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A Nobel approach  
to Real Estate™

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Sumner  
April—June 2016

THE Adam  
Nobel TEAM



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## Area Profile

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

The population of Sumner in 2006 was 234 people. By 2011 the population was 538 showing a population growth of 129% in the area during that time.

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

Households in Sumner are primarily couples with children and are likely to be repaying between \$2400 - \$3000 per month on mortgage repayments.

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

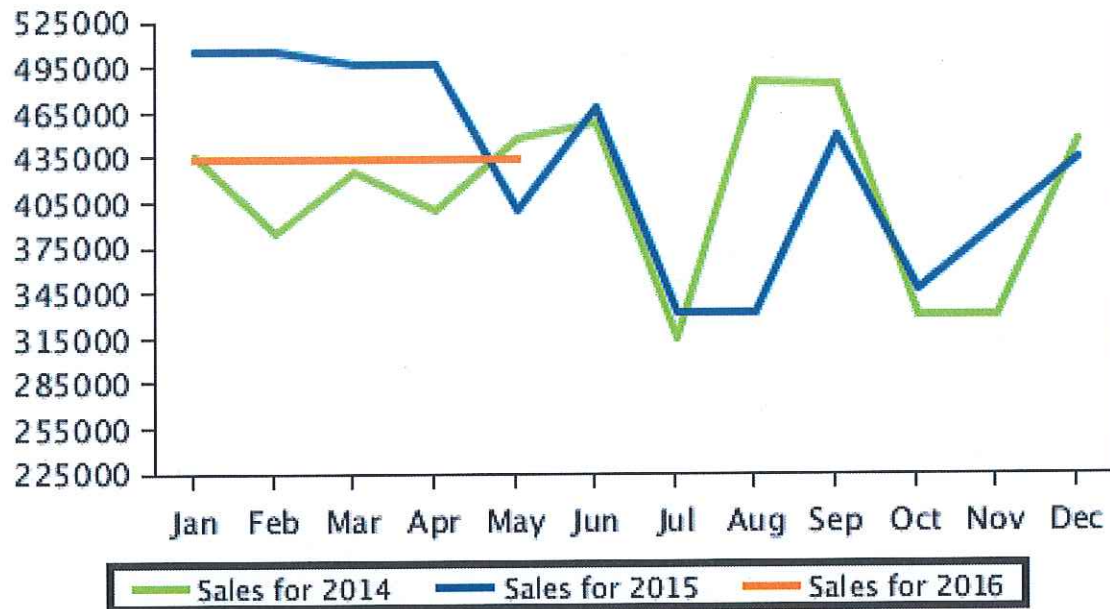
In 2006, 69.4% of the homes in Sumner were owner-occupied compared with 59.7% in 2011.

Currently the median sales price of houses in the area is 433,500.

### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$435,000	\$506,000	\$433,500
February	\$385,000	\$506,000	\$433,500
March	\$425,000	\$497,500	\$433,500
April	\$400,000	\$497,500	\$433,500
May	\$447,500	\$400,000	\$433,500
June	\$457,500	\$468,000	\$0
July	\$315,000	\$331,000	\$0
August	\$485,000	\$331,000	\$0
September	\$483,000	\$449,750	\$0
October	\$330,000	\$347,500	\$0
November	\$330,000	\$390,000	\$0
December	\$445,000	\$433,500	\$0

### Median Sale Price

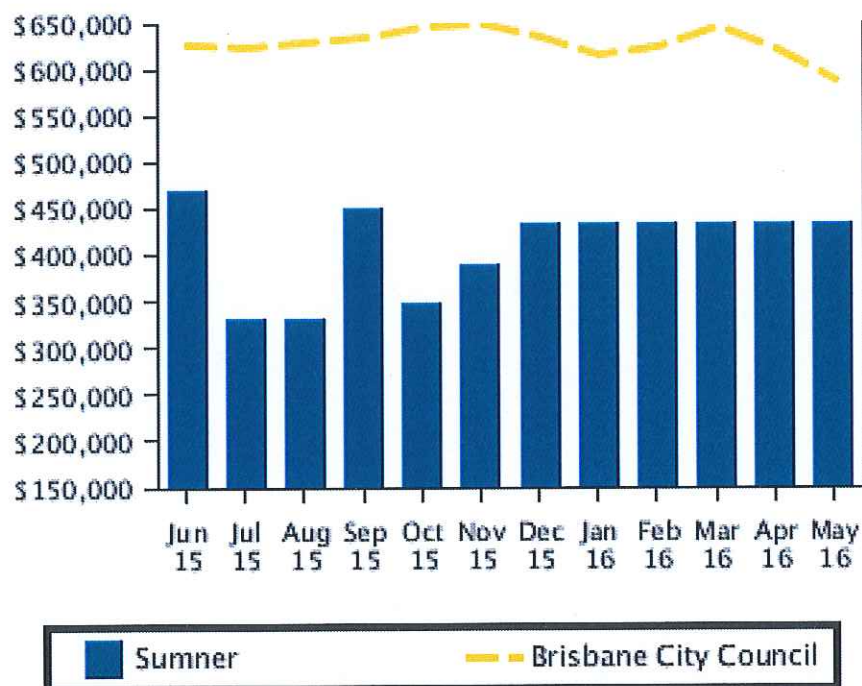


## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Sumner Median Price	Brisbane City Council Median Price
May 2016	\$433,500	\$588,065
April 2016	\$433,500	\$620,000
March 2016	\$433,500	\$645,000
February 2016	\$433,500	\$622,500
January 2016	\$433,500	\$614,875
December 2015	\$433,500	\$635,000
November 2015	\$390,000	\$649,900
October 2015	\$347,500	\$645,000
September 2015	\$449,750	\$635,000
August 2015	\$331,000	\$630,000
July 2015	\$331,000	\$625,000
June 2015	\$468,000	\$625,500

### Recent Median House Sale Prices

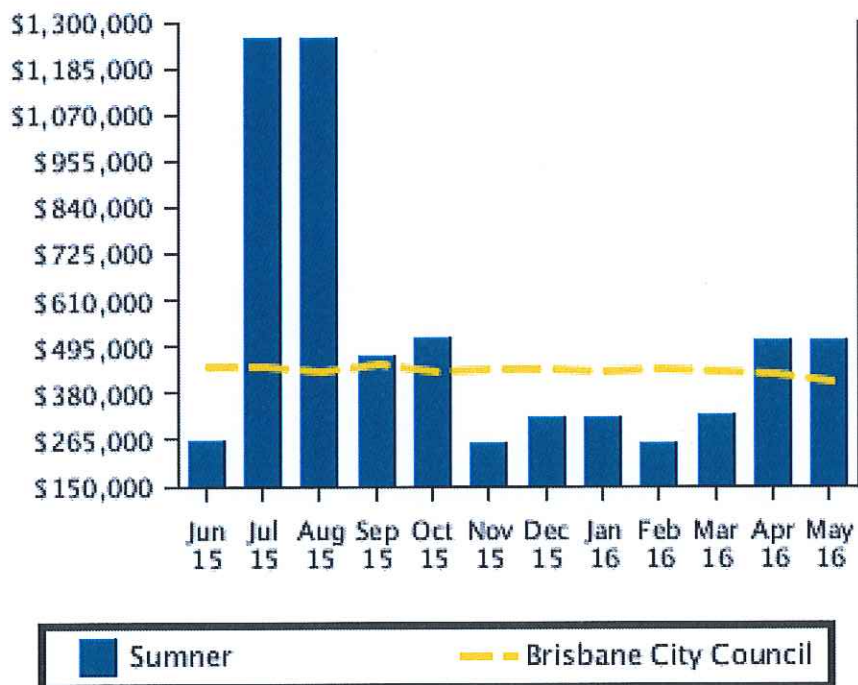




### Recent Median Unit Sale Prices

Period	Sumner Median Price	Brisbane City Council Median Price
May 2016	\$506,000	\$408,750
April 2016	\$506,000	\$429,500
March 2016	\$325,000	\$435,000
February 2016	\$257,950	\$441,050
January 2016	\$319,000	\$432,500
December 2015	\$319,000	\$440,000
November 2015	\$255,000	\$440,000
October 2015	\$517,750	\$435,000
September 2015	\$468,875	\$452,000
August 2015	\$1,260,000	\$435,500
July 2015	\$1,260,000	\$445,000
June 2015	\$262,500	\$443,000

### Recent Median Unit Sale Prices



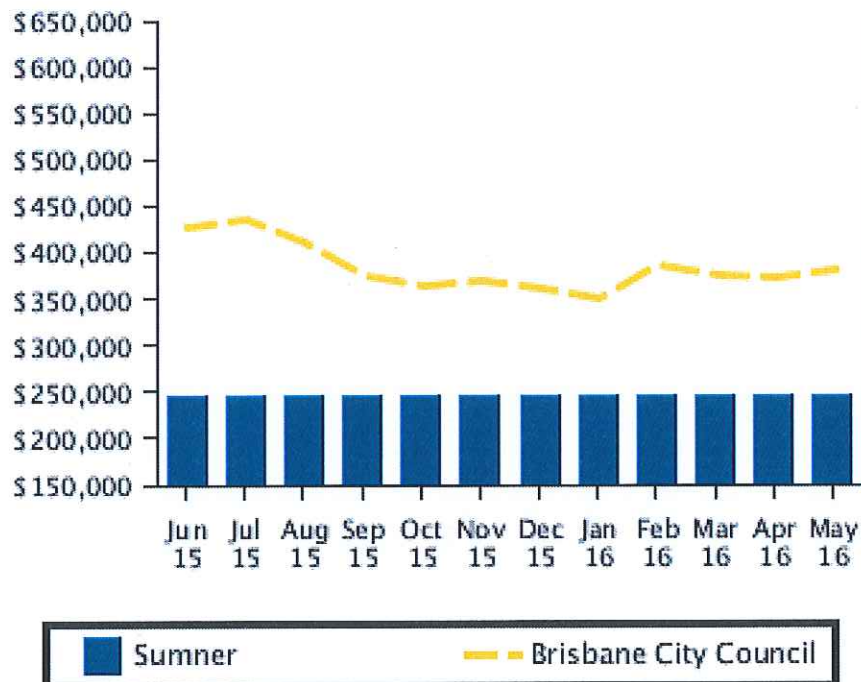


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 Email: southbrisbane@spaceproperty.com.au

### Recent Median Land Sale Prices

Period	Sumner Median Price	Brisbane City Council Median Price
May 2016	\$246,500	\$380,000
April 2016	\$246,500	\$372,500
March 2016	\$246,500	\$376,000
February 2016	\$246,500	\$385,000
January 2016	\$246,500	\$349,000
December 2015	\$246,500	\$360,000
November 2015	\$246,500	\$370,000
October 2015	\$246,500	\$365,000
September 2015	\$246,500	\$376,050
August 2015	\$246,500	\$410,000
July 2015	\$246,500	\$435,000
June 2015	\$246,500	\$427,500

### Recent Median Land Sale Prices





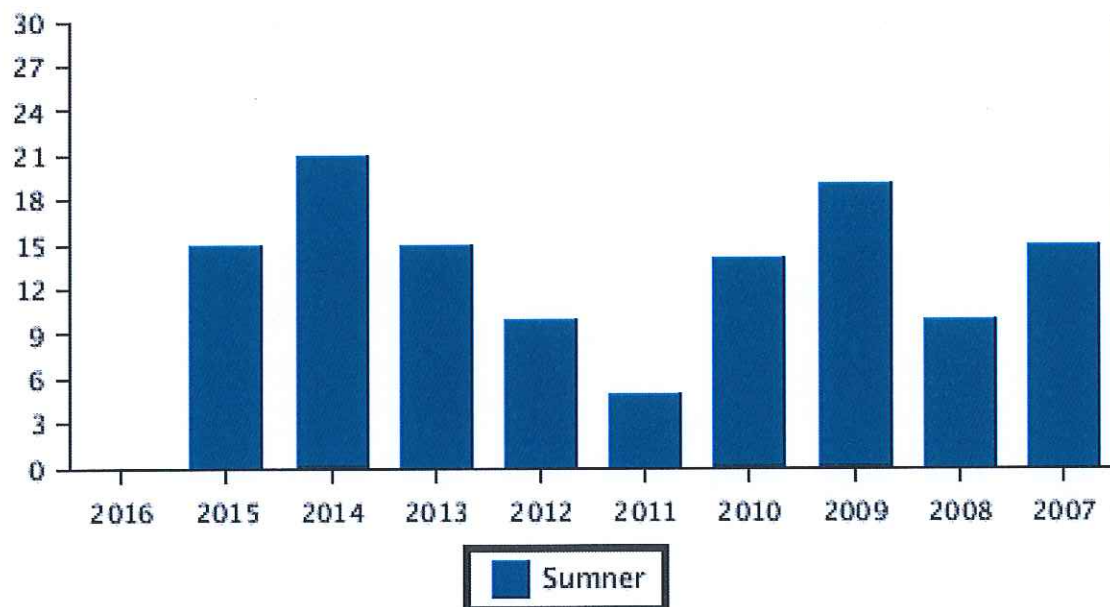
Space Property South Brisbane  
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QLD 4101 AUS  
Ph: +61(07)38464333 Fax: +61(07)38447395  
Email: southbrisbane@spaceproperty.com.au

## Sales Per Annum

### House Sales Per Annum

Period	Sumner Number
2016	0
2015	15
2014	21
2013	15
2012	10
2011	5
2010	14
2009	19
2008	10
2007	15

### House Sales Per Annum

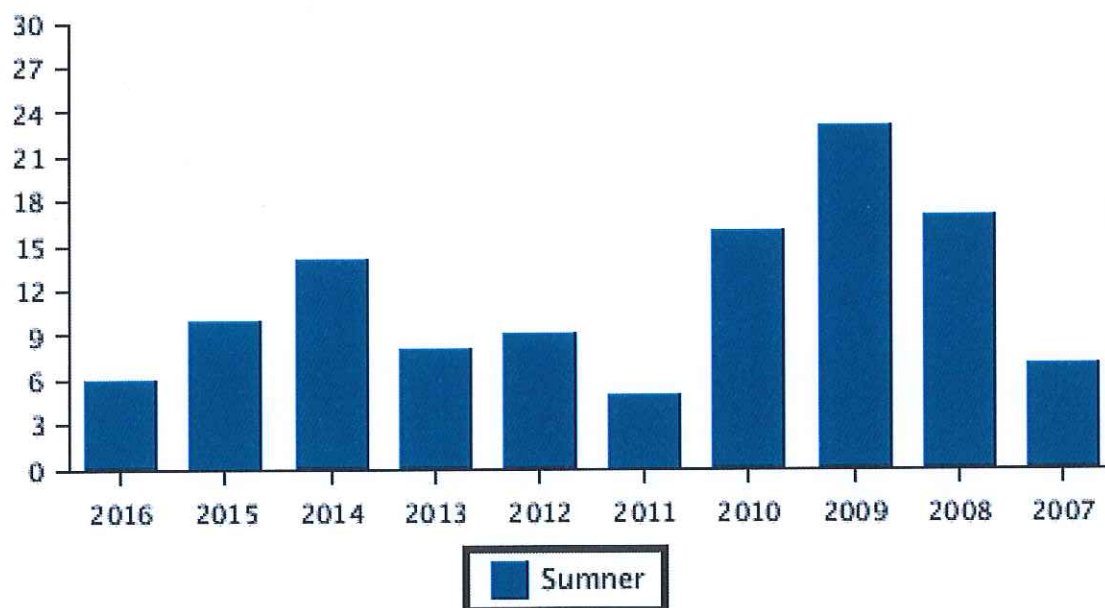




### Unit Sales Per Annum

Period	Sumner Number
2016	6
2015	10
2014	14
2013	8
2012	9
2011	5
2010	16
2009	23
2008	17
2007	7

### Unit Sales Per Annum

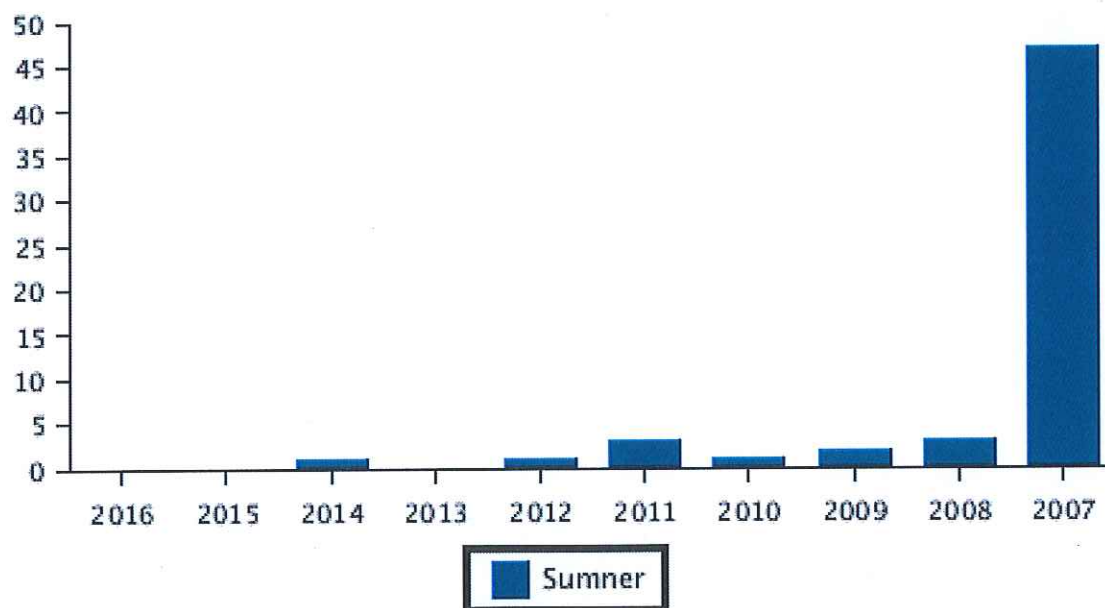




### Land Sales Per Annum

Period	Sumner Number
2016	0
2015	0
2014	1
2013	0
2012	1
2011	3
2010	1
2009	2
2008	3
2007	47

### Land Sales Per Annum

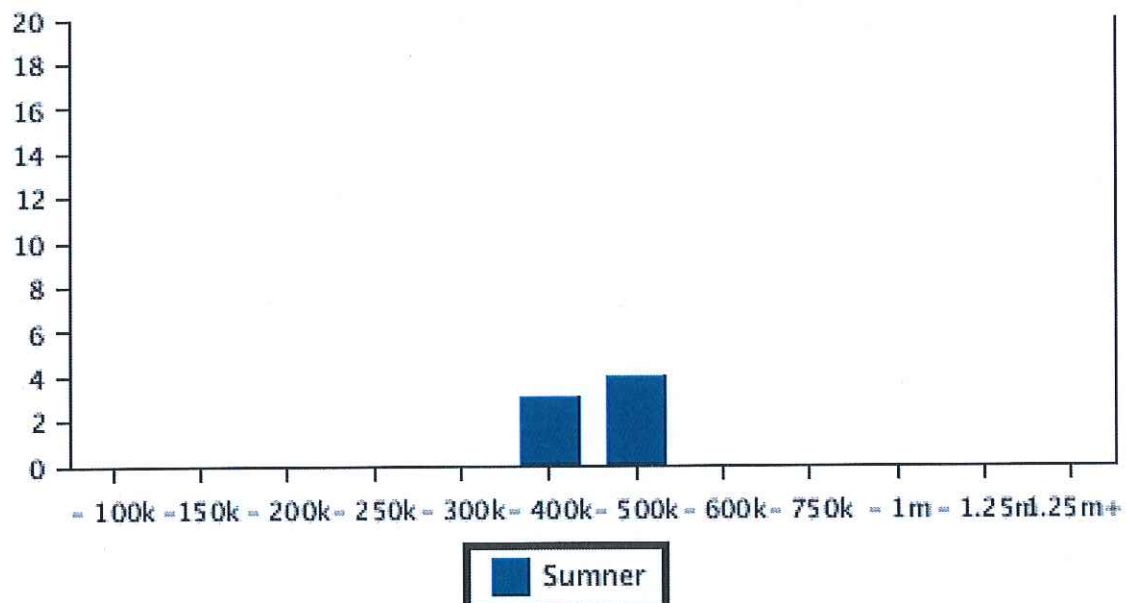


## Sales By Price

### House Sale by Price (12 months)

Price	Sumner Number
0 - 100k	0
101 -150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	3
401 - 500k	4
501 - 600k	0
601 - 750k	0
751 - 1m	0
> 1m - 1.25m	0
1.25m+	0

### House Sales By Price (12 months)

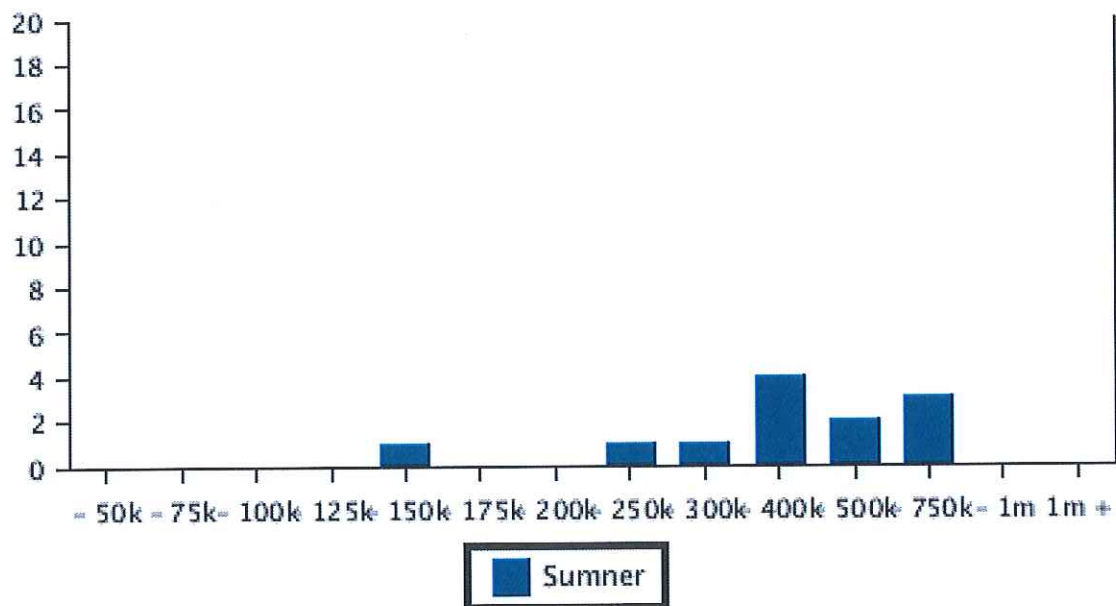




### Unit Sale by Price (12 months)

Price	Sumner Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	1
151 - 175k	0
176 - 200k	0
201 - 250k	1
251 - 300k	1
301 - 400k	4
401 - 500k	2
501 - 750k	3
751 - 1m	0
1m +	0

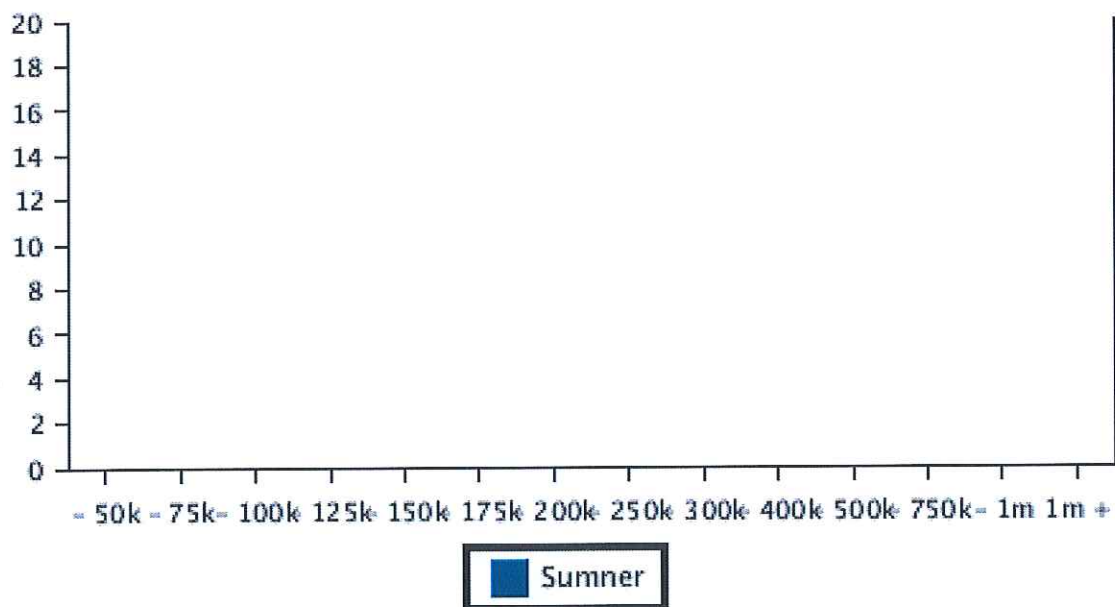
### Unit Sales By Price (12 months)



### Land Sale by Price (12 months)

Price	Sumner 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)



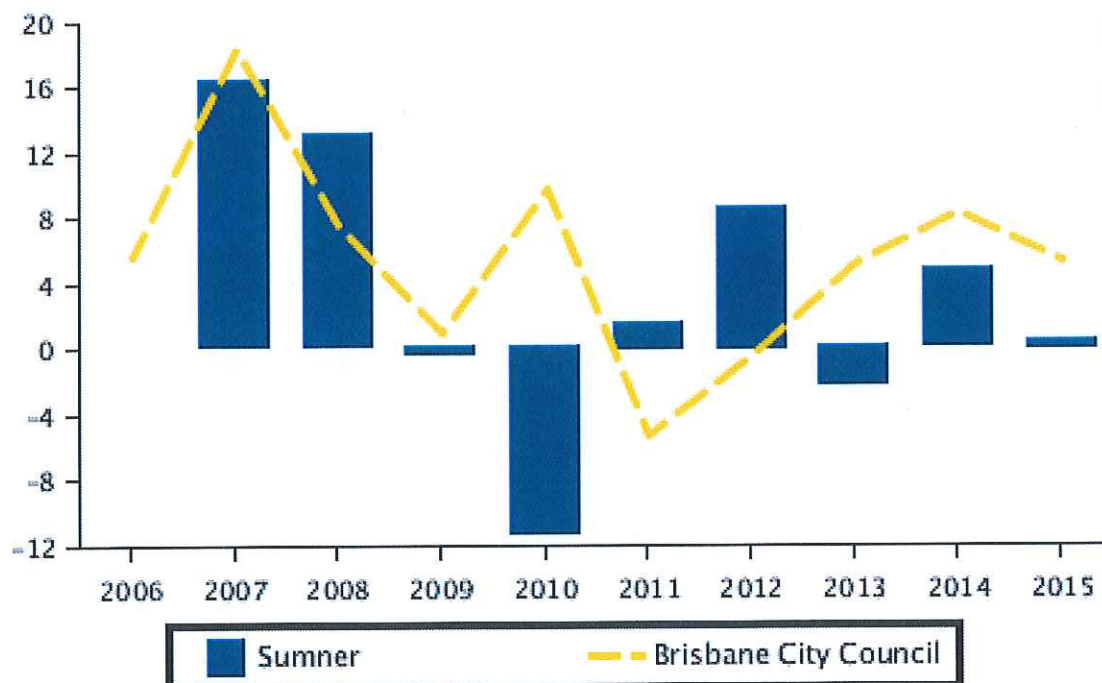


## Capital Growth Median Prices

### Capital Growth in Median Prices (Houses)

Period	Sumner % Change	Brisbane City Council % Change
2015	0.5%	5.4%
2014	4.8%	8.3%
2013	-2.4%	5.2%
2012	8.7%	-0.4%
2011	1.6%	-5.3%
2010	-11.5%	9.8%
2009	-0.6%	1%
2008	13.1%	7.6%
2007	16.4%	18.3%
2006	0%	5.7%

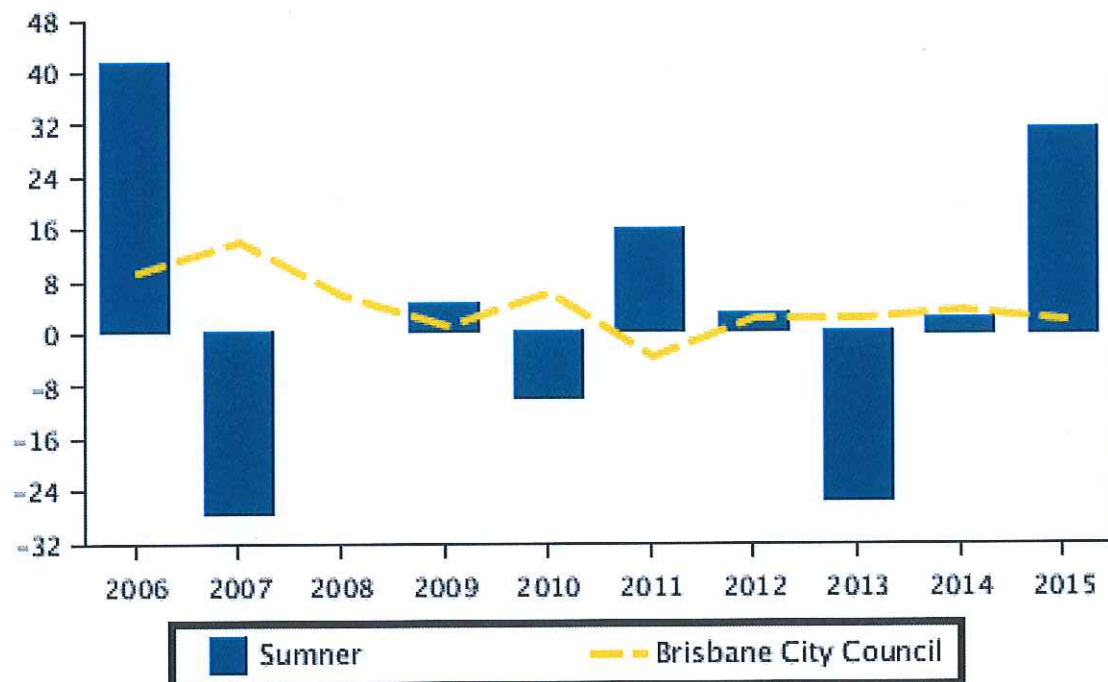
### Capital Growth in Median Prices (Houses)



### Capital Growth in Median Prices (Unit)

Period	Sumner % Change	Brisbane City Council % Change
2015	31.4%	2.1%
2014	2.4%	3.3%
2013	-26%	2.4%
2012	3.1%	2.5%
2011	15.9%	-3.6%
2010	-10.4%	6.4%
2009	4.6%	1%
2008	0%	5.8%
2007	-28%	14.1%
2006	41.4%	9.2%

### Capital Growth in Median Prices (Unit)

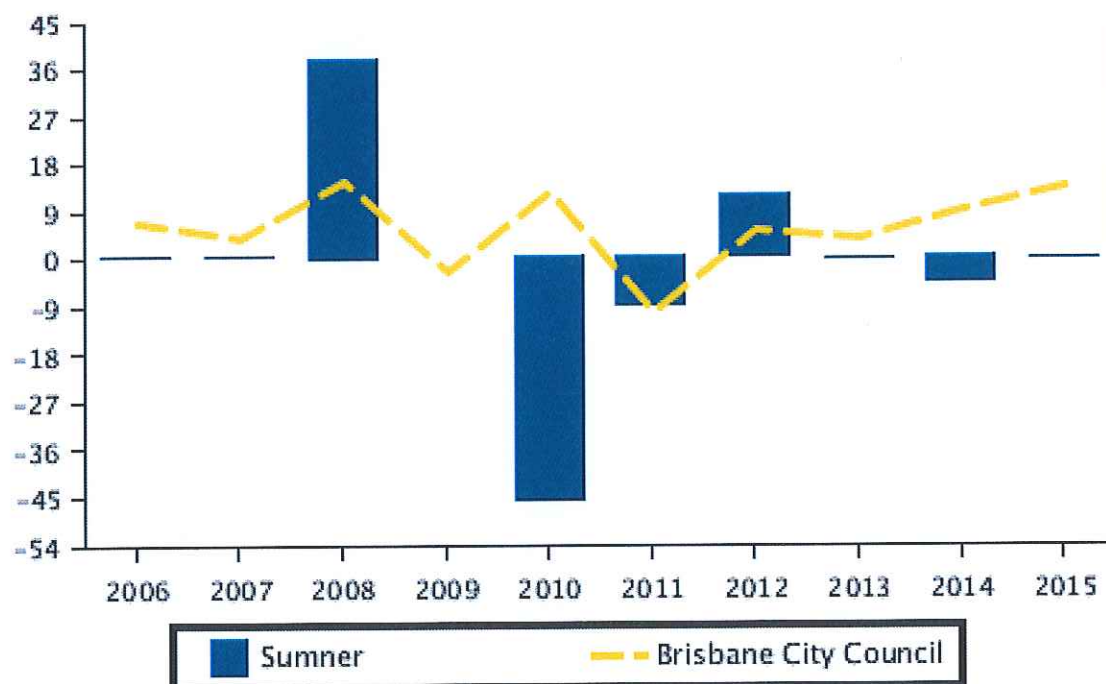




### Capital Growth in Median Prices (Land)

Period	Sumner % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	-5.2%	9.4%
2013	0%	4%
2012	12.1%	5.3%
2011	-9.7%	-10.2%
2010	-46.2%	12.5%
2009	0%	-2.4%
2008	38.2%	14.8%
2007	0.4%	4.2%
2006	-0.4%	6.7%

### Capital Growth in Median Prices (Land)



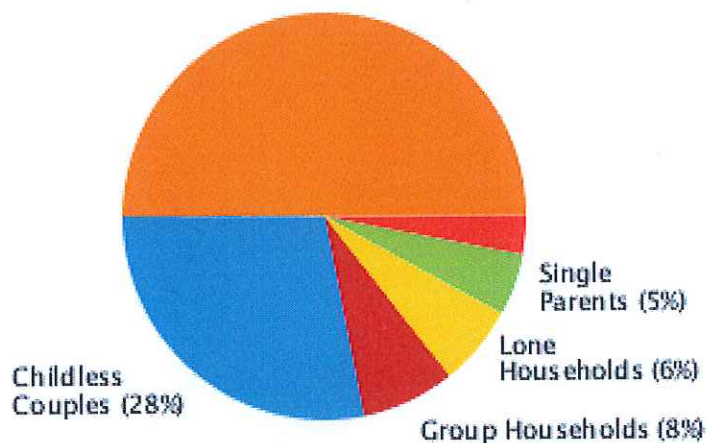
# Household

## Household Structure

Type	Percent
Couples with Children	49.9
Childless Couples	28.2
Group Households	7.5
Lone Households	6.4
Single Parents	4.9
Other	3.1

## Household Structure

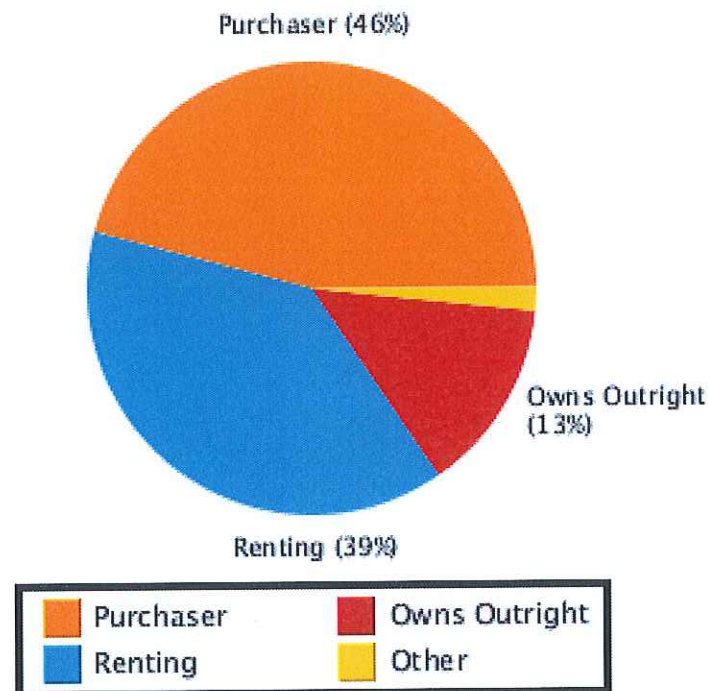
Couples with Children (50%)



## Household Occupancy

Type	Percent
Purchaser	45.9
Renting	38.7
Owns Outright	13.8
Other	1.7

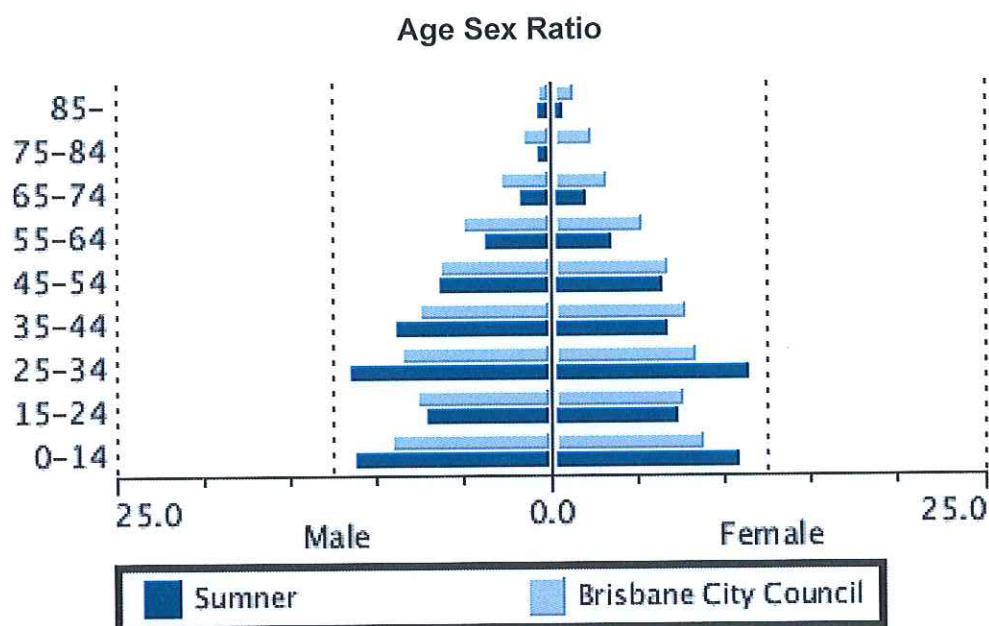
## Household Occupancy





## Age Sex Ratio

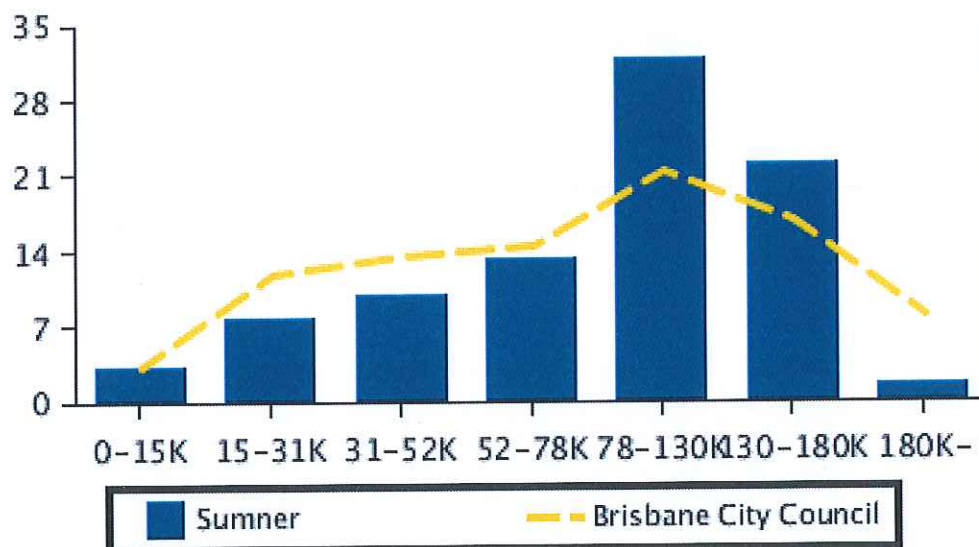
Age Group	Sumner		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	11.2	10.8	9.2	8.7
15-24	7.1	7.2	7.7	7.6
25-34	11.5	11.3	8.5	8.3
35-44	8.9	6.7	7.5	7.7
45-54	6.3	6.3	6.4	6.6
55-64	3.7	3.5	5.0	5.2
65-74	1.7	2.0	2.9	3.1
75-84	0.6	0.0	1.6	2.2
85-	0.6	0.6	0.6	1.2



## Household Income

Income Range	Sumner %	Brisbane City Council %
0-15K	3.3	3.3
15-31K	7.7	11.8
31-52K	9.9	13.4
52-78K	13.2	14.4
78-130K	31.9	21.3
130-180K	22.0	16.7
180K-	1.6	7.9

Household Income



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## Disclaimer

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## Sold Properties



### 6/10 Boron Street Sumner QLD 4074

Sale Price: \$506,000  
Sale Date: 1 Apr 2016  
Area: 288m2 Approx

Attributes: 2 Car Spaces



### 72 Brumby Circuit Sumner QLD 4074

Sale Price: \$470,000  
Sale Date: 29 Jun 2016  
Area: 671m2

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



### 38 Copmanhurst Place Sumner QLD 4074

Sale Price: \$478,000  
Sale Date: 3 Jun 2016  
Area: 1,168m2

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



### 22 Spine Street Sumner QLD 4074

Sale Price: Not Disclosed  
Sale Date: 18 May 2016  
Area: 2,327m2

Attributes:



### 75 Spine Street Sumner QLD 4074

Sale Price: Not Disclosed  
Sale Date: 3 May 2016  
Area: 3,195m2

Attributes:

## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	2					
HOUSE	2	\$470,000	\$478,000	\$474,000	\$474,000	\$948,000
UNIT	1	\$506,000	\$506,000	\$506,000	\$506,000	\$506,000
<b>TOTAL</b>	<b>5</b>					<b>\$1,454,000</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		2				
HOUSE	4 Bed	2	\$470,000	\$478,000	\$474,000	\$474,000
UNIT	N/A	1	\$506,000	\$506,000	\$506,000	\$506,000
<b>TOTAL</b>		<b>5</b>				<b>\$290,800</b>