

---

A Nobel approach  
to Real Estate™

---

Stafford

April—June 2016

THE Adam  
Nobel TEAM



Mobile 0417 007 001  
Facsimile 07 3844 7395  
[adam.nobel@spaceproperty.com.au](mailto:adam.nobel@spaceproperty.com.au)  
[www.adamnobel.com.au](http://www.adamnobel.com.au)  
130 Vulture Street,  
WEST END QLD 4101



## Area Profile

The size of Stafford is approximately 3 square kilometres. It has 4 parks covering nearly 7% of total area.

The population of Stafford in 2006 was 5,984 people. By 2011 the population was 6,050 showing a population growth of 1% in the area during that time.

The predominant age group in Stafford is 25-34 years.

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

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

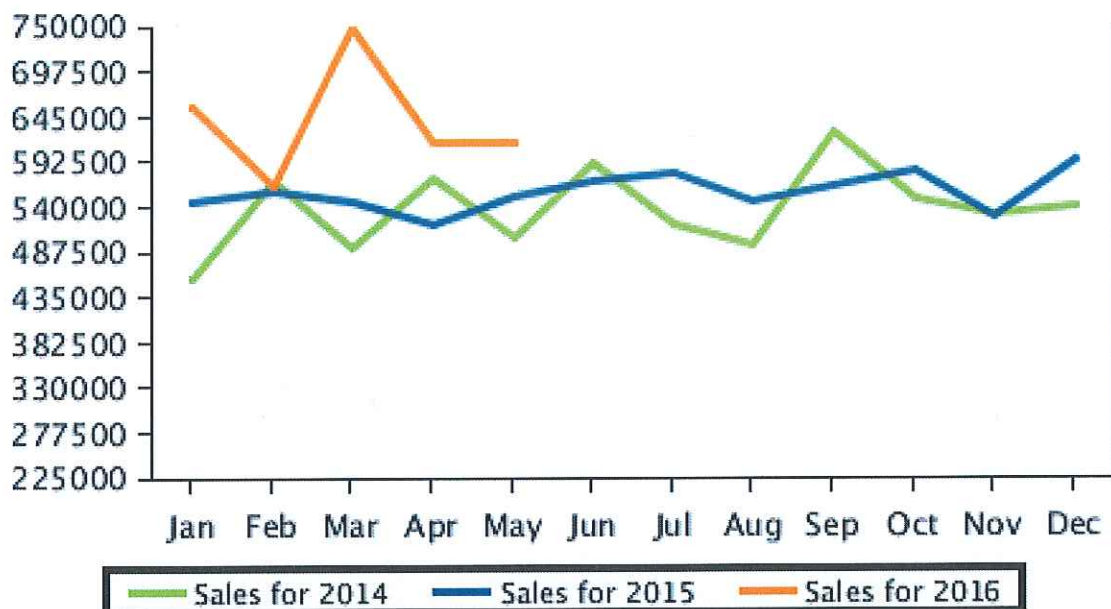
In 2006, 56.7% of the homes in Stafford were owner-occupied compared with 53.5% in 2011.

Currently the median sales price of houses in the area is 615,000.

### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$455,000	\$544,250	\$655,500
February	\$570,250	\$559,000	\$563,750
March	\$492,000	\$545,000	\$749,000
April	\$572,000	\$520,000	\$615,000
May	\$503,000	\$553,000	\$615,000
June	\$590,000	\$568,750	\$0
July	\$518,000	\$579,000	\$0
August	\$495,500	\$546,000	\$0
September	\$625,000	\$565,000	\$0
October	\$550,000	\$580,000	\$0
November	\$530,000	\$527,750	\$0
December	\$539,500	\$593,500	\$0

### Median Sale Price

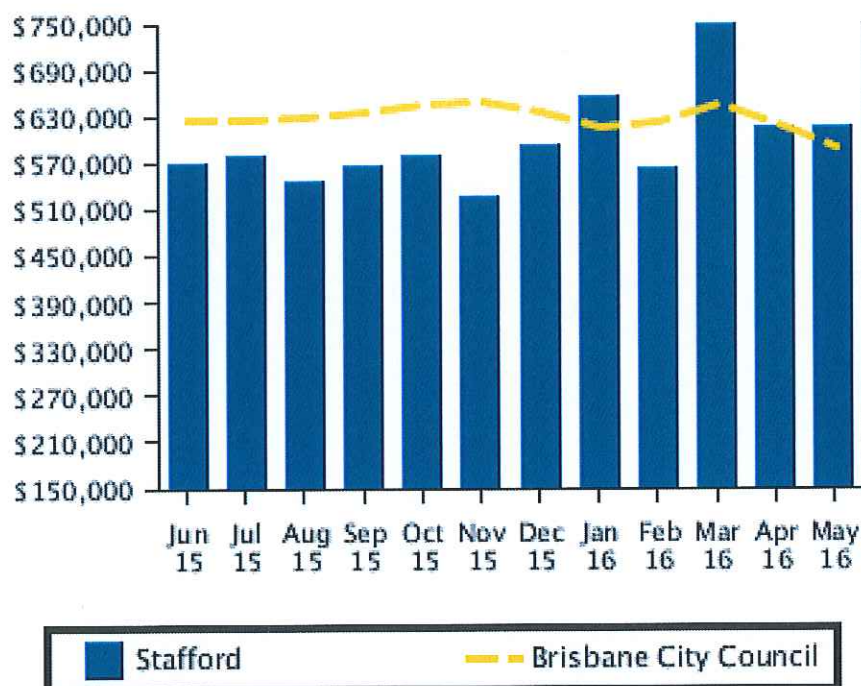


## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Stafford Median Price	Brisbane City Council Median Price
May 2016	\$615,000	\$588,065
April 2016	\$615,000	\$620,000
March 2016	\$749,000	\$645,000
February 2016	\$563,750	\$622,500
January 2016	\$655,500	\$614,875
December 2015	\$593,500	\$635,000
November 2015	\$527,750	\$649,900
October 2015	\$580,000	\$645,000
September 2015	\$565,000	\$635,000
August 2015	\$546,000	\$630,000
July 2015	\$579,000	\$625,000
June 2015	\$568,750	\$625,500

### Recent Median House Sale Prices

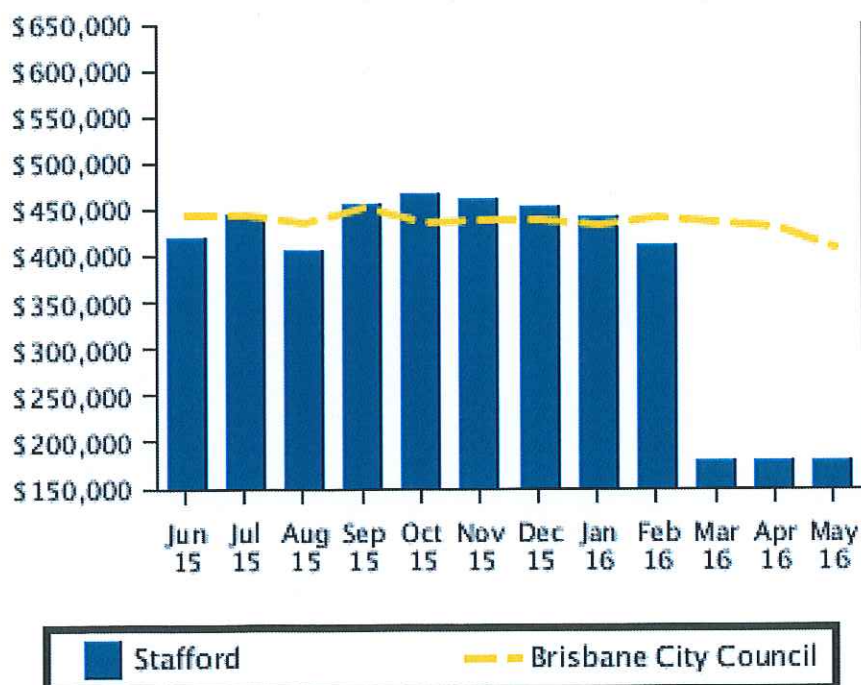




### Recent Median Unit Sale Prices

Period	Stafford Median Price	Brisbane City Council Median Price
May 2016	\$179,000	\$408,750
April 2016	\$179,000	\$429,500
March 2016	\$179,000	\$435,000
February 2016	\$411,000	\$441,050
January 2016	\$441,000	\$432,500
December 2015	\$453,000	\$440,000
November 2015	\$460,000	\$440,000
October 2015	\$465,000	\$435,000
September 2015	\$455,000	\$452,000
August 2015	\$405,000	\$435,500
July 2015	\$444,250	\$445,000
June 2015	\$420,000	\$443,000

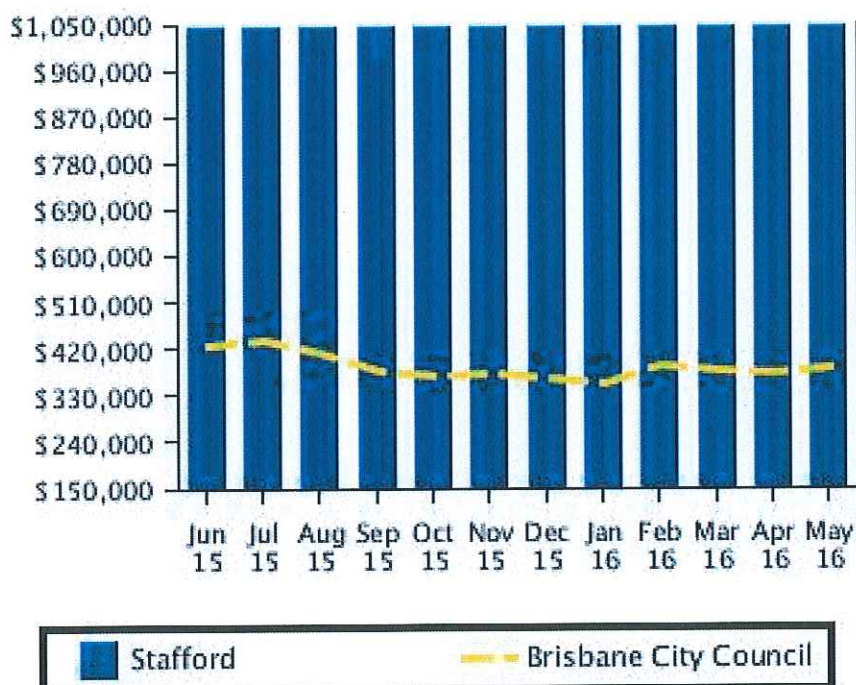
### Recent Median Unit Sale Prices



## Recent Median Land Sale Prices

Period	Stafford Median Price	Brisbane City Council Median Price
May 2016	\$1,044,888	\$380,000
April 2016	\$1,044,888	\$372,500
March 2016	\$1,044,888	\$376,000
February 2016	\$1,044,888	\$385,000
January 2016	\$1,044,888	\$349,000
December 2015	\$1,044,888	\$360,000
November 2015	\$1,044,888	\$370,000
October 2015	\$1,044,888	\$365,000
September 2015	\$1,044,888	\$376,050
August 2015	\$1,044,888	\$410,000
July 2015	\$1,044,888	\$435,000
June 2015	\$1,044,888	\$427,500

## Recent Median Land Sale Prices





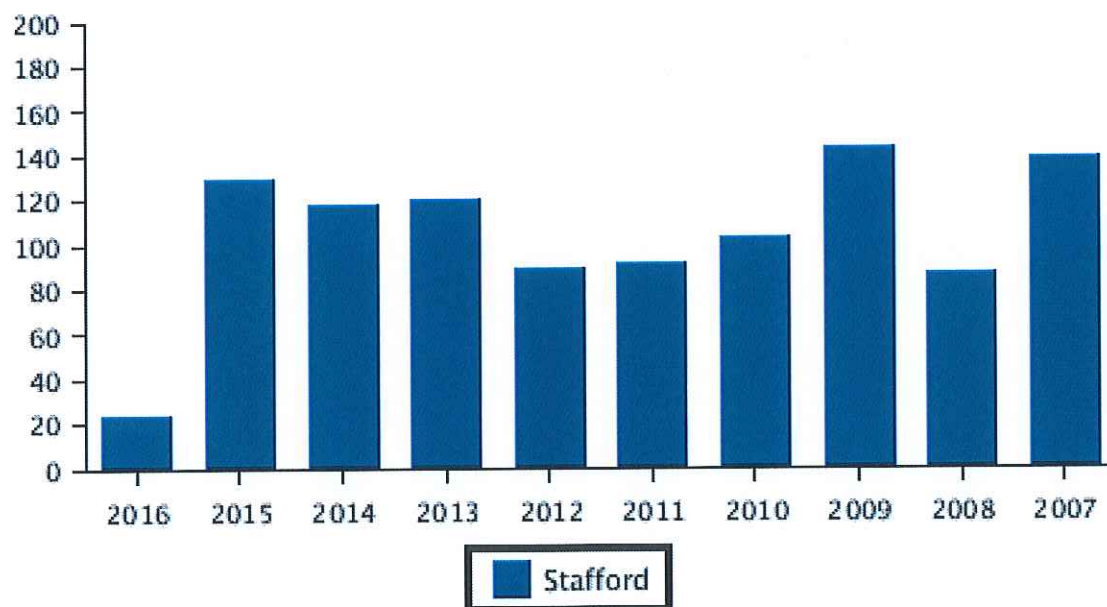
Space Property South Brisbane  
130 Vulture Street, SOUTH BRISBANE  
QLD 4101 AUS  
Ph: +61(07)38464333 Fax: +61(07)38447395  
Email: southbrisbane@spaceproperty.com.au

## Sales Per Annum

### House Sales Per Annum

Period	Stafford Number
2016	24
2015	129
2014	118
2013	120
2012	89
2011	91
2010	103
2009	143
2008	87
2007	138

### House Sales Per Annum

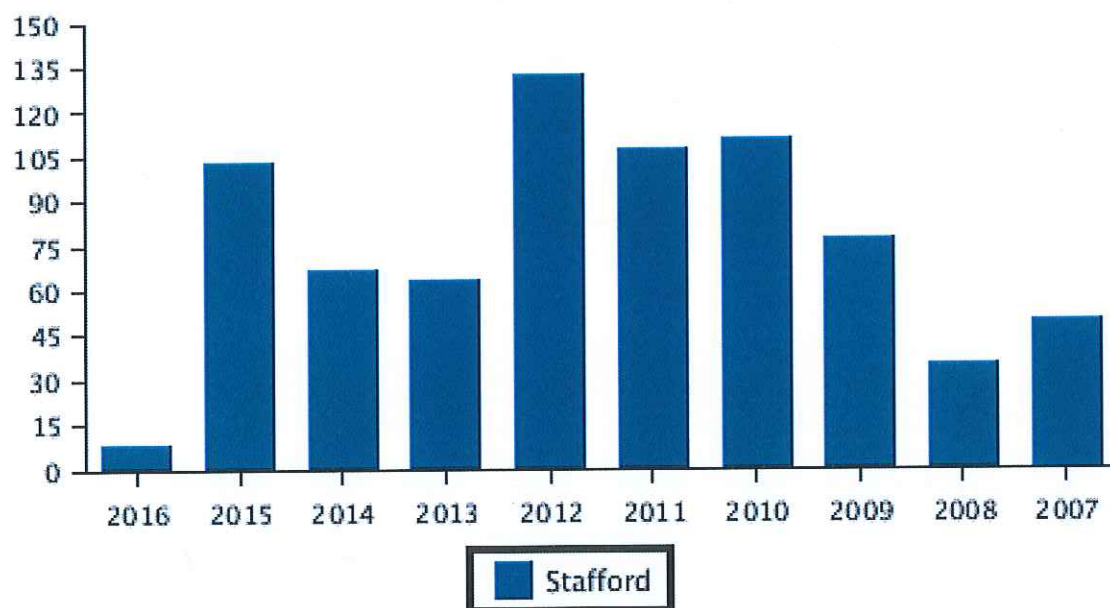




### Unit Sales Per Annum

Period	Stafford Number
2016	8
2015	103
2014	67
2013	63
2012	132
2011	107
2010	111
2009	77
2008	35
2007	50

### Unit Sales Per Annum





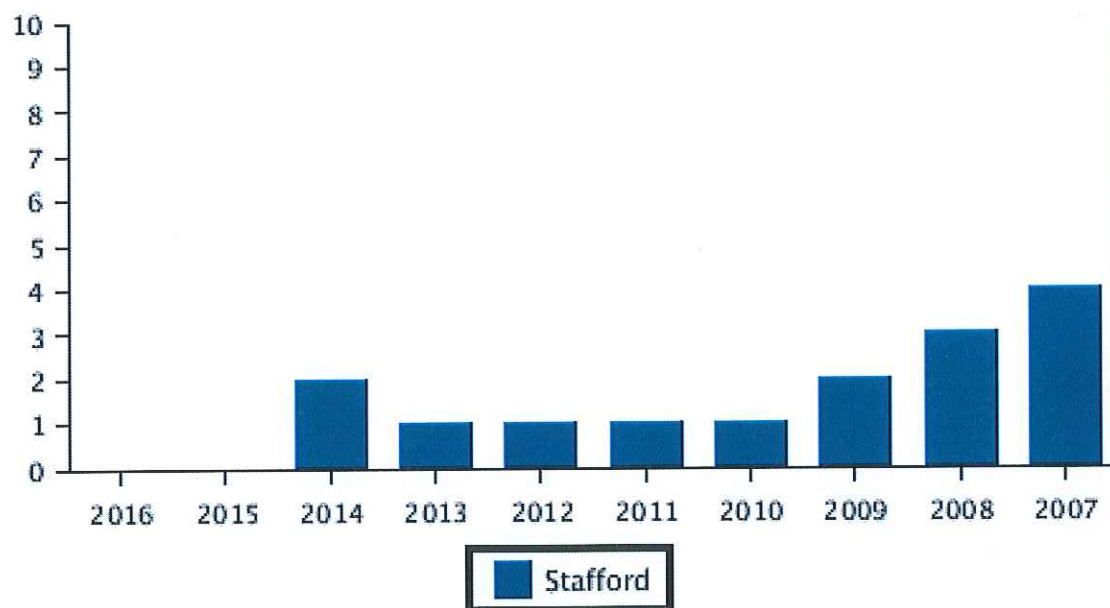


Space Property South Brisbane  
 130 Vulture Street, SOUTH BRISBANE  
 QLD 4101 AUS  
 Ph: +61(07)38464333 Fax: +61(07)38447395  
 Email: southbrisbane@spaceproperty.com.au

### Land Sales Per Annum

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

### Land Sales Per Annum

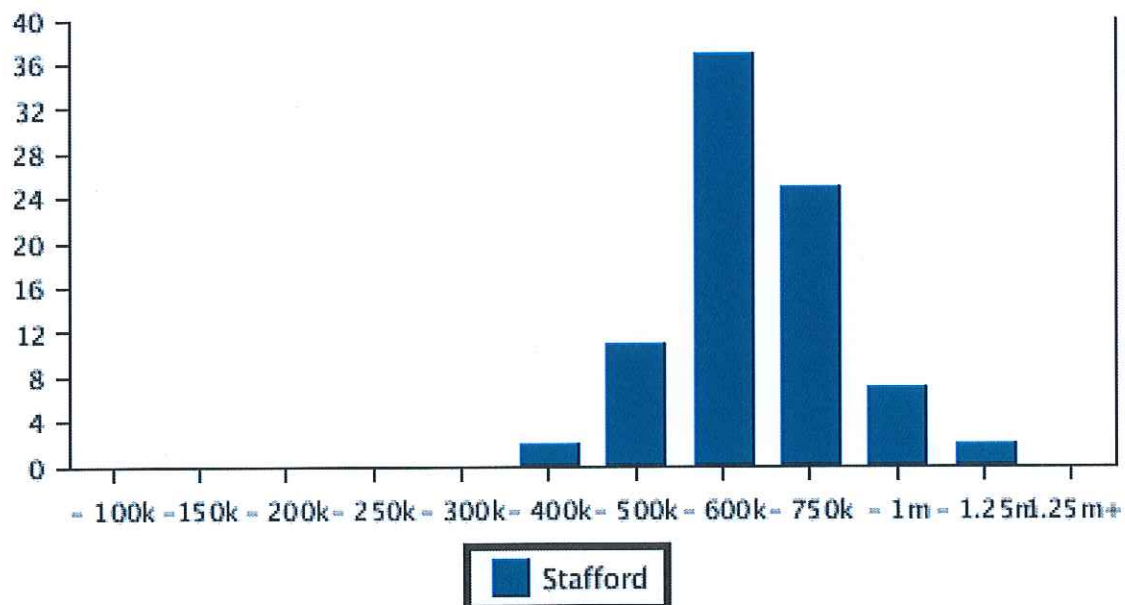


## Sales By Price

### House Sale by Price (12 months)

Price	Stafford Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	2
401 - 500k	11
501 - 600k	37
601 - 750k	25
751 - 1m	7
> 1m - 1.25m	2
1.25m+	0

### House Sales By Price (12 months)

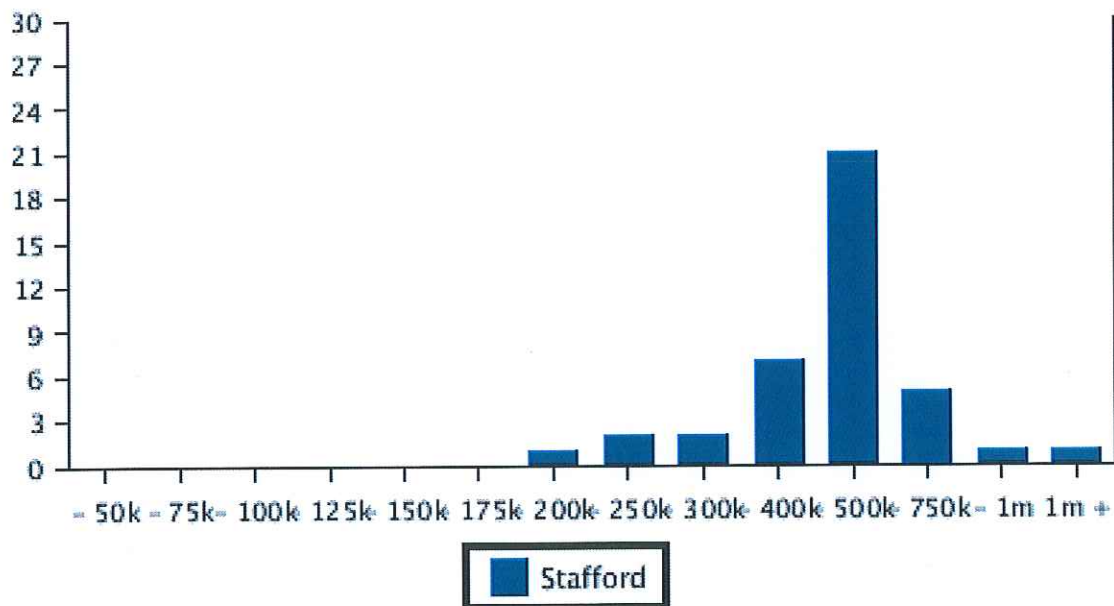




### Unit Sale by Price (12 months)

Price	Stafford Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	1
201 - 250k	2
251 - 300k	2
301 - 400k	7
401 - 500k	21
501 - 750k	5
751 - 1m	1
1m +	1

### Unit Sales By Price (12 months)



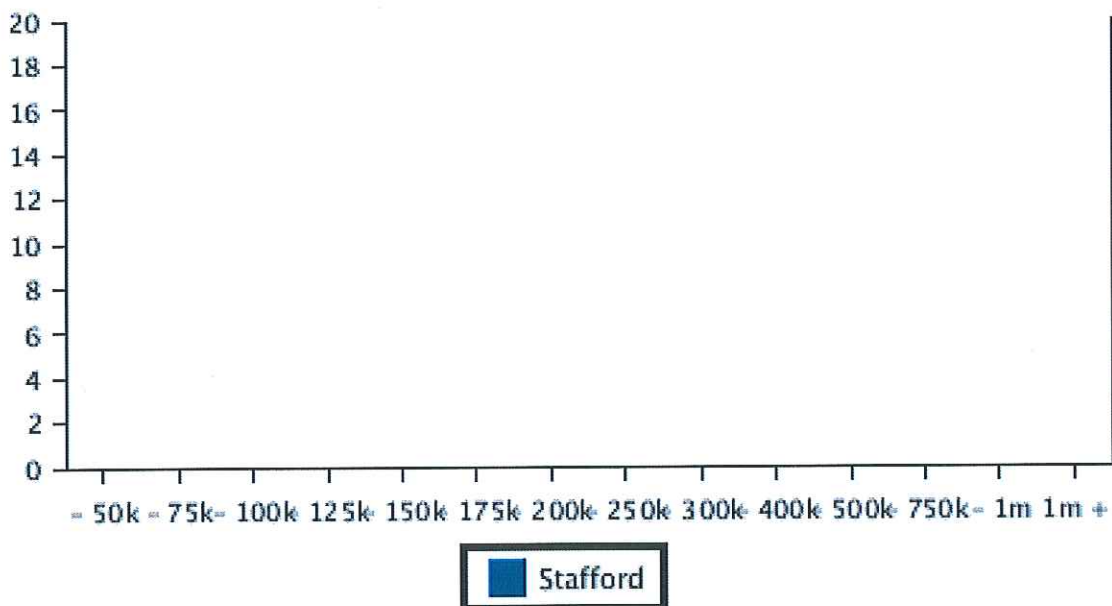


Space Property South Brisbane  
 130 Vulture Street, SOUTH BRISBANE  
 QLD 4101 AUS  
 Ph: +61(07)38464333 Fax: +61(07)38447395  
 Email: southbrisbane@spaceproperty.com.au

### Land Sale by Price (12 months)

Price	Stafford 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)



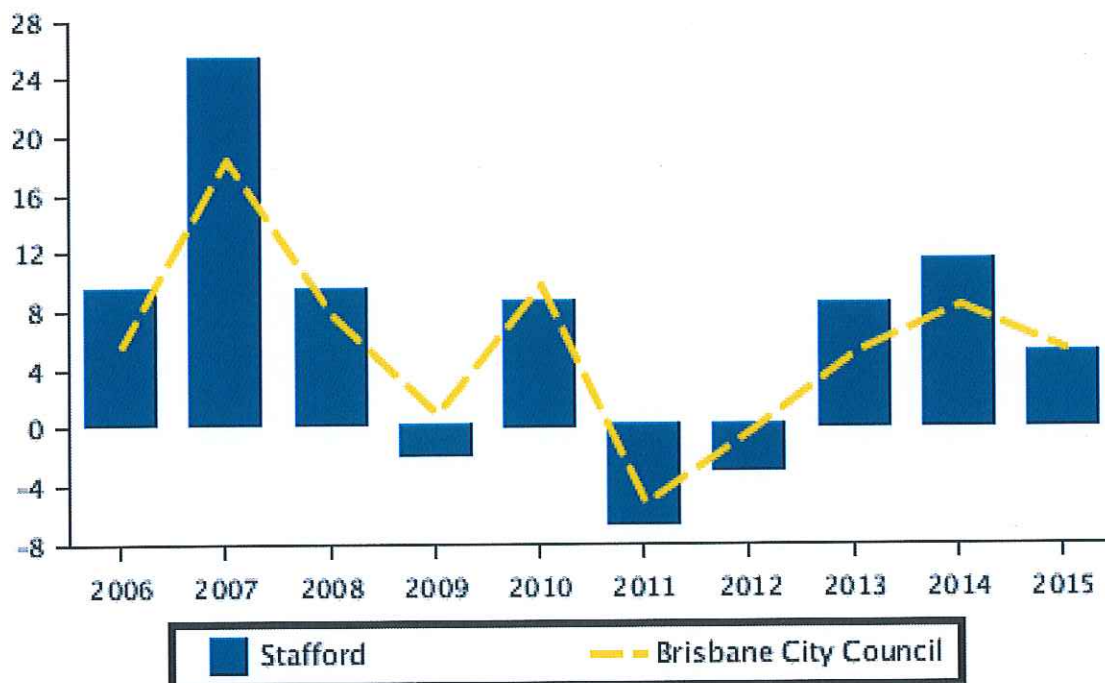


## Capital Growth Median Prices

### Capital Growth in Median Prices (Houses)

Period	Stafford % Change	Brisbane City Council % Change
2015	5.2%	5.4%
2014	11.5%	8.3%
2013	8.5%	5.2%
2012	-3.3%	-0.4%
2011	-7%	-5.3%
2010	8.7%	9.8%
2009	-2.2%	1%
2008	9.5%	7.6%
2007	25.4%	18.3%
2006	9.5%	5.7%

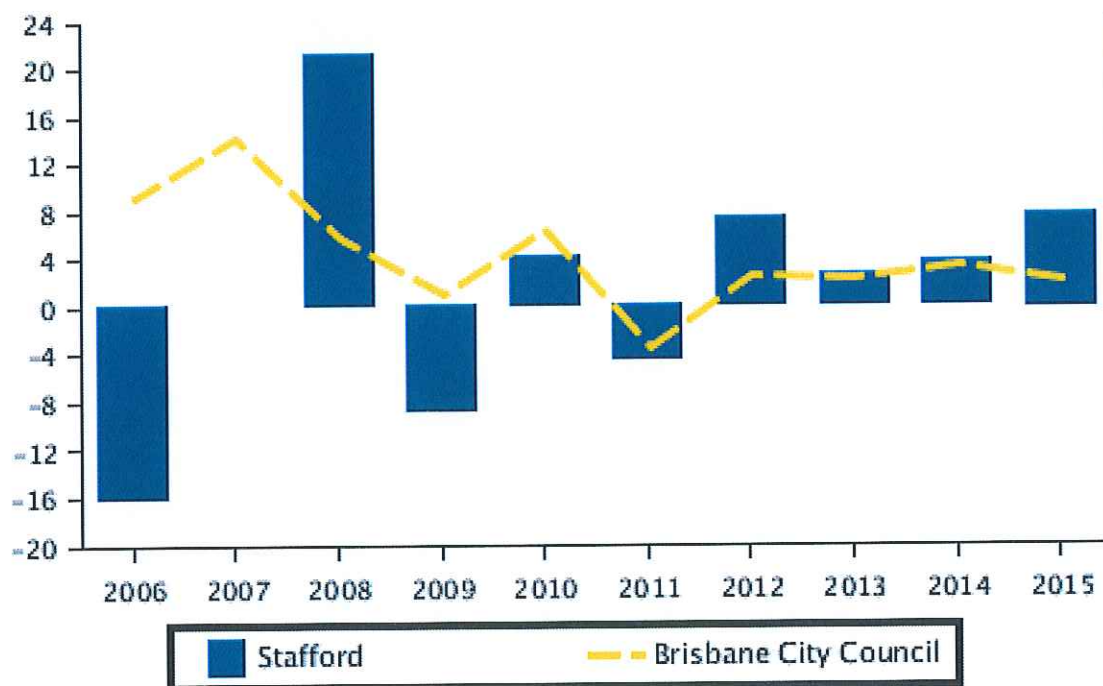
### Capital Growth in Median Prices (Houses)



### Capital Growth in Median Prices (Unit)

Period	Stafford % Change	Brisbane City Council % Change
2015	7.8%	2.1%
2014	3.8%	3.3%
2013	2.8%	2.4%
2012	7.5%	2.5%
2011	-4.7%	-3.6%
2010	4.3%	6.4%
2009	-9%	1%
2008	21.2%	5.8%
2007	0%	14.1%
2006	-16.2%	9.2%

### Capital Growth in Median Prices (Unit)

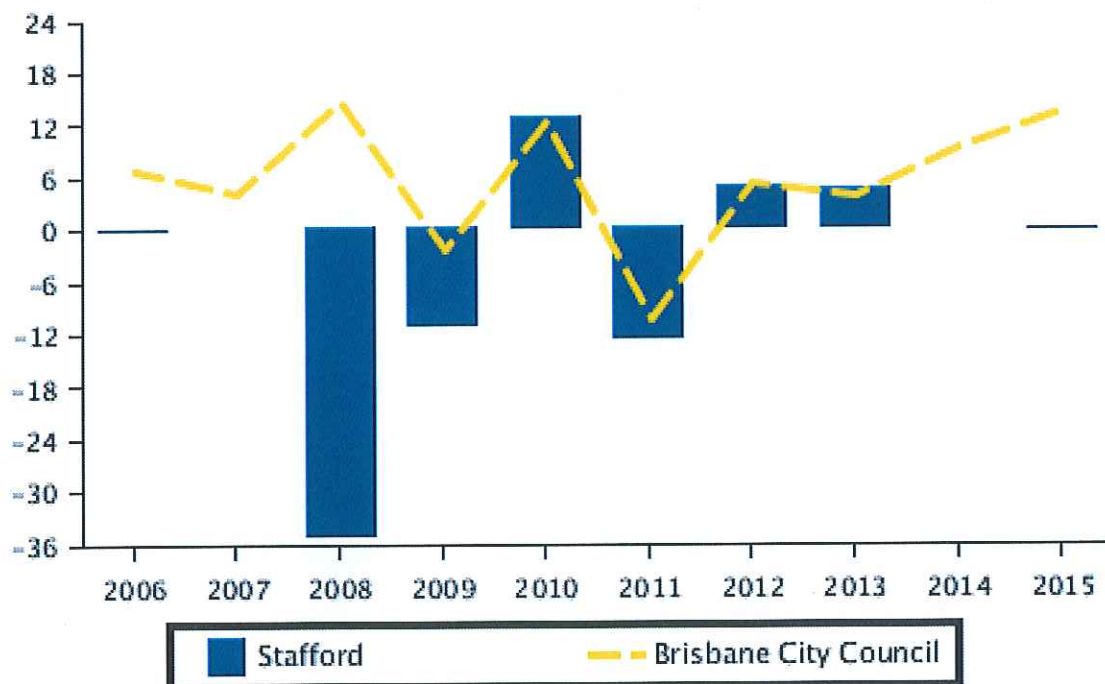




### Capital Growth in Median Prices (Land)

Period	Stafford % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	0%	9.4%
2013	4.7%	4%
2012	4.9%	5.3%
2011	-12.9%	-10.2%
2010	12.9%	12.5%
2009	-11.4%	-2.4%
2008	-35.5%	14.8%
2007	0%	4.2%
2006	0%	6.7%

### Capital Growth in Median Prices (Land)

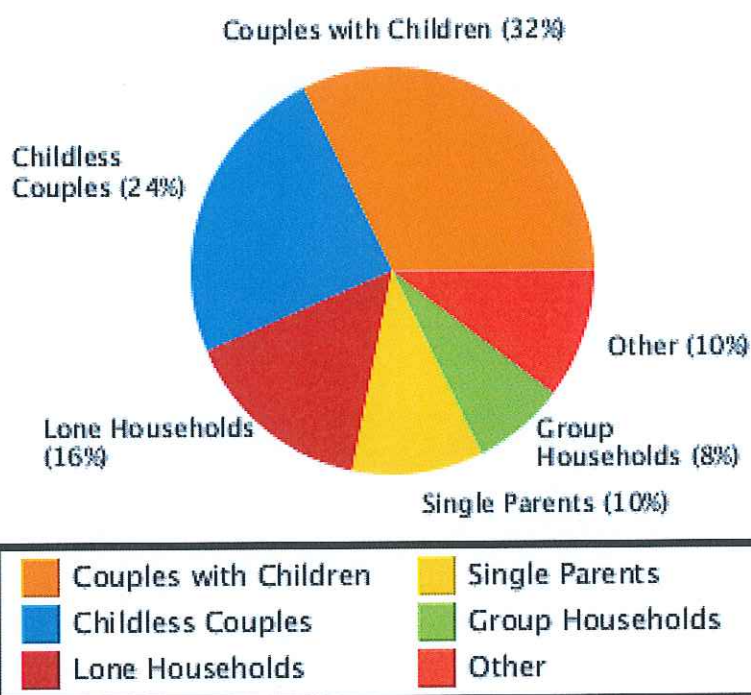


# Household

## Household Structure

Type	Percent
Couples with Children	32.2
Childless Couples	24.1
Lone Households	15.4
Single Parents	10.5
Other	10.3
Group Households	7.4

## Household Structure

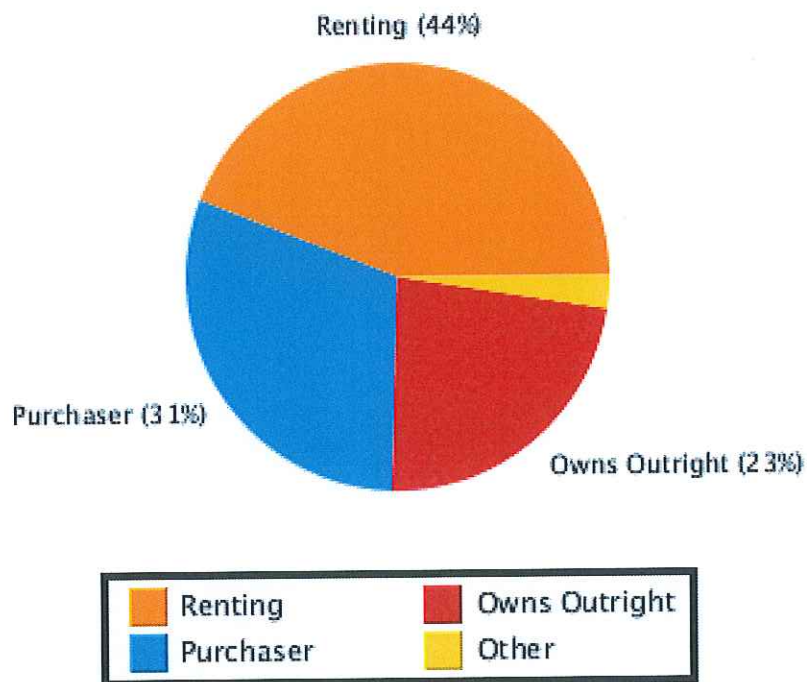




## Household Occupancy

Type	Percent
Renting	44.1
Purchaser	30.5
Owns Outright	23.0
Other	2.5

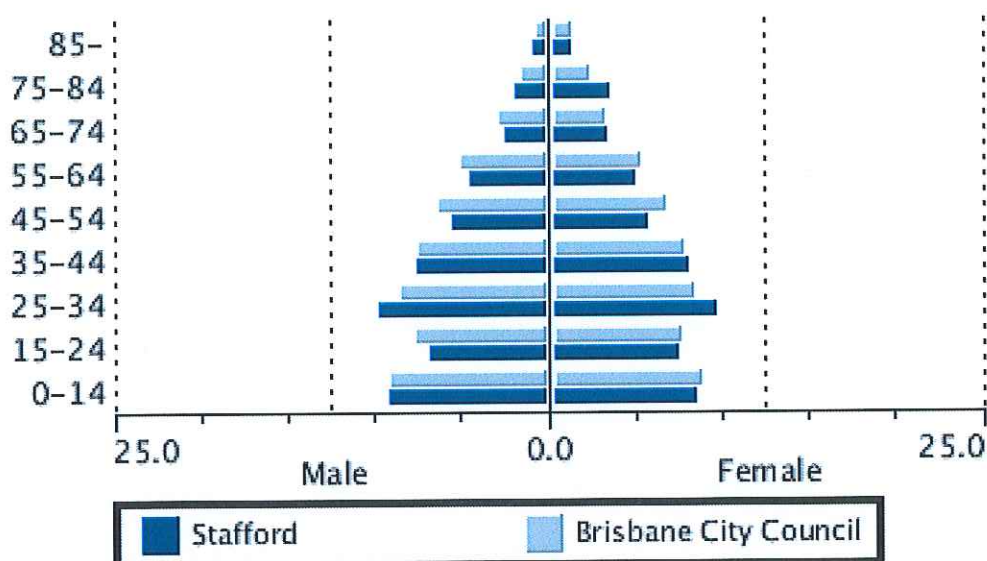
## Household Occupancy



## Age Sex Ratio

Age Group	Stafford		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	9.1	8.4	9.2	8.7
15-24	6.8	7.4	7.7	7.6
25-34	9.7	9.6	8.5	8.3
35-44	7.5	7.9	7.5	7.7
45-54	5.5	5.7	6.4	6.6
55-64	4.4	4.9	5.0	5.2
65-74	2.4	3.3	2.9	3.1
75-84	1.9	3.4	1.6	2.2
85-	0.8	1.3	0.6	1.2

Age Sex Ratio

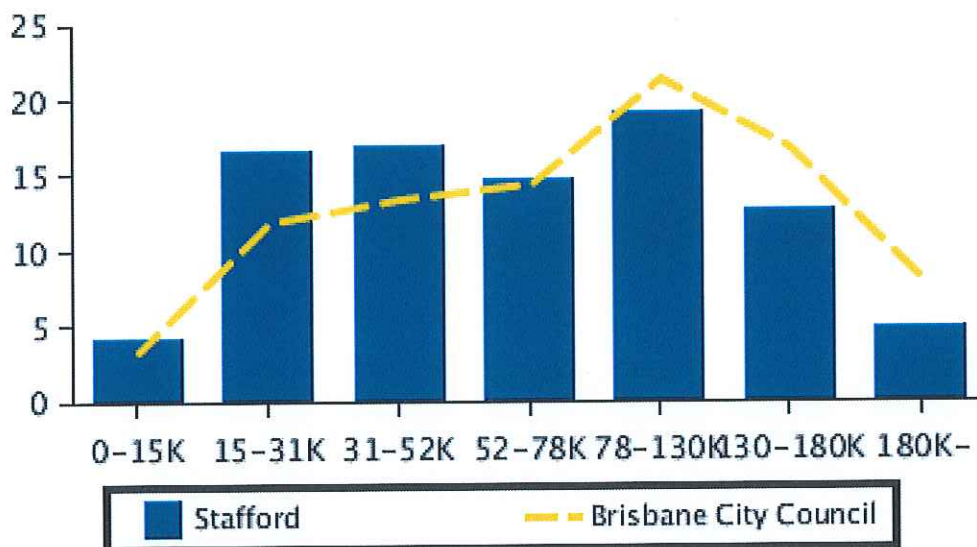




## Household Income

Income Range	Stafford %	Brisbane City Council %
0-15K	4.2	3.3
15-31K	16.5	11.8
31-52K	16.9	13.4
52-78K	14.7	14.4
78-130K	19.2	21.3
130-180K	12.7	16.7
180K-	4.8	7.9

Household Income



## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	4					
COMMERCIAL	1	\$1,342,000	\$1,342,000	\$1,342,000	\$1,342,000	\$1,342,000
HOUSE	15	\$476,000	\$760,000	\$610,000	\$601,936	\$9,029,050
UNIT	1	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000
<b>TOTAL</b>	<b>21</b>					<b>\$10,771,050</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		4				
COMMERCIAL	N/A	1	\$1,342,000	\$1,342,000	\$1,342,000	\$1,342,000
HOUSE	2 Bed	1	\$476,000	\$476,000	\$476,000	\$476,000
	3 Bed	11	\$512,550	\$665,000	\$600,000	\$592,095
	4 Bed	2	\$630,000	\$650,000	\$640,000	\$640,000
	5+ Bed	1	\$760,000	\$760,000	\$760,000	\$760,000
UNIT	2 Bed	1	\$400,000	\$400,000	\$400,000	\$400,000
<b>TOTAL</b>		<b>21</b>				<b>\$512,907</b>





Space Property South Brisbane  
130 Vulture Street, SOUTH BRISBANE  
QLD 4101 AUS  
Ph: +61(07)38464333 Fax: +61(07)38447395  
Email: southbrisbane@spaceproperty.com.au

## Sold Properties



### 53 Appleby Road Stafford QLD 4053

Sale Price: \$476,000

Sale Date: 6 May 2016

Area: 405m2

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



### 35 Barbical Street Stafford QLD 4053

Sale Price: \$642,500

Sale Date: 24 Apr 2016

Area: 660m2

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



### 8 Barokee Street Stafford QLD 4053

Sale Price: \$600,000

Sale Date: 16 May 2016

Area: 607m2

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



### 1/21 Collier Street Stafford QLD 4053

Sale Price: \$400,000

Sale Date: 23 May 2016

Area: 62m2 Approx

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



### 15 Gabon Street Stafford QLD 4053

Sale Price: \$620,000

Sale Date: 30 Jun 2016

Area: 678m2

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



### 32 Garde Street Stafford QLD 4053

Sale Price: \$551,000  
Sale Date: 25 May 2016  
Area: 642m2

Attributes: 3 Beds, 1 Baths



### 7 Goorama Street Stafford QLD 4053

Sale Price: \$665,000  
Sale Date: 9 Apr 2016  
Area: 610m2

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



### 11 Guntur Street Stafford QLD 4053

Sale Price: \$512,550  
Sale Date: 8 Jun 2016  
Area: 627m2

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



### 14 Harold Street Stafford QLD 4053

Sale Price: \$615,000  
Sale Date: 20 Apr 2016  
Area: 653m2

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



### 59 Harold Street Stafford QLD 4053

Sale Price: \$630,000  
Sale Date: 20 May 2016  
Area: 410m2

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



### 27 Hayward Street Stafford QLD 4053

Sale Price: Not Disclosed  
Sale Date: 14 Jun 2016  
Area: 3,683m2

Attributes: 28 Car Spaces





### 15 Kanangra Street Stafford QLD 4053

Sale Price: \$590,000  
Sale Date: 25 Jun 2016  
Area: 918m2

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



### 21 Leiper Street Stafford QLD 4053

Sale Price: Not Disclosed  
Sale Date: 17 Jun 2016  
Area: 917m2

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



### 7/56 Leiper Street Stafford QLD 4053

Sale Price: Not Disclosed  
Sale Date: 1 May 2016  
Area: -

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



### 144 Minimine Street Stafford QLD 4053

Sale Price: \$515,000  
Sale Date: 8 Jun 2016  
Area: 607m2

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



### 236 Stafford Road Stafford QLD 4053

Sale Price: \$1,342,000  
Sale Date: 13 Apr 2016  
Area: 599m2

Attributes:



### 10 Tathra Street Stafford QLD 4053

Sale Price: \$650,000  
Sale Date: 19 Apr 2016  
Area: 602m2

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



### 31 Thuruna Street Stafford QLD 4053

Sale Price: \$610,000

Sale Date: 13 May 2016

Area: 670m2

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



### 32 Thuruna Street Stafford QLD 4053

Sale Price: Not Disclosed

Sale Date: 15 Jun 2016

Area: 658m2

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



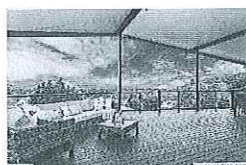
### 39 Webb Street Stafford QLD 4053

Sale Price: \$592,000

Sale Date: 7 Apr 2016

Area: 602m2

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



### 72 Webb Street Stafford QLD 4053

Sale Price: \$760,000

Sale Date: 14 May 2016

Area: 693m2

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





Space Property South Brisbane  
130 Vulture Street, SOUTH BRISBANE  
QLD 4101 AUS  
Ph: +61(07)38464333 Fax: +61(07)38447395  
Email: southbrisbane@spaceproperty.com.au

---

## 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.