
A Nobel approach
to Real Estate™

Sunnybank Hills
April—June 2016

THE Adam
Nobel TEAM



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Area Profile

The size of Sunnybank Hills is approximately 7 square kilometres. It has 22 parks covering nearly 4% of total area.

The population of Sunnybank Hills in 2006 was 15,648 people. By 2011 the population was 16,848 showing a population growth of 7% in the area during that time.

The predominant age group in Sunnybank Hills is 15-24 years.

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

In general, people in Sunnybank Hills work in a Professional occupation.

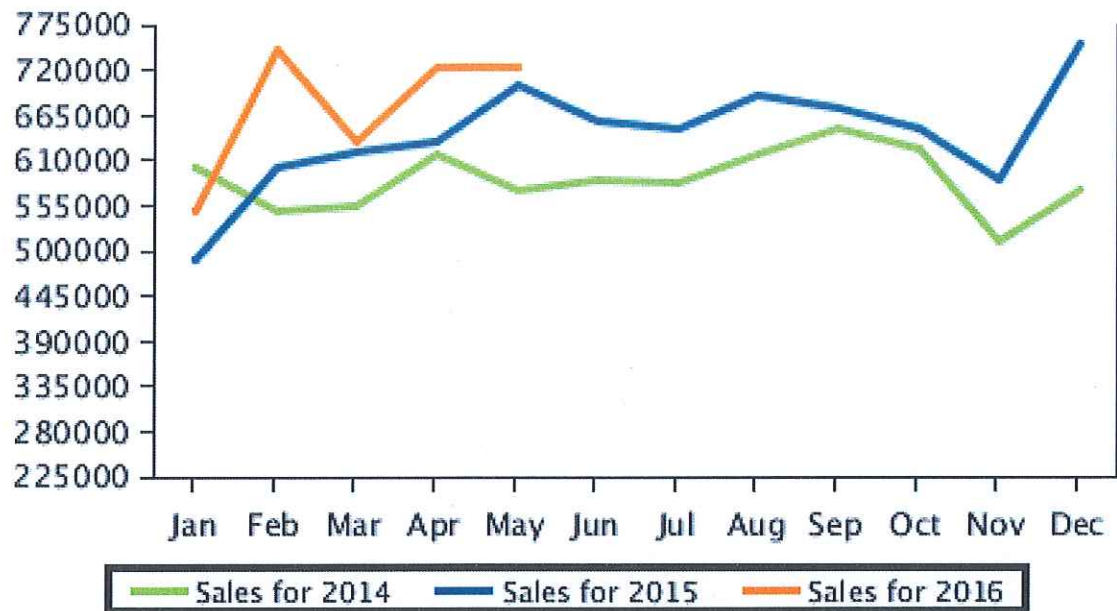
In 2006, 70.7% of the homes in Sunnybank Hills were owner-occupied compared with 70.5% in 2011.

Currently the median sales price of houses in the area is 725,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$601,000	\$488,000	\$548,000
February	\$549,000	\$602,500	\$746,500
March	\$555,000	\$621,000	\$634,254
April	\$617,000	\$632,500	\$725,000
May	\$575,000	\$701,500	\$725,000
June	\$585,000	\$656,888	\$0
July	\$583,500	\$650,000	\$0
August	\$616,000	\$690,000	\$0
September	\$650,000	\$675,000	\$0
October	\$622,440	\$650,000	\$0
November	\$510,000	\$586,000	\$0
December	\$575,000	\$751,000	\$0

Median Sale Price

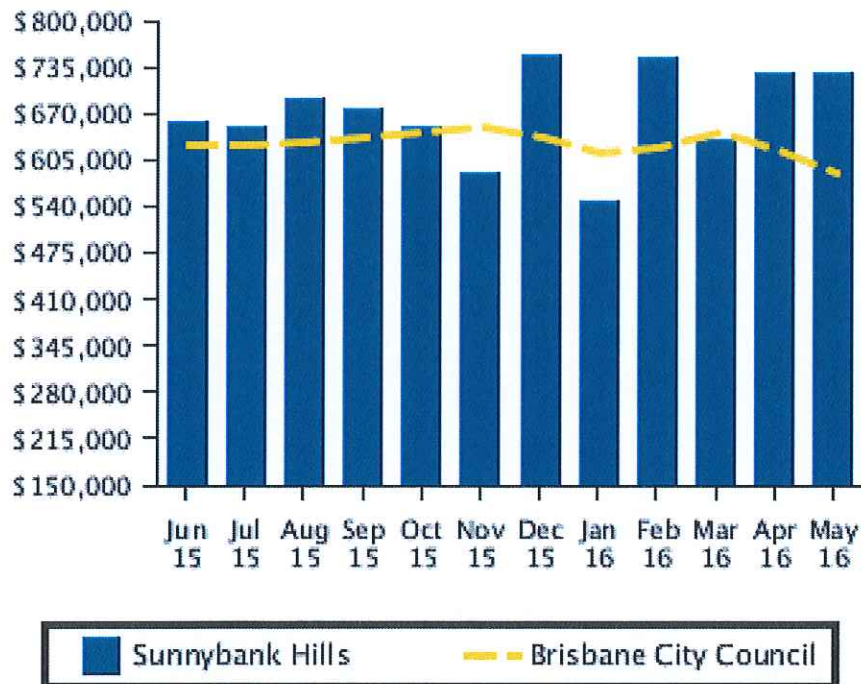


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Sunnybank Hills Median Price	Brisbane City Council Median Price
May 2016	\$725,000	\$588,065
April 2016	\$725,000	\$620,000
March 2016	\$634,254	\$645,000
February 2016	\$746,500	\$622,500
January 2016	\$548,000	\$614,875
December 2015	\$751,000	\$635,000
November 2015	\$586,000	\$649,900
October 2015	\$650,000	\$645,000
September 2015	\$675,000	\$635,000
August 2015	\$690,000	\$630,000
July 2015	\$650,000	\$625,000
June 2015	\$656,888	\$625,500

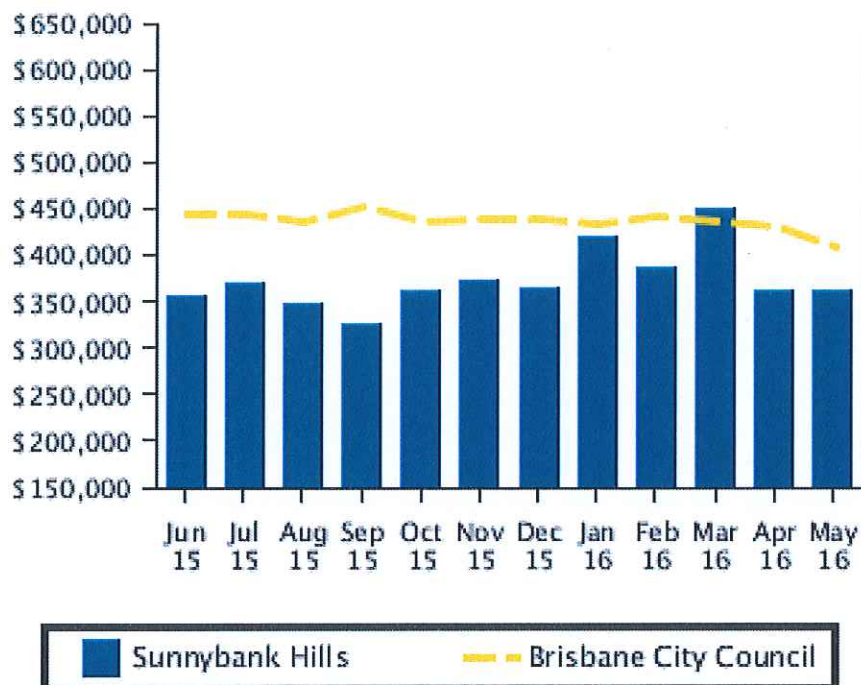
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Sunnybank Hills Median Price	Brisbane City Council Median Price
May 2016	\$360,544	\$408,750
April 2016	\$360,544	\$429,500
March 2016	\$448,944	\$435,000
February 2016	\$385,000	\$441,050
January 2016	\$418,700	\$432,500
December 2015	\$365,000	\$440,000
November 2015	\$372,500	\$440,000
October 2015	\$360,000	\$435,000
September 2015	\$325,000	\$452,000
August 2015	\$347,500	\$435,500
July 2015	\$369,000	\$445,000
June 2015	\$357,000	\$443,000

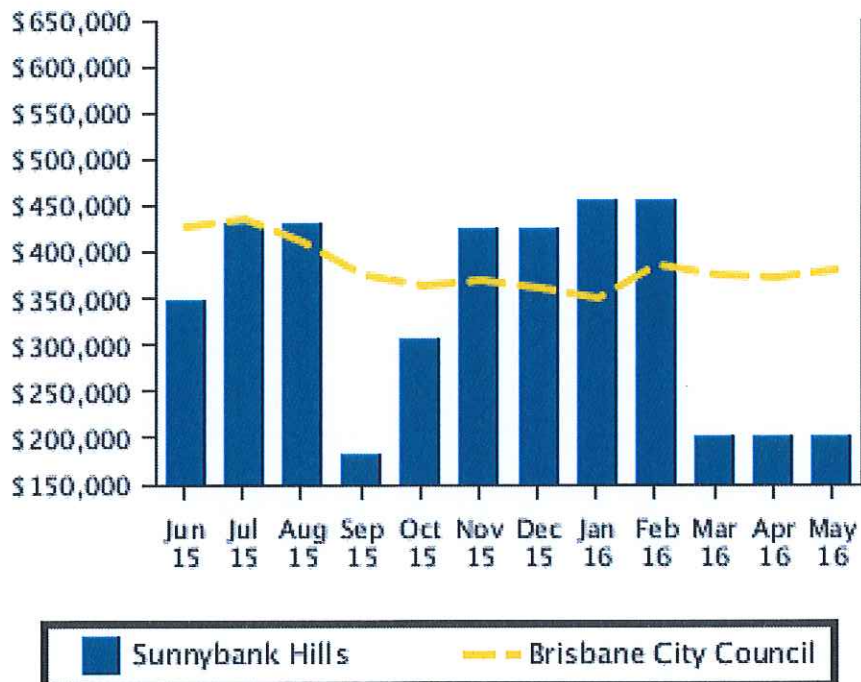
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Sunnybank Hills Median Price	Brisbane City Council Median Price
May 2016	\$200,000	\$380,000
April 2016	\$200,000	\$372,500
March 2016	\$200,000	\$376,000
February 2016	\$455,000	\$385,000
January 2016	\$455,000	\$349,000
December 2015	\$425,000	\$360,000
November 2015	\$425,000	\$370,000
October 2015	\$305,000	\$365,000
September 2015	\$182,250	\$376,050
August 2015	\$430,000	\$410,000
July 2015	\$430,000	\$435,000
June 2015	\$347,500	\$427,500

Recent Median Land Sale Prices

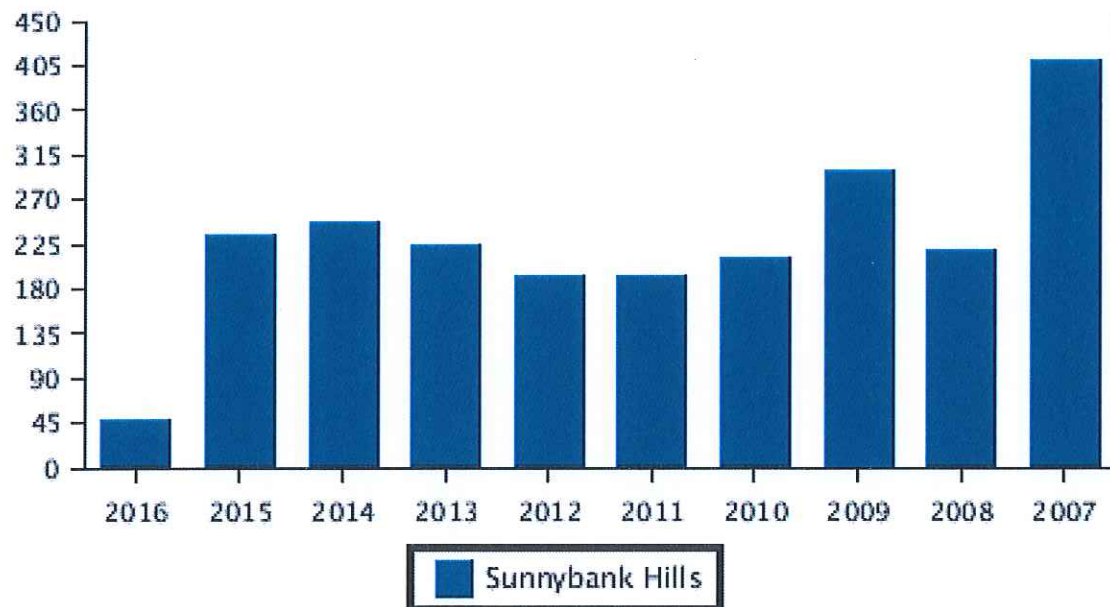


Sales Per Annum

House Sales Per Annum

Period	Sunnybank Hills	
	Number	
2016	47	
2015	233	
2014	247	
2013	224	
2012	192	
2011	192	
2010	210	
2009	300	
2008	219	
2007	410	

House Sales Per Annum



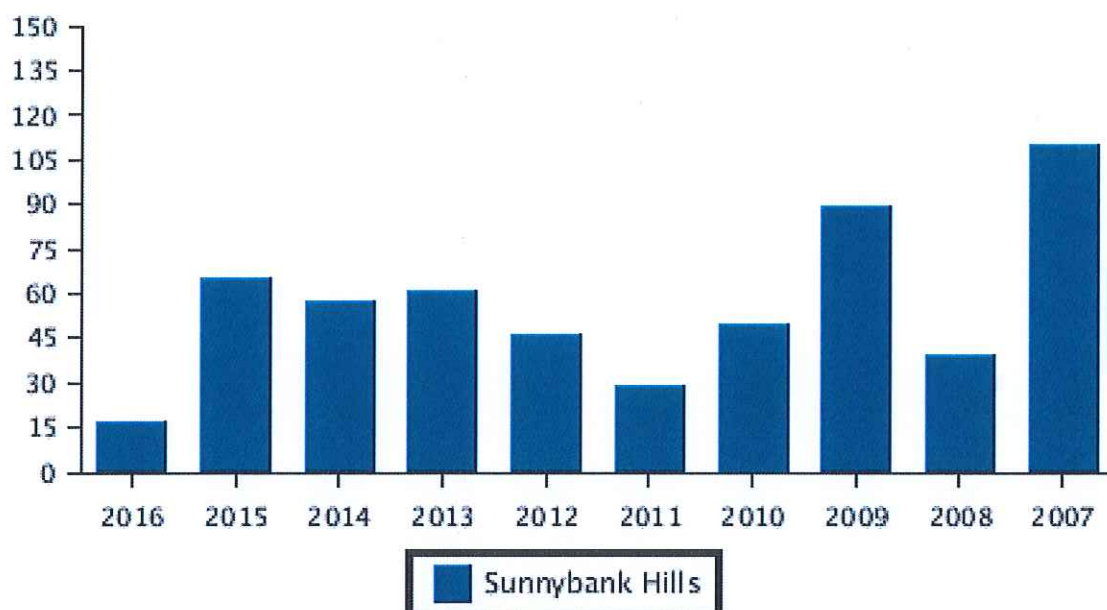


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Unit Sales Per Annum

Period	Sunnybank Hills
	Number
2016	17
2015	65
2014	57
2013	61
2012	46
2011	29
2010	50
2009	89
2008	39
2007	110

Unit Sales Per Annum



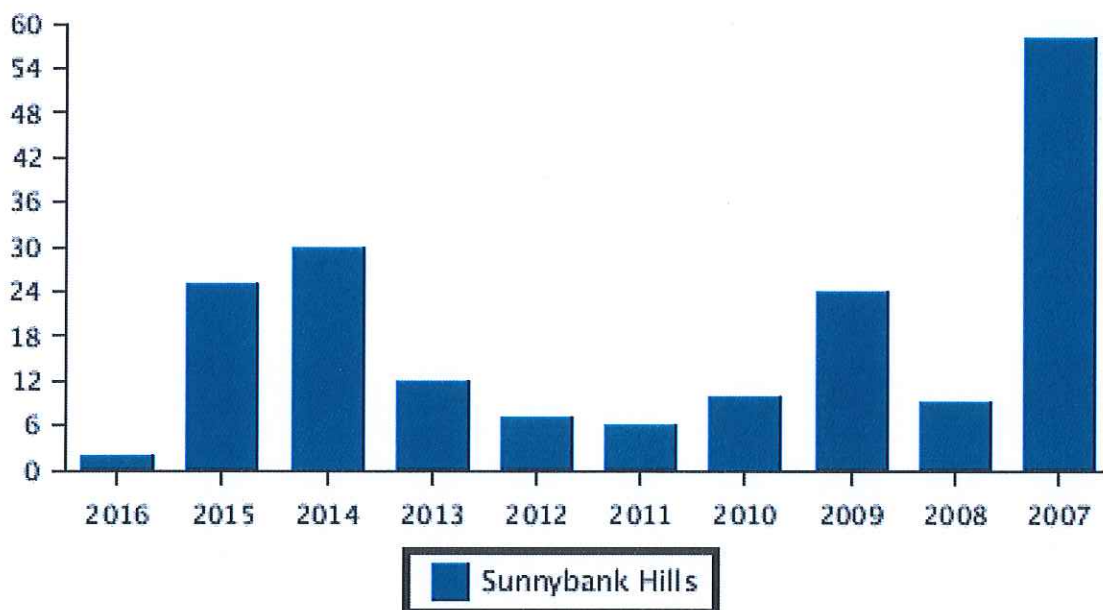


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Land Sales Per Annum

Period	Sunnybank Hills	
	Number	
2016	2	
2015	25	
2014	30	
2013	12	
2012	7	
2011	6	
2010	10	
2009	24	
2008	9	
2007	58	

Land Sales Per Annum

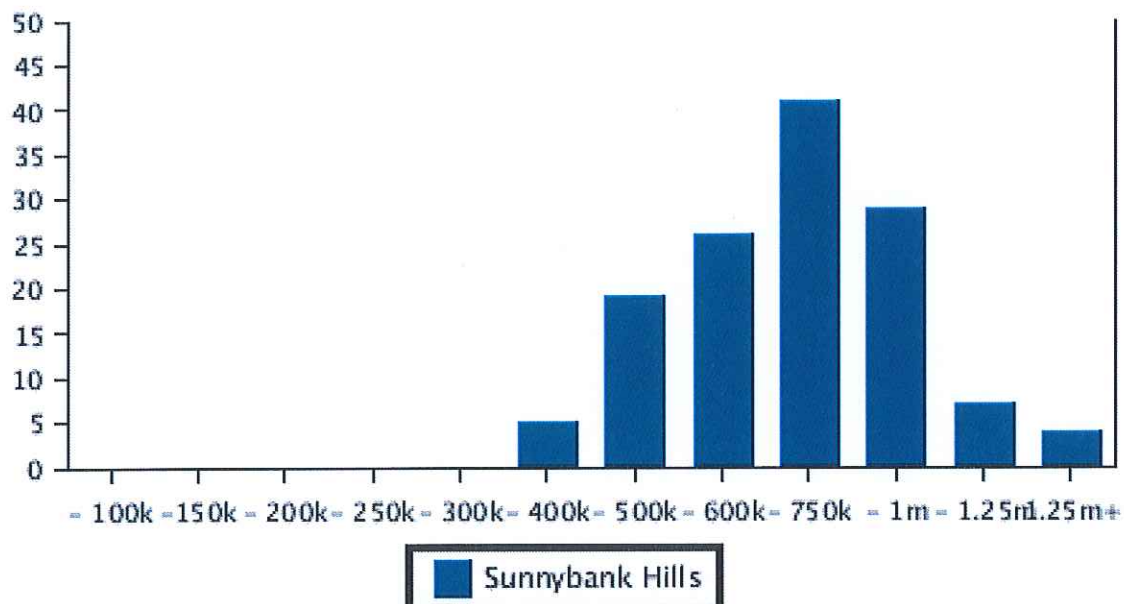


Sales By Price

House Sale by Price (12 months)

Price	Sunnybank Hills	
	Number	
0 - 100k	0	
101 -150k	0	
151 - 200k	0	
201 - 250k	0	
251 - 300k	0	
301 - 400k	5	
401 - 500k	19	
501 - 600k	26	
601 - 750k	41	
751 - 1m	29	
> 1m - 1.25m	7	
1.25m+	4	

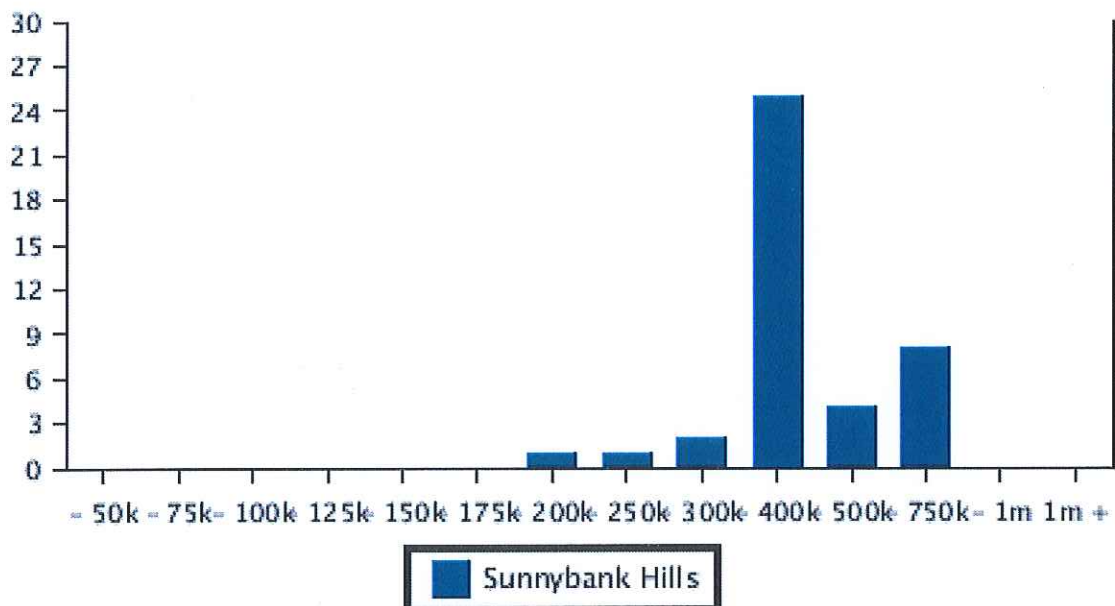
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Sunnybank Hills Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	1
201 - 250k	1
251 - 300k	2
301 - 400k	25
401 - 500k	4
501 - 750k	8
751 - 1m	0
1m +	0

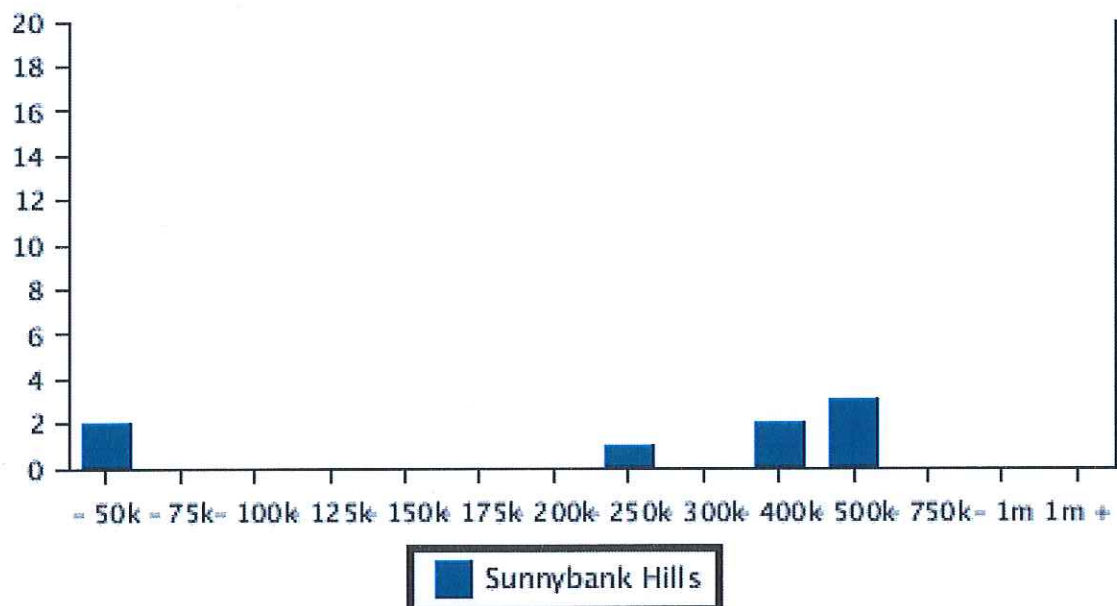
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

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

Land Sales By Price (12 months)

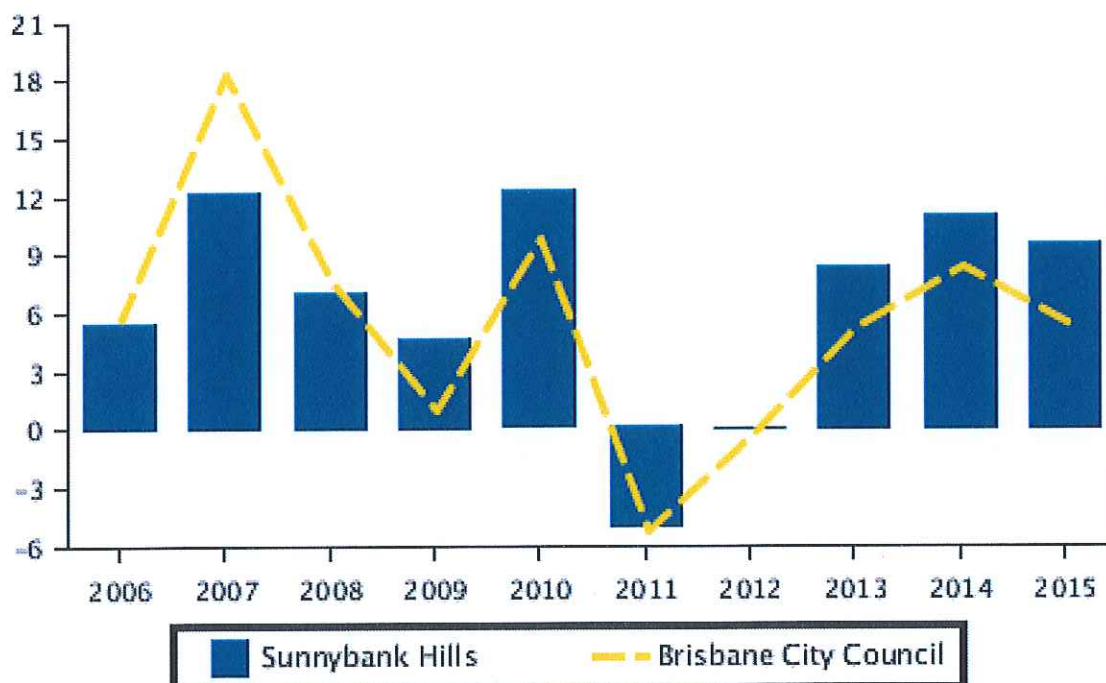


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Sunnybank Hills	Brisbane City Council
	% Change	% Change
2015	9.6%	5.4%
2014	11%	8.3%
2013	8.4%	5.2%
2012	0%	-0.4%
2011	-5.2%	-5.3%
2010	12.3%	9.8%
2009	4.7%	1%
2008	7.1%	7.6%
2007	12.2%	18.3%
2006	5.5%	5.7%

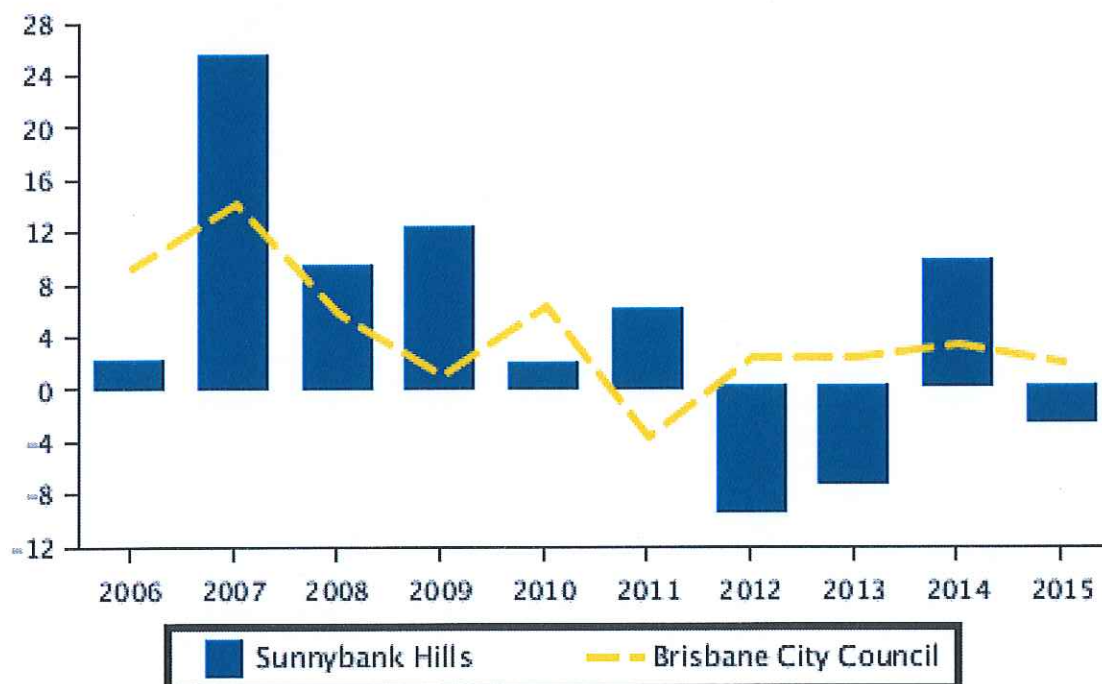
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Sunnybank Hills % Change	Brisbane City Council % Change
2015	-2.8%	2.1%
2014	9.8%	3.3%
2013	-7.6%	2.4%
2012	-9.7%	2.5%
2011	6.1%	-3.6%
2010	2.1%	6.4%
2009	12.4%	1%
2008	9.5%	5.8%
2007	25.5%	14.1%
2006	2.2%	9.2%

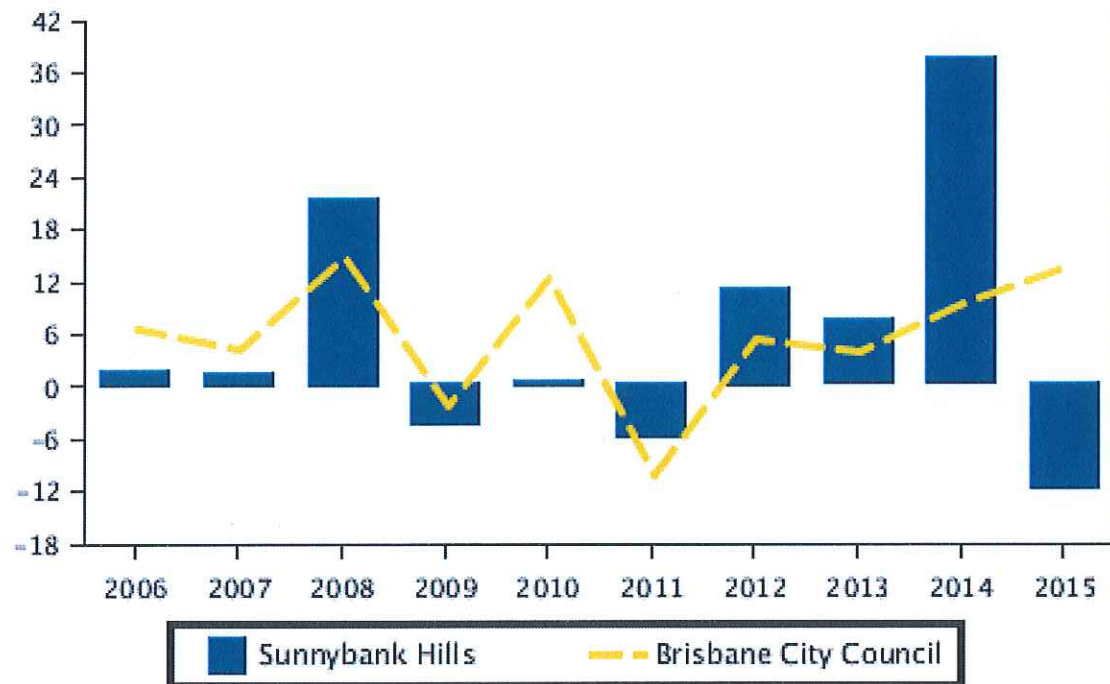
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Sunnybank Hills % Change	Brisbane City Council % Change
2015	-12.1%	13.6%
2014	37.6%	9.4%
2013	7.6%	4%
2012	11.3%	5.3%
2011	-6.4%	-10.2%
2010	0.8%	12.5%
2009	-4.8%	-2.4%
2008	21.6%	14.8%
2007	1.6%	4.2%
2006	2%	6.7%

Capital Growth in Median Prices (Land)

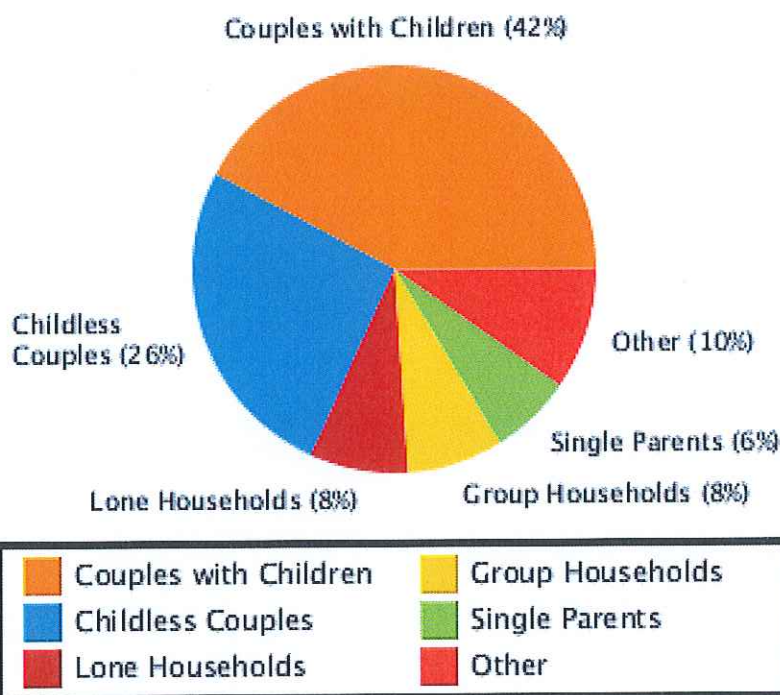


Household

Household Structure

Type	Percent
Couples with Children	42.2
Childless Couples	26.0
Other	9.7
Lone Households	7.8
Group Households	7.7
Single Parents	6.6

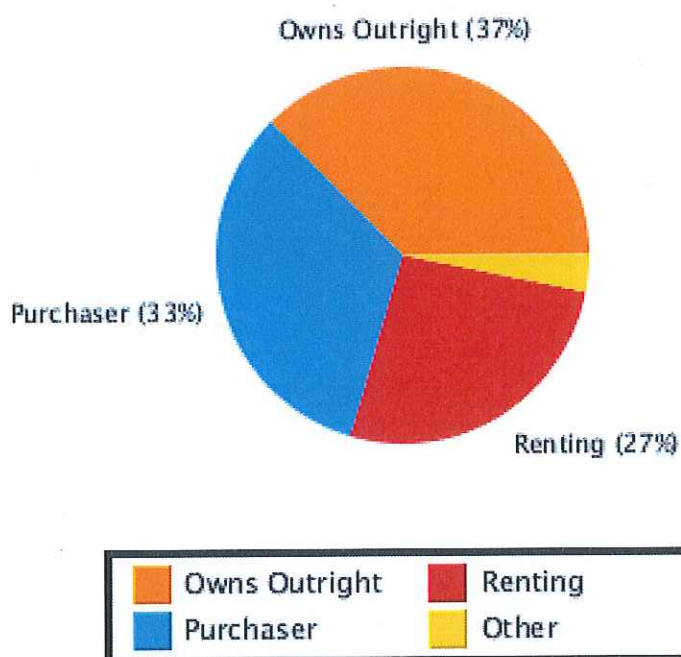
Household Structure



Household Occupancy

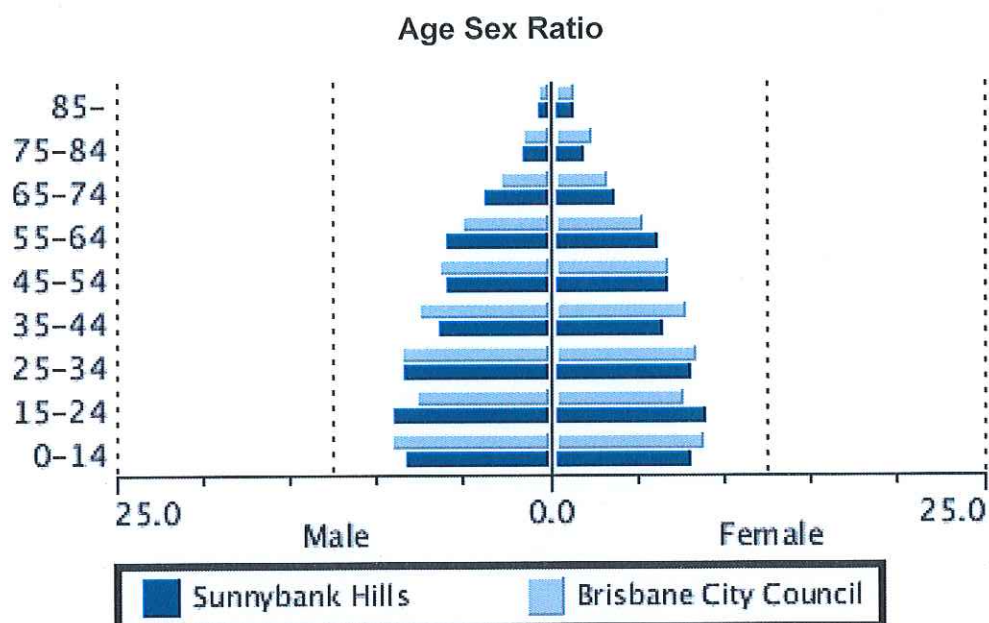
Type	Percent
Owns Outright	37.5
Purchaser	33.0
Renting	26.4
Other	3.2

Household Occupancy



Age Sex Ratio

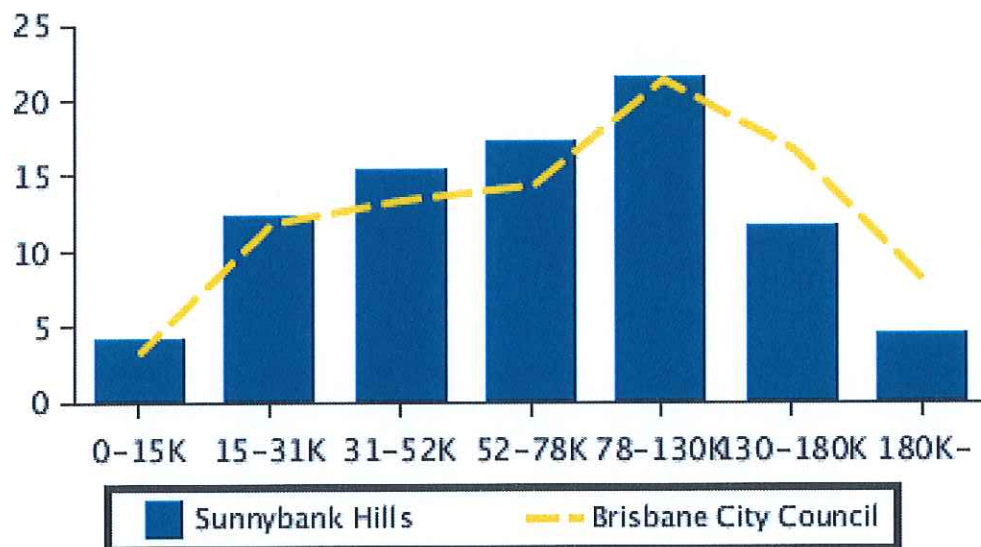
Age Group	Sunnybank Hills		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	8.2	8.0	9.2	8.7
15-24	9.0	8.8	7.7	7.6
25-34	8.4	7.9	8.5	8.3
35-44	6.4	6.4	7.5	7.7
45-54	5.9	6.7	6.4	6.6
55-64	5.9	6.1	5.0	5.2
65-74	3.7	3.6	2.9	3.1
75-84	1.5	1.8	1.6	2.2
85-	0.6	1.2	0.6	1.2



Household Income

Income Range	Sunnybank Hills %	Brisbane City Council %
0-15K	4.1	3.3
15-31K	12.3	11.8
31-52K	15.4	13.4
52-78K	17.3	14.4
78-130K	21.5	21.3
130-180K	11.6	16.7
180K-	4.5	7.9

Household Income



Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	5					
COMMERCIAL	1	\$370,000	\$370,000	\$370,000	\$370,000	\$370,000
HOUSE	31	\$1,000	\$1,901,000	\$677,500	\$699,580	\$21,687,000
UNIT	4	\$315,000	\$370,000	\$341,377	\$341,938	\$1,367,754
TOTAL	41					\$23,424,754

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		5				
COMMERCIAL	3 Bed	1	\$370,000	\$370,000	\$370,000	\$370,000
HOUSE	3 Bed	13	\$1,000	\$800,000	\$523,000	\$511,307
	4 Bed	11	\$550,000	\$1,901,000	\$678,000	\$793,954
	5+ Bed	7	\$695,000	\$1,200,000	\$876,000	\$900,928
UNIT	3 Bed	4	\$315,000	\$370,000	\$341,377	\$341,938
TOTAL		41				\$571,335

Sold Properties



25 Alphitonia Crescent Sunnybank Hills QLD 4109

Sale Price: \$832,000

Sale Date: 16 Apr 2016

Area: 709m2

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



23 Angy Street Sunnybank Hills QLD 4109

Sale Price: \$523,000

Sale Date: 1 Jun 2016

Area: 607m2

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



39 Ashdown Street Sunnybank Hills QLD 4109

Sale Price: \$550,000

Sale Date: 2 Apr 2016

Area: 642m2

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



6/48 Bardolph Place Sunnybank Hills QLD 4109

Sale Price: \$550,000

Sale Date: 30 May 2016

Area: 531m2

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



8 Bradman Street Sunnybank Hills QLD 4109

Sale Price: \$423,000

Sale Date: 17 Apr 2016

Area: 617m2

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



41 Callendar Street Sunnybank Hills QLD 4109

Sale Price: \$500,000
Sale Date: 11 Jun 2016
Area: 614m2

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



15 Cherrywood Street Sunnybank Hills QLD 4109

Sale Price: \$775,000
Sale Date: 8 Jun 2016
Area: 694m2

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



11 Coolgardie Street Sunnybank Hills QLD 4109

Sale Price: \$485,000
Sale Date: 14 Apr 2016
Area: 607m2

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



25 Coominyah Street Sunnybank Hills QLD 4109

Sale Price: \$1,000
Sale Date: 16 Jun 2016
Area: 672m2

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



17 Cranfield Street Sunnybank Hills QLD 4109

Sale Price: \$605,000
Sale Date: 3 Jun 2016
Area: 630m2

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



15 Dennistoun Street Sunnybank Hills QLD 4109

Sale Price: \$950,500
Sale Date: 16 Apr 2016
Area: 908m2

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



89 Driftwood Street Sunnybank Hills QLD 4109

Sale Price: \$745,000
Sale Date: 17 Apr 2016
Area: 694m2

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



53 Dubarry Street Sunnybank Hills QLD 4109

Sale Price: Not Disclosed
Sale Date: 18 Jun 2016
Area: 1,183m2

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



24 Evander Street Sunnybank Hills QLD 4109

Sale Price: \$680,000
Sale Date: 25 Jun 2016
Area: 601m2

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



37 Furorie Street Sunnybank Hills QLD 4109

Sale Price: \$678,000
Sale Date: 3 Apr 2016
Area: 620m2

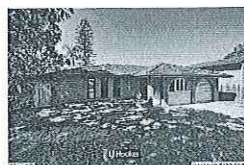
Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 4 Lock Up Garages, 1 Ensuites



15 Gibbins Street Sunnybank Hills QLD 4109

Sale Price: \$1,140,000
Sale Date: 9 Apr 2016
Area: 800m2

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



234 Gowan Road Sunnybank Hills QLD 4109

Sale Price: Not Disclosed
Sale Date: 18 Jun 2016
Area: 649m2

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



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278 Gowan Road Sunnybank Hills QLD 4109

Sale Price: \$580,000

Sale Date: 12 Apr 2016

Area: 487m2

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



20/12 Grandchester Street Sunnybank Hills QLD 4109

Sale Price: \$385,000

Sale Date: 22 Jun 2016

Area: 159m2 Approx

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



41/12 Grandchester Street Sunnybank Hills QLD 4109

Sale Price: \$370,000

Sale Date: 16 Apr 2016

Area: 347m2 Approx

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



71 Hellowell Road Sunnybank Hills QLD 4109

Sale Price: \$653,000

Sale Date: 21 May 2016

Area: 600m2

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



170 Hellowell Road Sunnybank Hills QLD 4109

Sale Price: \$1,901,000

Sale Date: 8 Apr 2016

Area: 3,082m2

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



17/452 Hellowell Road Sunnybank Hills QLD 4109

Sale Price: \$315,000

Sale Date: 23 May 2016

Area: 261m2 Approx

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



42/452 Hellowell Road Sunnybank Hills QLD 4109

Sale Price: \$331,666
Sale Date: 23 May 2016
Area: 169m2 Approx

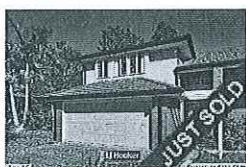
Attributes: 3 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages



20 Kelceda Street Sunnybank Hills QLD 4109

Sale Price: \$488,000
Sale Date: 15 Jun 2016
Area: 736m2

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



19/37 Landseer Street Sunnybank Hills QLD 4109

Sale Price: \$370,000
Sale Date: 24 Jun 2016
Area: 226m2

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



31 Lindis Street Sunnybank Hills QLD 4109

Sale Price: \$615,000
Sale Date: 4 May 2016
Area: 584m2

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



3 Lynelle Street Sunnybank Hills QLD 4109

Sale Price: \$722,000
Sale Date: 18 Jun 2016
Area: 600m2

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



40 Marong Street Sunnybank Hills QLD 4109

Sale Price: \$695,000
Sale Date: 16 Apr 2016
Area: 810m2

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



30 Merriwa Street Sunnybank Hills QLD 4109

Sale Price: Not Disclosed

Sale Date: 4 Jun 2016

Area: 801m2

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



1 Noelana Street Sunnybank Hills QLD 4109

Sale Price: \$876,000

Sale Date: 2 Apr 2016

Area: 747m2

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



43 Pinelands Road Sunnybank Hills QLD 4109

Sale Price: \$800,000

Sale Date: 30 Apr 2016

Area: 607m2

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



32 Pompadour Street Sunnybank Hills QLD 4109

Sale Price: \$725,000

Sale Date: 23 Apr 2016

Area: 607m2

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



9/24 Radan Street Sunnybank Hills QLD 4109

Sale Price: \$550,000

Sale Date: 28 Jun 2016

Area: 318m2

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



16 Radiata Street Sunnybank Hills QLD 4109

Sale Price: \$1,200,000

Sale Date: 15 Jun 2016

Area: 1,031m2

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



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22 Snowberry Street Sunnybank Hills QLD 4109

Sale Price: \$720,000

Sale Date: 18 Jun 2016

Area: 652m2

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



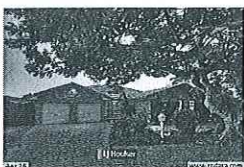
24/18 Sunny Court Sunnybank Hills QLD 4109

Sale Price: \$351,088

Sale Date: 20 Apr 2016

Area: 303m2 Approx

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



4 Tranquil Street Sunnybank Hills QLD 4109

Sale Price: \$662,000

Sale Date: 17 Jun 2016

Area: 700m2

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



1 Tusk Street Sunnybank Hills QLD 4109

Sale Price: \$677,500

Sale Date: 4 Jun 2016

Area: 593m2

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



2 Westminster Place Sunnybank Hills QLD 4109

Sale Price: Not Disclosed

Sale Date: 25 May 2016

Area: 636m2

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



72 Wynne Street Sunnybank Hills QLD 4109

Sale Price: Not Disclosed

Sale Date: 2 Apr 2016

Area: 675m2

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

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