
A Nobel approach
to Real Estate™

Stretton

April—June 2016

THE Adam
Nobel TEAM



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Area Profile

The size of Stretton is approximately 5 square kilometres. It has 3 parks covering nearly 2% of total area.

The population of Stretton in 2006 was 3,778 people. By 2011 the population was 4,069 showing a population growth of 7% in the area during that time.

The predominant age group in Stretton is 0-14 years.

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

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

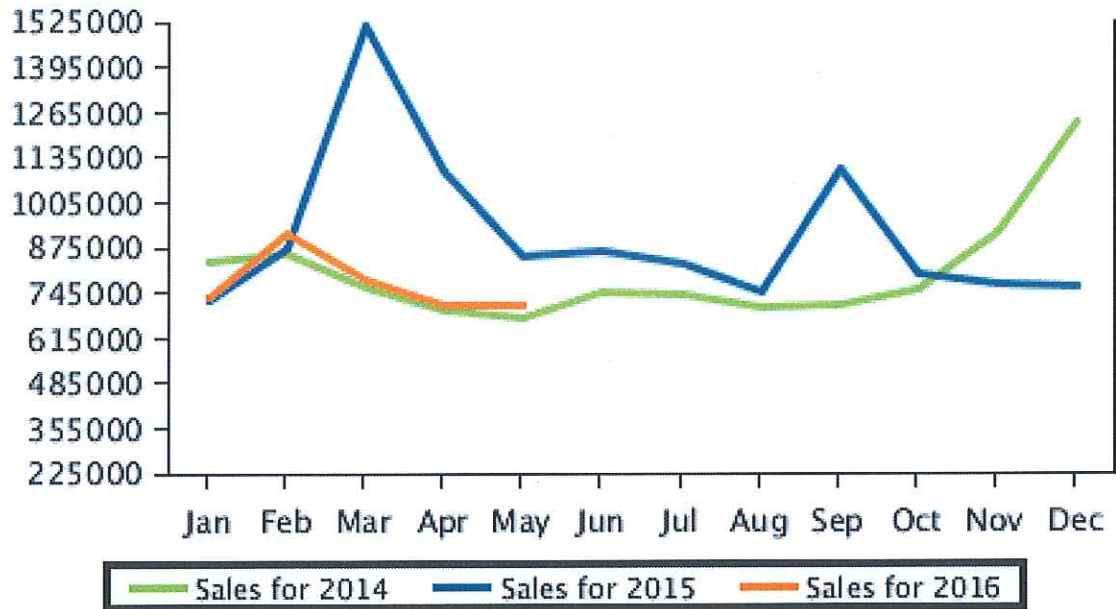
In 2006, 86.5% of the homes in Stretton were owner-occupied compared with 87.3% in 2011.

Currently the median sales price of houses in the area is 710,500.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$832,000	\$725,500	\$730,000
February	\$860,000	\$870,000	\$913,000
March	\$760,250	\$1,512,500	\$780,000
April	\$695,000	\$1,090,000	\$710,500
May	\$675,000	\$851,500	\$710,500
June	\$745,000	\$866,000	\$0
July	\$738,750	\$828,000	\$0
August	\$698,000	\$745,000	\$0
September	\$710,500	\$1,100,000	\$0
October	\$755,000	\$793,800	\$0
November	\$916,500	\$767,750	\$0
December	\$1,230,000	\$760,000	\$0

Median Sale Price

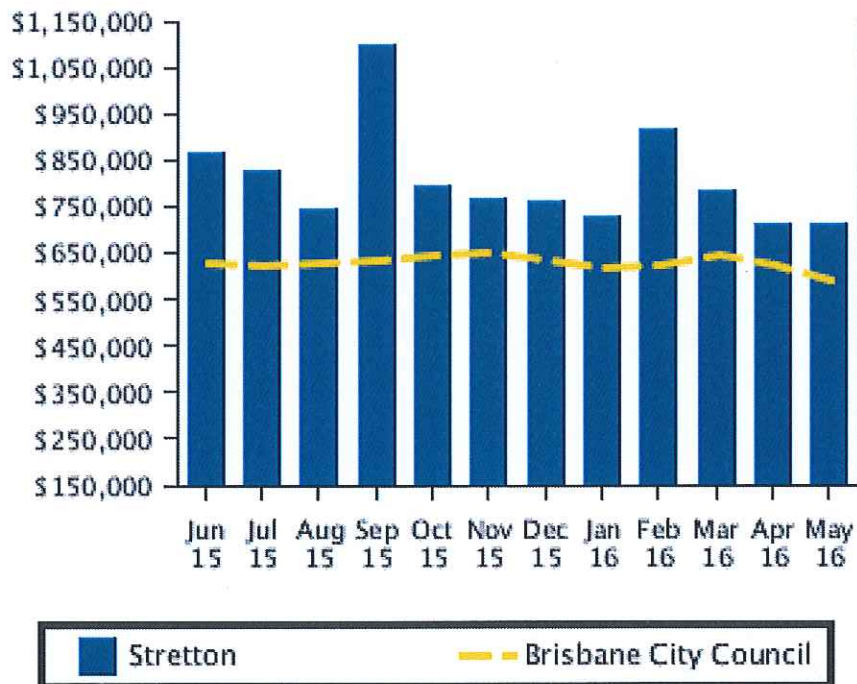


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Stretton	Brisbane City Council
	Median Price	Median Price
May 2016	\$710,500	\$588,065
April 2016	\$710,500	\$620,000
March 2016	\$780,000	\$645,000
February 2016	\$913,000	\$622,500
January 2016	\$730,000	\$614,875
December 2015	\$760,000	\$635,000
November 2015	\$767,750	\$649,900
October 2015	\$793,800	\$645,000
September 2015	\$1,100,000	\$635,000
August 2015	\$745,000	\$630,000
July 2015	\$828,000	\$625,000
June 2015	\$866,000	\$625,500

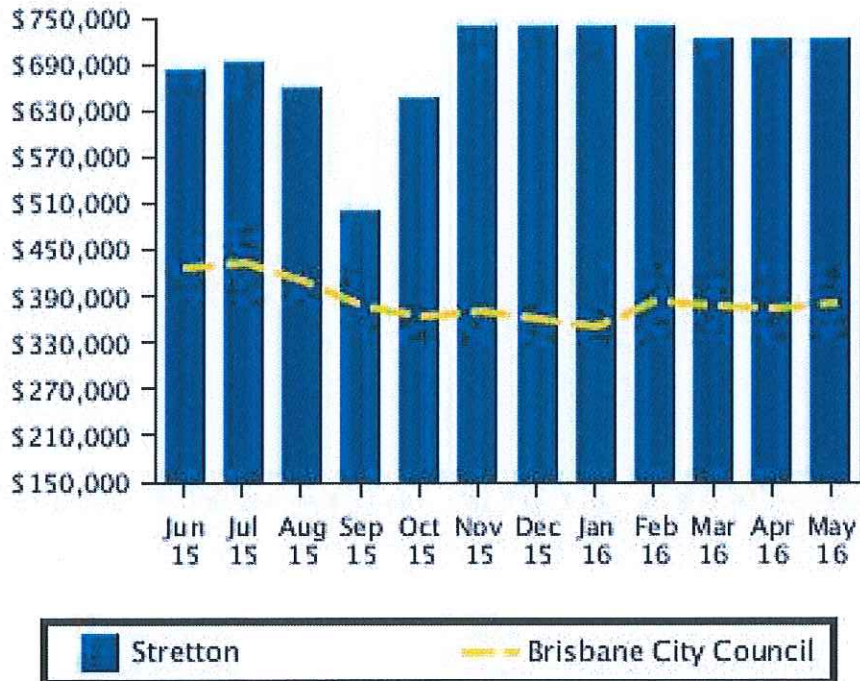
Recent Median House Sale Prices



Recent Median Land Sale Prices

Period	Stretton	Brisbane City Council
	Median Price	Median Price
May 2016	\$721,250	\$380,000
April 2016	\$721,250	\$372,500
March 2016	\$721,250	\$376,000
February 2016	\$737,500	\$385,000
January 2016	\$737,500	\$349,000
December 2015	\$737,500	\$360,000
November 2015	\$737,500	\$370,000
October 2015	\$643,944	\$365,000
September 2015	\$500,000	\$376,050
August 2015	\$660,000	\$410,000
July 2015	\$692,500	\$435,000
June 2015	\$682,500	\$427,500

Recent Median Land Sale Prices





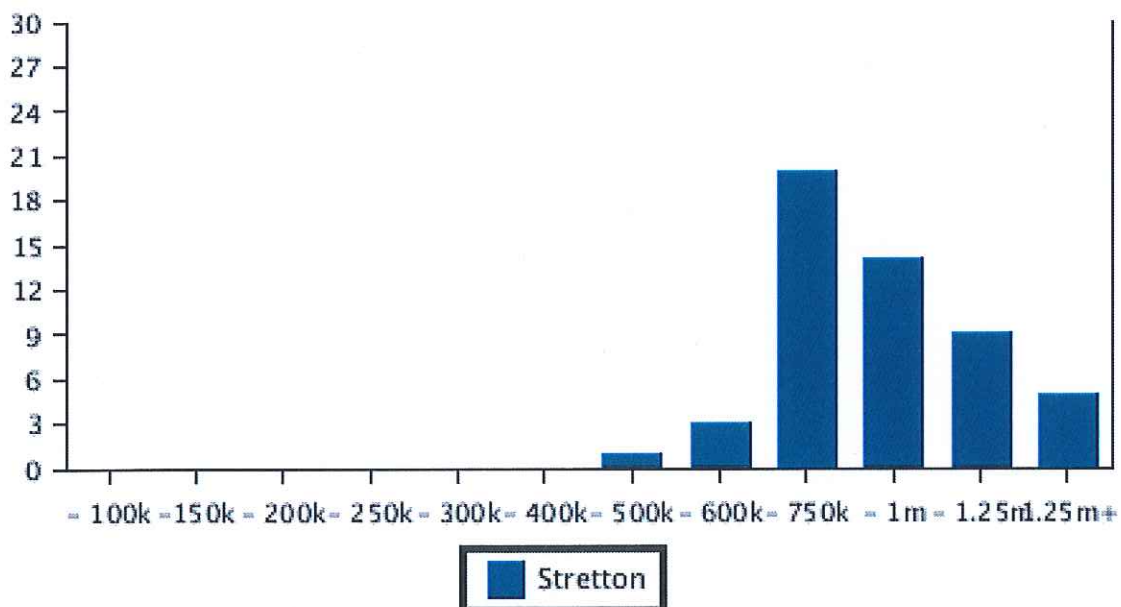
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Sales By Price

House Sale by Price (12 months)

Price	Stretton Number
0 - 100k	0
101 -150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	1
501 - 600k	3
601 - 750k	20
751 - 1m	14
> 1m - 1.25m	9
1.25m+	5

House Sales By Price (12 months)



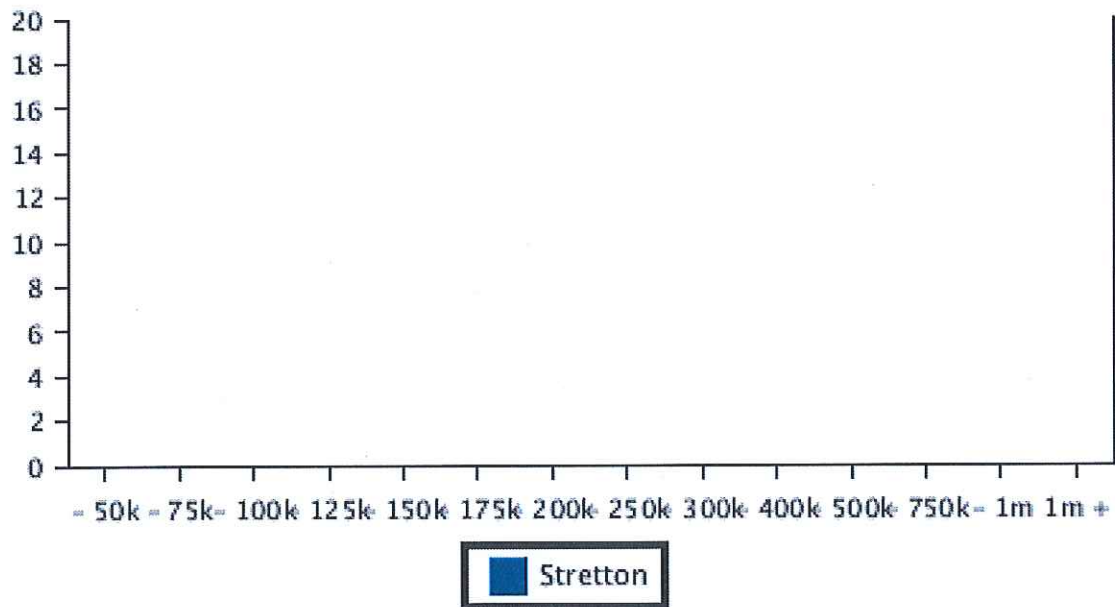


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Unit Sale by Price (12 months)

Price	Stretton 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

Unit Sales By Price (12 months)



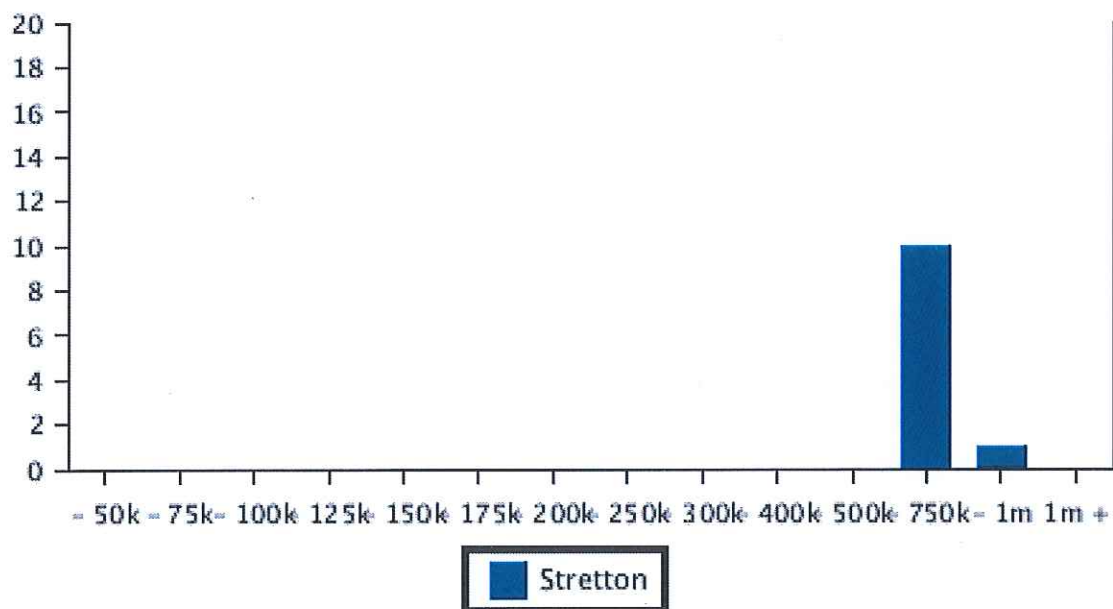


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Land Sale by Price (12 months)

Price	Stretton 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	10
751 - 1m	1
1m +	0

Land Sales By Price (12 months)





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Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Stretton % Change	Brisbane City Council % Change
2015	11%	5.4%
2014	19.4%	8.3%
2013	-5.6%	5.2%
2012	-1.1%	-0.4%
2011	4.4%	-5.3%
2010	-2.1%	9.8%
2009	5.6%	1%
2008	5.3%	7.6%
2007	28%	18.3%
2006	-4.6%	5.7%

Capital Growth in Median Prices (Houses)



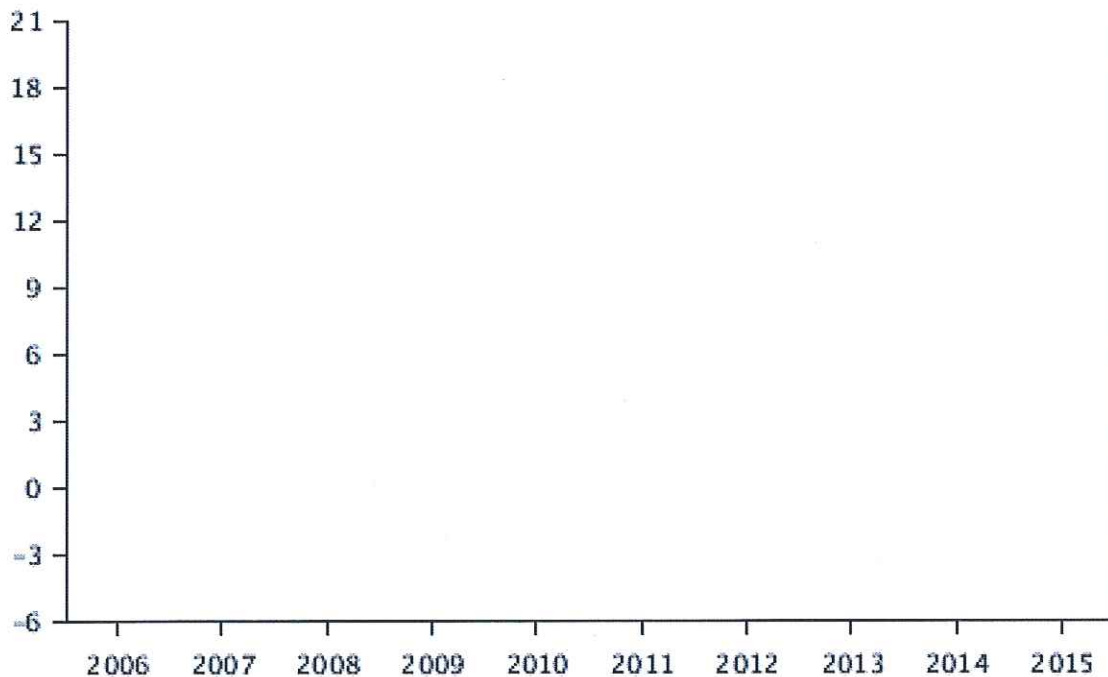


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Capital Growth in Median Prices (Unit)

Period	Stretton % Change	Brisbane City Council % Change
2015	0%	2.1%
2014	0%	3.3%
2013	0%	2.4%
2012	0%	2.5%
2011	0%	-3.6%
2010	0%	6.4%
2009	0%	1%
2008	0%	5.8%
2007	0%	14.1%
2006	0%	9.2%

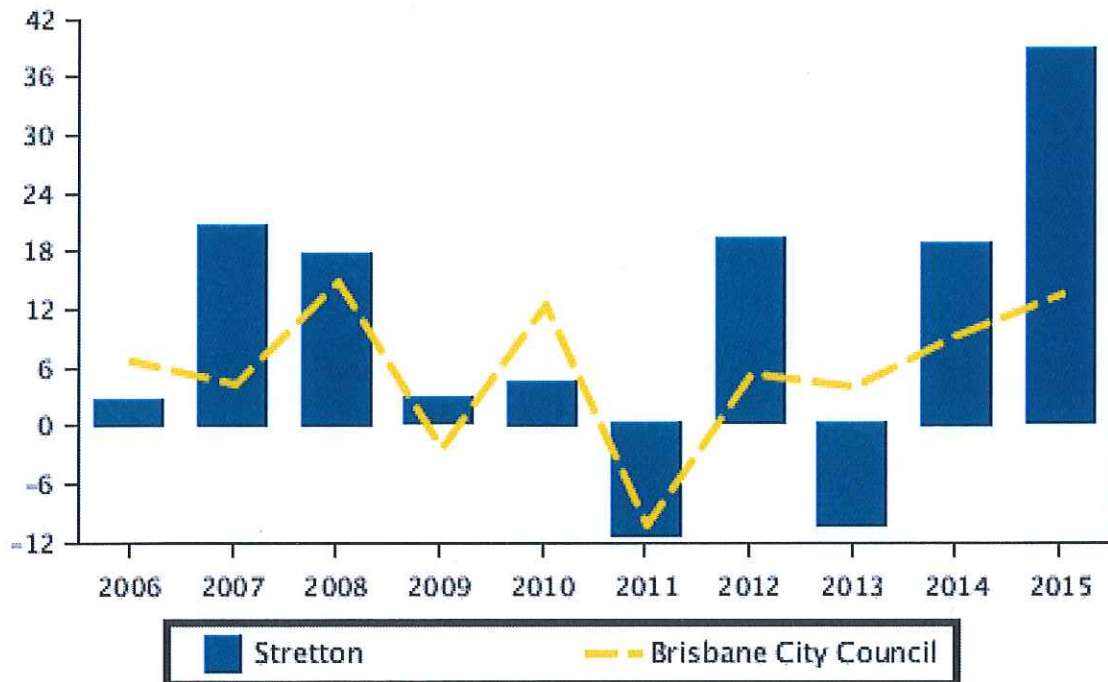
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Stretton % Change	Brisbane City Council % Change
2015	38.9%	13.6%
2014	18.8%	9.4%
2013	-10.6%	4%
2012	19.3%	5.3%
2011	-11.8%	-10.2%
2010	4.6%	12.5%
2009	2.9%	-2.4%
2008	17.9%	14.8%
2007	20.7%	4.2%
2006	2.8%	6.7%

Capital Growth in Median Prices (Land)



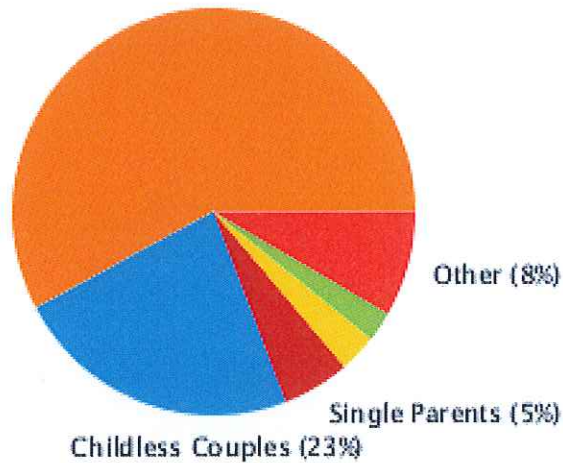
Household

Household Structure

Type	Percent
Couples with Children	57.8
Childless Couples	23.0
Other	8.4
Single Parents	5.4
Lone Households	3.0
Group Households	2.4

Household Structure

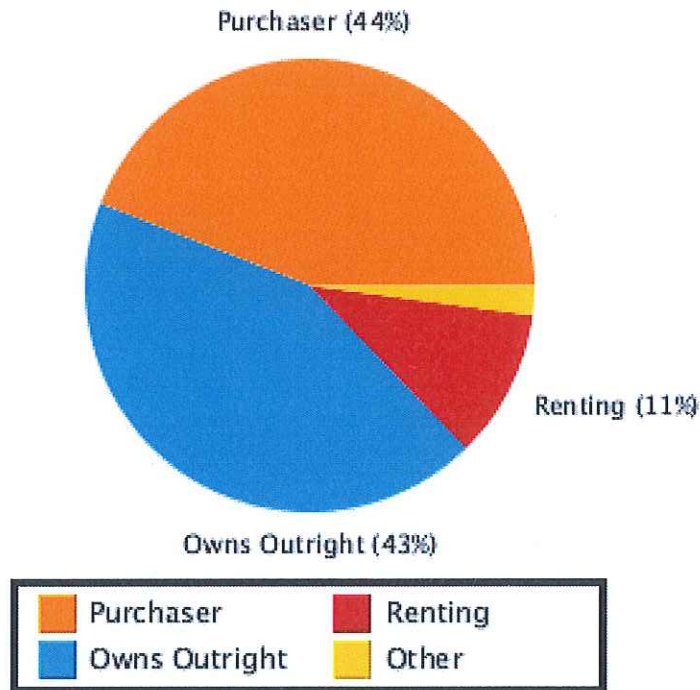
Couples with Children (58%)



Household Occupancy

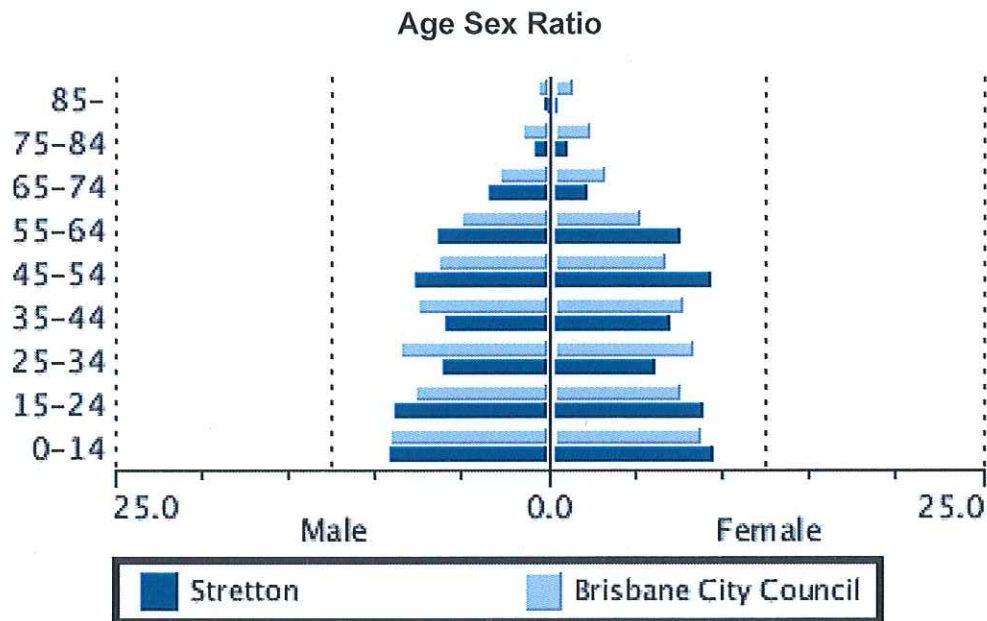
Type	Percent
Purchaser	44.1
Owns Outright	43.2
Renting	10.6
Other	2.1

Household Occupancy



Age Sex Ratio

Age Group	Stretton		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	9.2	9.4	9.2	8.7
15-24	8.9	8.9	7.7	7.6
25-34	6.0	6.1	8.5	8.3
35-44	5.9	7.0	7.5	7.7
45-54	7.7	9.3	6.4	6.6
55-64	6.4	7.6	5.0	5.2
65-74	3.4	2.1	2.9	3.1
75-84	0.8	1.0	1.6	2.2
85-	0.1	0.1	0.6	1.2



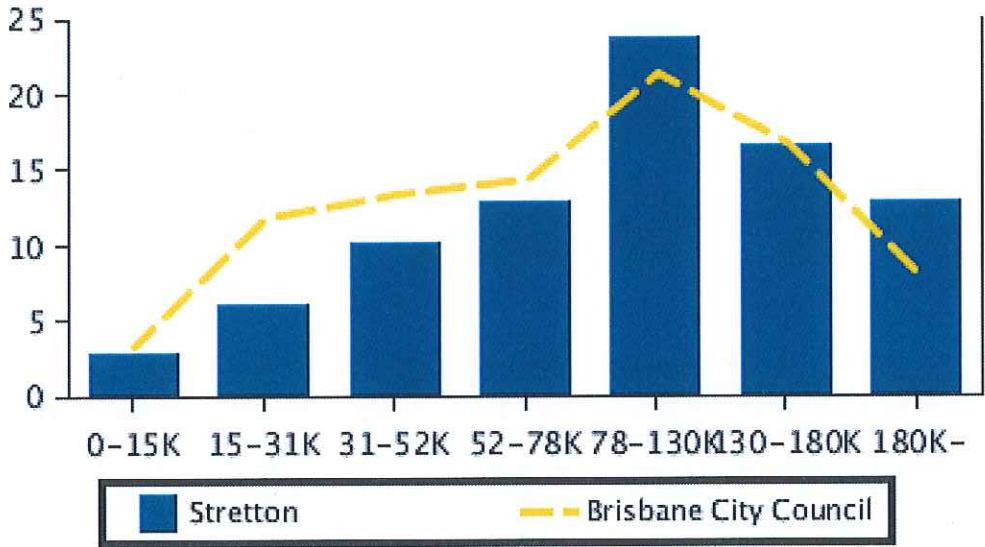


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Household Income

Income Range	Stretton %	Brisbane City Council %
0-15K	2.8	3.3
15-31K	6.1	11.8
31-52K	10.2	13.4
52-78K	12.9	14.4
78-130K	23.7	21.3
130-180K	16.5	16.7
180K-	12.8	7.9

Household Income



Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
HOUSE	15	\$515,000	\$2,000,000	\$810,000	\$964,677	\$14,470,168
TOTAL	15					\$14,470,168

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
HOUSE	4 Bed	8	\$515,000	\$1,008,000	\$736,500	\$762,021
	5+ Bed	7	\$575,000	\$2,000,000	\$1,180,000	\$1,196,285
TOTAL		15				\$964,677

Sold Properties



43 Birchwood Place Stretton QLD 4116

Sale Price: \$970,000

Sale Date: 4 Jun 2016

Area: 700m²

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



42 Cleveland Place Stretton QLD 4116

Sale Price: \$670,000

Sale Date: 1 Jun 2016

Area: 755m²

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



17 Gardenia Close Stretton QLD 4116

Sale Price: \$515,000

Sale Date: 7 Apr 2016

Area: 798m²

Attributes: 4 Beds, 3 Baths, 3 Car Spaces



2 Harrison Street Stretton QLD 4116

Sale Price: \$701,000

Sale Date: 2 Apr 2016

Area: 802m²

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



8 Hawthorn Circuit Stretton QLD 4116

Sale Price: \$1,708,000

Sale Date: 18 Jun 2016

Area: 779m²

Attributes: 6 Beds, 5 Baths, 3 Car Spaces, 3 Lock Up Garages



66 Juniper Circuit Stretton QLD 4116

Sale Price: \$810,000
Sale Date: 28 May 2016
Area: 700m2

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



77 Kardella Street Stretton QLD 4116

Sale Price: \$2,000,000
Sale Date: 28 May 2016
Area: 4,014m2

Attributes: 6 Beds, 4 Baths, 5 Car Spaces, 5 Lock Up Garages, 1 Ensuites



111 Lancaster Circuit Stretton QLD 4116

Sale Price: \$575,000
Sale Date: 14 Jun 2016
Area: 711m2

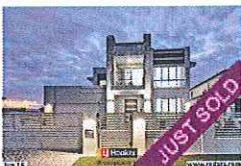
Attributes: 5 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



163 Lancaster Circuit Stretton QLD 4116

Sale Price: \$720,000
Sale Date: 6 Apr 2016
Area: 821m2

Attributes: 4 Beds, 3 Baths, 2 Car Spaces



27 Peachtree Place Stretton QLD 4116

Sale Price: \$1,180,000
Sale Date: 25 Jun 2016
Area: 512m2

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



120 Penson Street Stretton QLD 4116

Sale Price: \$650,168
Sale Date: 11 Jun 2016
Area: 769m2

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



2 Poinciana Crescent Stretton QLD 4116

Sale Price: \$910,000
Sale Date: 30 Apr 2016
Area: 873m2

Attributes: 6 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



11 Snowbell Close Stretton QLD 4116

Sale Price: \$1,300,000
Sale Date: 25 Jun 2016
Area: 701m2

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



9 Trafalgar Close Stretton QLD 4116

Sale Price: \$753,000
Sale Date: 28 May 2016
Area: 827m2

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



12 Willowleaf Close Stretton QLD 4116

Sale Price: \$1,008,000
Sale Date: 7 Apr 2016
Area: 675m2

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



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