
A Nobel approach
to Real Estate™

Spring Hill
April—June 2016

THE Adam
Nobel TEAM



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Area Profile

The size of Spring Hill is approximately 1 square kilometres. It has 4 parks covering nearly 17% of total area.

The population of Spring Hill in 2006 was 5,242 people. By 2011 the population was 5,260 showing a stable population in the area during that time.

The predominant age group in Spring Hill is 25-34 years.

Households in Spring Hill are primarily childless couples and are likely to be repaying between \$1800 - \$2400 per month on mortgage repayments.

In general, people in Spring Hill work in a Professional occupation.

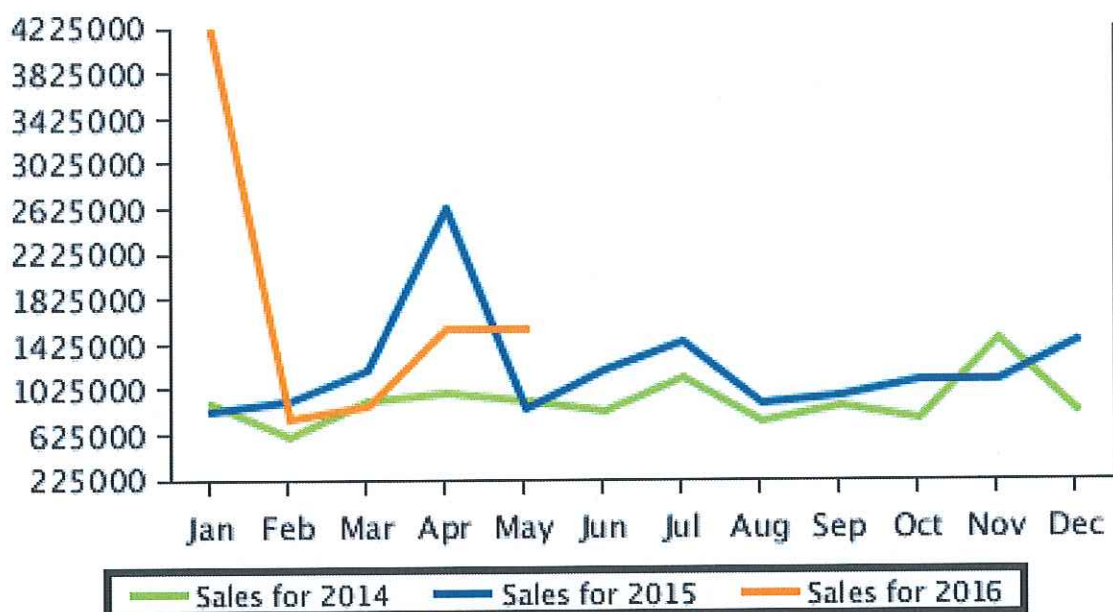
In 2006, 31.5% of the homes in Spring Hill were owner-occupied compared with 29.5% in 2011.

Currently the median sales price of houses in the area is 1,545,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$890,000	\$830,000	\$4,200,000
February	\$595,000	\$910,000	\$755,000
March	\$915,000	\$1,187,500	\$870,000
April	\$980,000	\$2,620,000	\$1,545,000
May	\$920,000	\$859,000	\$1,545,000
June	\$820,000	\$1,190,000	\$0
July	\$1,132,000	\$1,450,000	\$0
August	\$743,250	\$894,000	\$0
September	\$872,000	\$975,000	\$0
October	\$760,000	\$1,090,000	\$0
November	\$1,455,000	\$1,090,000	\$0
December	\$830,000	\$1,447,500	\$0

Median Sale Price

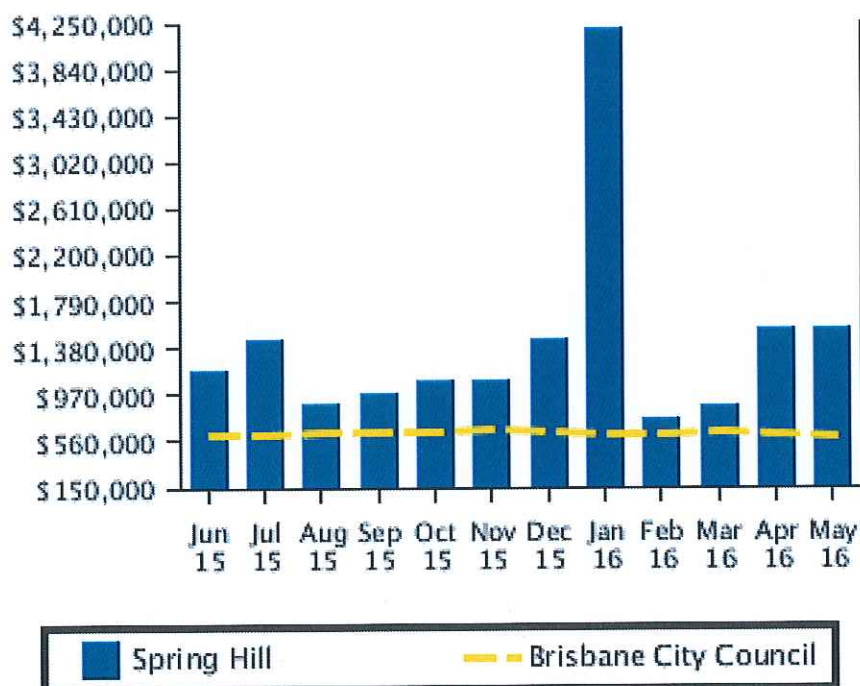


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Spring Hill Median Price	Brisbane City Council Median Price
May 2016	\$1,545,000	\$588,065
April 2016	\$1,545,000	\$620,000
March 2016	\$870,000	\$645,000
February 2016	\$755,000	\$622,500
January 2016	\$4,200,000	\$614,875
December 2015	\$1,447,500	\$635,000
November 2015	\$1,090,000	\$649,900
October 2015	\$1,090,000	\$645,000
September 2015	\$975,000	\$635,000
August 2015	\$894,000	\$630,000
July 2015	\$1,450,000	\$625,000
June 2015	\$1,190,000	\$625,500

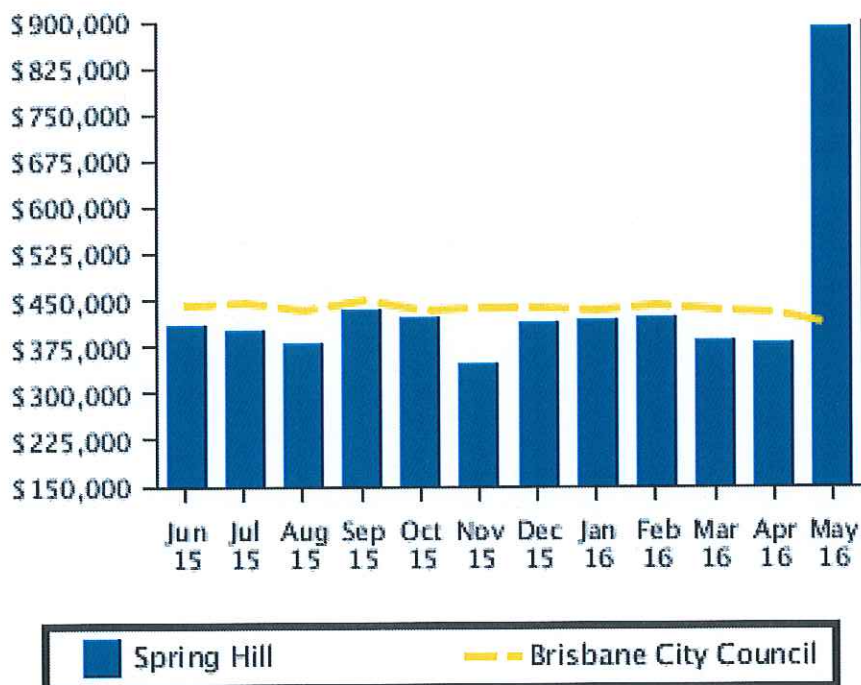
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Spring Hill Median Price	Brisbane City Council Median Price
May 2016	\$890,000	\$408,750
April 2016	\$378,375	\$429,500
March 2016	\$386,000	\$435,000
February 2016	\$422,500	\$441,050
January 2016	\$416,750	\$432,500
December 2015	\$415,000	\$440,000
November 2015	\$345,500	\$440,000
October 2015	\$422,500	\$435,000
September 2015	\$435,000	\$452,000
August 2015	\$380,000	\$435,500
July 2015	\$401,500	\$445,000
June 2015	\$408,000	\$443,000

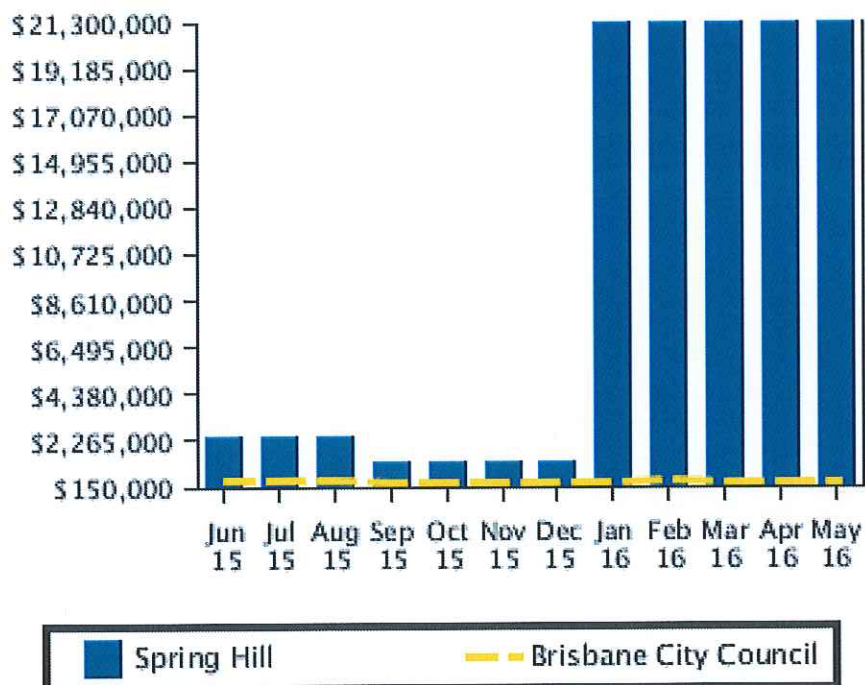
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Spring Hill Median Price	Brisbane City Council Median Price
May 2016	\$21,280,000	\$380,000
April 2016	\$21,280,000	\$372,500
March 2016	\$21,280,000	\$376,000
February 2016	\$21,280,000	\$385,000
January 2016	\$21,280,000	\$349,000
December 2015	\$1,250,000	\$360,000
November 2015	\$1,250,000	\$370,000
October 2015	\$1,250,000	\$365,000
September 2015	\$1,250,000	\$376,050
August 2015	\$2,475,000	\$410,000
July 2015	\$2,475,000	\$435,000
June 2015	\$2,475,000	\$427,500

Recent Median Land Sale Prices

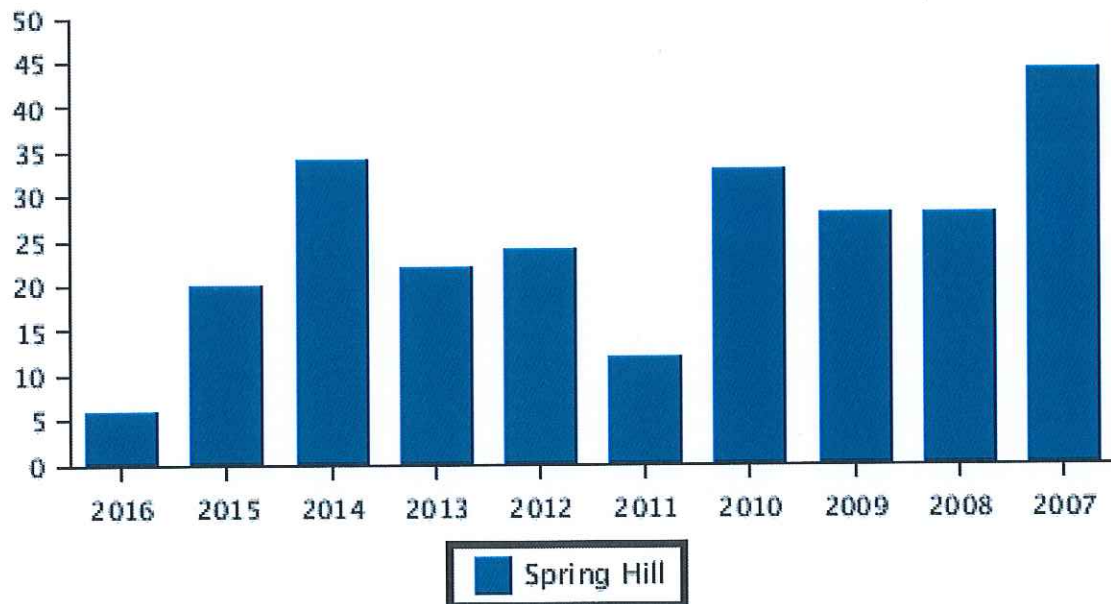


Sales Per Annum

House Sales Per Annum

Period	Spring Hill Number
2016	6
2015	20
2014	34
2013	22
2012	24
2011	12
2010	33
2009	28
2008	28
2007	44

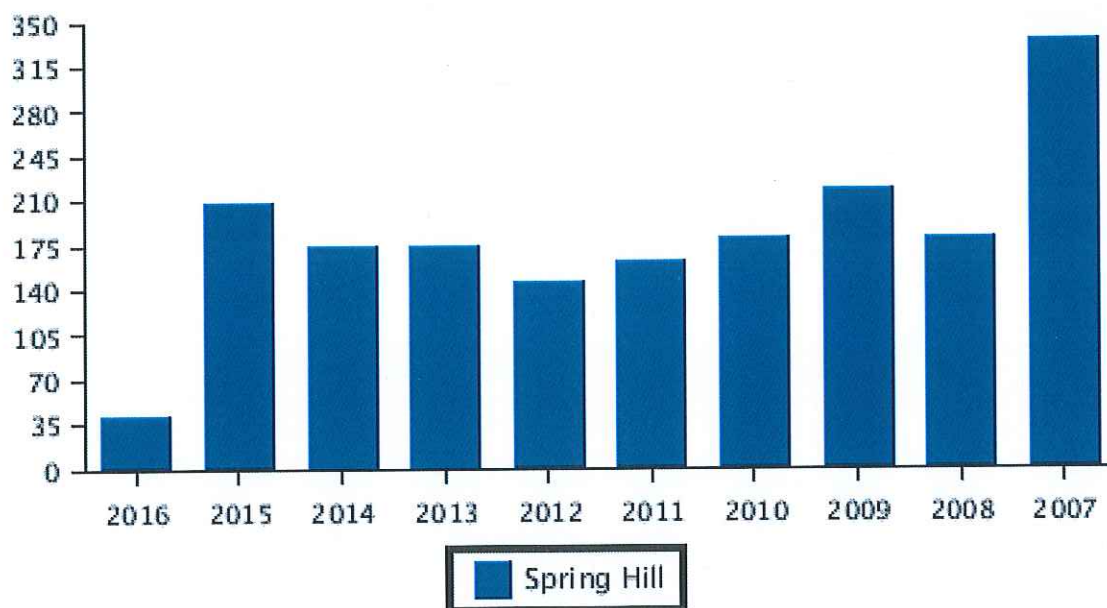
House Sales Per Annum



Unit Sales Per Annum

Period	Spring Hill Number
2016	41
2015	208
2014	175
2013	175
2012	145
2011	162
2010	180
2009	218
2008	181
2007	334

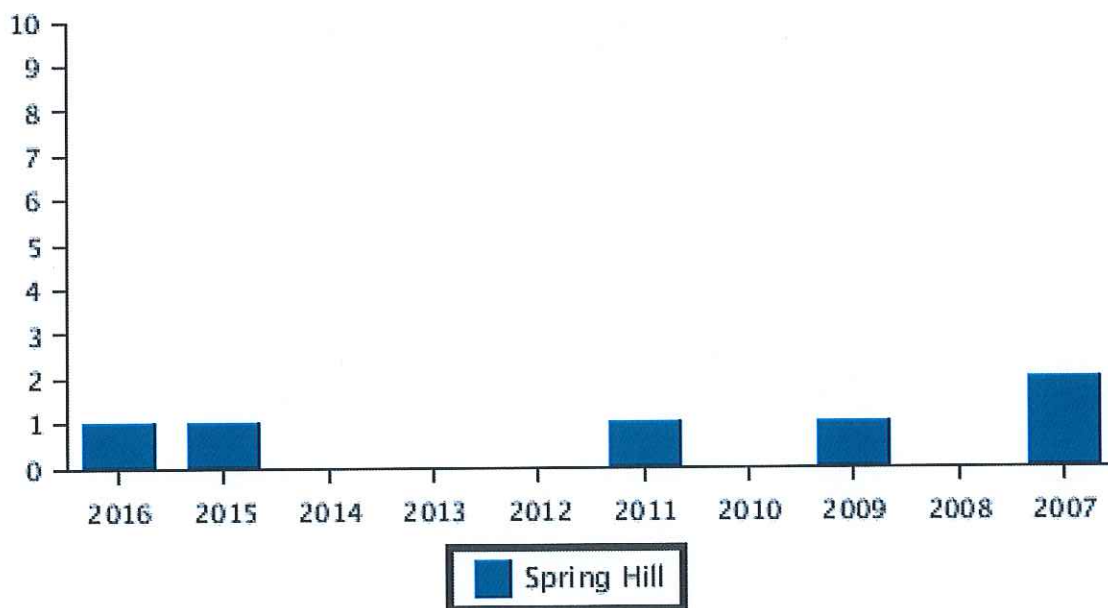
Unit Sales Per Annum



Land Sales Per Annum

Period	Spring Hill Number
2016	1
2015	1
2014	0
2013	0
2012	0
2011	1
2010	0
2009	1
2008	0
2007	2

Land Sales Per Annum

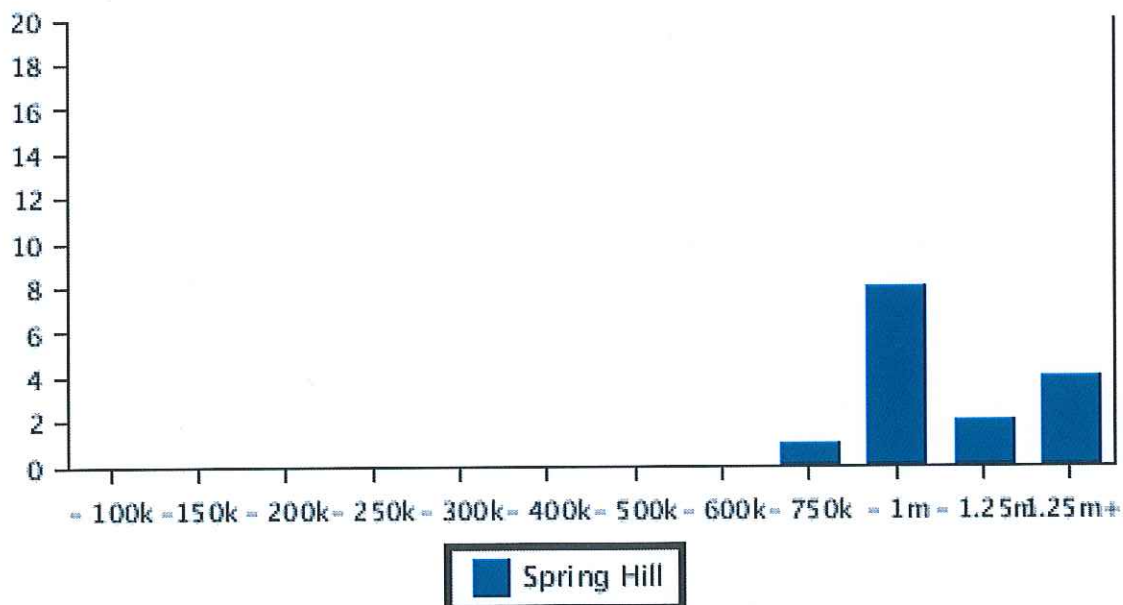


Sales By Price

House Sale by Price (12 months)

Price	Spring Hill
	Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	0
501 - 600k	0
601 - 750k	1
751 - 1m	8
> 1m - 1.25m	2
1.25m+	4

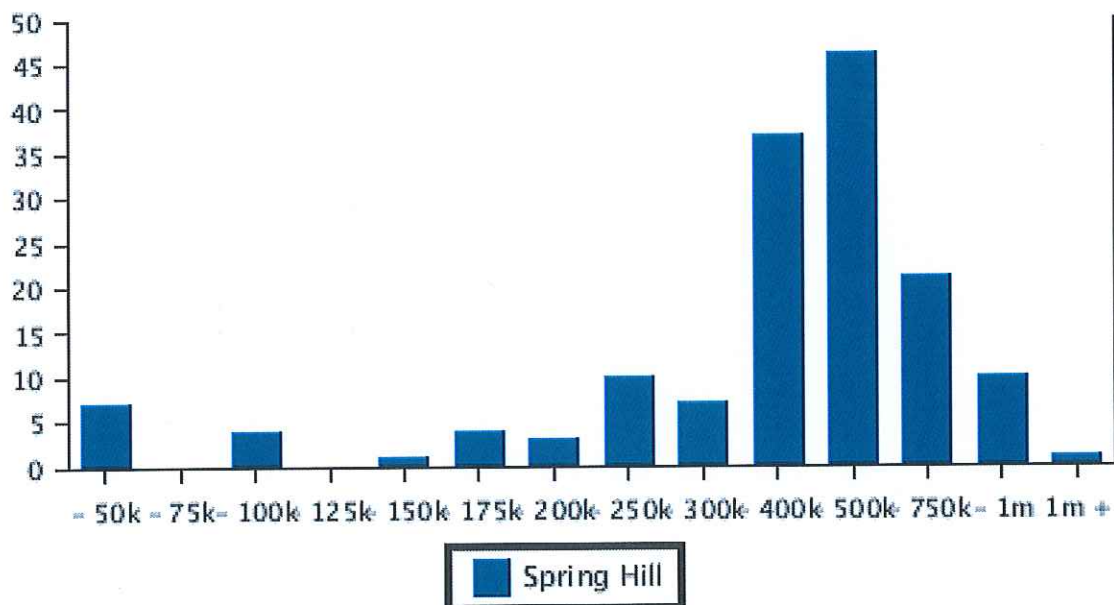
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Spring Hill Number
0 - 50k	7
51 - 75k	0
76 - 100k	4
101 - 125k	0
126 - 150k	1
151 - 175k	4
176 - 200k	3
201 - 250k	10
251 - 300k	7
301 - 400k	37
401 - 500k	46
501 - 750k	21
751 - 1m	10
1m +	1

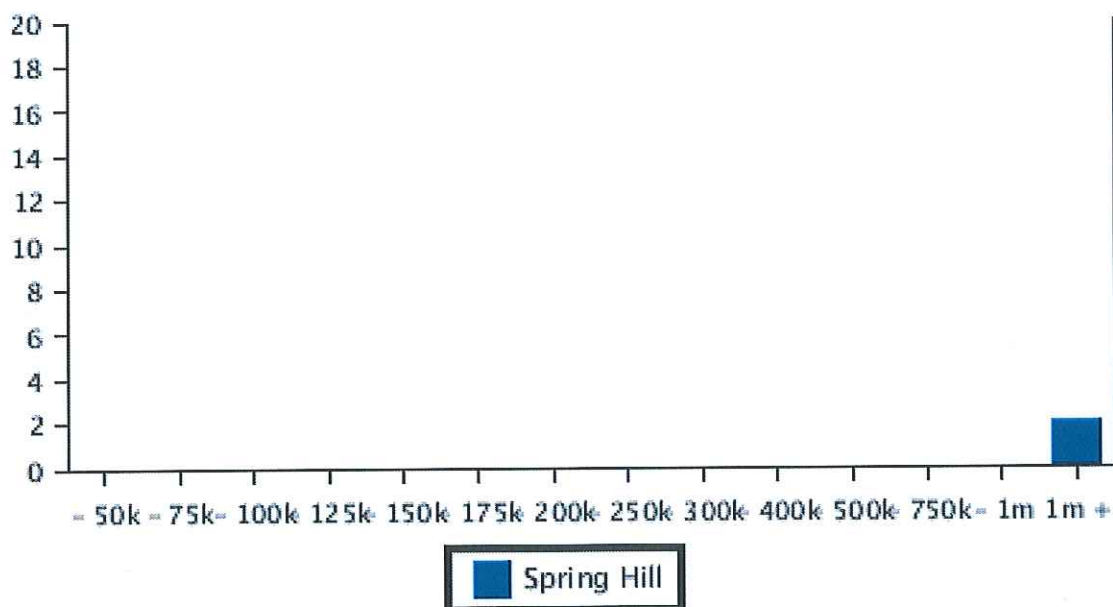
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Spring Hill 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 +	2

Land Sales By Price (12 months)

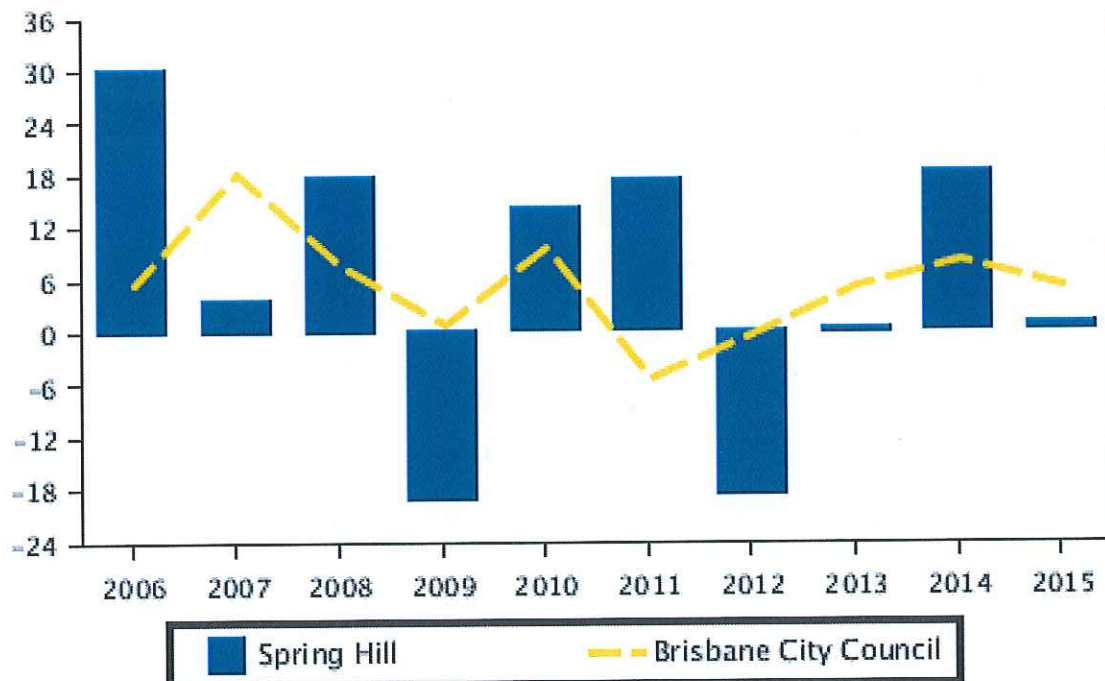


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Spring Hill % Change	Brisbane City Council % Change
2015	1.1%	5.4%
2014	18.5%	8.3%
2013	0.7%	5.2%
2012	-19.1%	-0.4%
2011	17.5%	-5.3%
2010	14.4%	9.8%
2009	-19.6%	1%
2008	18%	7.6%
2007	3.9%	18.3%
2006	30.3%	5.7%

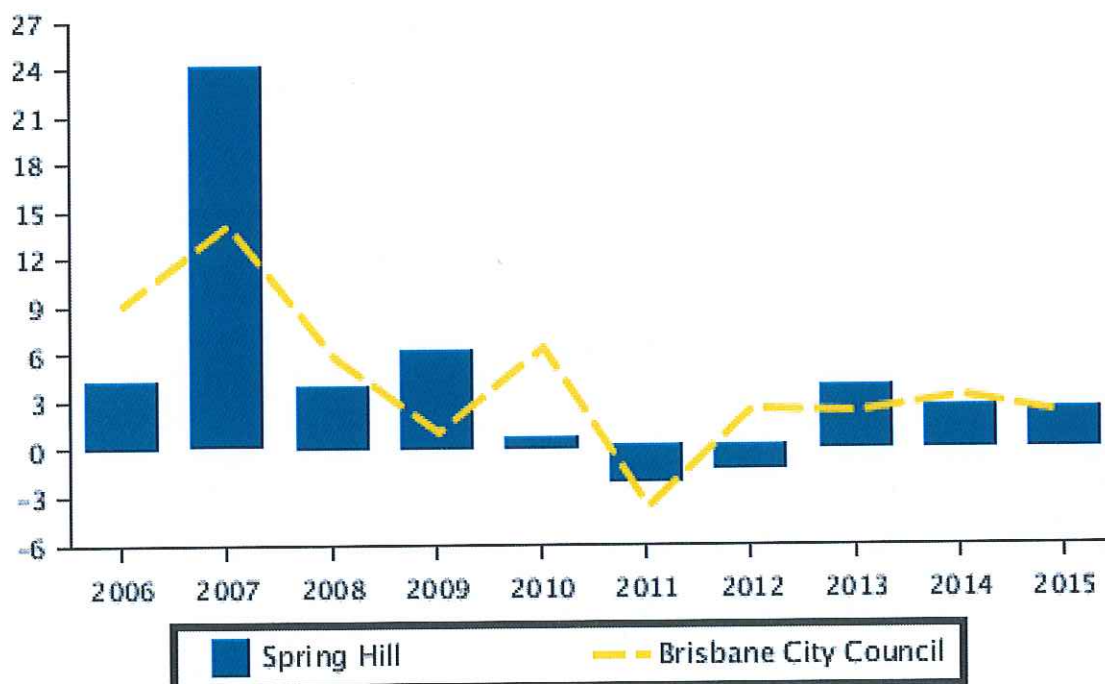
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Spring Hill % Change	Brisbane City Council % Change
2015	2.5%	2.1%
2014	2.6%	3.3%
2013	4%	2.4%
2012	-1.6%	2.5%
2011	-2.3%	-3.6%
2010	0.7%	6.4%
2009	6.2%	1%
2008	4%	5.8%
2007	24.1%	14.1%
2006	4.3%	9.2%

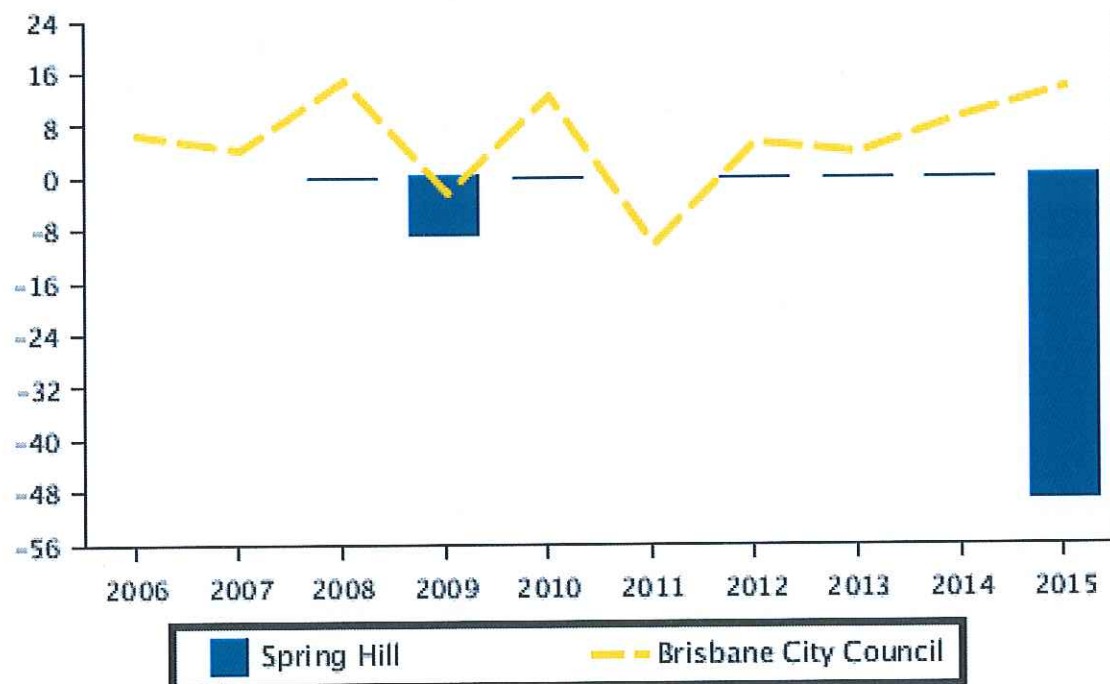
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Spring Hill % Change	Brisbane City Council % Change
2015	-49.5%	13.6%
2014	0%	9.4%
2013	0%	4%
2012	0%	5.3%
2011	0%	-10.2%
2010	0%	12.5%
2009	-9.2%	-2.4%
2008	0%	14.8%
2007	0%	4.2%
2006	0%	6.7%

Capital Growth in Median Prices (Land)

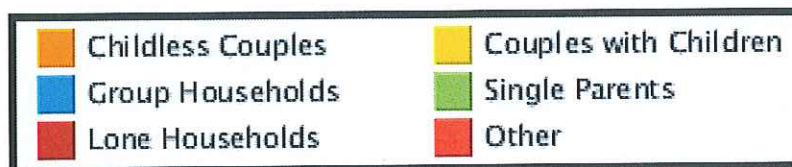
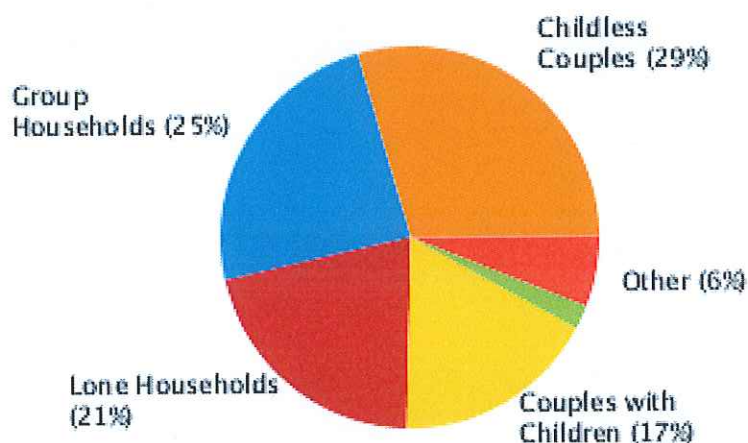


Household

Household Structure

Type	Percent
Childless Couples	29.4
Group Households	24.1
Lone Households	21.1
Couples with Children	17.4
Other	6.0
Single Parents	2.0

Household Structure



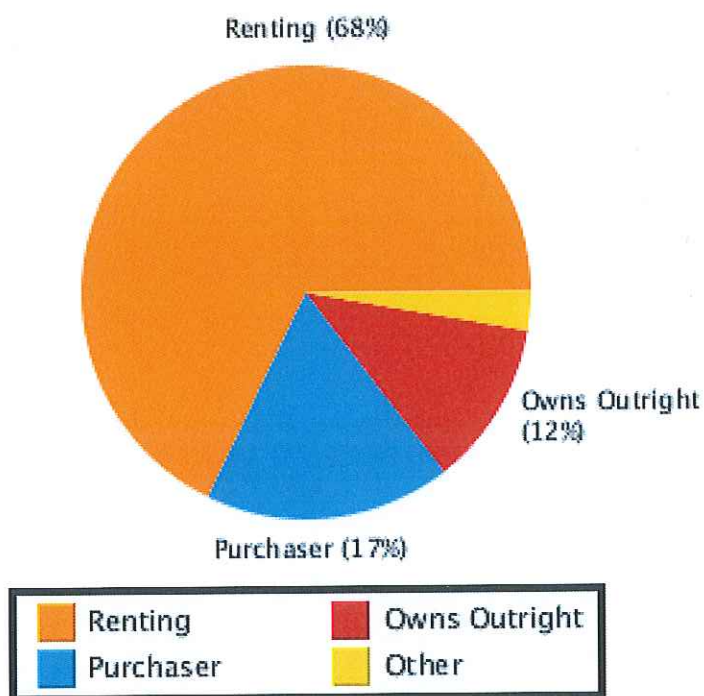


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Household Occupancy

Type	Percent
Renting	67.8
Purchaser	17.7
Owns Outright	11.8
Other	2.8

Household Occupancy



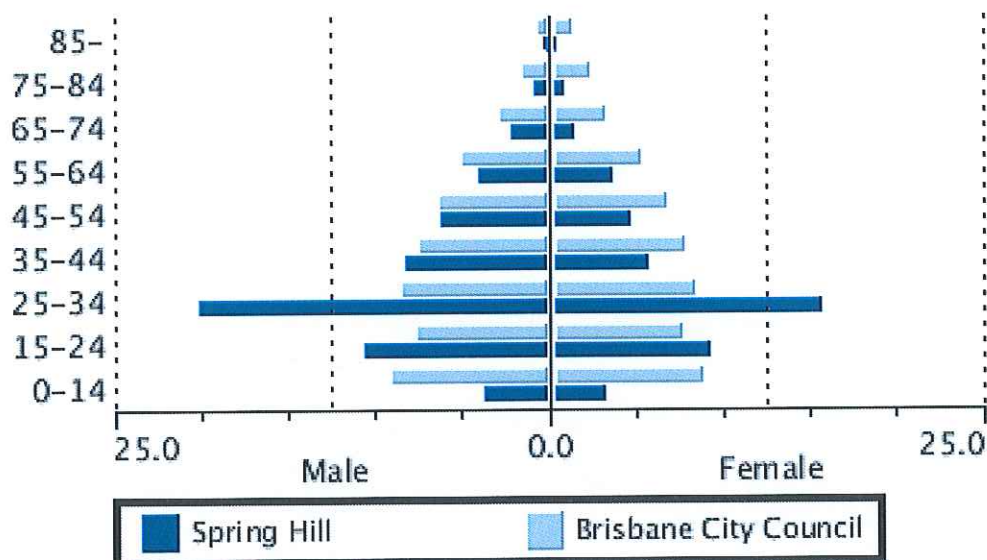


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Age Sex Ratio

Age Group	Spring Hill		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	3.7	3.1	9.2	8.7
15-24	10.6	9.1	7.7	7.6
25-34	20.1	15.6	8.5	8.3
35-44	8.3	5.7	7.5	7.7
45-54	6.2	4.6	6.4	6.6
55-64	4.0	3.6	5.0	5.2
65-74	2.1	1.4	2.9	3.1
75-84	0.8	0.8	1.6	2.2
85-	0.1	0.3	0.6	1.2

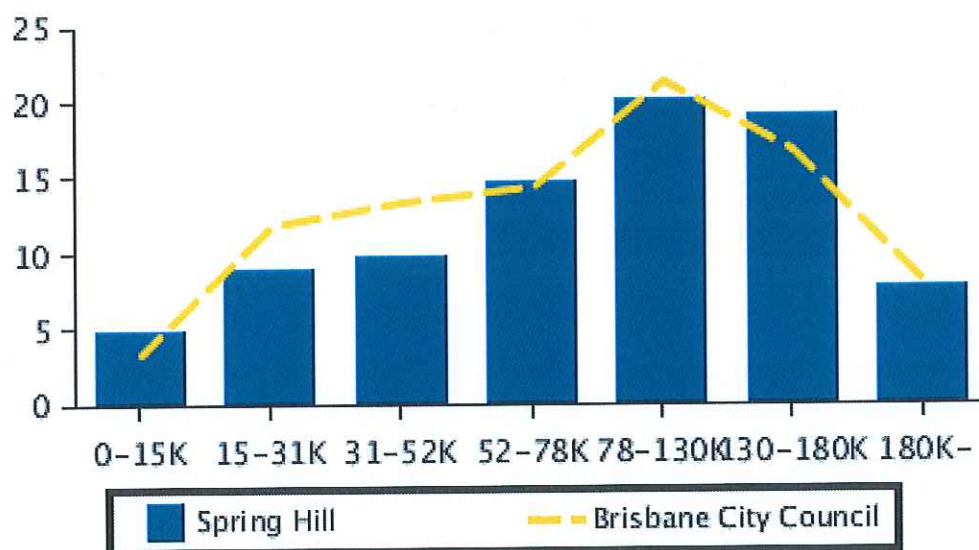
Age Sex Ratio



Household Income

Income Range	Spring Hill %	Brisbane City Council %
0-15K	4.9	3.3
15-31K	9.0	11.8
31-52K	9.8	13.4
52-78K	14.7	14.4
78-130K	20.2	21.3
130-180K	19.2	16.7
180K-	7.7	7.9

Household Income



Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	4					
HOUSE	5	\$765,000	\$2,325,000	\$910,000	\$1,140,200	\$5,701,000
UNIT	10	\$60,000	\$890,000	\$394,000	\$394,175	\$3,941,750
TOTAL	19					\$9,642,750

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		4				
HOUSE	3 Bed	2	\$765,000	\$780,000	\$772,500	\$772,500
	4 Bed	1	\$921,000	\$921,000	\$921,000	\$921,000
	5+ Bed	2	\$910,000	\$2,325,000	\$1,617,500	\$1,617,500
UNIT	1 Bed	4	\$60,000	\$363,000	\$244,500	\$228,000
	2 Bed	4	\$425,000	\$528,000	\$473,750	\$475,125
	4 Bed	1	\$890,000	\$890,000	\$890,000	\$890,000
	N/A	1	\$239,250	\$239,250	\$239,250	\$239,250
TOTAL		19				\$507,513

Sold Properties



404/448 Boundary Street Spring Hill QLD 4000

Sale Price: \$430,000

Sale Date: 20 May 2016

Area: 106m2

Attributes: 2 Beds, 2 Baths, 1 Car Spaces, 1 Ensuities



12/505 Boundary Street Spring Hill QLD 4000

Sale Price: \$425,000

Sale Date: 24 May 2016

Area: 108m2

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



5/28 Fortescue Street Spring Hill QLD 4000

Sale Price: \$243,000

Sale Date: 1 May 2016

Area: 608m2 Approx

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



383 Gregory Terrace Spring Hill QLD 4000

Sale Price: Not Disclosed

Sale Date: 31 May 2016

Area: 689m2

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



104 Isaac Street Spring Hill QLD 4000

Sale Price: \$780,000

Sale Date: 30 Apr 2016

Area: 329m2

Attributes: 3 Beds, 1 Baths, 3 Car Spaces



17/179 Kennigo Street Spring Hill QLD 4000

Sale Price: \$246,000

Sale Date: 18 May 2016

Area: 387m2 Approx

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



56/170 Leichhardt Street Spring Hill QLD 4000

Sale Price: \$363,000

Sale Date: 23 Apr 2016

Area: 64m2

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



58/170 Leichhardt Street Spring Hill QLD 4000

Sale Price: Not Disclosed

Sale Date: 11 May 2016

Area: 73m2

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



172/170 Leichhardt Street Spring Hill QLD 4000

Sale Price: \$517,500

Sale Date: 2 Apr 2016

Area: 79m2

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



33 Park Street Spring Hill QLD 4000

Sale Price: \$765,000

Sale Date: 20 Apr 2016

Area: 170m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces



14 Royal Avenue Spring Hill QLD 4000

Sale Price: \$2,325,000

Sale Date: 7 Apr 2016

Area: 594m2

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



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5/37 Thornbury Street Spring Hill QLD 4000

Sale Price: \$890,000

Sale Date: 3 May 2016

Area: -

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



47 Wedd Street Spring Hill QLD 4000

Sale Price: \$921,000

Sale Date: 3 May 2016

Area: 455m2

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



21/201 Wickham Terrace Spring Hill QLD 4000

Sale Price: \$239,250

Sale Date: 26 Apr 2016

Area: -

Attributes: 1 Car Spaces



328/225 Wickham Terrace Spring Hill QLD 4000

Sale Price: Not Disclosed

Sale Date: 21 Jun 2016

Area: 784m2 Approx

Attributes: 2 Car Spaces



101/239 Wickham Terrace Spring Hill QLD 4000

Sale Price: \$60,000

Sale Date: 24 May 2016

Area: 24m2

Attributes: 1 Beds, 1 Baths, 1 Lock Up Garages



504/491 Wickham Terrace Spring Hill QLD 4000

Sale Price: \$528,000

Sale Date: 23 May 2016

Area: 154m2

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



13 York Parade Spring Hill QLD 4000

Sale Price: \$910,000

Sale Date: 23 Apr 2016

Area: 291m2

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



60 York Parade Spring Hill QLD 4000

Sale Price: Not Disclosed

Sale Date: 9 Jun 2016

Area: 498m2

Attributes: 5 Beds, 3 Baths, 4 Car Spaces, 4 Lock Up Garages, 1 Ensuities



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