
A Nobel approach
to Real Estate™

Sinnamon Park
April—June 2016

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Area Profile

The size of Sinnamon Park is approximately 3 square kilometres. It has 10 parks covering nearly 3% of total area.

The population of Sinnamon Park in 2006 was 6,762 people. By 2011 the population was 6,365 showing a population decline of 5% in the area during that time.

The predominant age group in Sinnamon Park is 0-14 years.

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

In general, people in Sinnamon Park work in a Professional occupation.

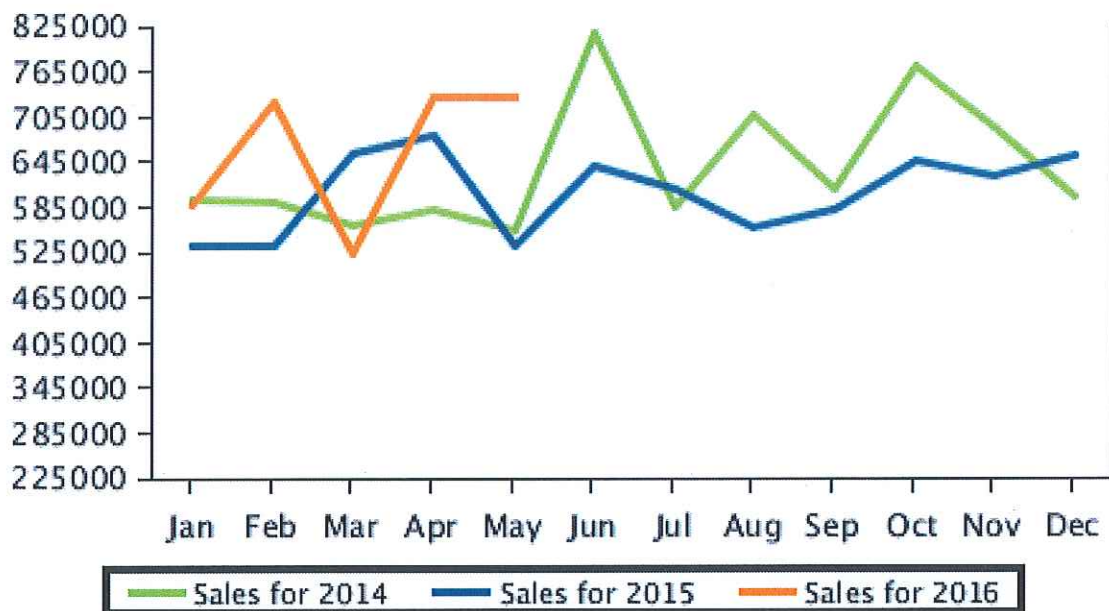
In 2006, 78.0% of the homes in Sinnamon Park were owner-occupied compared with 79.5% in 2011.

Currently the median sales price of houses in the area is 732,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$593,500	\$535,000	\$589,000
February	\$590,000	\$535,000	\$726,000
March	\$560,000	\$657,500	\$525,000
April	\$580,000	\$680,000	\$732,000
May	\$553,000	\$535,000	\$732,000
June	\$815,000	\$640,000	\$0
July	\$585,250	\$609,000	\$0
August	\$707,500	\$556,000	\$0
September	\$610,000	\$580,000	\$0
October	\$773,000	\$646,000	\$0
November	\$690,500	\$627,000	\$0
December	\$600,000	\$652,500	\$0

Median Sale Price

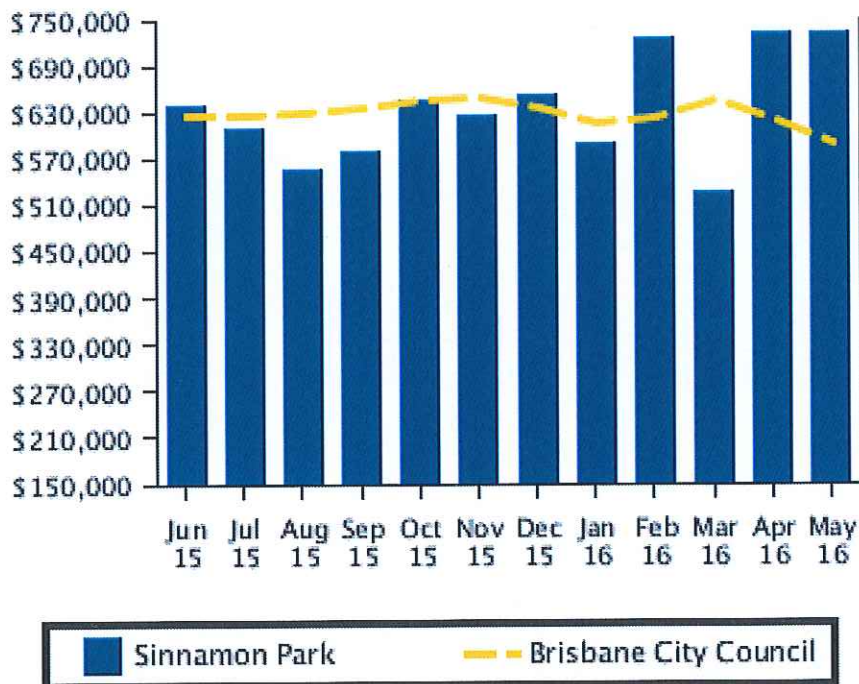


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Sinnamon Park Median Price	Brisbane City Council Median Price
May 2016	\$732,000	\$588,065
April 2016	\$732,000	\$620,000
March 2016	\$525,000	\$645,000
February 2016	\$726,000	\$622,500
January 2016	\$589,000	\$614,875
December 2015	\$652,500	\$635,000
November 2015	\$627,000	\$649,900
October 2015	\$646,000	\$645,000
September 2015	\$580,000	\$635,000
August 2015	\$556,000	\$630,000
July 2015	\$609,000	\$625,000
June 2015	\$640,000	\$625,500

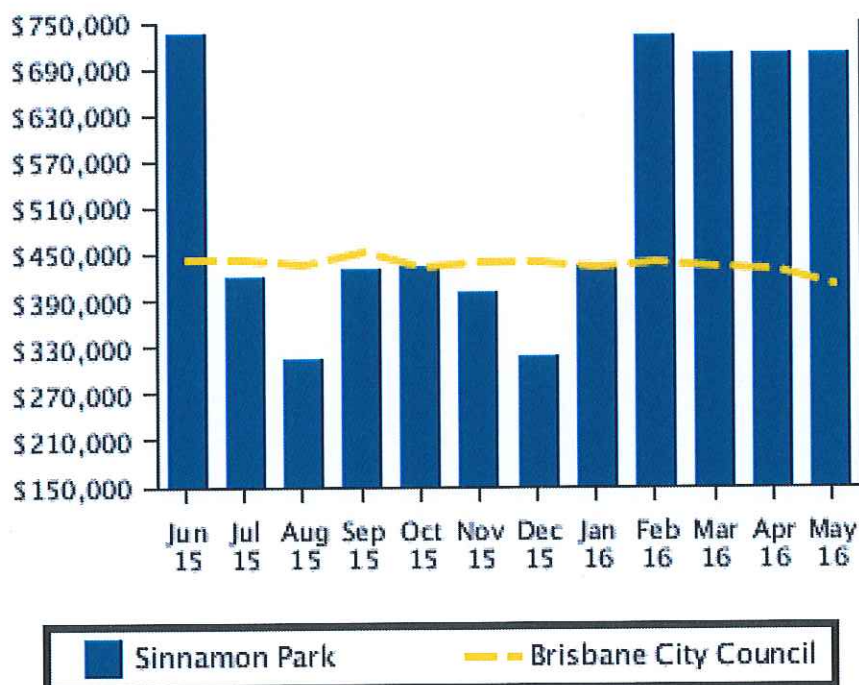
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Sinnamon Park Median Price	Brisbane City Council Median Price
May 2016	\$710,000	\$408,750
April 2016	\$710,000	\$429,500
March 2016	\$710,000	\$435,000
February 2016	\$732,500	\$441,050
January 2016	\$433,000	\$432,500
December 2015	\$317,000	\$440,000
November 2015	\$400,000	\$440,000
October 2015	\$434,000	\$435,000
September 2015	\$430,000	\$452,000
August 2015	\$315,500	\$435,500
July 2015	\$420,000	\$445,000
June 2015	\$735,000	\$443,000

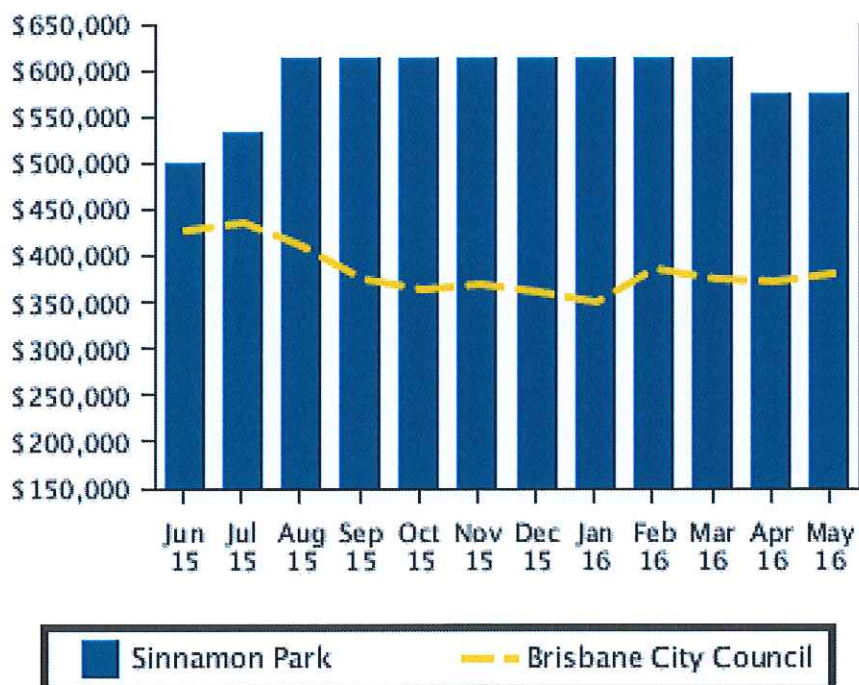
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Sinnamon Park Median Price	Brisbane City Council Median Price
May 2016	\$575,000	\$380,000
April 2016	\$575,000	\$372,500
March 2016	\$612,500	\$376,000
February 2016	\$612,500	\$385,000
January 2016	\$612,500	\$349,000
December 2015	\$612,500	\$360,000
November 2015	\$612,500	\$370,000
October 2015	\$612,500	\$365,000
September 2015	\$612,500	\$376,050
August 2015	\$612,500	\$410,000
July 2015	\$532,000	\$435,000
June 2015	\$500,000	\$427,500

Recent Median Land Sale Prices

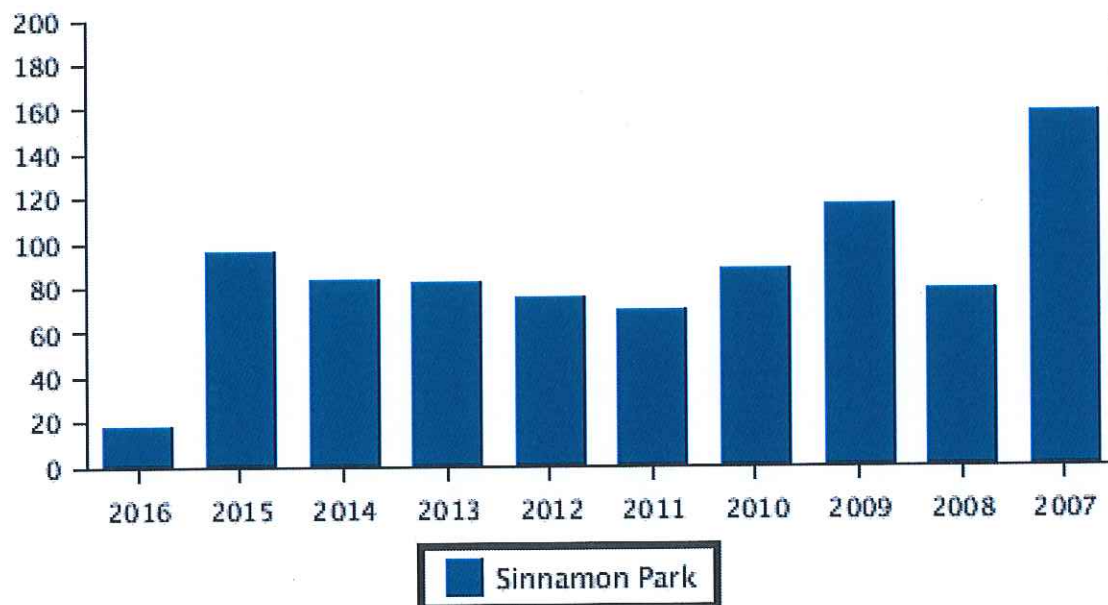


Sales Per Annum

House Sales Per Annum

Period	Sinnamon Park
	Number
2016	18
2015	96
2014	83
2013	82
2012	75
2011	69
2010	88
2009	117
2008	79
2007	158

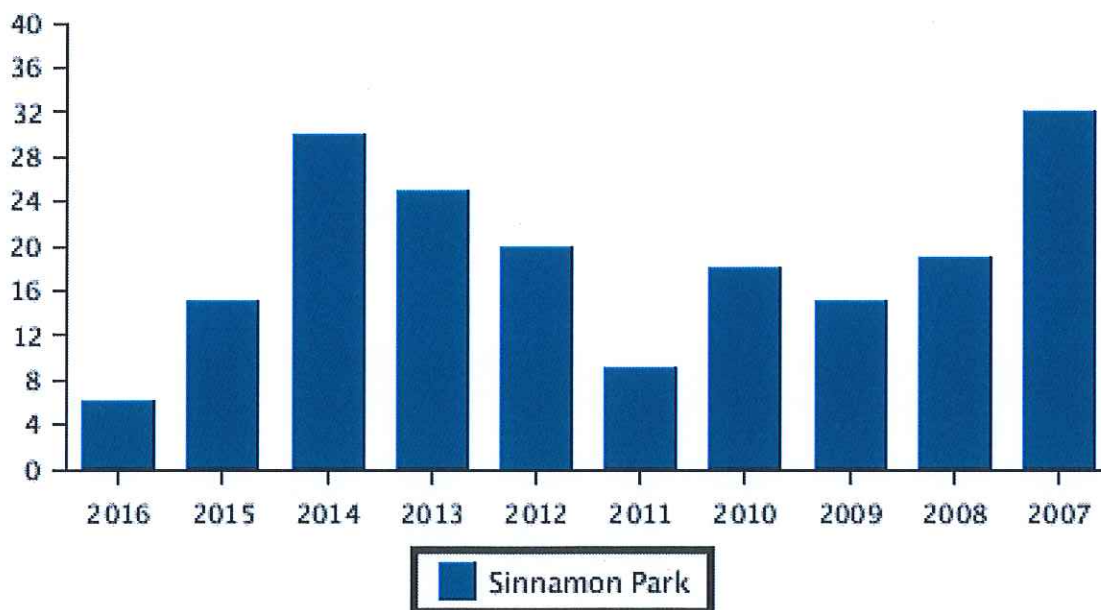
House Sales Per Annum



Unit Sales Per Annum

Period	Sinnamon Park
	Number
2016	6
2015	15
2014	30
2013	25
2012	20
2011	9
2010	18
2009	15
2008	19
2007	32

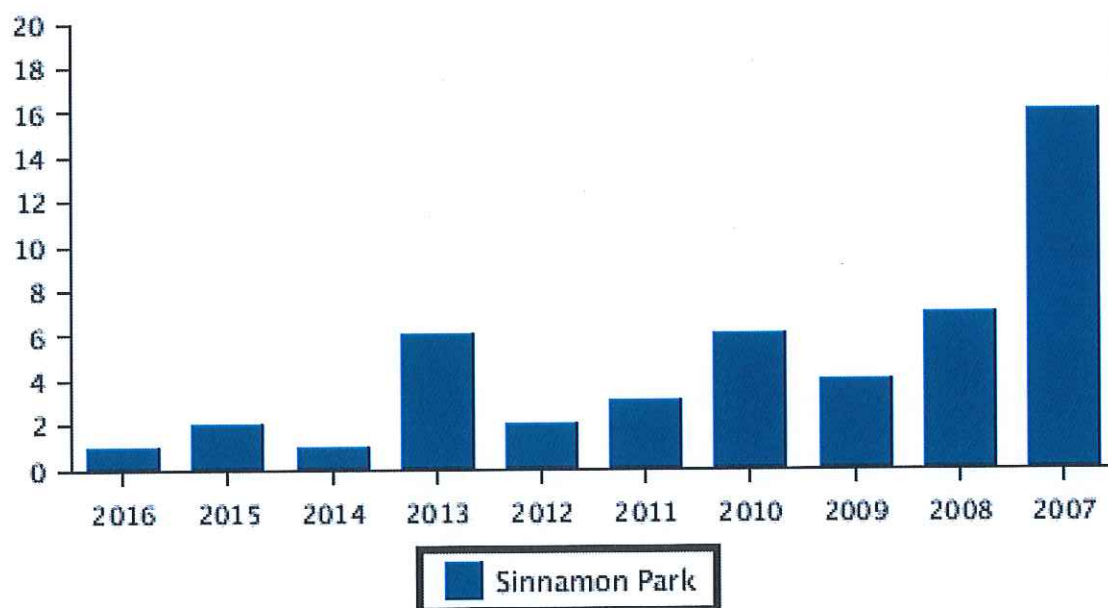
Unit Sales Per Annum



Land Sales Per Annum

Period	Sinnamon Park
	Number
2016	1
2015	2
2014	1
2013	6
2012	2
2011	3
2010	6
2009	4
2008	7
2007	16

Land Sales Per Annum





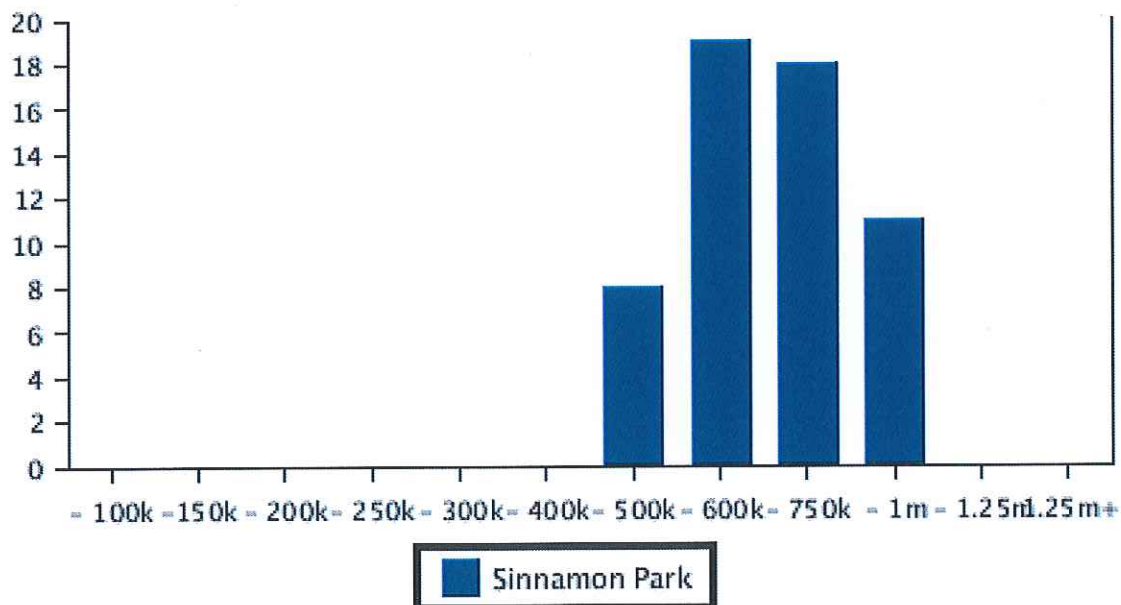
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Sales By Price

House Sale by Price (12 months)

Price	Sinnamon Park
	Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	8
501 - 600k	19
601 - 750k	18
751 - 1m	11
> 1m - 1.25m	0
1.25m+	0

House Sales By Price (12 months)



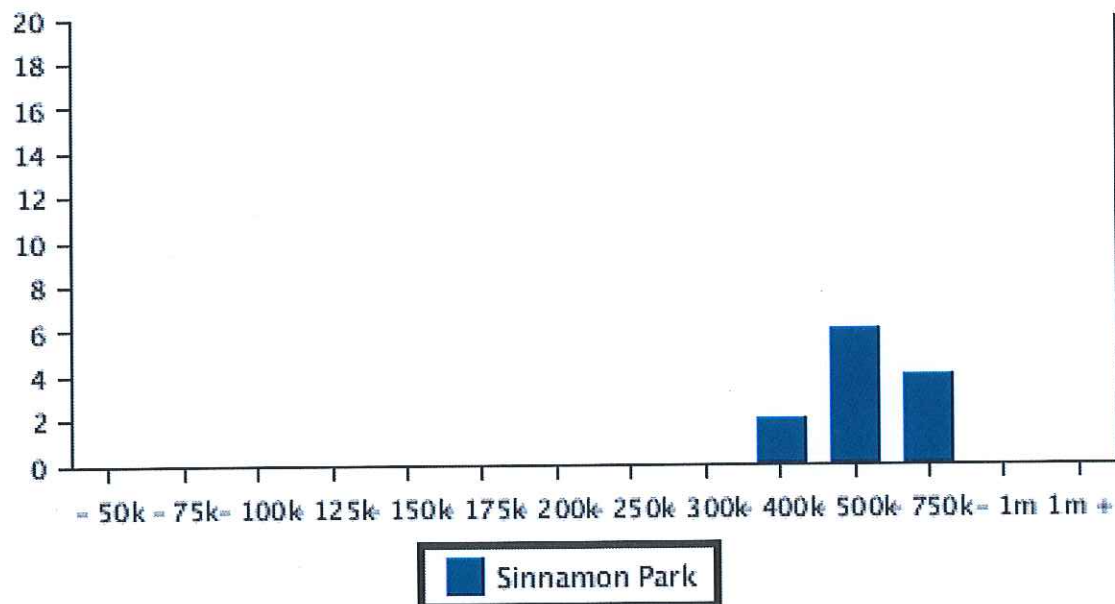


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Unit Sale by Price (12 months)

Price	Sinnamon Park	
	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	2	
401 - 500k	6	
501 - 750k	4	
751 - 1m	0	
1m +	0	

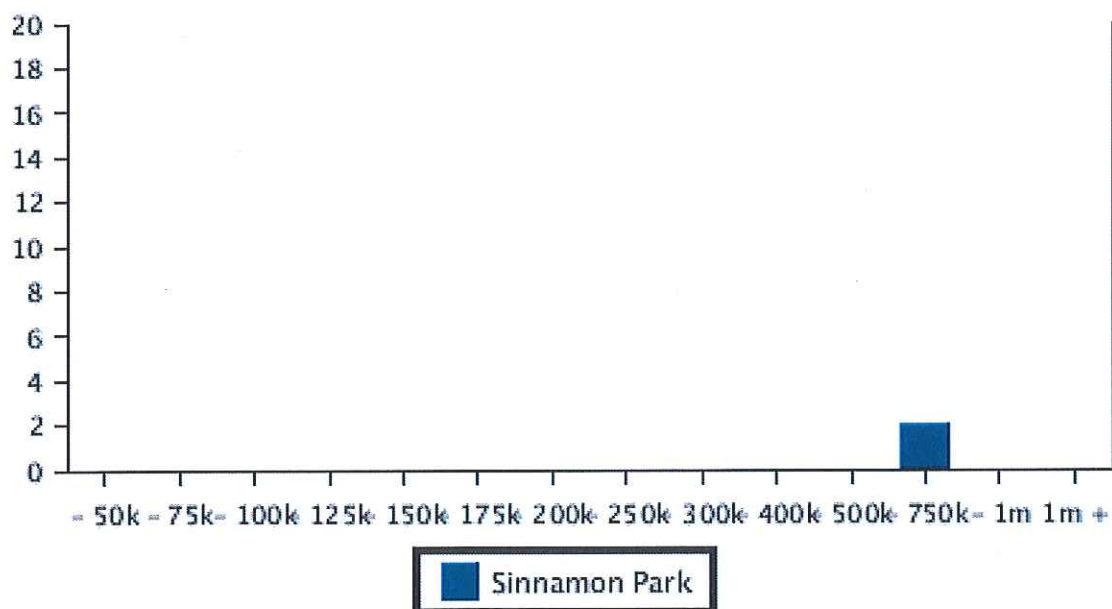
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Sinnamon Park	
	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	2	
751 - 1m	0	
1m +	0	

Land Sales By Price (12 months)



Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Sinnamon Park % Change	Brisbane City Council % Change
2015	1.6%	5.4%
2014	8%	8.3%
2013	0%	5.2%
2012	-3.4%	-0.4%
2011	-9.3%	-5.3%
2010	9.3%	9.8%
2009	2.6%	1%
2008	13.1%	7.6%
2007	7.3%	18.3%
2006	18.5%	5.7%

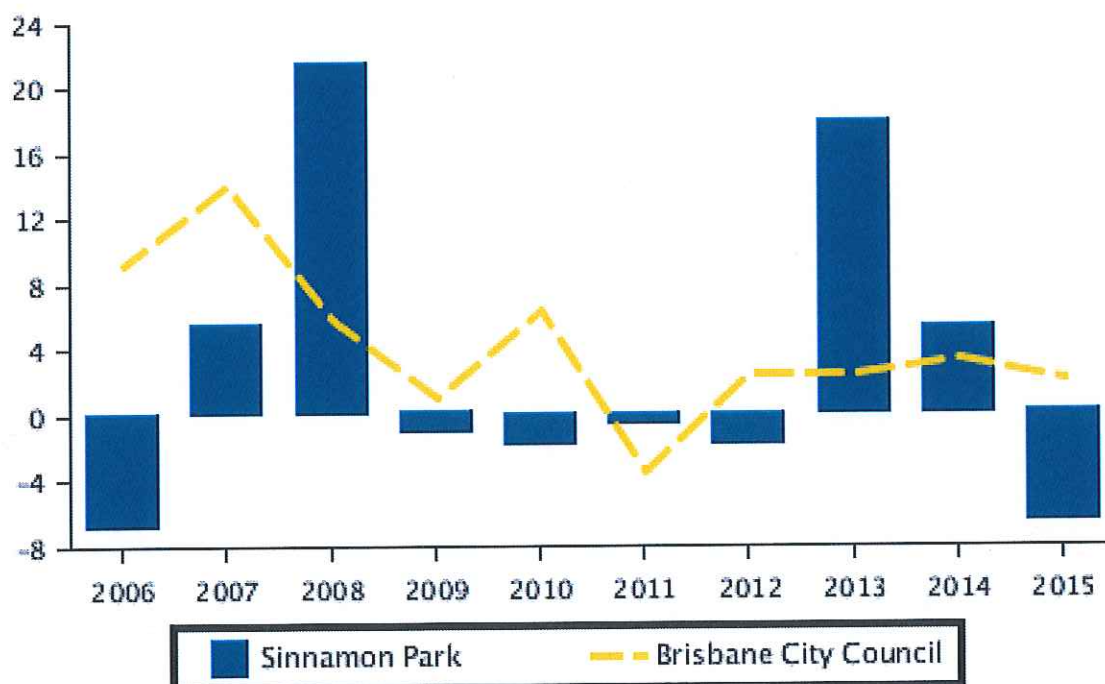
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Sinnamon Park % Change	Brisbane City Council % Change
2015	-6.8%	2.1%
2014	5.4%	3.3%
2013	17.9%	2.4%
2012	-2%	2.5%
2011	-0.7%	-3.6%
2010	-2%	6.4%
2009	-1.3%	1%
2008	21.6%	5.8%
2007	5.5%	14.1%
2006	-7%	9.2%

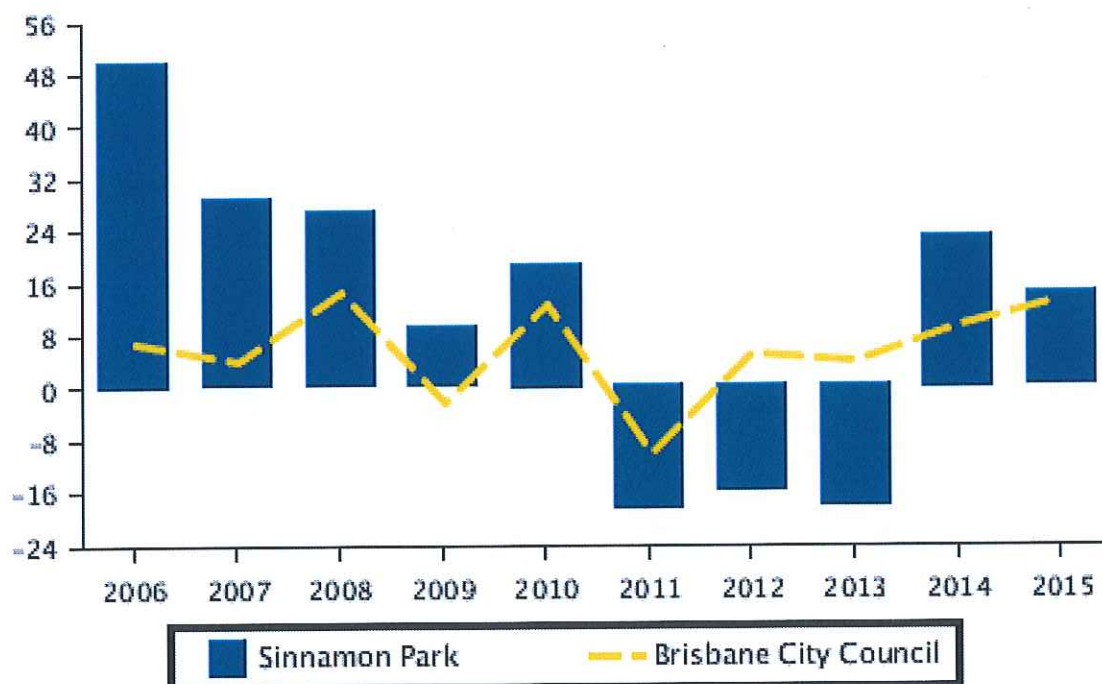
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Sinnamon Park % Change	Brisbane City Council % Change
2015	14.5%	13.6%
2014	23.4%	9.4%
2013	-18.5%	4%
2012	-16.4%	5.3%
2011	-19%	-10.2%
2010	18.9%	12.5%
2009	9.4%	-2.4%
2008	27%	14.8%
2007	29%	4.2%
2006	50%	6.7%

Capital Growth in Median Prices (Land)





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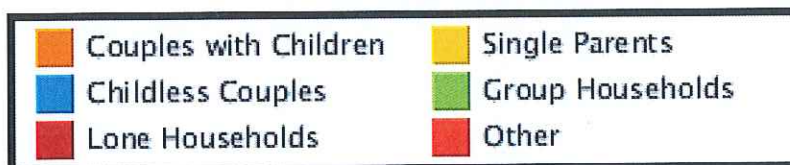
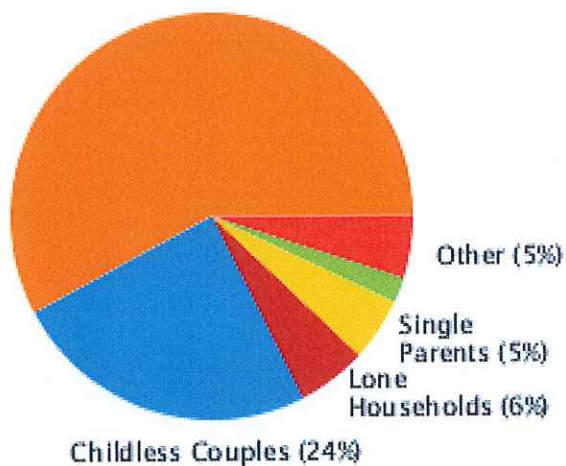
Household

Household Structure

Type	Percent
Couples with Children	57.7
Childless Couples	24.6
Lone Households	5.6
Other	5.0
Single Parents	5.0
Group Households	2.0

Household Structure

Couples with Children (58%)



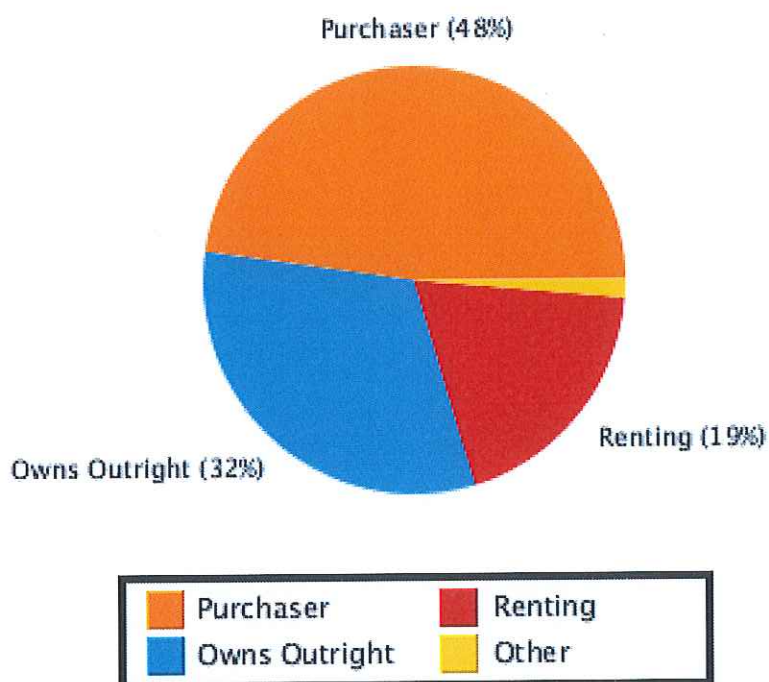


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Household Occupancy

Type	Percent
Purchaser	47.7
Owns Outright	31.8
Renting	19.0
Other	1.4

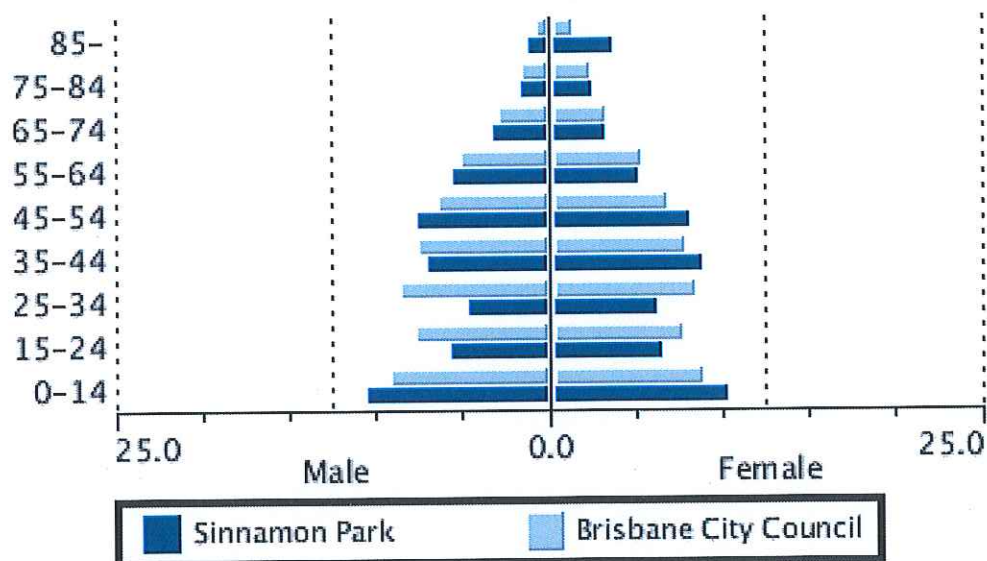
Household Occupancy



Age Sex Ratio

Age Group	Sinnamon Park		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	10.4	10.1	9.2	8.7
15-24	5.7	6.3	7.7	7.6
25-34	4.6	6.0	8.5	8.3
35-44	7.0	8.7	7.5	7.7
45-54	7.6	8.0	6.4	6.6
55-64	5.5	5.1	5.0	5.2
65-74	3.2	3.1	2.9	3.1
75-84	1.5	2.4	1.6	2.2
85-	1.1	3.6	0.6	1.2

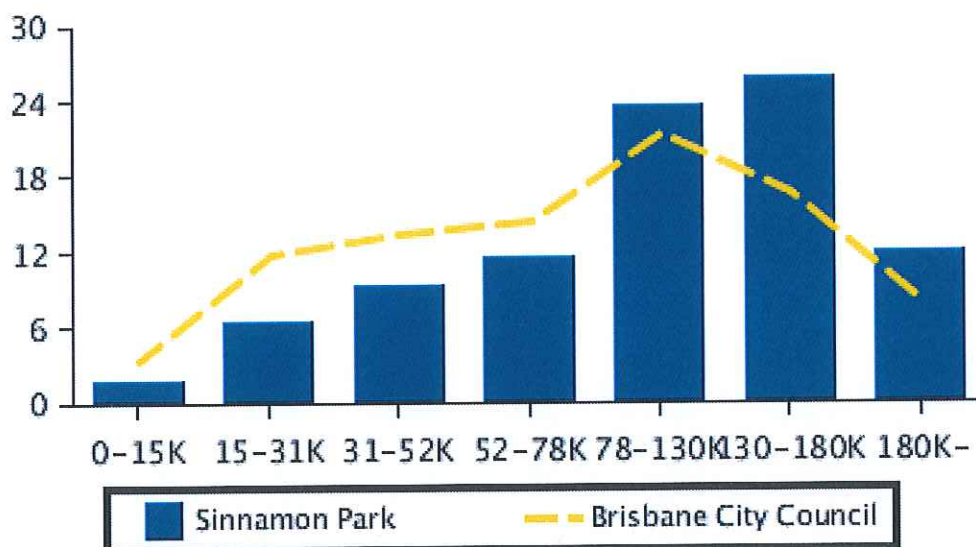
Age Sex Ratio



Household Income

Income Range	Sinnamon Park %	Brisbane City Council %
0-15K	1.7	3.3
15-31K	6.5	11.8
31-52K	9.3	13.4
52-78K	11.5	14.4
78-130K	23.6	21.3
130-180K	25.8	16.7
180K-	12.0	7.9

Household Income





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	6					
HOUSE	16	\$380,000	\$2,088,888	\$647,500	\$747,024	\$11,952,388
LAND	1	\$575,000	\$575,000	\$575,000	\$575,000	\$575,000
UNIT	1	\$429,000	\$429,000	\$429,000	\$429,000	\$429,000
TOTAL	24					\$12,956,388

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		6				
HOUSE	2 Bed	1	\$380,000	\$380,000	\$380,000	\$380,000
	3 Bed	2	\$409,000	\$499,500	\$454,250	\$454,250
	4 Bed	7	\$495,000	\$806,000	\$590,000	\$619,428
	5+ Bed	6	\$693,000	\$2,088,888	\$855,000	\$1,054,648
LAND	N/A	1	\$575,000	\$575,000	\$575,000	\$575,000
UNIT	3 Bed	1	\$429,000	\$429,000	\$429,000	\$429,000
TOTAL		24				\$539,849



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Sold Properties



3 Avondale Road Sinnamon Park QLD 4073

Sale Price: \$590,000

Sale Date: 10 Jun 2016

Area: 1,317m²

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



12 Ayside Close Sinnamon Park QLD 4073

Sale Price: Not Disclosed

Sale Date: 9 Jun 2016

Area: 700m²

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



20 Ayside Close Sinnamon Park QLD 4073

Sale Price: Not Disclosed

Sale Date: 23 Jun 2016

Area: 850m²

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



21 Backhousia Crescent Sinnamon Park QLD 4073

Sale Price: \$806,000

Sale Date: 6 Apr 2016

Area: 505m²

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



13 Balonne Avenue Sinnamon Park QLD 4073

Sale Price: Not Disclosed

Sale Date: 27 May 2016

Area: 681m²

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



11 Barcoo Crescent Sinnamon Park QLD 4073

Sale Price: \$1,065,000

Sale Date: 21 May 2016

Area: 704m2

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



6 Carissa Street Sinnamon Park QLD 4073

Sale Price: \$855,000

Sale Date: 12 Apr 2016

Area: 830m2

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



2 Cheviot Place Sinnamon Park QLD 4073

Sale Price: \$590,000

Sale Date: 30 May 2016

Area: 724m2

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



15 Cityview Road Sinnamon Park QLD 4073

Sale Price: Not Disclosed

Sale Date: 29 Jun 2016

Area: 722m2

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



31 Condamine Drive Sinnamon Park QLD 4073

Sale Price: \$575,000

Sale Date: 1 Apr 2016

Area: 700m2

Attributes:



51 Condamine Drive Sinnamon Park QLD 4073

Sale Price: Not Disclosed

Sale Date: 19 May 2016

Area: 700m2

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



51 Dove Tree Crescent Sinnamon Park QLD 4073

Sale Price: \$630,000
Sale Date: 13 Apr 2016
Area: 978m2

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



41 Edenbrooke Drive Sinnamon Park QLD 4073

Sale Price: \$855,000
Sale Date: 9 May 2016
Area: 922m2

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



11 Hercules Place Sinnamon Park QLD 4073

Sale Price: \$499,500
Sale Date: 10 Jun 2016
Area: 693m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces



18 Lightwood Place Sinnamon Park QLD 4073

Sale Price: \$693,000
Sale Date: 28 Apr 2016
Area: 700m2

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



4 Malia Street Sinnamon Park QLD 4073

Sale Price: \$771,000
Sale Date: 5 Apr 2016
Area: 838m2

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



16 Malia Street Sinnamon Park QLD 4073

Sale Price: \$665,000
Sale Date: 13 Jun 2016
Area: 707m2

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



4 Nebo Place Sinnamon Park QLD 4073

Sale Price: \$495,000

Sale Date: 17 Jun 2016

Area: 986m2

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



37 Northbrook Street Sinnamon Park QLD 4073

Sale Price: \$2,088,888

Sale Date: 21 May 2016

Area: 2,004m2

Attributes: 6 Beds, 5 Baths, 7 Car Spaces, 7 Lock Up Garages, 4 Ensuites



41/105 Oldfield Road Sinnamon Park QLD 4073

Sale Price: \$429,000

Sale Date: 21 May 2016

Area: 159m2 Approx

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



82 Sinnamon Road Sinnamon Park QLD 4073

Sale Price: Not Disclosed

Sale Date: 29 Jun 2016

Area: 700m2

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



1/5 Wanata Street Sinnamon Park QLD 4073

Sale Price: \$409,000

Sale Date: 23 Jun 2016

Area: 556m2 Approx

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



7/5 Wanata Street Sinnamon Park QLD 4073

Sale Price: \$380,000

Sale Date: 10 Jun 2016

Area: 503m2 Approx

Attributes: 2 Beds, 1 Baths, 2 Car Spaces



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1 Wesley Place Sinnamon Park QLD 4073

Sale Price: \$560,000

Sale Date: 24 May 2016

Area: 751m2

Attributes: 4 Beds, 2 Baths, 3 Car Spaces



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