
A Nobel approach
to Real Estate™

Sunnybank
April—June 2016

THE Adam
Nobel TEAM



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Area Profile

The size of Sunnybank is approximately 5 square kilometres. It has 15 parks covering nearly 10% of total area.

The population of Sunnybank in 2006 was 8,311 people. By 2011 the population was 8,106 showing a population decline of 2% in the area during that time.

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

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

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

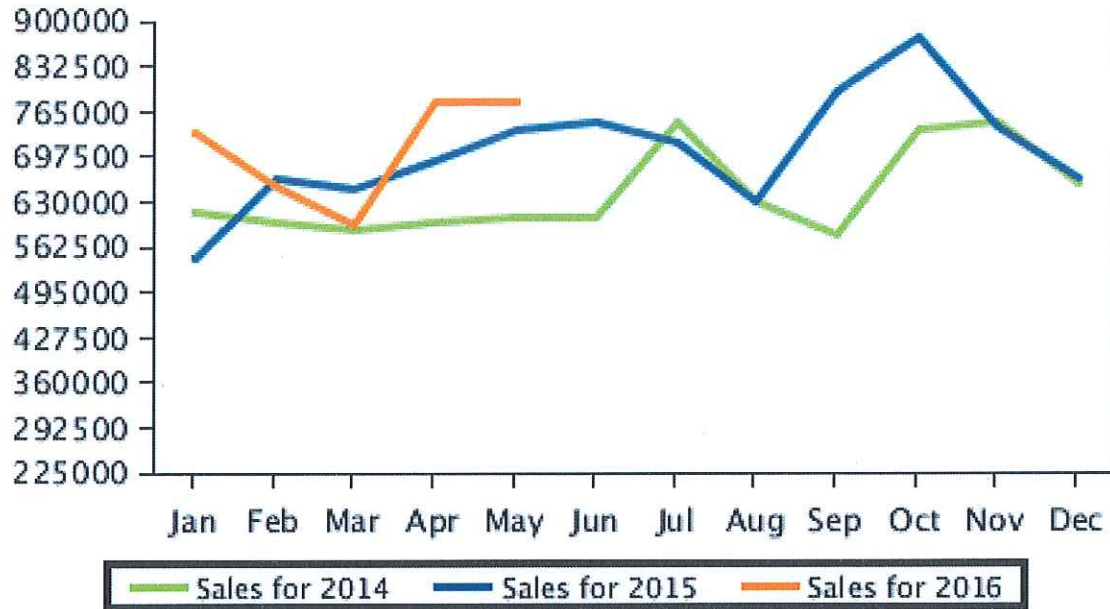
In 2006, 66.9% of the homes in Sunnybank were owner-occupied compared with 64.1% in 2011.

Currently the median sales price of houses in the area is 780,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$616,000	\$545,000	\$735,000
February	\$598,650	\$663,250	\$651,000
March	\$588,500	\$648,750	\$596,500
April	\$600,000	\$689,900	\$780,000
May	\$605,500	\$735,444	\$780,000
June	\$605,000	\$749,000	\$0
July	\$750,000	\$717,944	\$0
August	\$629,000	\$630,000	\$0
September	\$580,000	\$795,000	\$0
October	\$735,400	\$875,500	\$0
November	\$750,000	\$740,000	\$0
December	\$655,000	\$665,000	\$0

Median Sale Price

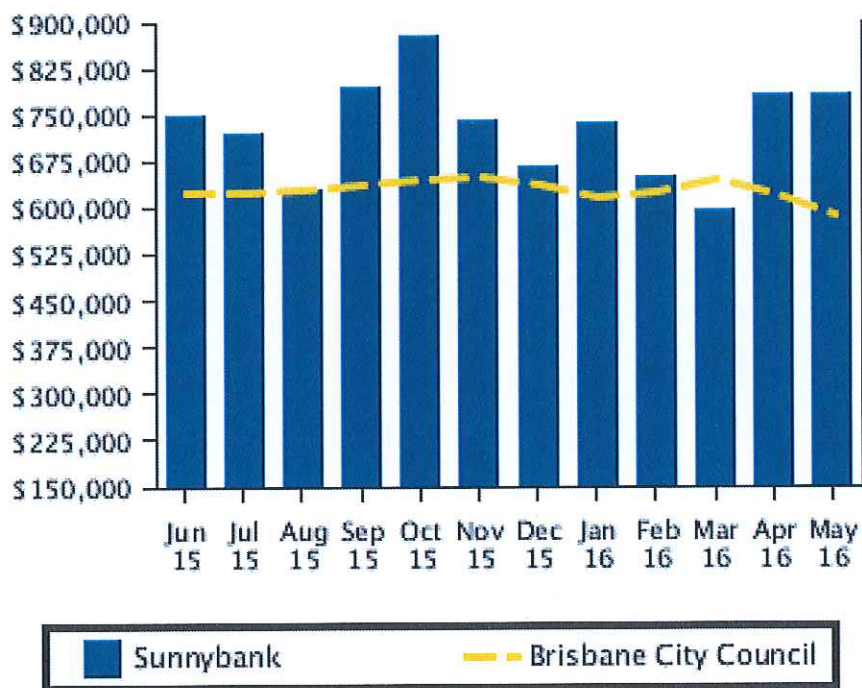


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Sunnybank	Brisbane City Council
	Median Price	Median Price
May 2016	\$780,000	\$588,065
April 2016	\$780,000	\$620,000
March 2016	\$596,500	\$645,000
February 2016	\$651,000	\$622,500
January 2016	\$735,000	\$614,875
December 2015	\$665,000	\$635,000
November 2015	\$740,000	\$649,900
October 2015	\$875,500	\$645,000
September 2015	\$795,000	\$635,000
August 2015	\$630,000	\$630,000
July 2015	\$717,944	\$625,000
June 2015	\$749,000	\$625,500

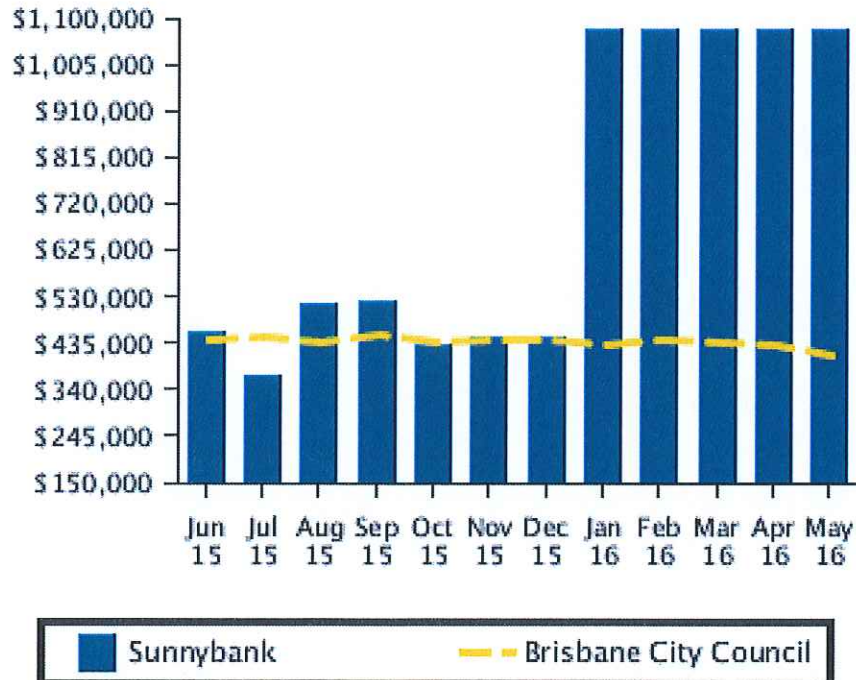
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Sunnybank Median Price	Brisbane City Council Median Price
May 2016	\$1,073,800	\$408,750
April 2016	\$1,073,800	\$429,500
March 2016	\$1,073,800	\$435,000
February 2016	\$1,073,800	\$441,050
January 2016	\$1,073,800	\$432,500
December 2015	\$446,500	\$440,000
November 2015	\$446,500	\$440,000
October 2015	\$431,500	\$435,000
September 2015	\$517,500	\$452,000
August 2015	\$515,000	\$435,500
July 2015	\$366,500	\$445,000
June 2015	\$457,500	\$443,000

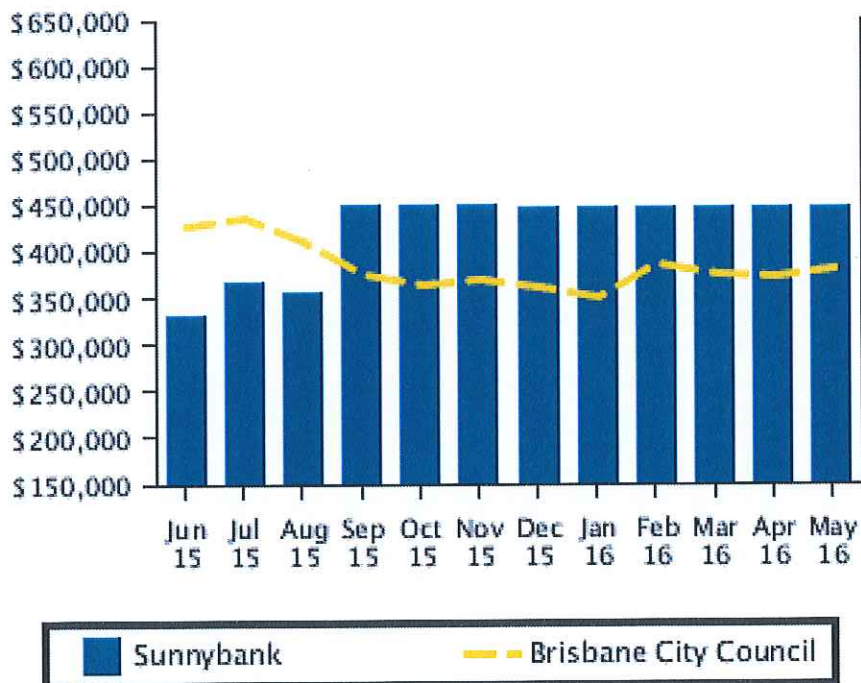
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Sunnybank Median Price	Brisbane City Council Median Price
May 2016	\$447,500	\$380,000
April 2016	\$447,500	\$372,500
March 2016	\$447,500	\$376,000
February 2016	\$447,500	\$385,000
January 2016	\$447,500	\$349,000
December 2015	\$447,500	\$360,000
November 2015	\$450,000	\$370,000
October 2015	\$450,000	\$365,000
September 2015	\$450,000	\$376,050
August 2015	\$355,000	\$410,000
July 2015	\$367,750	\$435,000
June 2015	\$330,000	\$427,500

Recent Median Land Sale Prices

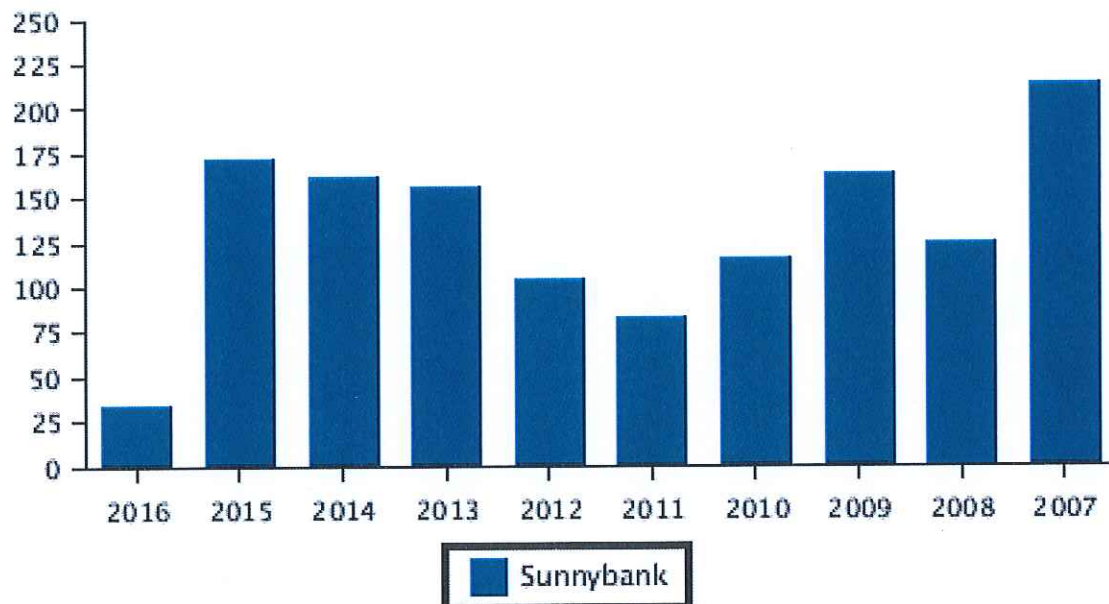


Sales Per Annum

House Sales Per Annum

Period	Sunnybank	
	Number	
2016	34	
2015	171	
2014	161	
2013	156	
2012	104	
2011	83	
2010	115	
2009	163	
2008	125	
2007	213	

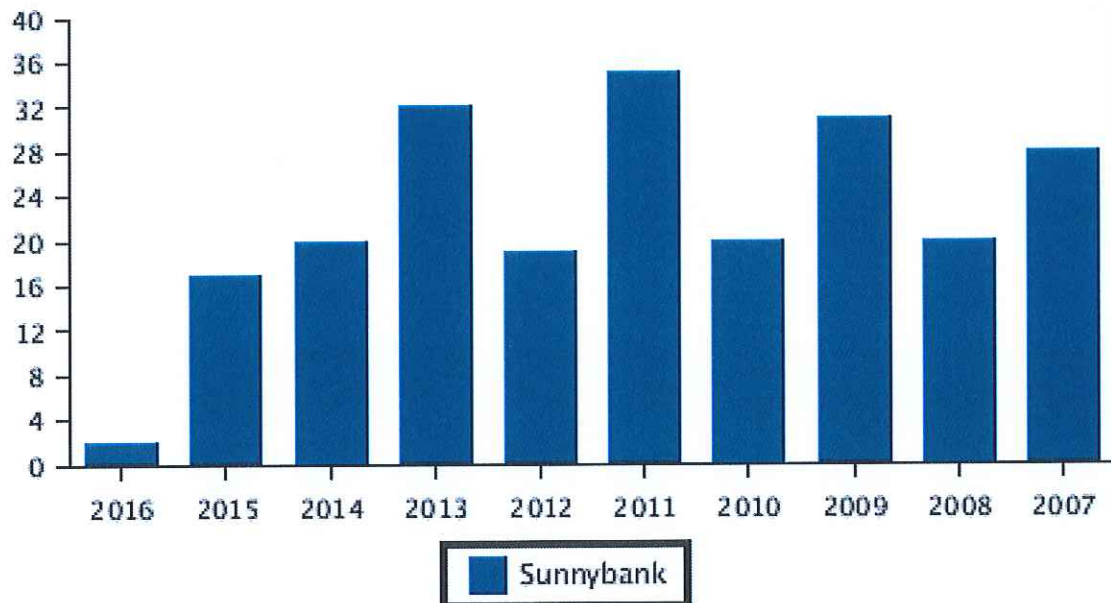
House Sales Per Annum



Unit Sales Per Annum

Period	Sunnybank Number
2016	2
2015	17
2014	20
2013	32
2012	19
2011	35
2010	20
2009	31
2008	20
2007	28

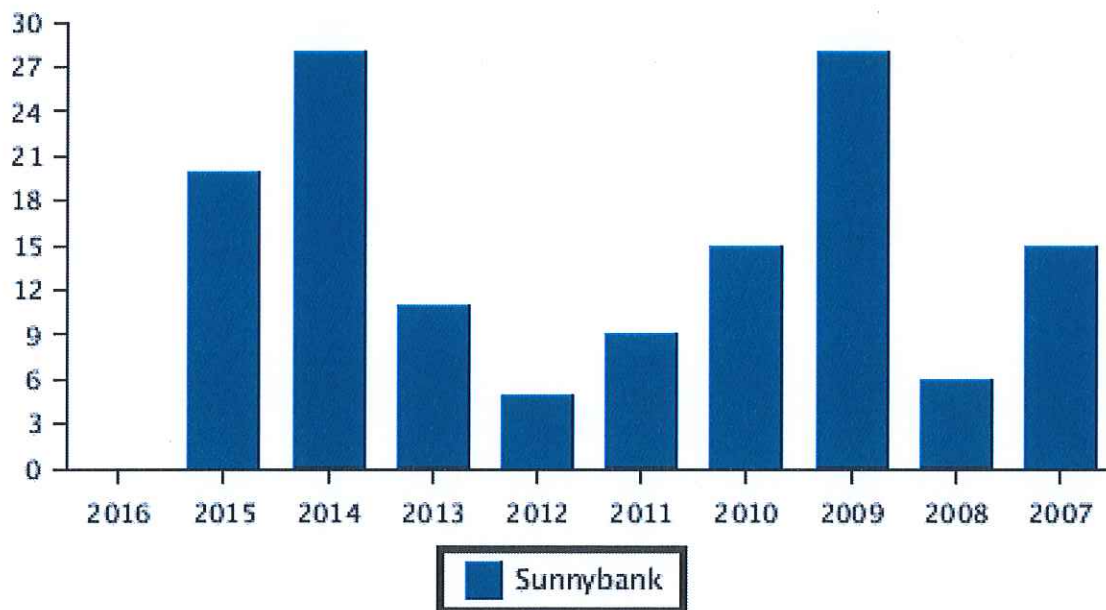
Unit Sales Per Annum



Land Sales Per Annum

Period	Sunnybank Number
2016	0
2015	20
2014	28
2013	11
2012	5
2011	9
2010	15
2009	28
2008	6
2007	15

Land Sales Per Annum





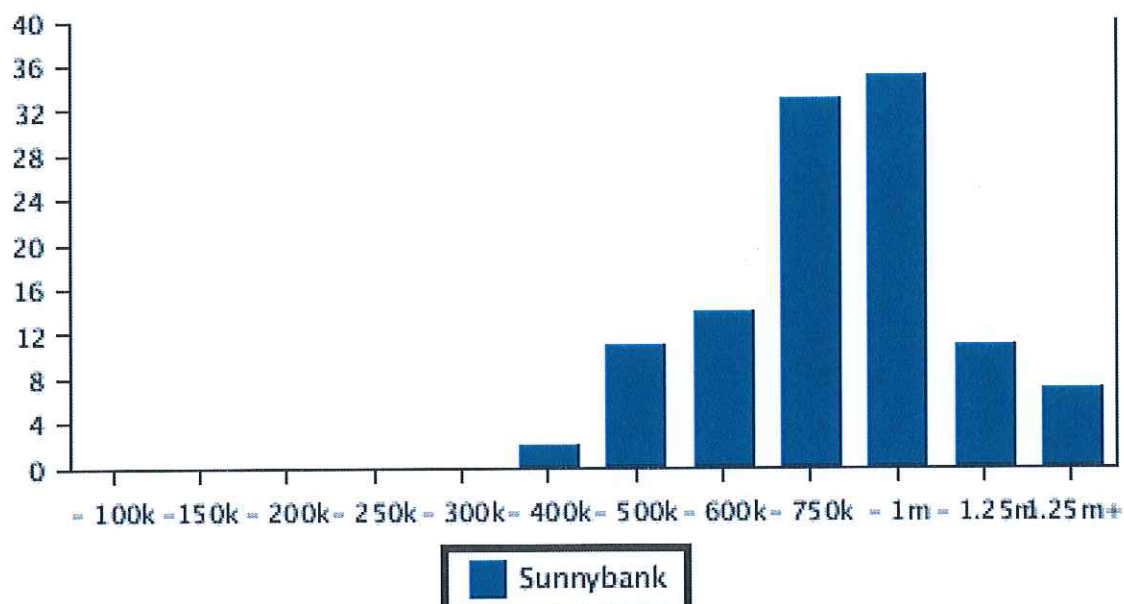
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Sales By Price

House Sale by Price (12 months)

Price	Sunnybank	
	Number	
0 - 100k	0	
101 - 150k	0	
151 - 200k	0	
201 - 250k	0	
251 - 300k	0	
301 - 400k	2	
401 - 500k	11	
501 - 600k	14	
601 - 750k	33	
751 - 1m	35	
> 1m - 1.25m	11	
1.25m+	7	

House Sales By Price (12 months)



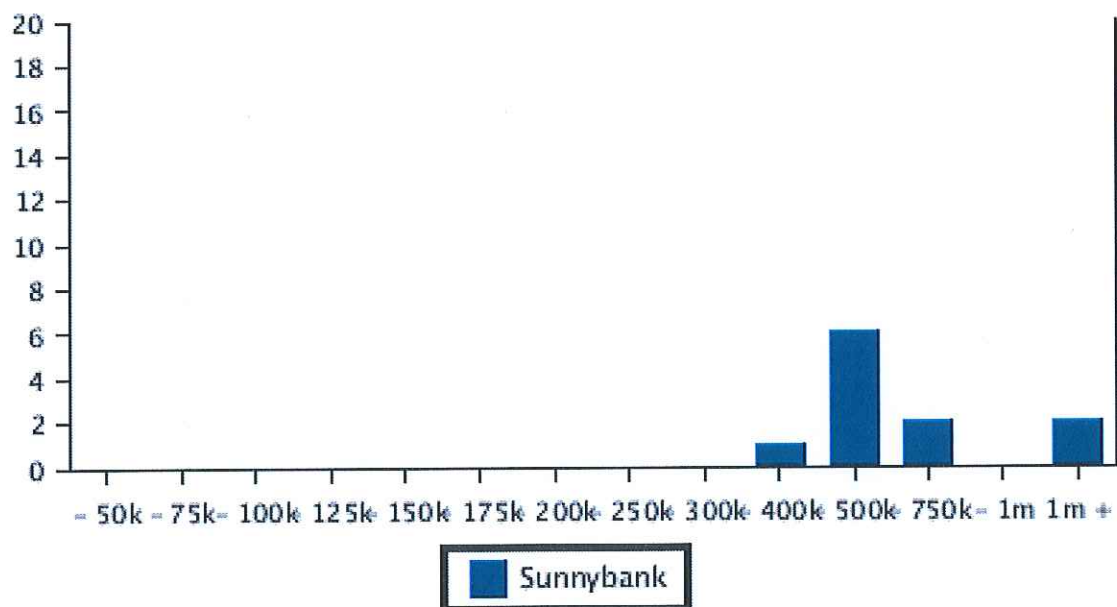


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Unit Sale by Price (12 months)

Price	Sunnybank 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	1
401 - 500k	6
501 - 750k	2
751 - 1m	0
1m +	2

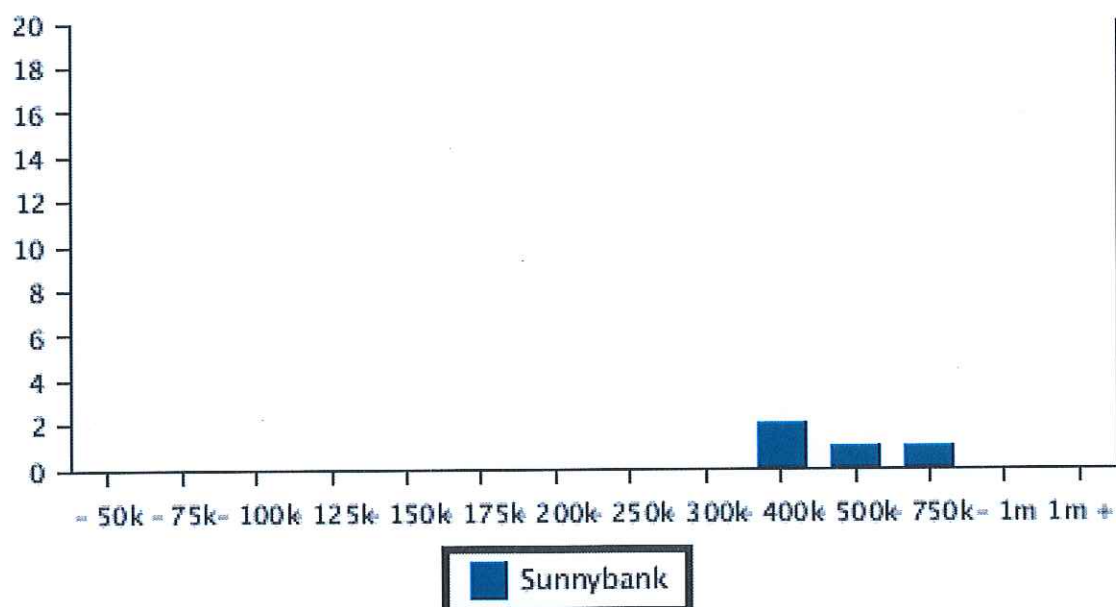
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Sunnybank 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	2
401 - 500k	1
501 - 750k	1
751 - 1m	0
1m +	0

Land Sales By Price (12 months)

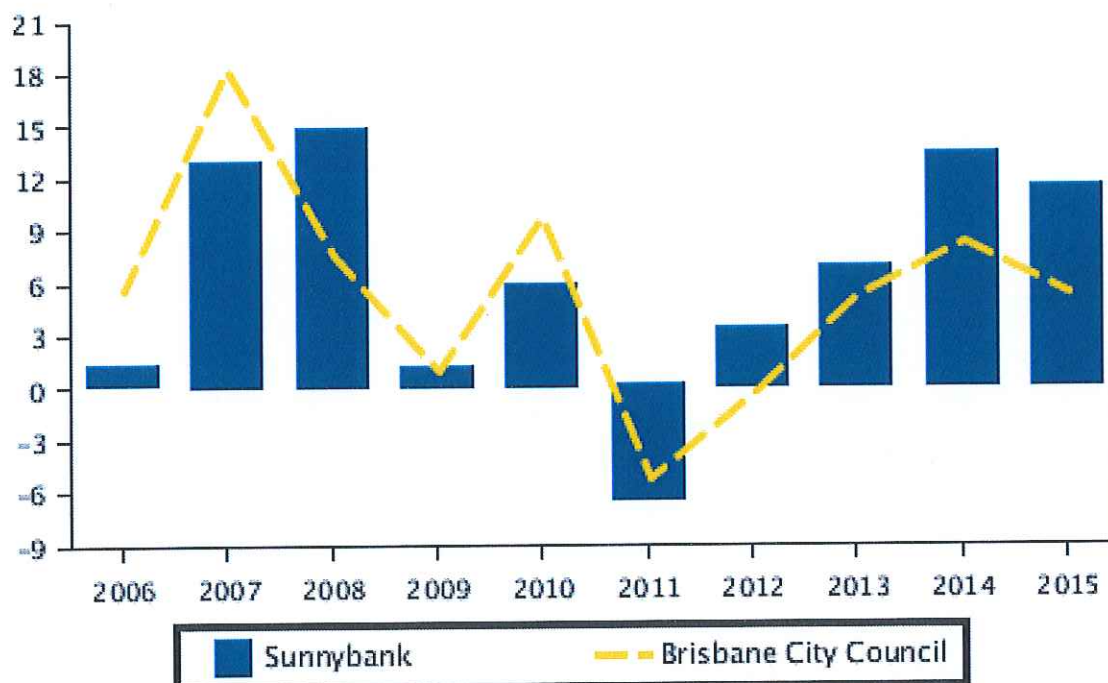


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Sunnybank % Change	Brisbane City Council % Change
2015	11.5%	5.4%
2014	13.5%	8.3%
2013	7%	5.2%
2012	3.5%	-0.4%
2011	-6.7%	-5.3%
2010	5.9%	9.8%
2009	1.2%	1%
2008	14.9%	7.6%
2007	13%	18.3%
2006	1.3%	5.7%

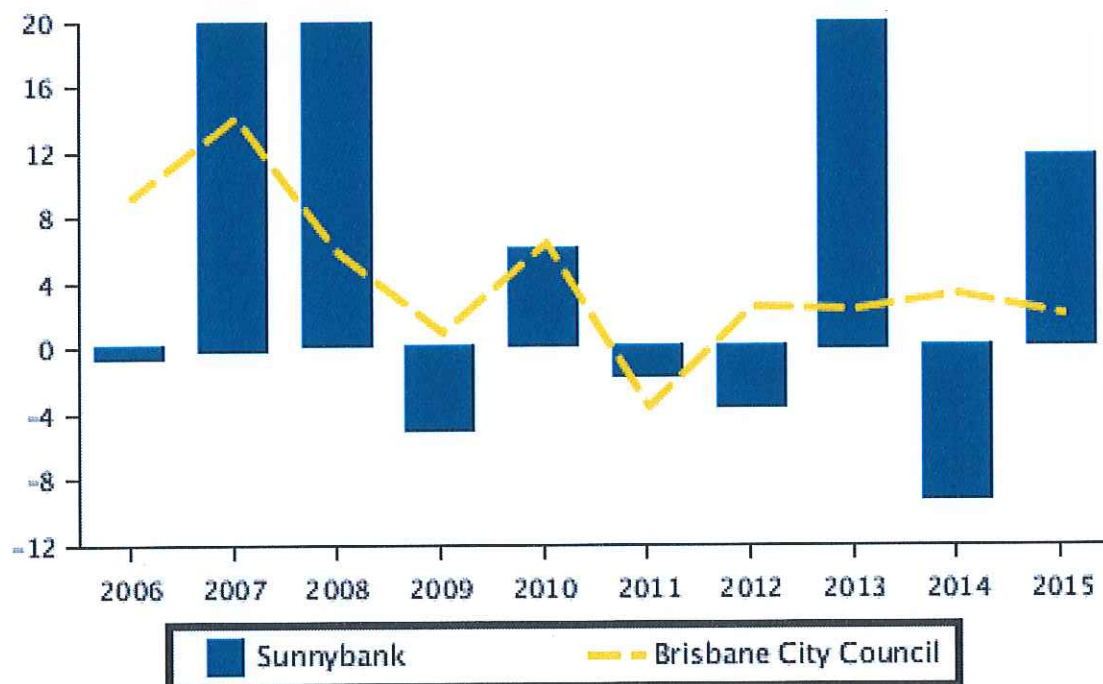
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Sunnybank % Change	Brisbane City Council % Change
2015	11.7%	2.1%
2014	-9.5%	3.3%
2013	23%	2.4%
2012	-3.9%	2.5%
2011	-1.9%	-3.6%
2010	6.1%	6.4%
2009	-5.2%	1%
2008	20.2%	5.8%
2007	22.6%	14.1%
2006	-0.9%	9.2%

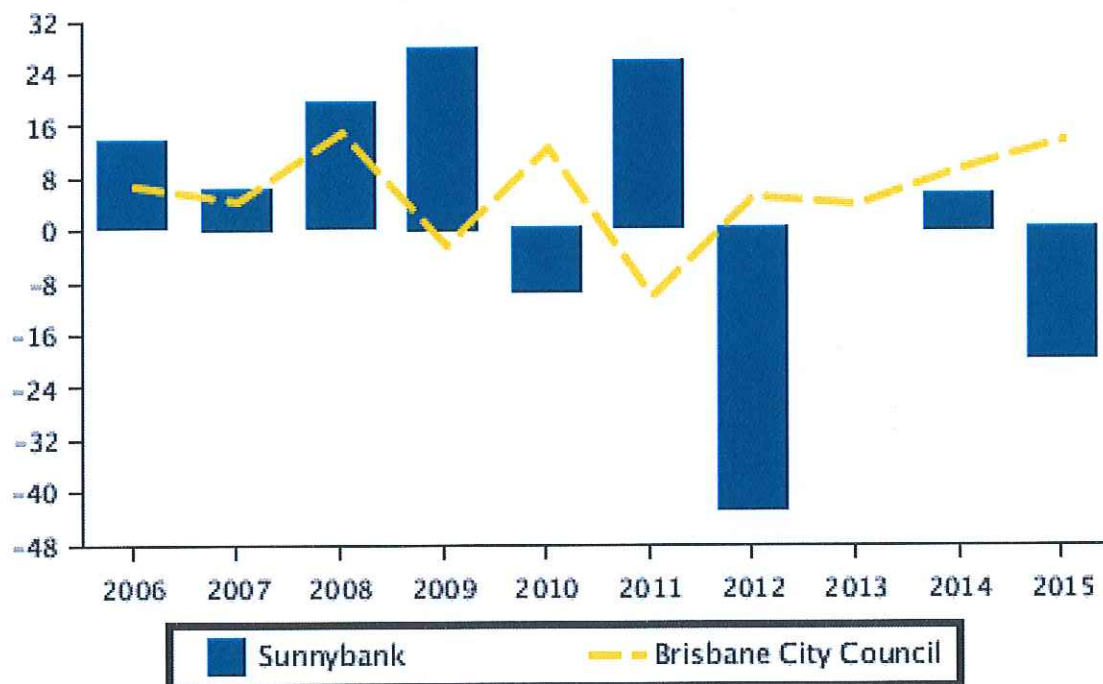
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Sunnybank % Change	Brisbane City Council % Change
2015	-20.2%	13.6%
2014	5.6%	9.4%
2013	0%	4%
2012	-43.2%	5.3%
2011	25.8%	-10.2%
2010	-9.9%	12.5%
2009	27.9%	-2.4%
2008	19.5%	14.8%
2007	6.4%	4.2%
2006	13.7%	6.7%

Capital Growth in Median Prices (Land)

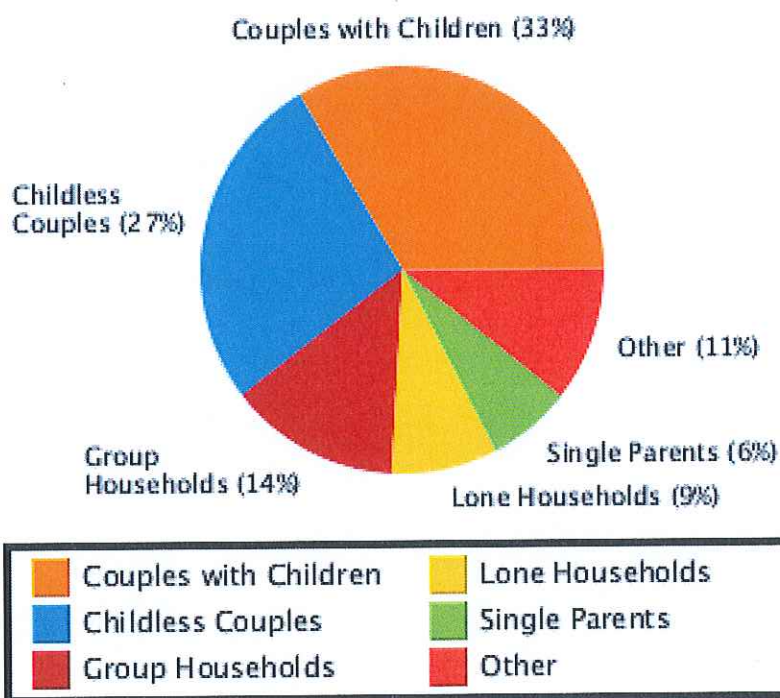


Household

Household Structure

Type	Percent
Couples with Children	33.4
Childless Couples	27.0
Group Households	13.7
Other	10.7
Lone Households	8.4
Single Parents	6.8

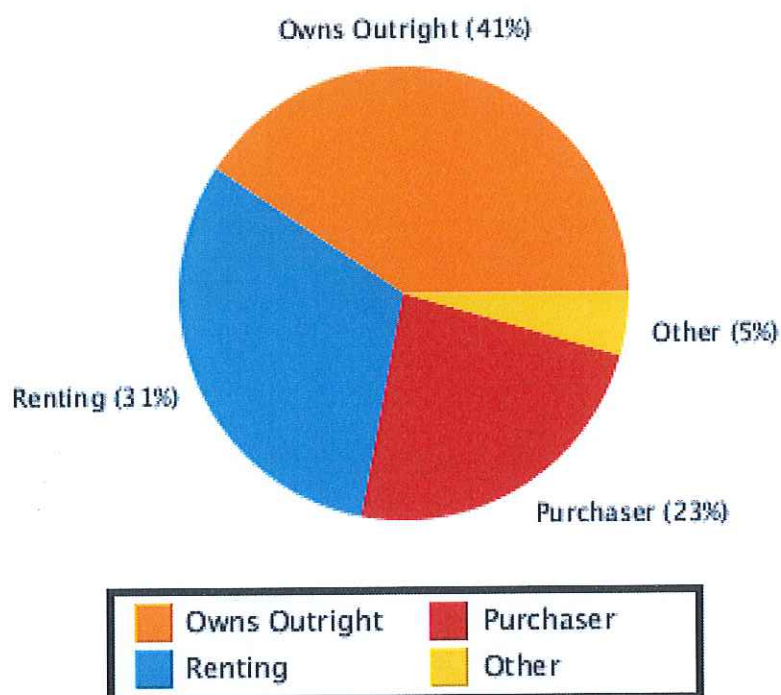
Household Structure



Household Occupancy

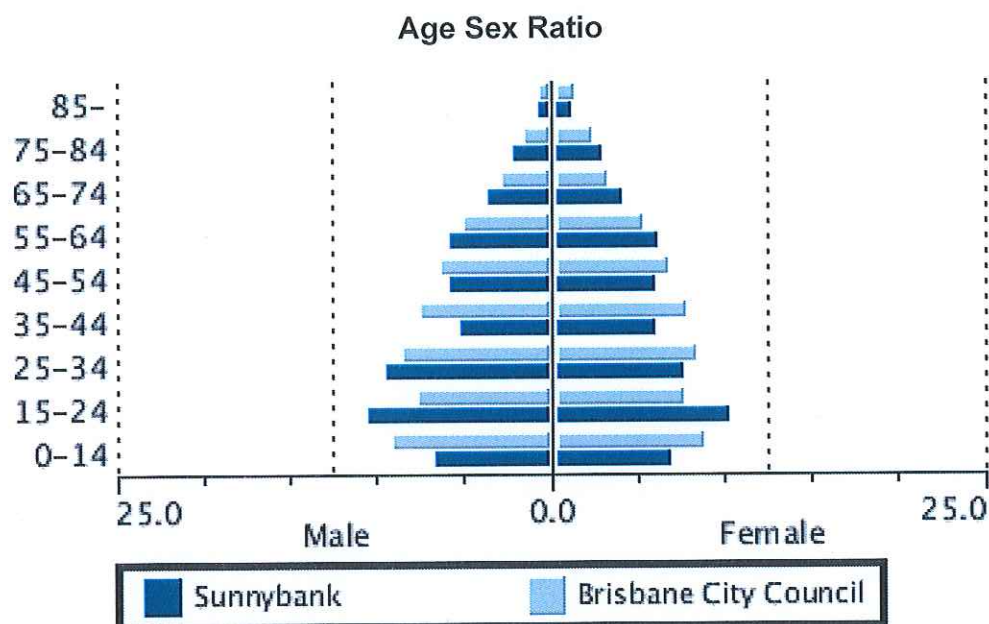
Type	Percent
Owns Outright	40.6
Renting	31.3
Purchaser	23.5
Other	4.5

Household Occupancy



Age Sex Ratio

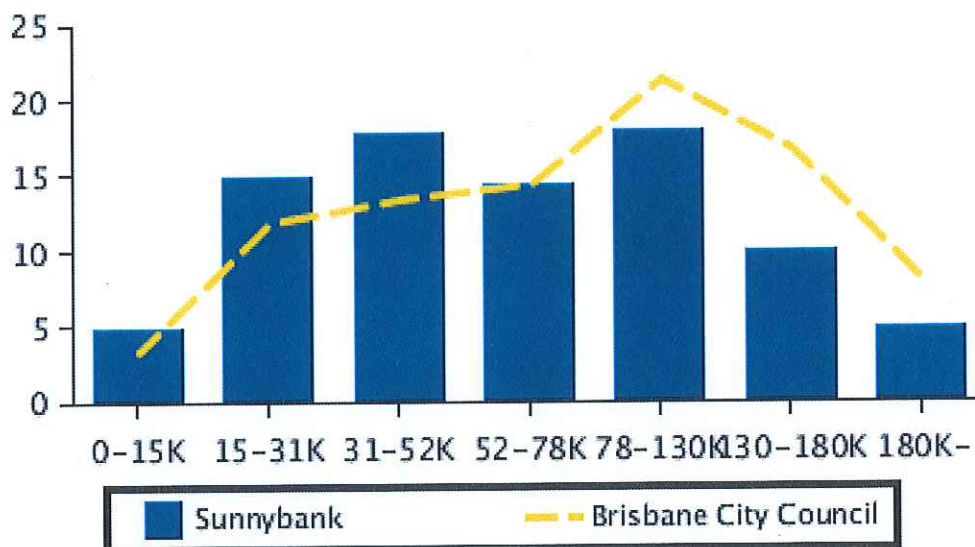
Age Group	Sunnybank		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	6.6	6.8	9.2	8.7
15-24	10.4	10.2	7.7	7.6
25-34	9.4	7.6	8.5	8.3
35-44	5.2	5.9	7.5	7.7
45-54	5.8	5.9	6.4	6.6
55-64	5.8	6.1	5.0	5.2
65-74	3.6	4.0	2.9	3.1
75-84	2.1	2.8	1.6	2.2
85-	0.7	1.1	0.6	1.2



Household Income

Income Range	Sunnybank %	Brisbane City Council %
0-15K	4.8	3.3
15-31K	14.9	11.8
31-52K	17.7	13.4
52-78K	14.4	14.4
78-130K	17.9	21.3
130-180K	9.9	16.7
180K-	4.8	7.9

Household Income



Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	6					
HOUSE	23	\$450,000	\$2,110,000	\$767,000	\$811,906	\$18,673,850
UNIT	1	\$489,000	\$489,000	\$489,000	\$489,000	\$489,000
TOTAL	30					\$19,162,850

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		6				
HOUSE	3 Bed	11	\$450,000	\$2,110,000	\$668,000	\$789,818
	4 Bed	7	\$630,000	\$1,165,000	\$732,000	\$793,442
	5+ Bed	5	\$790,000	\$1,010,000	\$870,250	\$886,350
UNIT	3 Bed	1	\$489,000	\$489,000	\$489,000	\$489,000
TOTAL		30				\$638,761

Sold Properties



33/18 Altandi Street Sunnybank QLD 4109

Sale Price: \$489,000

Sale Date: 26 May 2016

Area: 379m2 Approx

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



36/18 Altandi Street Sunnybank QLD 4109

Sale Price: Not Disclosed

Sale Date: 25 May 2016

Area: 373m2 Approx

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



14 Batford Street Sunnybank QLD 4109

Sale Price: \$780,000

Sale Date: 5 Apr 2016

Area: 556m2

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



159 Beenleigh Road Sunnybank QLD 4109

Sale Price: \$450,000

Sale Date: 20 Apr 2016

Area: 617m2

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



5 Boonaree Street Sunnybank QLD 4109

Sale Price: \$800,000

Sale Date: 15 Jun 2016

Area: 673m2

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



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57 Boorman Street Sunnybank QLD 4109

Sale Price: Not Disclosed

Sale Date: 14 May 2016

Area: 835m²

Attributes: 7 Beds, 3 Baths, 3 Car Spaces, 3 Lock Up Garages



47 Breton Street Sunnybank QLD 4109

Sale Price: \$630,000

Sale Date: 20 Apr 2016

Area: 548m²

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



19 Delafield Street Sunnybank QLD 4109

Sale Price: \$790,000

Sale Date: 7 May 2016

Area: 1,101m²

Attributes: 5 Beds, 2 Baths, 4 Car Spaces, 2 Lock Up Garages



11 Dema Street Sunnybank QLD 4109

Sale Price: \$1,010,000

Sale Date: 30 Apr 2016

Area: 402m²

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



25 Dema Street Sunnybank QLD 4109

Sale Price: \$870,250

Sale Date: 16 Apr 2016

Area: 859m²

Attributes: 5 Beds, 2 Baths, 6 Car Spaces, 6 Lock Up Garages



72 Dunedin Street Sunnybank QLD 4109

Sale Price: \$2,110,000

Sale Date: 22 Apr 2016

Area: 2,023m²

Attributes: 3 Beds, 1 Baths, 2 Car Spaces



184 Dunedin Street Sunnybank QLD 4109

Sale Price: Not Disclosed

Sale Date: 16 Apr 2016

Area: 1,214m²

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



37 Edith Street Sunnybank QLD 4109

Sale Price: Not Disclosed

Sale Date: 18 Jun 2016

Area: 1,014m²

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



16 Headland Street Sunnybank QLD 4109

Sale Price: \$668,000

Sale Date: 20 Jun 2016

Area: 809m²

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



6 Legal Street Sunnybank QLD 4109

Sale Price: \$732,000

Sale Date: 13 Jun 2016

Area: 653m²

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



21 Lister Street Sunnybank QLD 4109

Sale Price: \$1,165,000

Sale Date: 30 Apr 2016

Area: 400m²

Attributes: 4 Beds, 5 Baths, 2 Car Spaces, 2 Lock Up Garages, 4 Ensuites



122 Lister Street Sunnybank QLD 4109

Sale Price: \$650,000

Sale Date: 4 Jun 2016

Area: 895m²

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



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287 Lister Street Sunnybank QLD 4109

Sale Price: \$680,000

Sale Date: 13 Apr 2016

Area: 764m²

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



293 Lister Street Sunnybank QLD 4109

Sale Price: \$520,000

Sale Date: 14 Jun 2016

Area: 764m²

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



297 Lister Street Sunnybank QLD 4109

Sale Price: \$580,000

Sale Date: 7 Jun 2016

Area: 764m²

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



14 Littler Street Sunnybank QLD 4109

Sale Price: \$925,000

Sale Date: 2 Apr 2016

Area: 1,219m²

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



215 Mains Road Sunnybank QLD 4109

Sale Price: \$846,500

Sale Date: 25 Jun 2016

Area: 683m²

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



32 Marelda Street Sunnybank QLD 4109

Sale Price: \$840,000

Sale Date: 28 Apr 2016

Area: 607m²

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



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6 Norinda Street Sunnybank QLD 4109

Sale Price: Not Disclosed

Sale Date: 25 Jun 2016

Area: 741m²

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



1 Samara Street Sunnybank QLD 4109

Sale Price: \$767,000

Sale Date: 28 Apr 2016

Area: 645m²

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



18 Tarrowonga Street Sunnybank QLD 4109

Sale Price: Not Disclosed

Sale Date: 10 Jun 2016

Area: 617m²

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



2 Vanessa Street Sunnybank QLD 4109

Sale Price: \$655,000

Sale Date: 21 Jun 2016

Area: 556m²

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



19 Vanessa Street Sunnybank QLD 4109

Sale Price: \$680,100

Sale Date: 8 Jun 2016

Area: 642m²

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



31 Wana Street Sunnybank QLD 4109

Sale Price: \$610,000

Sale Date: 6 Jun 2016

Area: 655m²

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



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19 Woff Street Sunnybank QLD 4109

Sale Price: \$915,000

Sale Date: 8 Jun 2016

Area: 660m²

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

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