
A Nobel approach
to Real Estate™

St. Lucia

April—June 2016

THE Adam
Nobel TEAM



Mobile 0417 007 001
Facsimile 07 3844 7395
adam.nobel@spaceproperty.com.au
www.adamnobel.com.au
130 Vulture Street,
WEST END QLD 4101

Suburb Statistics Report

Prepared on 08 Jul 2016

Adam Nobel
Mob: 0417007001
Ph: 0738464333
Email: adam.nobel@spaceproperty.com.au



Area Profile

The size of St Lucia is approximately 4 square kilometres. It has 7 parks covering nearly 1% of total area.

The population of St Lucia in 2006 was 10,612 people. By 2011 the population was 11,187 showing a population growth of 5% in the area during that time.

The predominant age group in St Lucia is 15-24 years.

Households in St Lucia are primarily group households and are likely to be repaying between over \$4000 per month on mortgage repayments.

In general, people in St Lucia work in a Professional occupation.

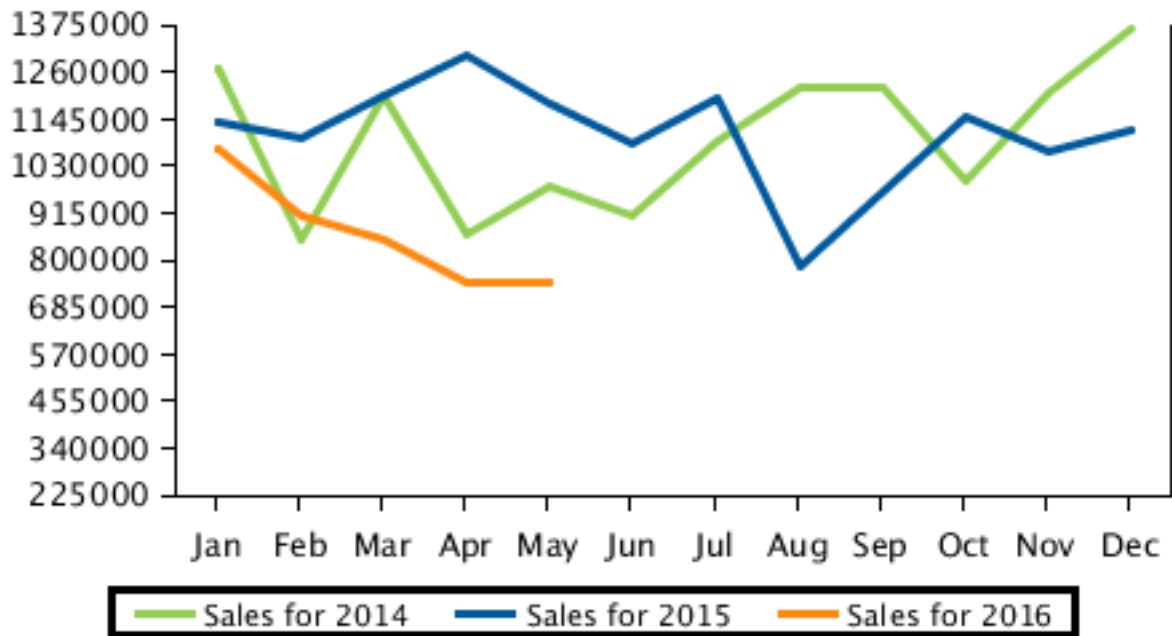
In 2006, 44.2% of the homes in St Lucia were owner-occupied compared with 42.7% in 2011.

Currently the median sales price of houses in the area is 747,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$1,266,250	\$1,138,000	\$1,070,833
February	\$851,000	\$1,100,000	\$909,000
March	\$1,200,000	\$1,200,000	\$850,000
April	\$865,000	\$1,300,000	\$747,000
May	\$980,000	\$1,183,000	\$747,000
June	\$908,000	\$1,087,500	\$0
July	\$1,092,500	\$1,192,500	\$0
August	\$1,220,000	\$785,500	\$0
September	\$1,220,000	\$968,900	\$0
October	\$995,000	\$1,150,000	\$0
November	\$1,210,000	\$1,065,000	\$0
December	\$1,365,000	\$1,120,000	\$0

Median Sale Price

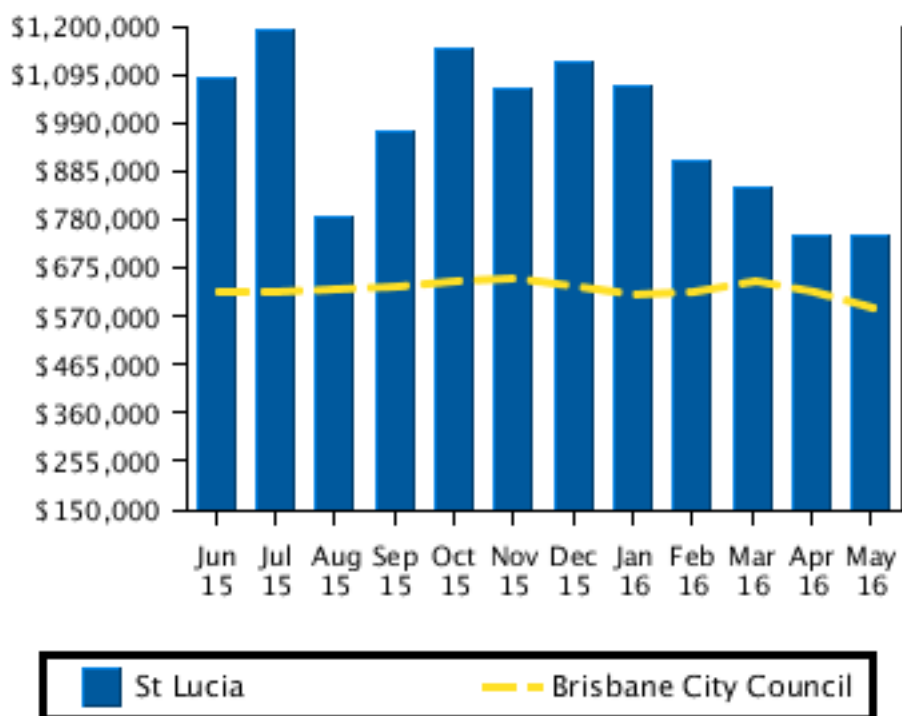


Recent Median Sale Prices

Recent Median House Sale Prices

Period	St Lucia Median Price	Brisbane City Council Median Price
May 2016	\$747,000	\$588,065
April 2016	\$747,000	\$620,000
March 2016	\$850,000	\$645,000
February 2016	\$909,000	\$622,500
January 2016	\$1,070,833	\$614,875
December 2015	\$1,120,000	\$635,000
November 2015	\$1,065,000	\$649,900
October 2015	\$1,150,000	\$645,000
September 2015	\$968,900	\$635,000
August 2015	\$785,500	\$630,000
July 2015	\$1,192,500	\$625,000
June 2015	\$1,087,500	\$625,500

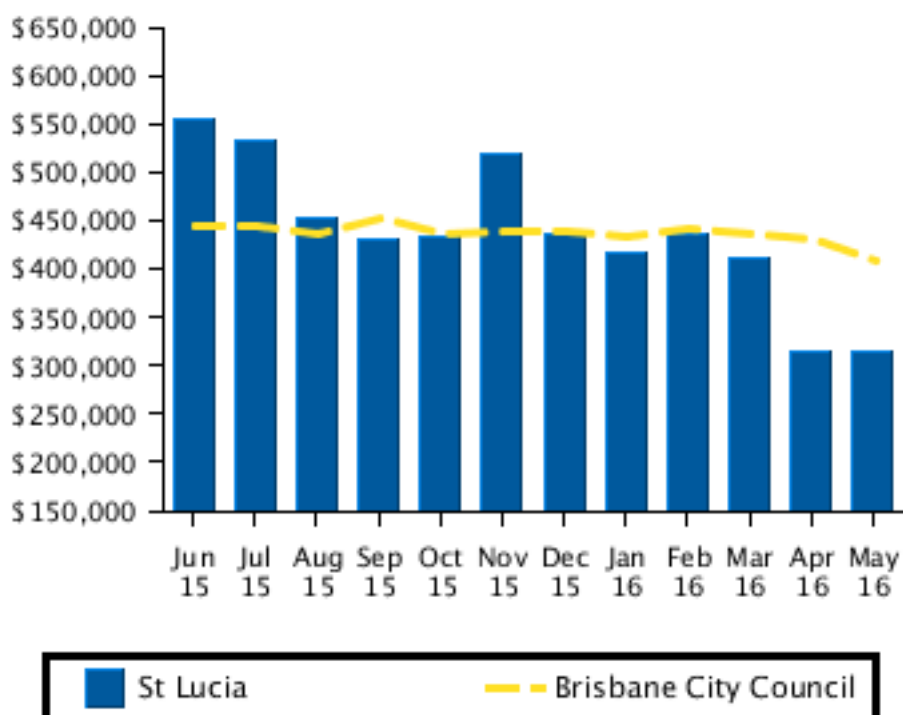
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	St Lucia Median Price	Brisbane City Council Median Price
May 2016	\$315,000	\$408,750
April 2016	\$315,000	\$429,500
March 2016	\$411,000	\$435,000
February 2016	\$437,000	\$441,050
January 2016	\$417,500	\$432,500
December 2015	\$435,000	\$440,000
November 2015	\$517,500	\$440,000
October 2015	\$432,000	\$435,000
September 2015	\$431,000	\$452,000
August 2015	\$453,750	\$435,500
July 2015	\$533,500	\$445,000
June 2015	\$554,500	\$443,000

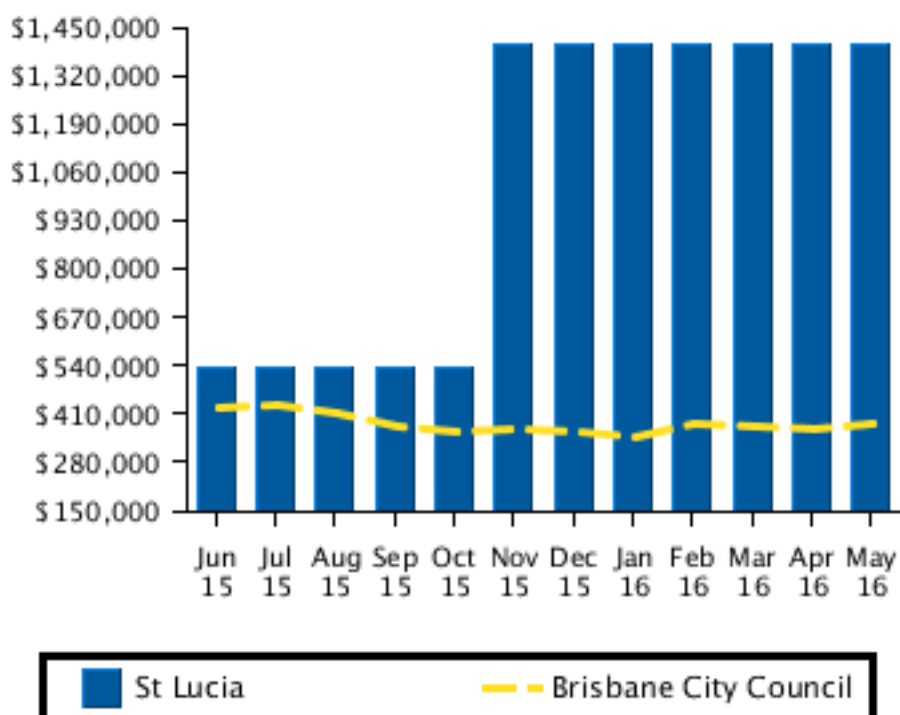
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	St Lucia Median Price	Brisbane City Council Median Price
May 2016	\$1,400,000	\$380,000
April 2016	\$1,400,000	\$372,500
March 2016	\$1,400,000	\$376,000
February 2016	\$1,400,000	\$385,000
January 2016	\$1,400,000	\$349,000
December 2015	\$1,400,000	\$360,000
November 2015	\$1,400,000	\$370,000
October 2015	\$535,000	\$365,000
September 2015	\$535,000	\$376,050
August 2015	\$535,000	\$410,000
July 2015	\$535,000	\$435,000
June 2015	\$535,000	\$427,500

Recent Median Land Sale Prices

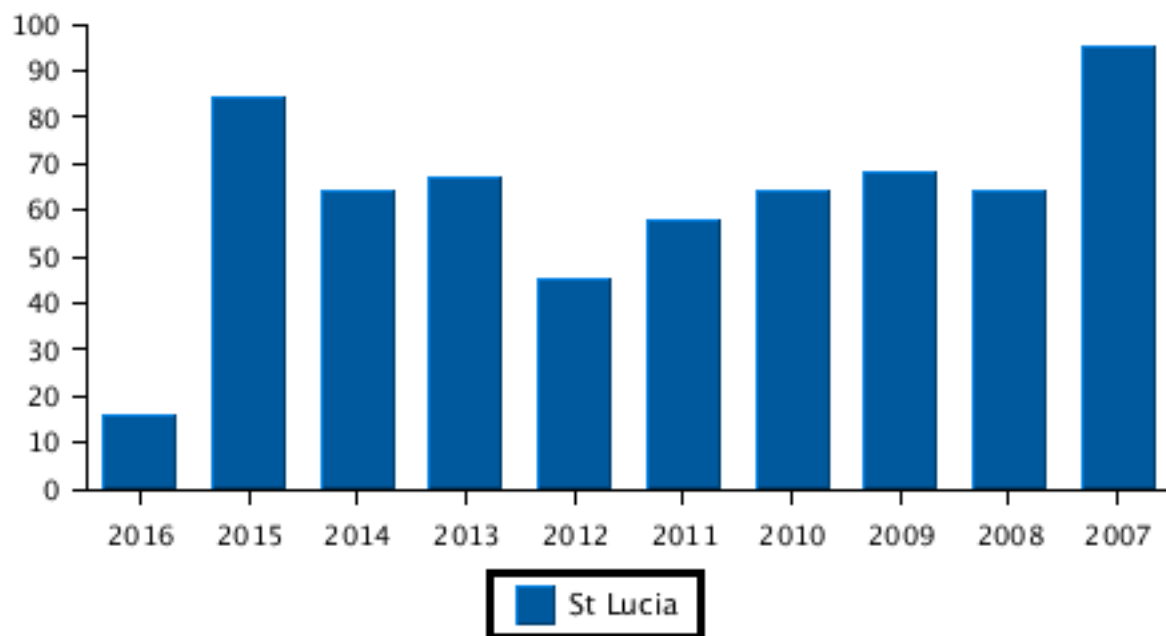


Sales Per Annum

House Sales Per Annum

Period	St Lucia
	Number
2016	16
2015	84
2014	64
2013	67
2012	45
2011	58
2010	64
2009	68
2008	64
2007	95

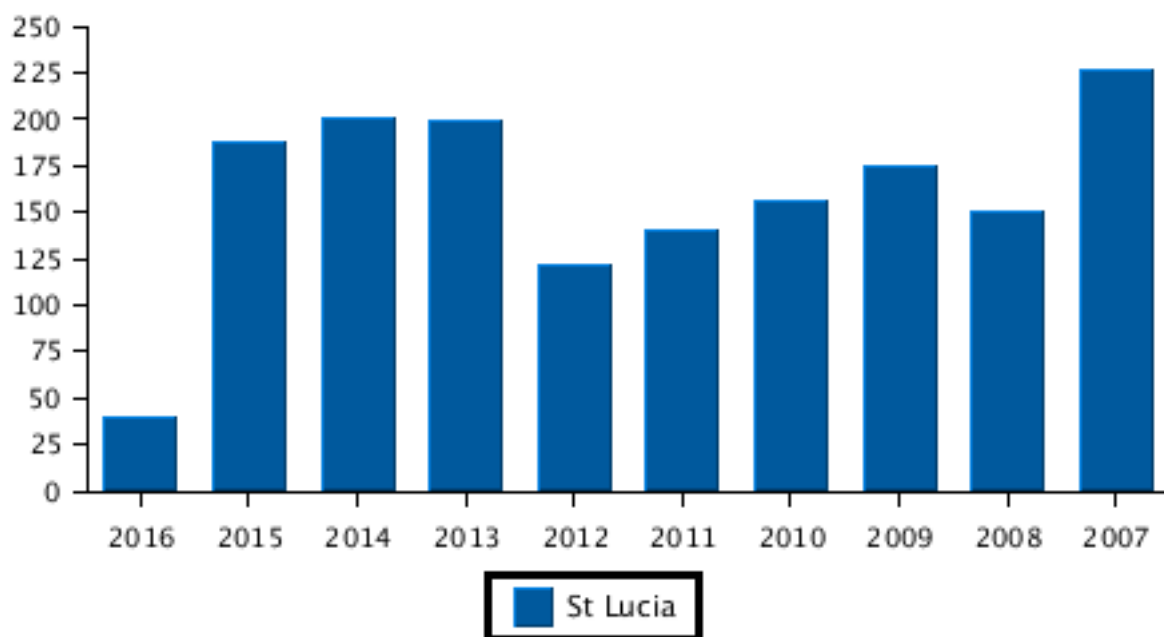
House Sales Per Annum



Unit Sales Per Annum

Period	St Lucia Number
2016	39
2015	187
2014	201
2013	199
2012	122
2011	140
2010	156
2009	174
2008	150
2007	227

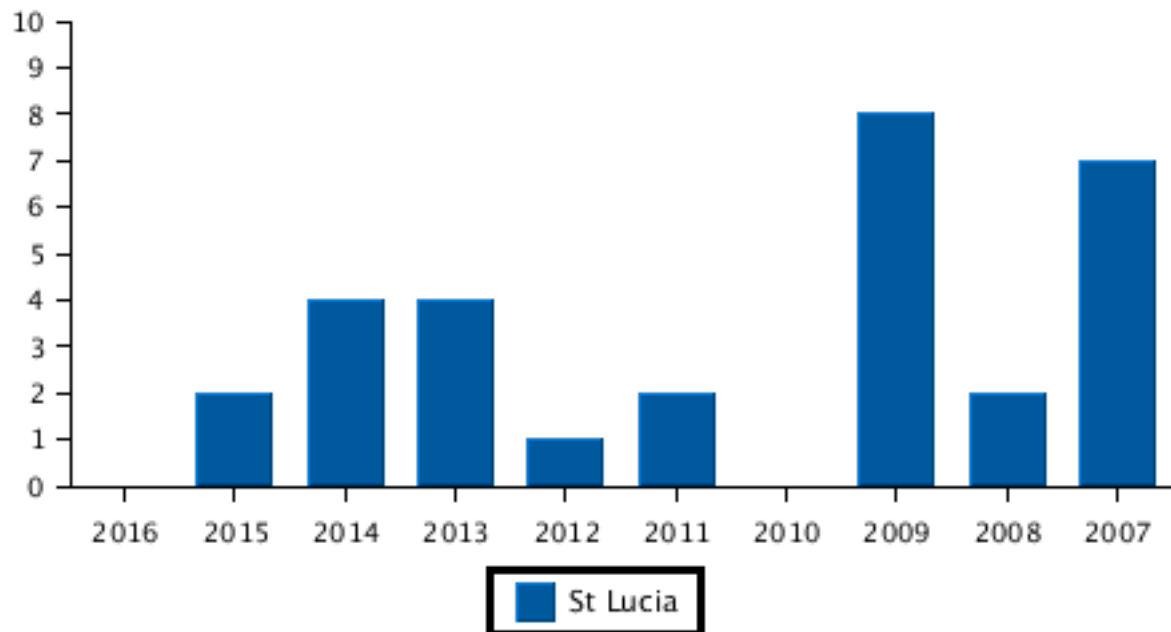
Unit Sales Per Annum



Land Sales Per Annum

Period	St Lucia Number
2016	0
2015	2
2014	4
2013	4
2012	1
2011	2
2010	0
2009	8
2008	2
2007	7

Land Sales Per Annum

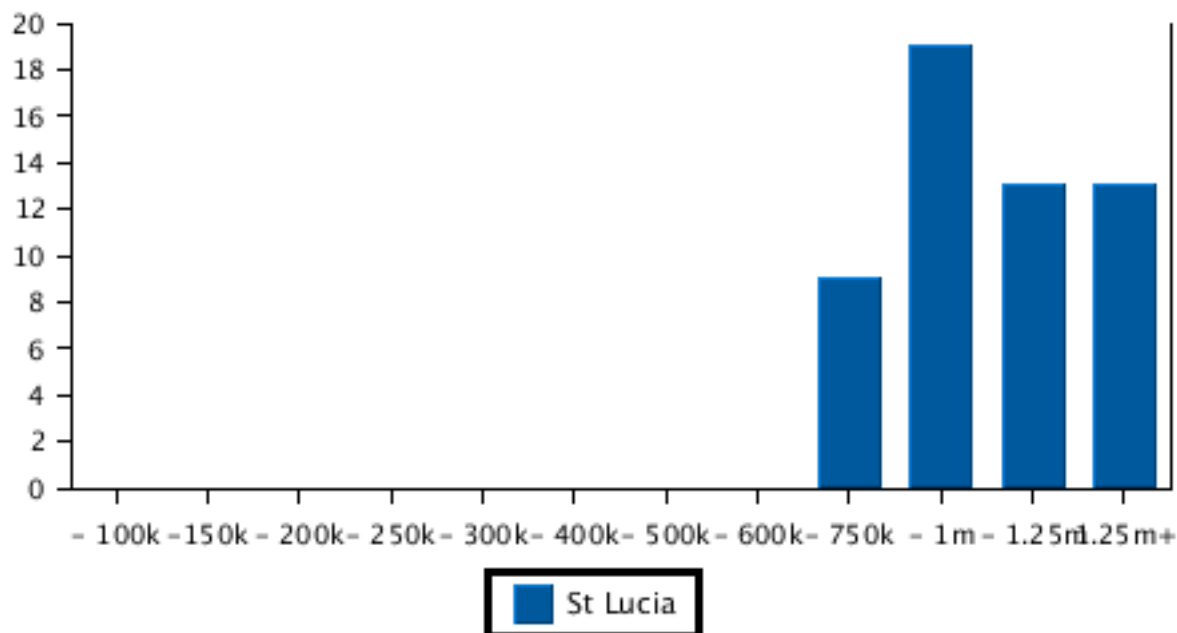


Sales By Price

House Sale by Price (12 months)

Price	St Lucia
	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	9
751 - 1m	19
> 1m - 1.25m	13
1.25m+	13

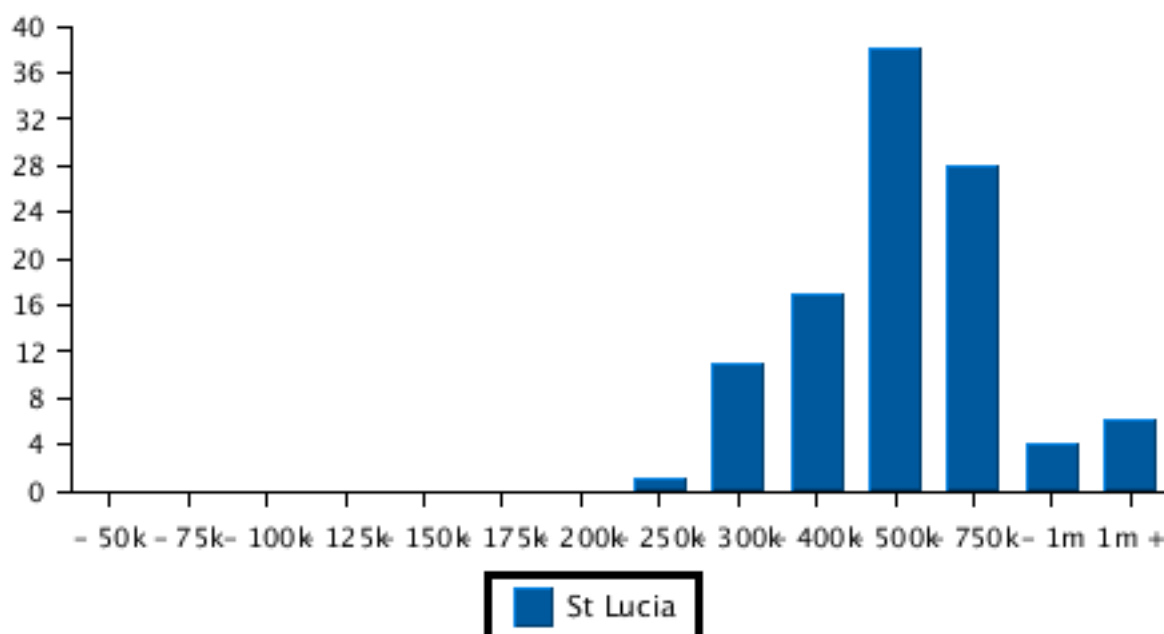
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	St Lucia Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	0
201 - 250k	1
251 - 300k	11
301 - 400k	17
401 - 500k	38
501 - 750k	28
751 - 1m	4
1m +	6

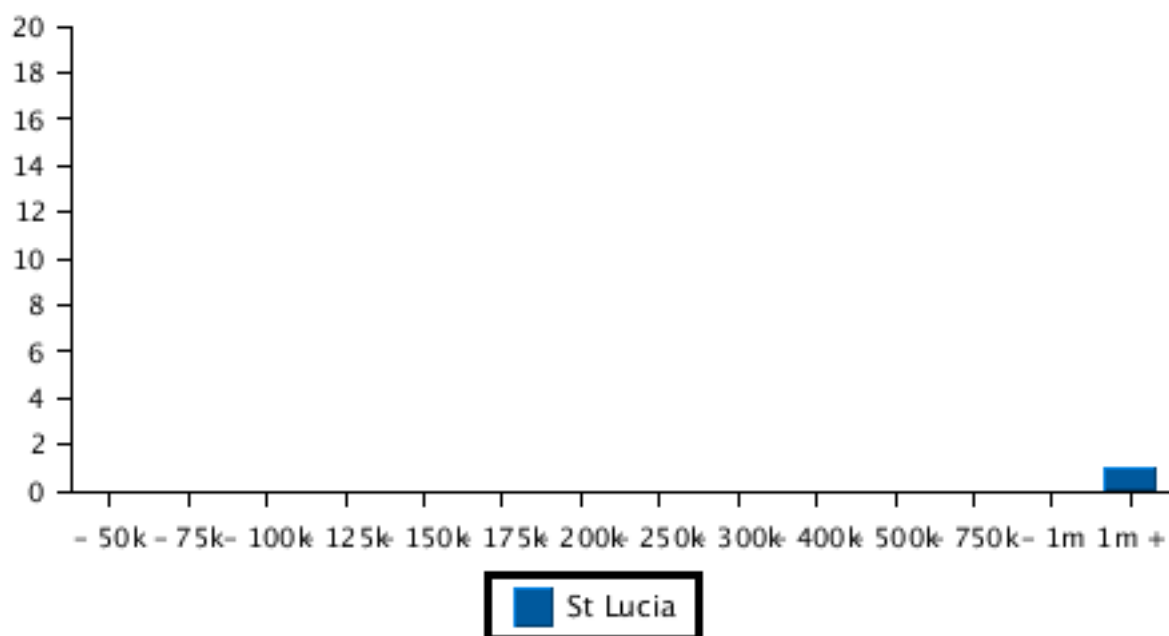
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	St Lucia 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 +	1

Land Sales By Price (12 months)

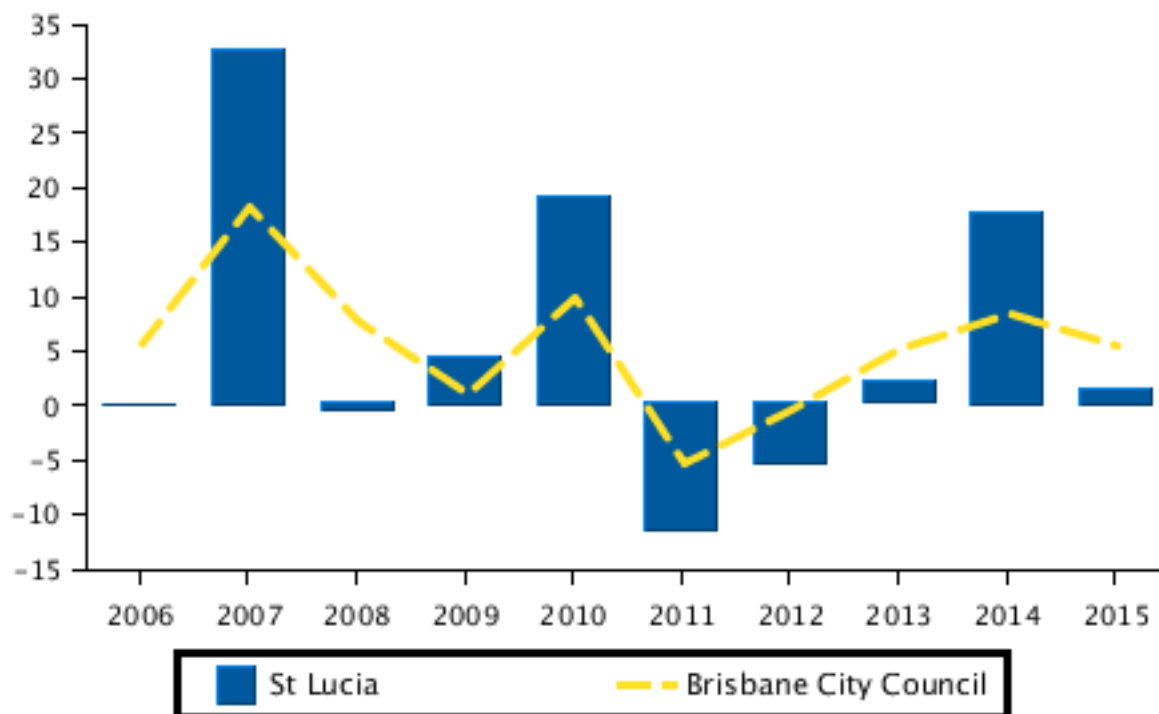


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	St Lucia	Brisbane City Council
	% Change	% Change
2015	1.6%	5.4%
2014	17.7%	8.3%
2013	2.2%	5.2%
2012	-5.8%	-0.4%
2011	-11.8%	-5.3%
2010	19.3%	9.8%
2009	4.6%	1%
2008	-0.8%	7.6%
2007	32.6%	18.3%
2006	0%	5.7%

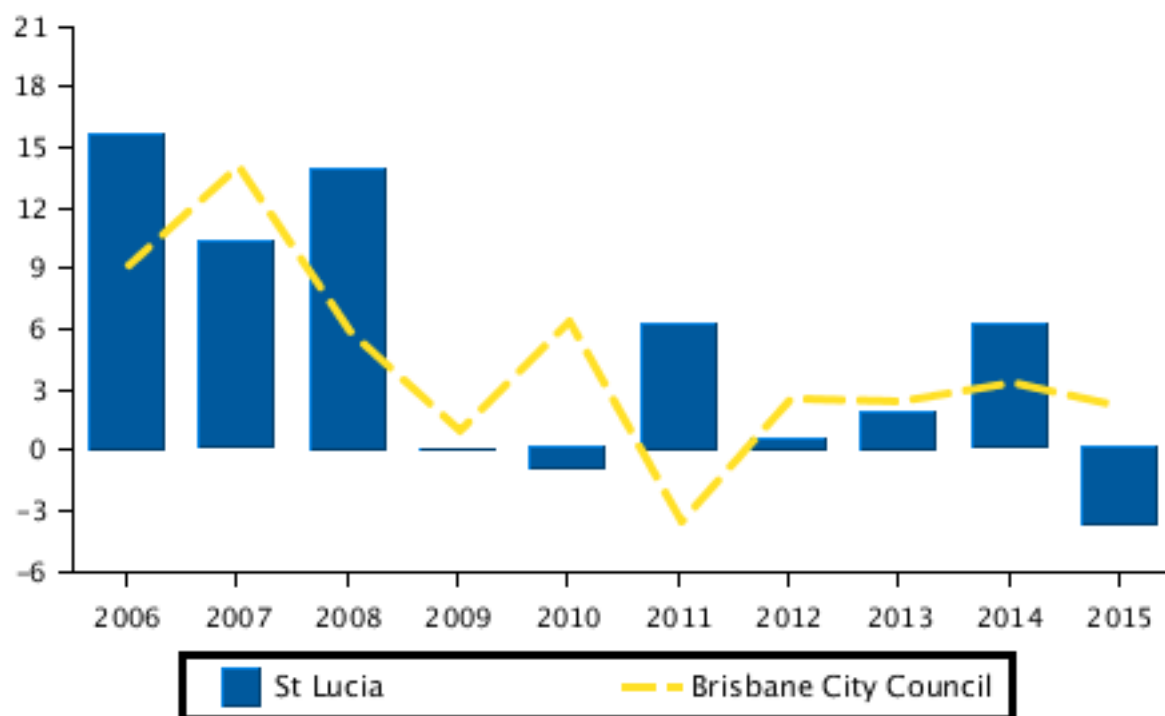
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	St Lucia % Change	Brisbane City Council % Change
2015	-3.9%	2.1%
2014	6.2%	3.3%
2013	1.9%	2.4%
2012	0.6%	2.5%
2011	6.3%	-3.6%
2010	-1.1%	6.4%
2009	0%	1%
2008	13.9%	5.8%
2007	10.3%	14.1%
2006	15.7%	9.2%

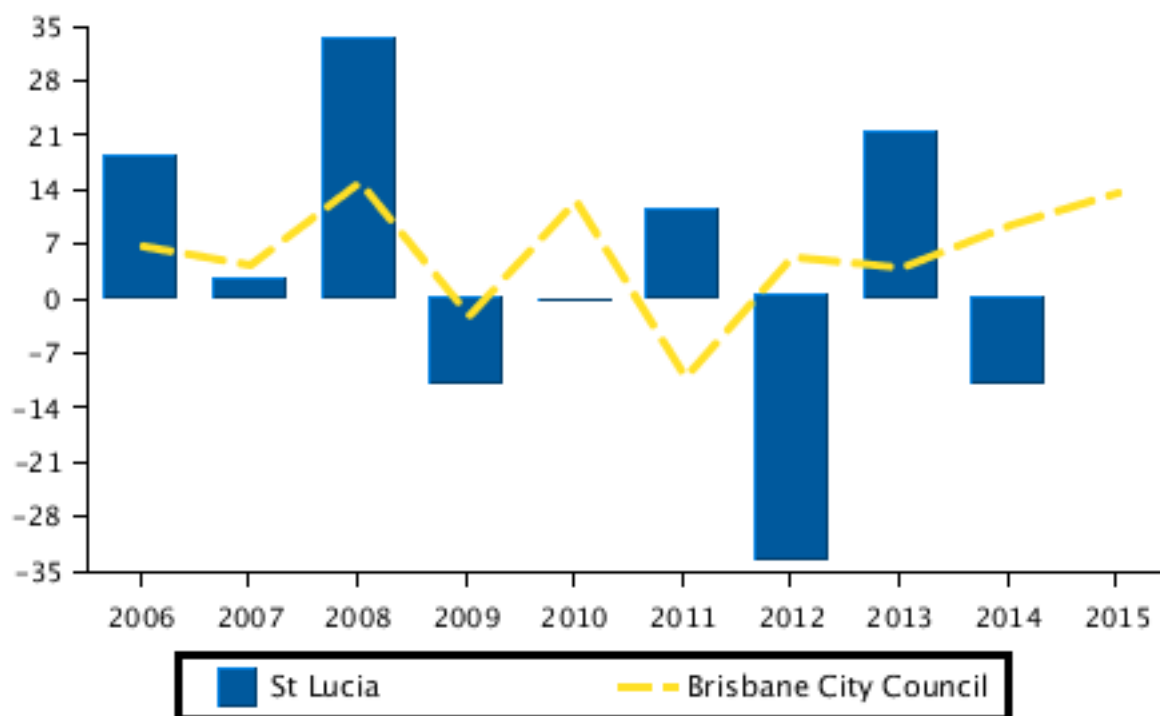
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	St Lucia % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	-11.1%	9.4%
2013	21.6%	4%
2012	-34%	5.3%
2011	11.4%	-10.2%
2010	0%	12.5%
2009	-11.1%	-2.4%
2008	33.4%	14.8%
2007	2.7%	4.2%
2006	18.4%	6.7%

Capital Growth in Median Prices (Land)

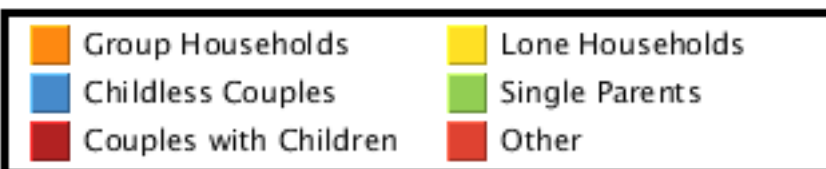
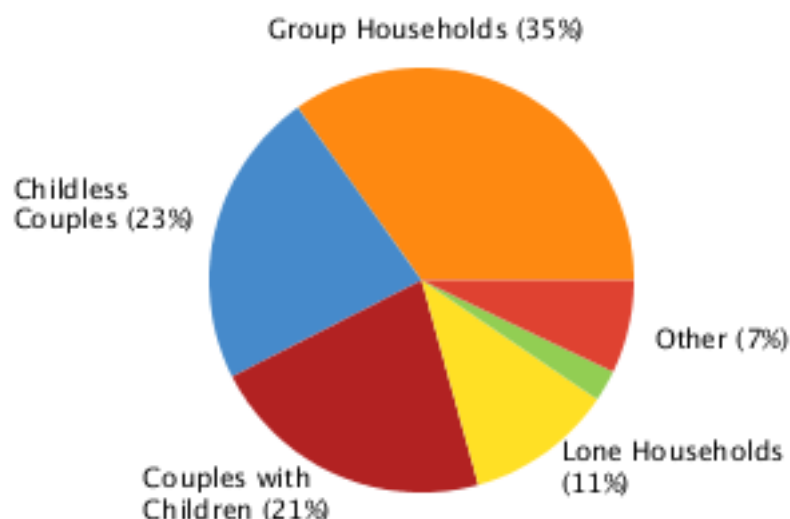


Household

Household Structure

Type	Percent
Group Households	34.9
Childless Couples	22.6
Couples with Children	21.8
Lone Households	11.2
Other	7.1
Single Parents	2.4

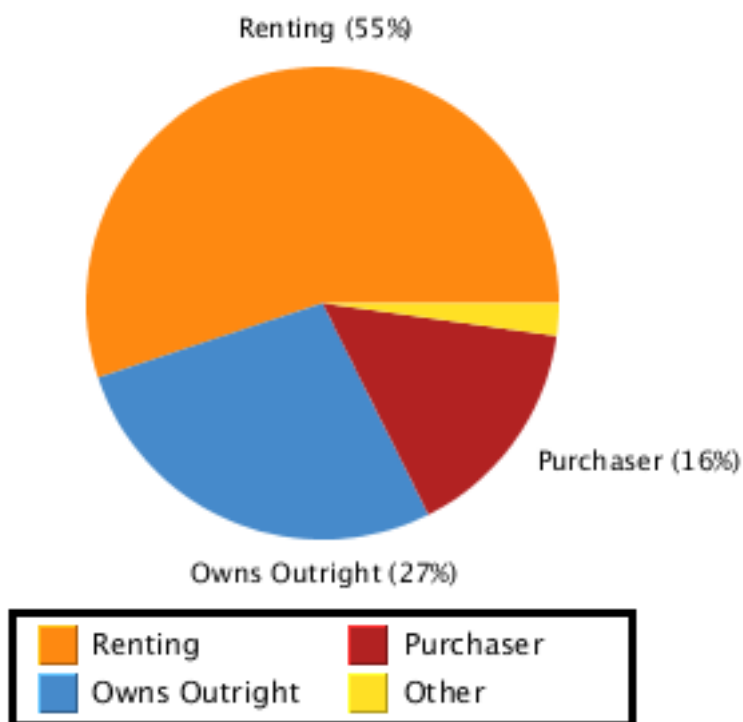
Household Structure



Household Occupancy

Type	Percent
Renting	55.1
Owns Outright	27.3
Purchaser	15.4
Other	2.2

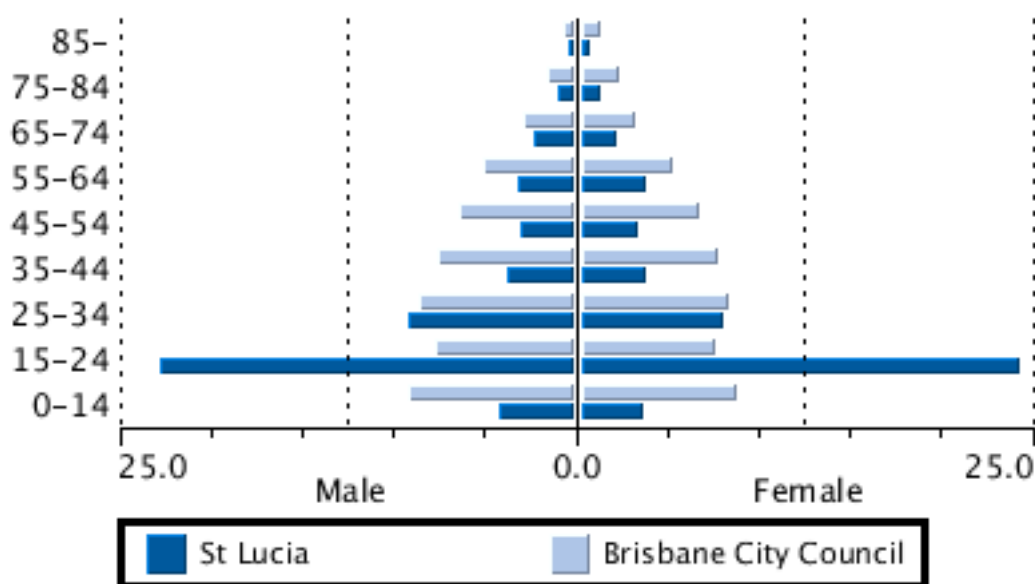
Household Occupancy



Age Sex Ratio

Age Group	St Lucia		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	4.1	3.6	9.2	8.7
15-24	22.7	24.2	7.7	7.6
25-34	9.1	8.0	8.5	8.3
35-44	3.7	3.7	7.5	7.7
45-54	3.0	3.3	6.4	6.6
55-64	3.2	3.8	5.0	5.2
65-74	2.3	2.1	2.9	3.1
75-84	0.9	1.3	1.6	2.2
85-	0.4	0.6	0.6	1.2

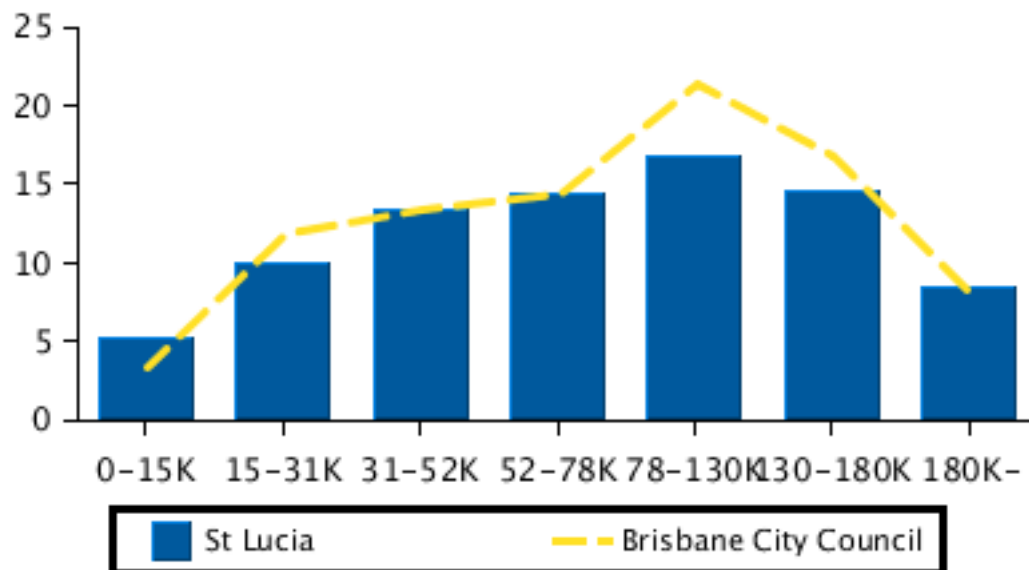
Age Sex Ratio



Household Income

Income Range	St Lucia %	Brisbane City Council %
0-15K	5.2	3.3
15-31K	9.9	11.8
31-52K	13.3	13.4
52-78K	14.3	14.4
78-130K	16.7	21.3
130-180K	14.5	16.7
180K-	8.4	7.9

Household Income



Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2016. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

Sales History Report

Prepared on 08 Jul 2016

Adam Nobel
Mob: 0417007001
Ph: 0738464333
Email: adam.nobel@spaceproperty.com.au



Sold Properties



6 Aquinas Court St Lucia QLD 4067

Sale Price: \$1,060,000

Sale Date: 19 Apr 2016

Area: 692m2

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



1/68 Armadale Street St Lucia QLD 4067

Sale Price: \$670,000

Sale Date: 27 Jun 2016

Area: 213m2

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



9/81 Armadale Street St Lucia QLD 4067

Sale Price: \$390,000

Sale Date: 28 Apr 2016

Area: -

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



9 Austral Street St Lucia QLD 4067

Sale Price: \$925,000

Sale Date: 6 Jun 2016

Area: 607m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces



50 Baty Street St Lucia QLD 4067

Sale Price: \$1,500,000

Sale Date: 3 May 2016

Area: 577m2

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



1/52 Bishop Street St Lucia QLD 4067

Sale Price: \$485,000

Sale Date: 17 Jun 2016

Area: -

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



17 Boomerang Road St Lucia QLD 4067

Sale Price: Not Disclosed

Sale Date: 14 May 2016

Area: 506m2

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



4/54 Brisbane Street St Lucia QLD 4067

Sale Price: Not Disclosed

Sale Date: 17 Jun 2016

Area: -

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



6/54 Brisbane Street St Lucia QLD 4067

Sale Price: \$407,500

Sale Date: 13 Jun 2016

Area: 1,244m2 Approx

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



3/104 Carmody Road St Lucia QLD 4067

Sale Price: \$360,000

Sale Date: 5 May 2016

Area: -

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



7/8 Carr Street St Lucia QLD 4067

Sale Price: \$455,000

Sale Date: 8 Apr 2016

Area: -

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



51 Dengate Lane St Lucia QLD 4067

Sale Price: \$747,000

Sale Date: 3 Apr 2016

Area: 200m2

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



4/15 Douglas Street St Lucia QLD 4067

Sale Price: \$390,000

Sale Date: 6 Apr 2016

Area: -

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



3/38 Durham Street St Lucia QLD 4067

Sale Price: \$440,000

Sale Date: 3 Apr 2016

Area: -

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



12/38 Durham Street St Lucia QLD 4067

Sale Price: \$419,500

Sale Date: 10 May 2016

Area: -

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



5/2 Gailey Road St Lucia QLD 4067

Sale Price: \$262,500

Sale Date: 5 Apr 2016

Area: 800m2 Approx

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



13/2 Gailey Road St Lucia QLD 4067

Sale Price: \$244,000

Sale Date: 6 Apr 2016

Area: 800m2 Approx

Attributes:



42 Hawken Drive St Lucia QLD 4067

Sale Price: \$1,250,000

Sale Date: 9 Apr 2016

Area: 637m2

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



234 Hawken Drive St Lucia QLD 4067

Sale Price: \$10,200,000

Sale Date: 11 Apr 2016

Area: 1,562m2

Attributes: 50 Car Spaces



242 Hawken Drive St Lucia QLD 4067

Sale Price: \$10,200,000

Sale Date: 11 Apr 2016

Area: 1,471m2

Attributes: 20 Car Spaces



16/36 Jerdanefield Road St Lucia QLD 4067

Sale Price: \$680,000

Sale Date: 20 Jun 2016

Area: -

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



5/79 Macquarie Street St Lucia QLD 4067

Sale Price: \$448,500

Sale Date: 15 Jun 2016

Area: -

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



6/79 Macquarie Street St Lucia QLD 4067

Sale Price: \$448,500

Sale Date: 14 May 2016

Area: -

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



25/164 Macquarie Street St Lucia QLD 4067

Sale Price: Not Disclosed

Sale Date: 10 Jun 2016

Area: -

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



9/58 Mitre Street St Lucia QLD 4067

Sale Price: Not Disclosed

Sale Date: 19 Jun 2016

Area: 612m2 Approx

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



73 Ninth Avenue St Lucia QLD 4067

Sale Price: \$840,000

Sale Date: 22 Jun 2016

Area: 739m2

Attributes: 4 Beds, 2 Baths, 1 Car Spaces



178 Ninth Avenue St Lucia QLD 4067

Sale Price: \$1,177,000

Sale Date: 22 Apr 2016

Area: 434m2

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



1/36 Raven Street St Lucia QLD 4067

Sale Price: \$738,000

Sale Date: 30 May 2016

Area: 271m2

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



22/58 Sandford Street St Lucia QLD 4067

Sale Price: \$610,000

Sale Date: 15 May 2016

Area: 1,386m2 Approx

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



3/72 Sandford Street St Lucia QLD 4067

Sale Price: \$662,500

Sale Date: 23 Apr 2016

Area: -

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



15 Seventh Avenue St Lucia QLD 4067

Sale Price: Not Disclosed

Sale Date: 14 May 2016

Area: 1,920m2

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



30 Seventh Avenue St Lucia QLD 4067

Sale Price: \$1,150,000

Sale Date: 16 Jun 2016

Area: 769m2

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



36 Seventh Avenue St Lucia QLD 4067

Sale Price: \$1,010,000

Sale Date: 3 May 2016

Area: 405m2

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



9/15 Sir Fred Schonell Drive St Lucia QLD 4067

Sale Price: \$315,000

Sale Date: 20 Apr 2016

Area: -

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



5/25 Sir Fred Schonell Drive St Lucia QLD 4067

Sale Price: \$246,000

Sale Date: 28 Jun 2016

Area: -

Attributes: 1 Beds, 1 Baths, 1 Car Spaces



68 Sir Fred Schonell Drive St Lucia QLD 4067

Sale Price: \$1,200,000

Sale Date: 7 Jun 2016

Area: 607m2

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



72 Sir Fred Schonell Drive St Lucia QLD 4067

Sale Price: \$1,250,000

Sale Date: 6 Jun 2016

Area: 842m2

Attributes: 6 Beds, 2 Baths, 1 Car Spaces, 4 Lock Up Garages



4/74A Sir Fred Schonell Drive St Lucia QLD 4067

Sale Price: \$440,000

Sale Date: 16 May 2016

Area: 150m2 Approx

Attributes:



1/75 Sir Fred Schonell Drive St Lucia QLD 4067

Sale Price: \$310,000

Sale Date: 13 Jun 2016

Area: -

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



16/300 Sir Fred Schonell Drive St Lucia QLD 4067

Sale Price: \$315,000

Sale Date: 27 May 2016

Area: -

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



1/57 Sisley Street St Lucia QLD 4067

Sale Price: \$705,000

Sale Date: 13 Jun 2016

Area: 76m2 Approx

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



333 Swann Road St Lucia QLD 4067

Sale Price: \$880,000

Sale Date: 22 Apr 2016

Area: 810m2

Attributes: 5 Beds, 3 Baths, 3 Car Spaces



401 Swann Road St Lucia QLD 4067

Sale Price: \$800,000

Sale Date: 13 Apr 2016

Area: 405m2

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



4/47 Warren Street St Lucia QLD 4067

Sale Price: Not Disclosed

Sale Date: 8 Jun 2016

Area: -

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

Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	6					
COMMERCIAL	2	\$10,200,000	\$10,200,000	\$10,200,000	\$10,200,000	\$20,400,000
HOUSE	13	\$448,500	\$1,500,000	\$1,010,000	\$1,006,730	\$13,087,500
LAND	1	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000
UNIT	22	\$244,000	\$738,000	\$429,750	\$454,250	\$9,993,500
TOTAL	44					\$44,631,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		6				
COMMERCIAL	N/A	2	\$10,200,00	\$10,200,00	\$10,200,00	\$10,200,00
HOUSE	2 Bed	2	\$448,500	\$800,000	\$624,250	\$624,250
	3 Bed	4	\$747,000	\$1,200,000	\$967,500	\$970,500
	4 Bed	4	\$840,000	\$1,500,000	\$1,213,500	\$1,191,750
	5+ Bed	3	\$880,000	\$1,250,000	\$1,060,000	\$1,063,333
LAND	1 Bed	1	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000
UNIT	1 Bed	3	\$246,000	\$315,000	\$262,500	\$274,500
	2 Bed	13	\$310,000	\$662,500	\$419,500	\$437,923
	3 Bed	4	\$670,000	\$738,000	\$692,500	\$698,250
	N/A	2	\$244,000	\$440,000	\$342,000	\$342,000
TOTAL		44				\$1,014,340

Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2016. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.