
A Nobel approach
to Real Estate™

Stafford Heights
April—June 2016

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Area Profile

The size of Stafford Heights is approximately 3 square kilometres.

The population of Stafford Heights in 2006 was 6,790 people. By 2011 the population was 6,780 showing a stable population in the area during that time.

The predominant age group in Stafford Heights is 0-14 years.

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

In general, people in Stafford Heights work in a Professional occupation.

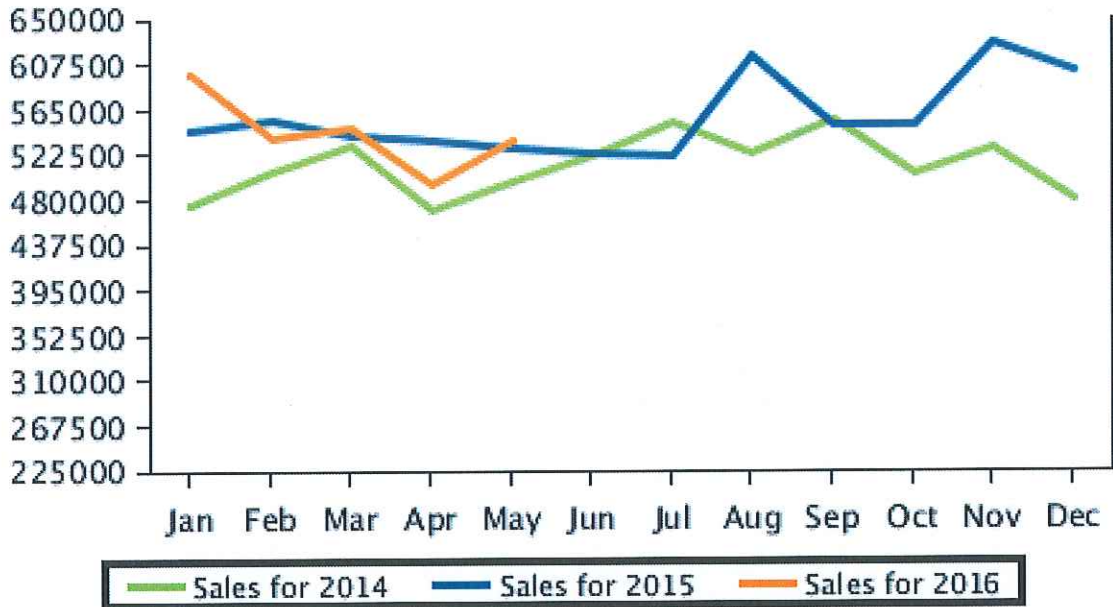
In 2006, 70.8% of the homes in Stafford Heights were owner-occupied compared with 68.4% in 2011.

Currently the median sales price of houses in the area is 535,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$475,000	\$544,000	\$597,500
February	\$505,500	\$555,000	\$537,250
March	\$531,042	\$540,000	\$547,500
April	\$470,000	\$534,500	\$494,000
May	\$495,850	\$527,500	\$535,000
June	\$519,950	\$523,500	\$0
July	\$552,500	\$519,750	\$0
August	\$522,500	\$614,400	\$0
September	\$555,000	\$550,000	\$0
October	\$503,000	\$550,000	\$0
November	\$529,000	\$627,000	\$0
December	\$480,000	\$600,000	\$0

Median Sale Price





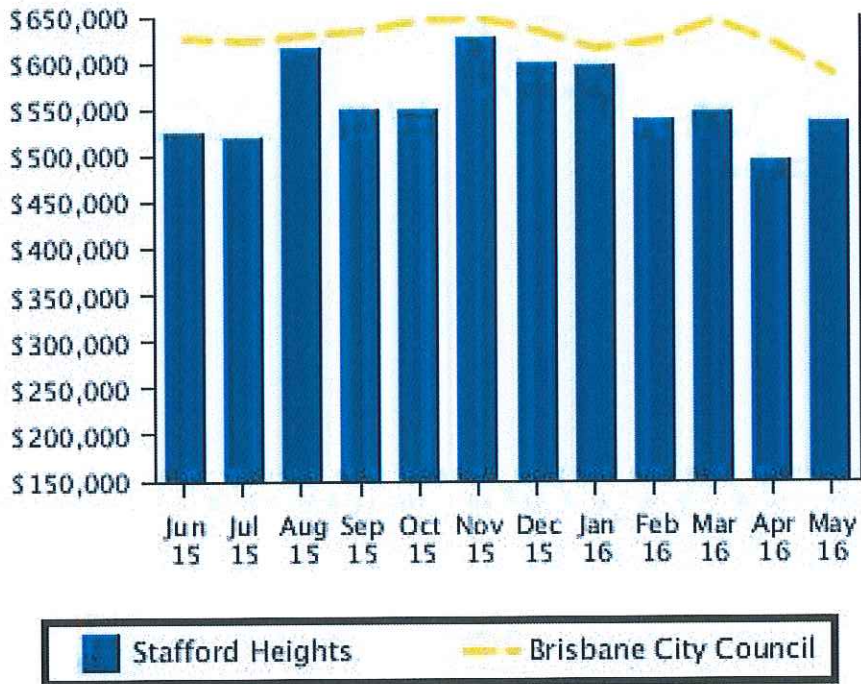
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Recent Median Sale Prices

Recent Median House Sale Prices

Period	Stafford Heights Median Price	Brisbane City Council Median Price
May 2016	\$535,000	\$588,065
April 2016	\$494,000	\$620,000
March 2016	\$547,500	\$645,000
February 2016	\$537,250	\$622,500
January 2016	\$597,500	\$614,875
December 2015	\$600,000	\$635,000
November 2015	\$627,000	\$649,900
October 2015	\$550,000	\$645,000
September 2015	\$550,000	\$635,000
August 2015	\$614,400	\$630,000
July 2015	\$519,750	\$625,000
June 2015	\$523,500	\$625,500

Recent Median House Sale Prices



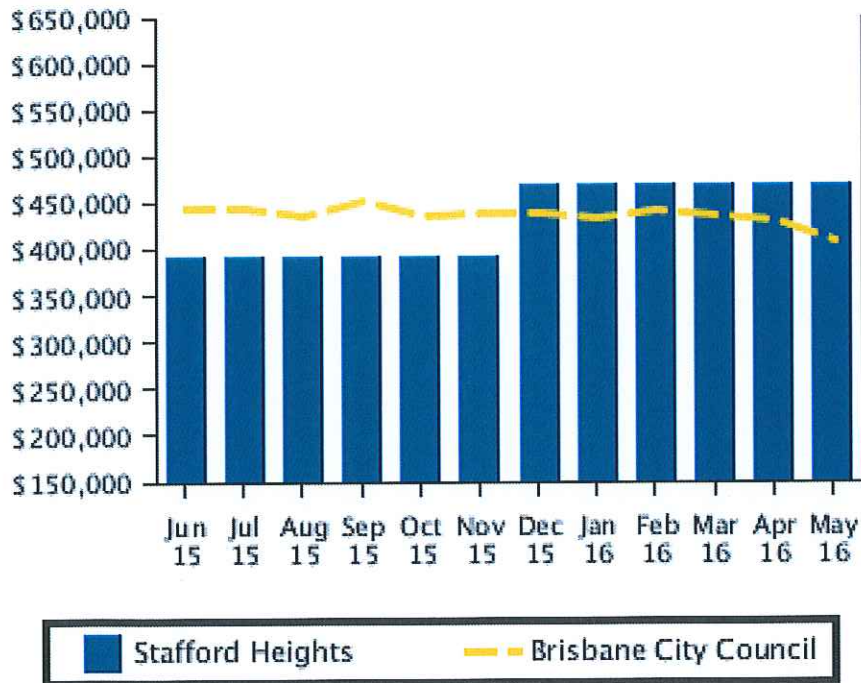


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Recent Median Unit Sale Prices

Period	Stafford Heights	Brisbane City Council
	Median Price	Median Price
May 2016	\$469,000	\$408,750
April 2016	\$469,000	\$429,500
March 2016	\$469,000	\$435,000
February 2016	\$469,000	\$441,050
January 2016	\$469,000	\$432,500
December 2015	\$469,000	\$440,000
November 2015	\$393,000	\$440,000
October 2015	\$393,000	\$435,000
September 2015	\$393,000	\$452,000
August 2015	\$393,000	\$435,500
July 2015	\$393,000	\$445,000
June 2015	\$393,000	\$443,000

Recent Median Unit Sale Prices



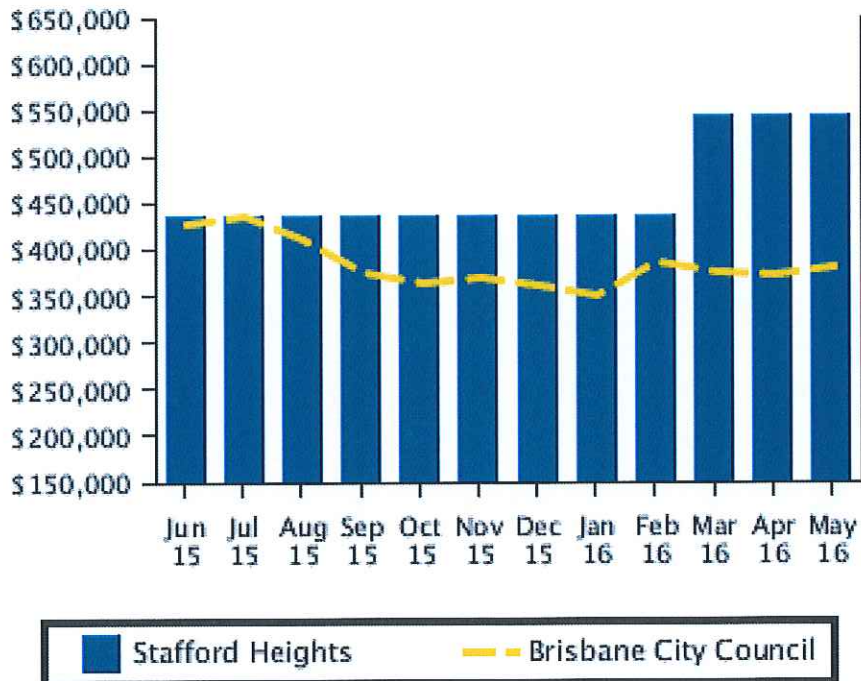


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Recent Median Land Sale Prices

Period	Stafford Heights Median Price	Brisbane City Council Median Price
May 2016	\$545,000	\$380,000
April 2016	\$545,000	\$372,500
March 2016	\$545,000	\$376,000
February 2016	\$435,000	\$385,000
January 2016	\$435,000	\$349,000
December 2015	\$435,000	\$360,000
November 2015	\$435,000	\$370,000
October 2015	\$435,000	\$365,000
September 2015	\$435,000	\$376,050
August 2015	\$435,000	\$410,000
July 2015	\$435,000	\$435,000
June 2015	\$435,000	\$427,500

Recent Median Land Sale Prices





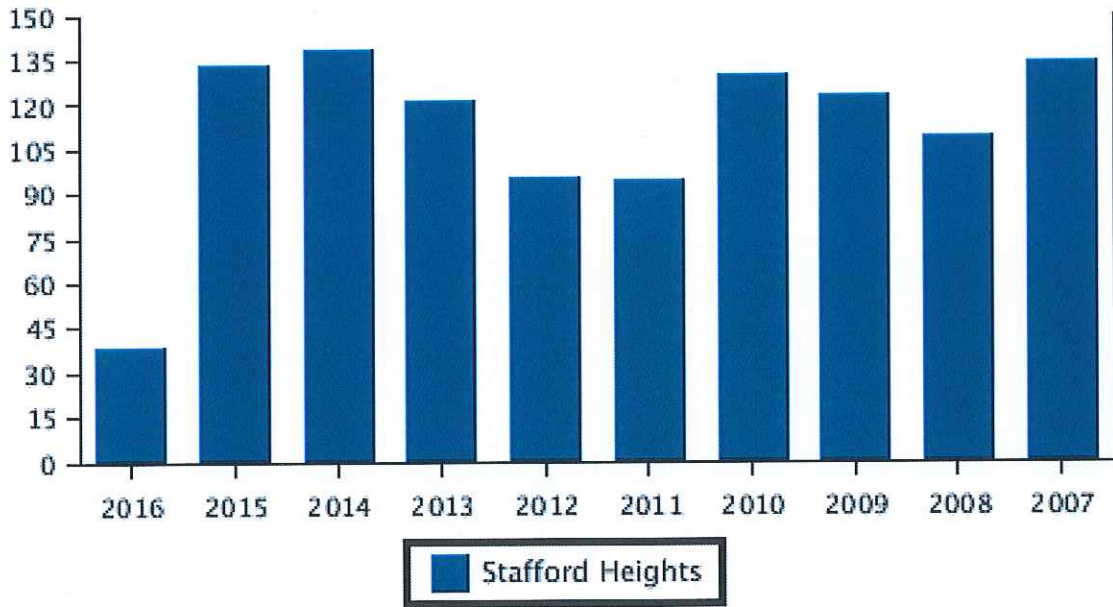
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Sales Per Annum

House Sales Per Annum

Period	Stafford Heights	
	Number	
2016	38	
2015	133	
2014	138	
2013	121	
2012	95	
2011	94	
2010	130	
2009	123	
2008	109	
2007	134	

House Sales Per Annum



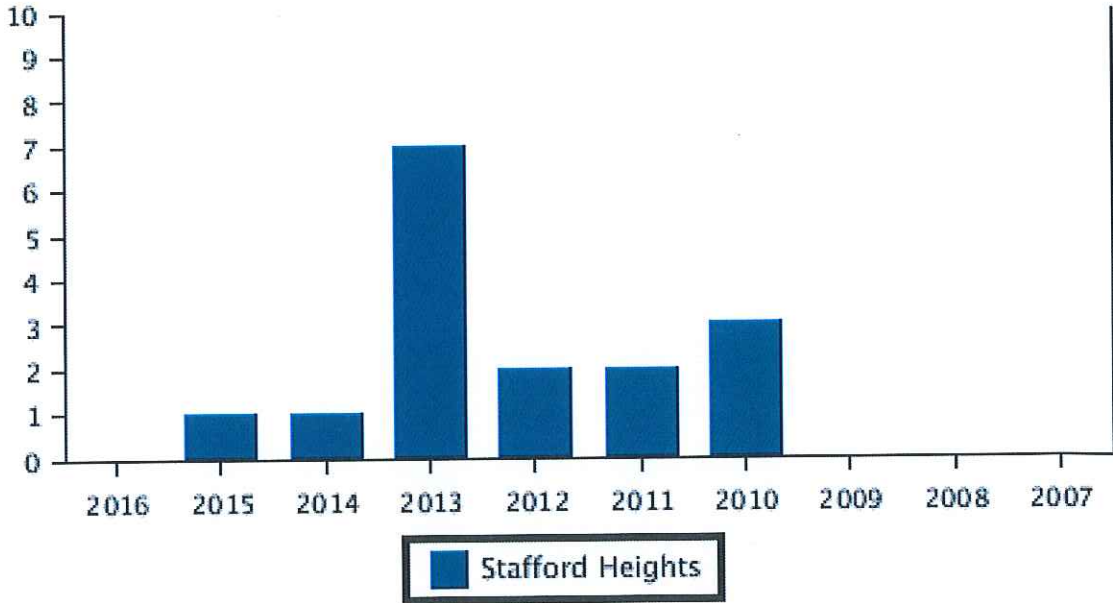


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Unit Sales Per Annum

Period	Stafford Heights Number
2016	0
2015	1
2014	1
2013	7
2012	2
2011	2
2010	3
2009	0
2008	0
2007	0

Unit Sales Per Annum



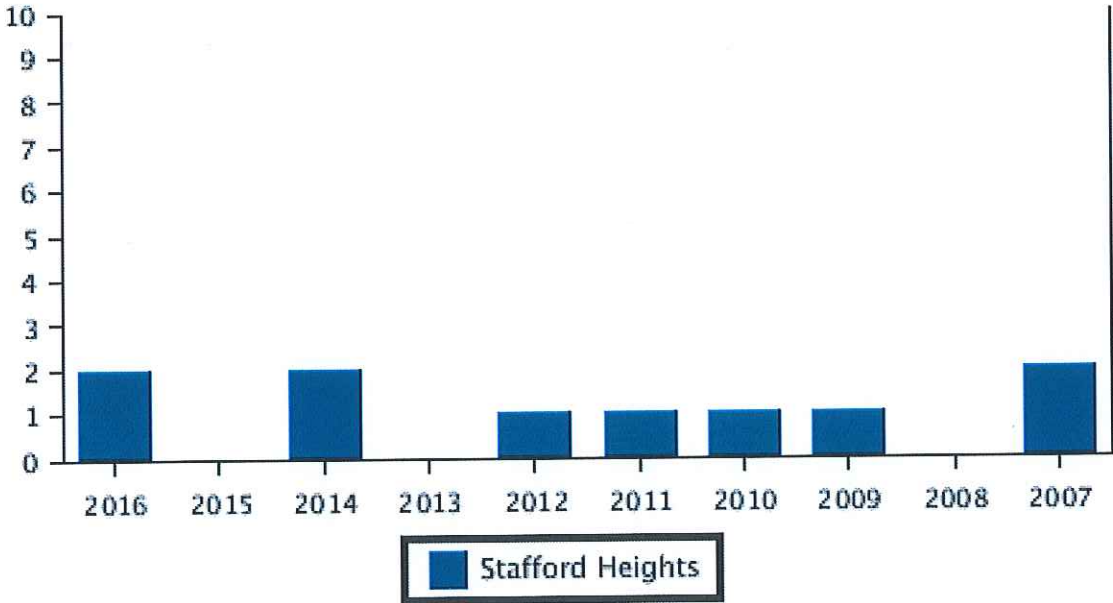


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Land Sales Per Annum

Period	Stafford Heights Number
2016	2
2015	0
2014	2
2013	0
2012	1
2011	1
2010	1
2009	1
2008	0
2007	2

Land Sales Per Annum





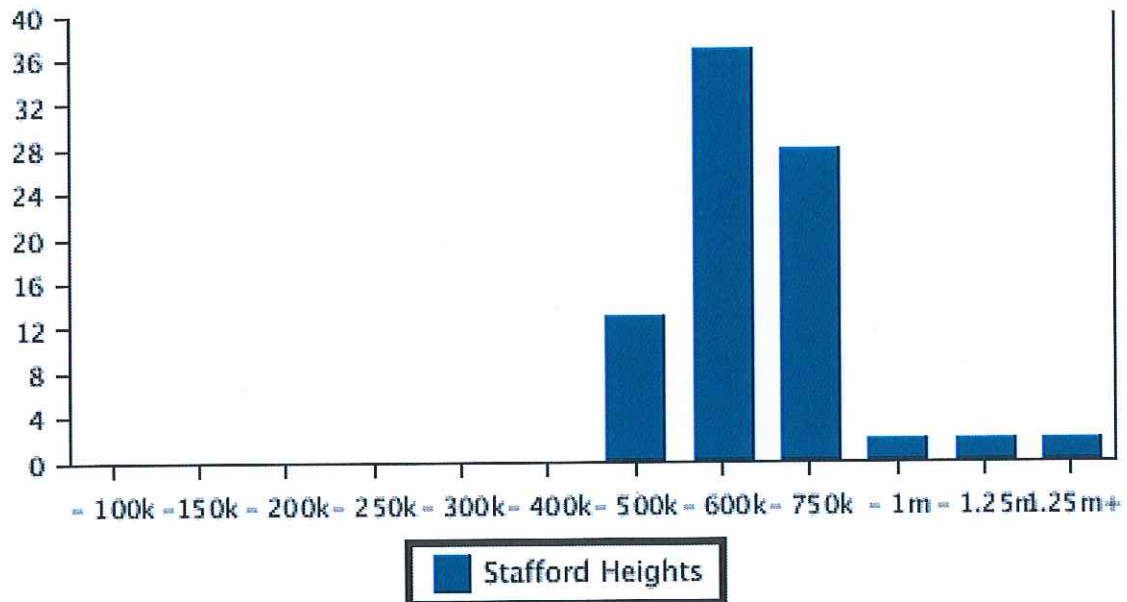
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Sales By Price

House Sale by Price (12 months)

Price	Stafford Heights	
	Number	
0 - 100k	0	
101 -150k	0	
151 - 200k	0	
201 - 250k	0	
251 - 300k	0	
301 - 400k	0	
401 - 500k	13	
501 - 600k	37	
601 - 750k	28	
751 - 1m	2	
> 1m - 1.25m	2	
1.25m+	2	

House Sales By Price (12 months)



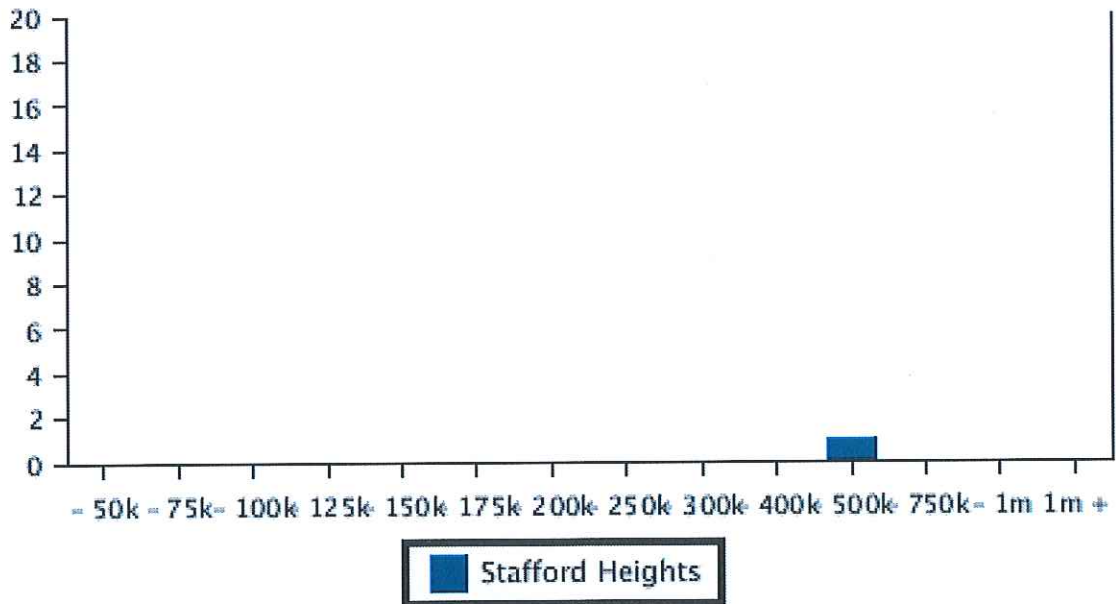


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Unit Sale by Price (12 months)

Price	Stafford Heights	
	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)



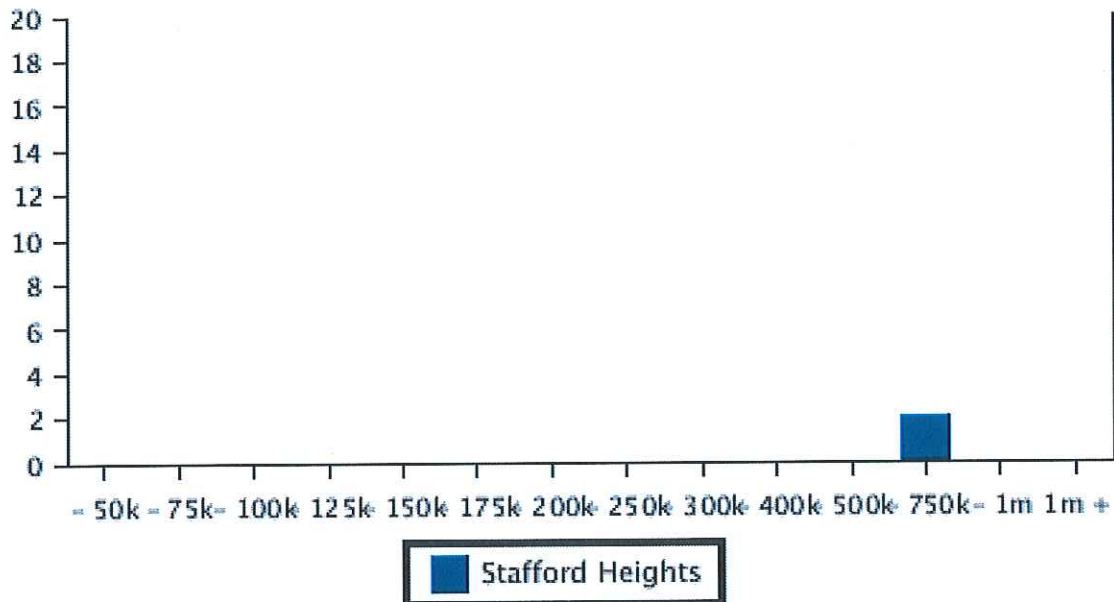


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Land Sale by Price (12 months)

Price	Stafford Heights	
	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)





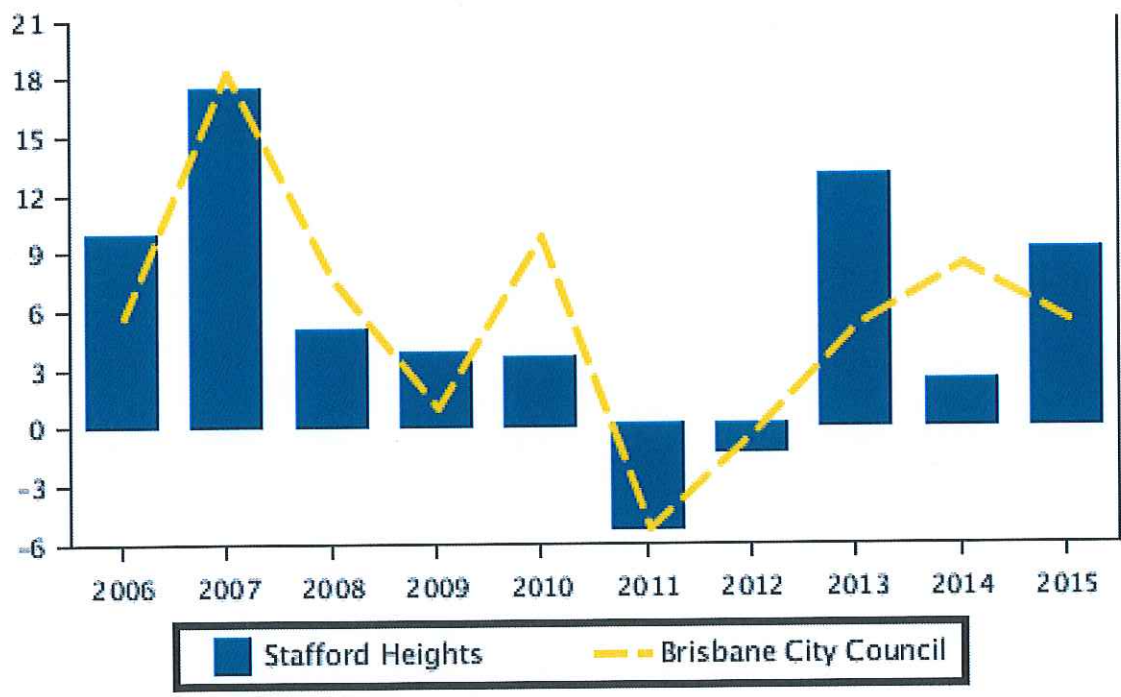
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Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Stafford Heights	Brisbane City Council
	% Change	% Change
2015	9.2%	5.4%
2014	2.4%	8.3%
2013	13%	5.2%
2012	-1.5%	-0.4%
2011	-5.5%	-5.3%
2010	3.6%	9.8%
2009	3.9%	1%
2008	5.1%	7.6%
2007	17.5%	18.3%
2006	10%	5.7%

Capital Growth in Median Prices (Houses)



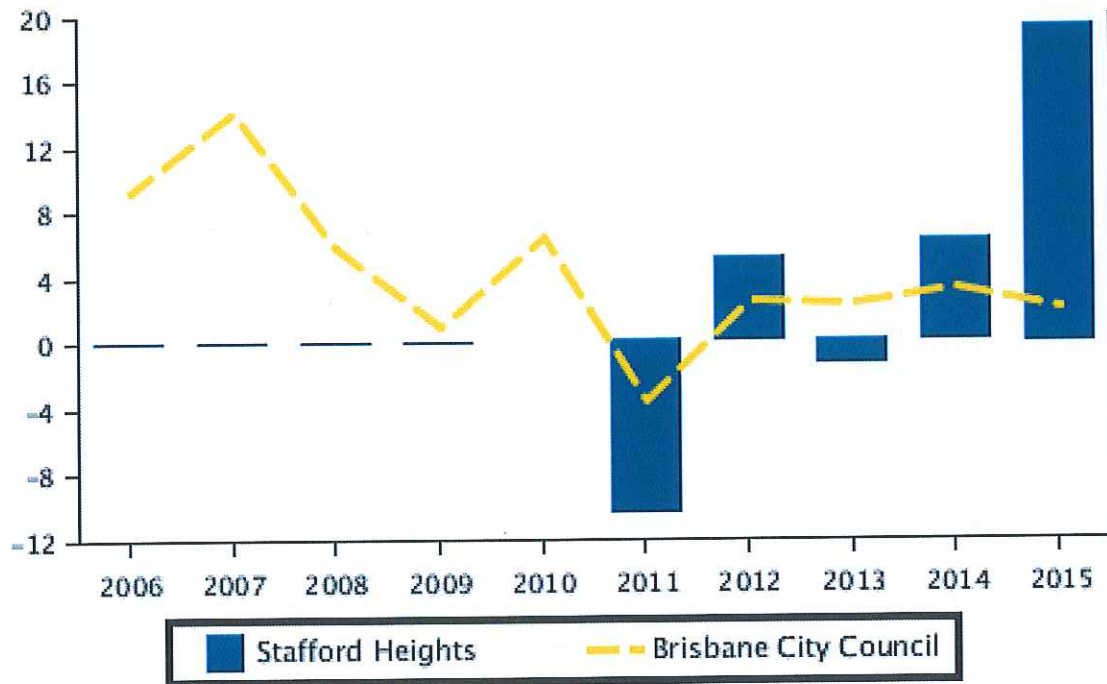


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Capital Growth in Median Prices (Unit)

Period	Stafford Heights	Brisbane City Council
	% Change	% Change
2015	19.3%	2.1%
2014	6.2%	3.3%
2013	-1.5%	2.4%
2012	5.1%	2.5%
2011	-10.6%	-3.6%
2010	0%	6.4%
2009	0%	1%
2008	0%	5.8%
2007	0%	14.1%
2006	0%	9.2%

Capital Growth in Median Prices (Unit)





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Capital Growth in Median Prices (Land)

Period	Stafford Heights	Brisbane City Council
	% Change	% Change
2015	0%	13.6%
2014	49%	9.4%
2013	0%	4%
2012	-17.8%	5.3%
2011	-22%	-10.2%
2010	0%	12.5%
2009	32.6%	-2.4%
2008	0%	14.8%
2007	29.4%	4.2%
2006	0%	6.7%

Capital Growth in Median Prices (Land)



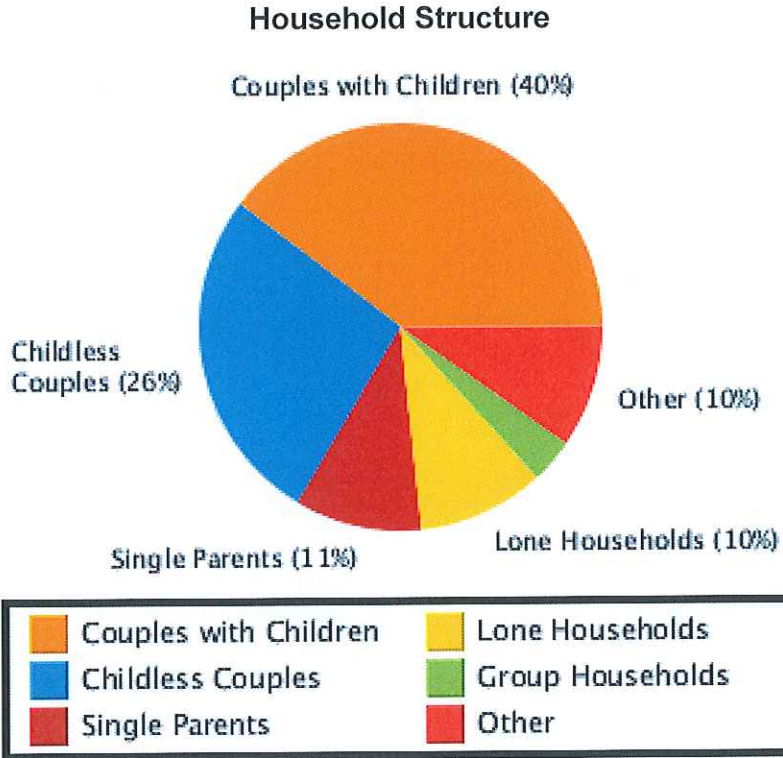


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Household

Household Structure

Type	Percent
Couples with Children	39.6
Childless Couples	26.8
Single Parents	10.2
Lone Households	10.1
Other	9.8
Group Households	3.5



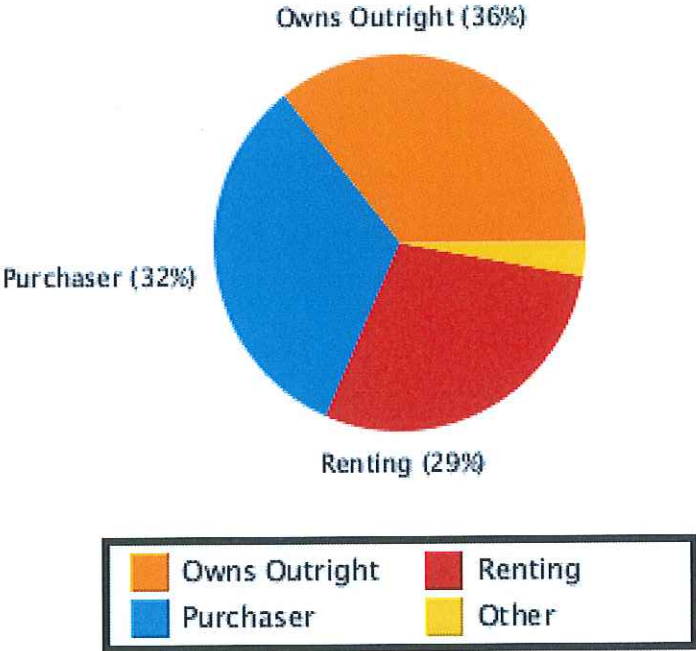


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Household Occupancy

Type	Percent
Owns Outright	35.6
Purchaser	32.8
Renting	28.6
Other	2.9

Household Occupancy

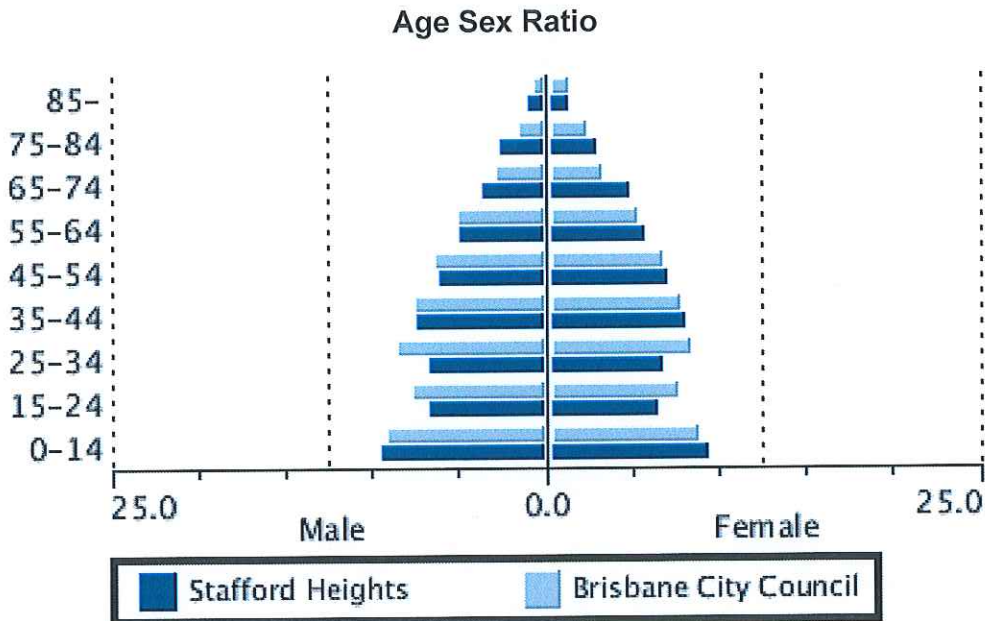




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Age Sex Ratio

Age Group	Stafford Heights		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	9.4	9.3	9.2	8.7
15-24	6.7	6.3	7.7	7.6
25-34	6.6	6.7	8.5	8.3
35-44	7.4	7.9	7.5	7.7
45-54	6.1	7.0	6.4	6.6
55-64	4.9	5.6	5.0	5.2
65-74	3.6	4.8	2.9	3.1
75-84	2.5	2.9	1.6	2.2
85-	0.9	1.3	0.6	1.2

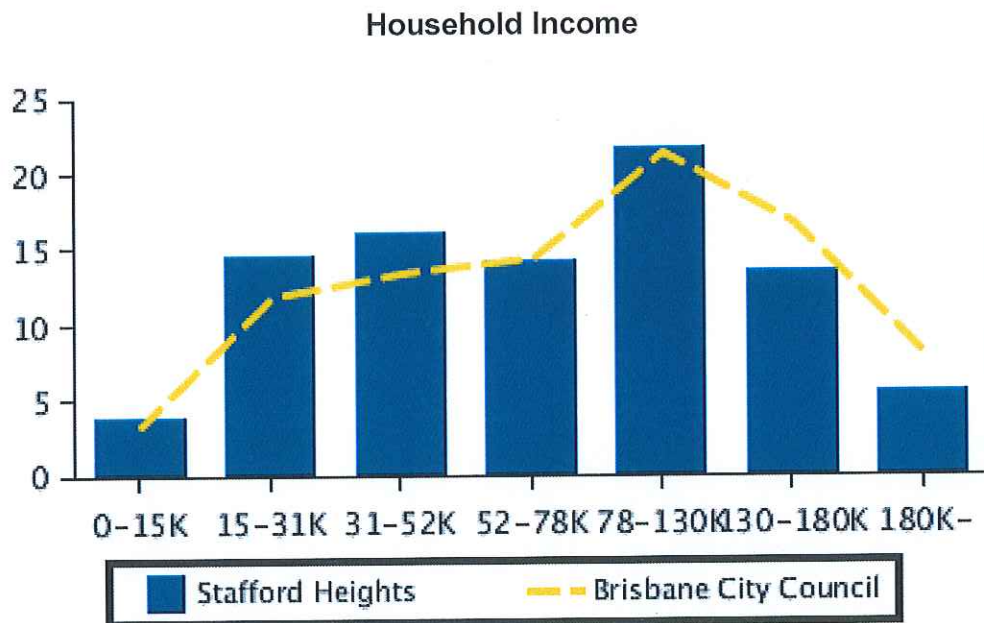




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Household Income

Income Range	Stafford Heights %	Brisbane City Council %
0-15K	3.8	3.3
15-31K	14.5	11.8
31-52K	16.1	13.4
52-78K	14.2	14.4
78-130K	21.7	21.3
130-180K	13.6	16.7
180K-	5.6	7.9





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	3					
HOUSE	19	\$422,500	\$1,155,000	\$595,000	\$645,584	\$12,266,100
TOTAL	22					\$12,266,100

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		3				
HOUSE	3 Bed	12	\$422,500	\$925,000	\$535,000	\$564,541
	4 Bed	6	\$536,600	\$1,155,000	\$707,500	\$760,266
	5+ Bed	1	\$930,000	\$930,000	\$930,000	\$930,000
TOTAL		22				\$557,550



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Sold Properties



4 Alwyn Street Stafford Heights QLD 4053

Sale Price: \$535,000
Sale Date: 7 May 2016
Area: 842m2

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



36 Amott Street Stafford Heights QLD 4053

Sale Price: \$478,000
Sale Date: 14 Apr 2016
Area: 607m2

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



152 Appleby Road Stafford Heights QLD 4053

Sale Price: \$422,500
Sale Date: 9 Apr 2016
Area: 655m2

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



181 Appleby Road Stafford Heights QLD 4053

Sale Price: \$536,600
Sale Date: 7 May 2016
Area: 683m2

Attributes: 4 Beds, 2 Baths, 1 Car Spaces, 1 Ensuites



198 Appleby Road Stafford Heights QLD 4053

Sale Price: \$494,000
Sale Date: 5 Apr 2016
Area: 607m2

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



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4 Beta Street Stafford Heights QLD 4053

Sale Price: \$630,000
Sale Date: 14 Jun 2016
Area: 617m2

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



41 Chuter Street Stafford Heights QLD 4053

Sale Price: \$845,000
Sale Date: 28 May 2016
Area: 632m2

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



8 Gable Street Stafford Heights QLD 4053

Sale Price: \$525,000
Sale Date: 27 May 2016
Area: 607m2

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



39 Hagman Street Stafford Heights QLD 4053

Sale Price: \$620,000
Sale Date: 9 Jun 2016
Area: 673m2

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



35 Jarvis Street Stafford Heights QLD 4053

Sale Price: \$561,000
Sale Date: 22 Apr 2016
Area: 625m2

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



296 Kitchener Road Stafford Heights QLD 4053

Sale Price: \$455,000
Sale Date: 19 Apr 2016
Area: 647m2

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



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19 Landscape Street Stafford Heights QLD 4053

Sale Price: Not Disclosed

Sale Date: 23 Jun 2016

Area: 607m²

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



30 Maryland Street Stafford Heights QLD 4053

Sale Price: Not Disclosed

Sale Date: 30 May 2016

Area: 736m²

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



110 Mawson Street Stafford Heights QLD 4053

Sale Price: \$785,000

Sale Date: 13 May 2016

Area: 599m²

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



31 Redgrave Street Stafford Heights QLD 4053

Sale Price: \$535,000

Sale Date: 18 Apr 2016

Area: 602m²

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



94 Redwood Street Stafford Heights QLD 4053

Sale Price: \$629,000

Sale Date: 6 May 2016

Area: 685m²

Attributes: 3 Beds, 1 Baths, 2 Car Spaces



15 Rutherford Street Stafford Heights QLD 4053

Sale Price: \$595,000

Sale Date: 27 May 2016

Area: 718m²

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



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15 Sarina Street Stafford Heights QLD 4053

Sale Price: \$1,155,000

Sale Date: 7 Jun 2016

Area: 675m2

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



114 Scott Street Stafford Heights QLD 4053

Sale Price: Not Disclosed

Sale Date: 16 Jun 2016

Area: 363m2

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



6 Warma Street Stafford Heights QLD 4053

Sale Price: \$925,000

Sale Date: 14 May 2016

Area: 769m2

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



1 Wilgarning Street Stafford Heights QLD 4053

Sale Price: \$610,000

Sale Date: 16 Apr 2016

Area: 597m2

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



110 Wilgarning Street Stafford Heights QLD 4053

Sale Price: \$930,000

Sale Date: 3 Apr 2016

Area: 728m2

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



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