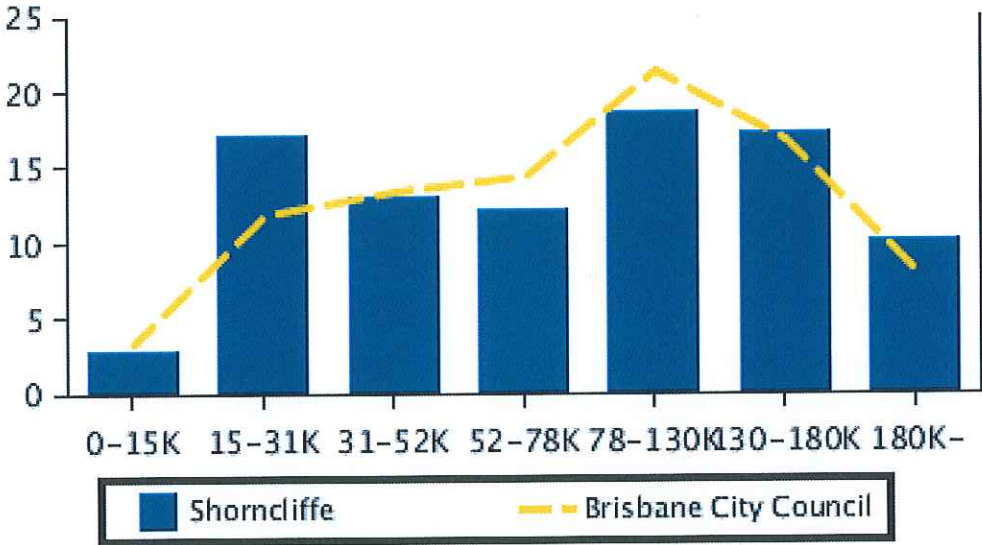


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# Household Income

Income Range	Shorncliffe %	Brisbane City Council %
0-15K	2.8	3.3
15-31K	17.1	11.8
31-52K	13.0	13.4
52-78K	12.2	14.4
78-130K	18.6	21.3
130-180K	17.2	16.7
180K-	10.2	7.9

Household Income





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# Summary

## Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
HOUSE	4	\$475,000	\$822,000	\$692,500	\$670,500	\$2,682,000
<b>TOTAL</b>	<b>4</b>					<b>\$2,682,000</b>

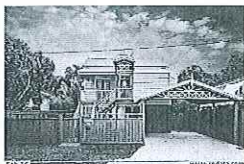
## Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
HOUSE	3 Bed	4	\$475,000	\$822,000	\$692,500	\$670,500
<b>TOTAL</b>		<b>4</b>				<b>\$670,500</b>

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## Sold Properties

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### 12 Oxford Place Shorncliffe QLD 4017

Sale Price: \$720,000  
Sale Date: 16 Jun 2016  
Area: 316m2

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

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### 253 Rainbow Street Shorncliffe QLD 4017

Sale Price: \$475,000  
Sale Date: 16 Apr 2016  
Area: 374m2

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

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### 114 Shorncliffe Parade Shorncliffe QLD 4017

Sale Price: \$665,000  
Sale Date: 17 May 2016  
Area: 567m2

Attributes: 3 Beds, 1 Baths, 2 Car Spaces

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### 22 Todd Street Shorncliffe QLD 4017

Sale Price: \$822,000  
Sale Date: 18 Jun 2016  
Area: 708m2

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

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