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A Nobel approach  
to Real Estate™

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Taigum

April—June 2016

THE Adam  
Nobel TEAM



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## Area Profile

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

The population of Taigum in 2006 was 5,160 people. By 2011 the population was 5,628 showing a population growth of 9% in the area during that time.

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

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

In general, people in Taigum work in a non-specific occupation.

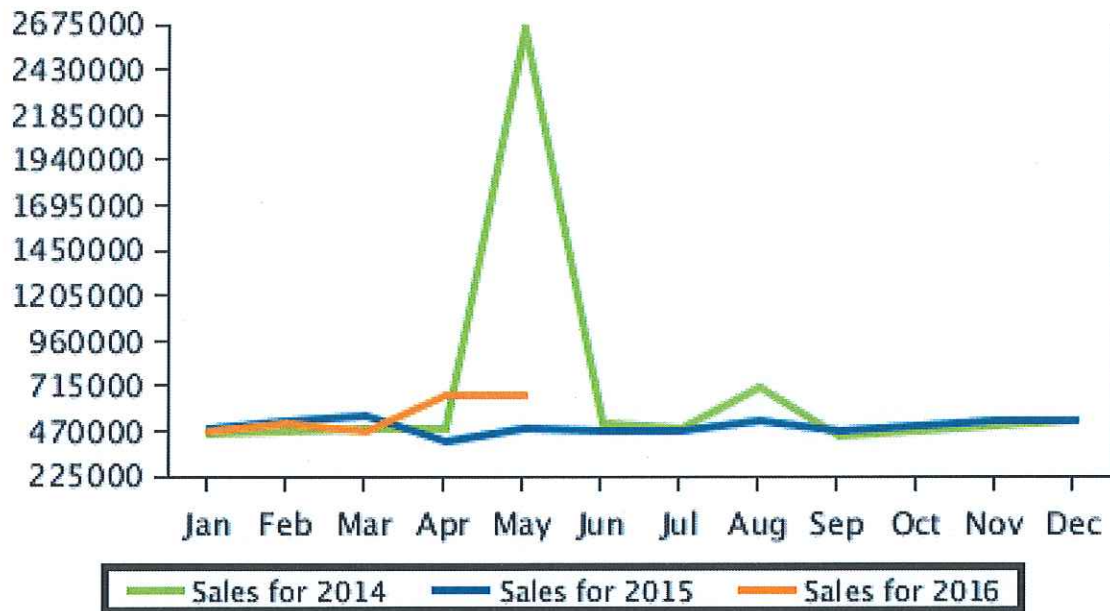
In 2006, 64.2% of the homes in Taigum were owner-occupied compared with 63.0% in 2011.

Currently the median sales price of houses in the area is 658,000.

### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$455,000	\$477,000	\$464,777
February	\$467,000	\$528,000	\$507,500
March	\$478,000	\$548,000	\$469,000
April	\$488,750	\$415,000	\$658,000
May	\$2,650,000	\$480,000	\$658,000
June	\$513,750	\$468,000	\$0
July	\$480,000	\$469,500	\$0
August	\$705,000	\$520,000	\$0
September	\$447,500	\$466,000	\$0
October	\$473,000	\$489,500	\$0
November	\$490,000	\$525,000	\$0
December	\$520,000	\$520,000	\$0

### Median Sale Price

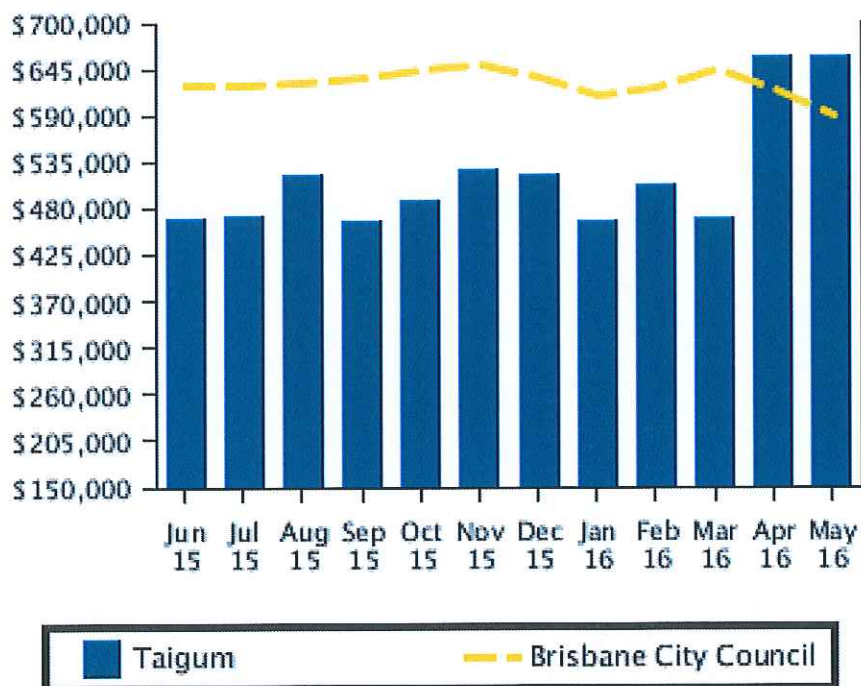


## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Taigum Median Price	Brisbane City Council Median Price
May 2016	\$658,000	\$588,065
April 2016	\$658,000	\$620,000
March 2016	\$469,000	\$645,000
February 2016	\$507,500	\$622,500
January 2016	\$464,777	\$614,875
December 2015	\$520,000	\$635,000
November 2015	\$525,000	\$649,900
October 2015	\$489,500	\$645,000
September 2015	\$466,000	\$635,000
August 2015	\$520,000	\$630,000
July 2015	\$469,500	\$625,000
June 2015	\$468,000	\$625,500

### Recent Median House Sale Prices

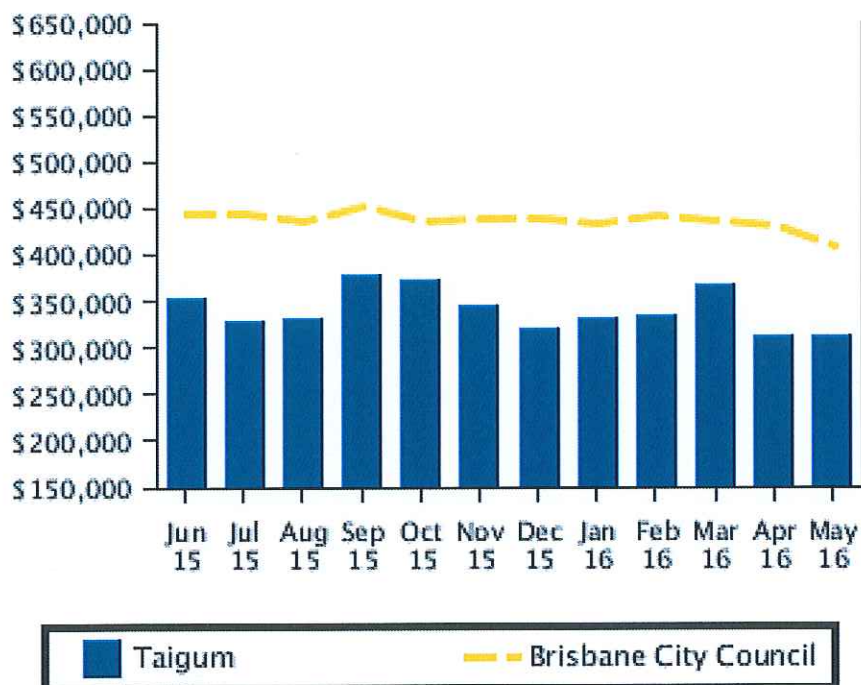




### Recent Median Unit Sale Prices

Period	Taigum Median Price	Brisbane City Council Median Price
May 2016	\$311,000	\$408,750
April 2016	\$311,000	\$429,500
March 2016	\$366,000	\$435,000
February 2016	\$335,000	\$441,050
January 2016	\$330,000	\$432,500
December 2015	\$320,000	\$440,000
November 2015	\$345,000	\$440,000
October 2015	\$372,250	\$435,000
September 2015	\$377,500	\$452,000
August 2015	\$331,750	\$435,500
July 2015	\$329,500	\$445,000
June 2015	\$353,750	\$443,000

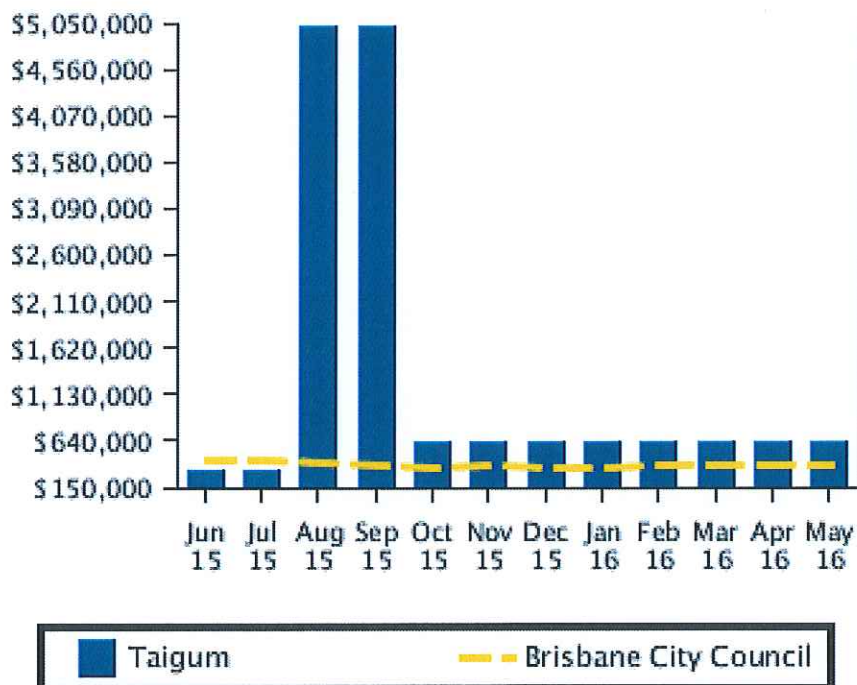
### Recent Median Unit Sale Prices



### Recent Median Land Sale Prices

Period	Taigum Median Price	Brisbane City Council Median Price
May 2016	\$622,500	\$380,000
April 2016	\$622,500	\$372,500
March 2016	\$622,500	\$376,000
February 2016	\$622,500	\$385,000
January 2016	\$622,500	\$349,000
December 2015	\$622,500	\$360,000
November 2015	\$622,500	\$370,000
October 2015	\$622,500	\$365,000
September 2015	\$5,000,000	\$376,050
August 2015	\$5,000,000	\$410,000
July 2015	\$327,500	\$435,000
June 2015	\$327,500	\$427,500

### Recent Median Land Sale Prices

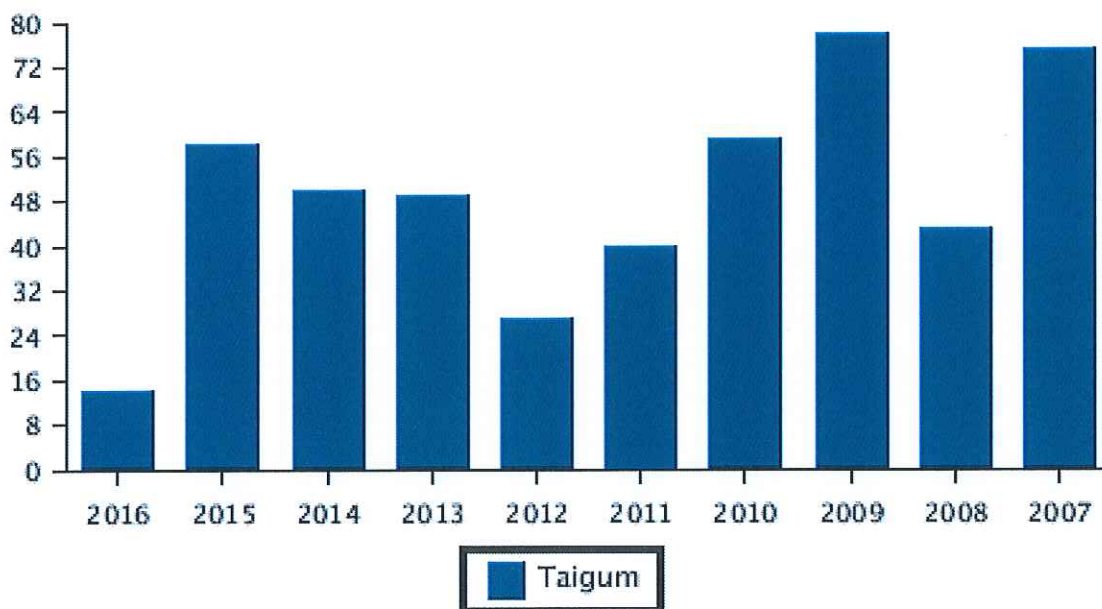


## Sales Per Annum

### House Sales Per Annum

Period	Taigum Number
2016	14
2015	58
2014	50
2013	49
2012	27
2011	40
2010	59
2009	78
2008	43
2007	75

### House Sales Per Annum

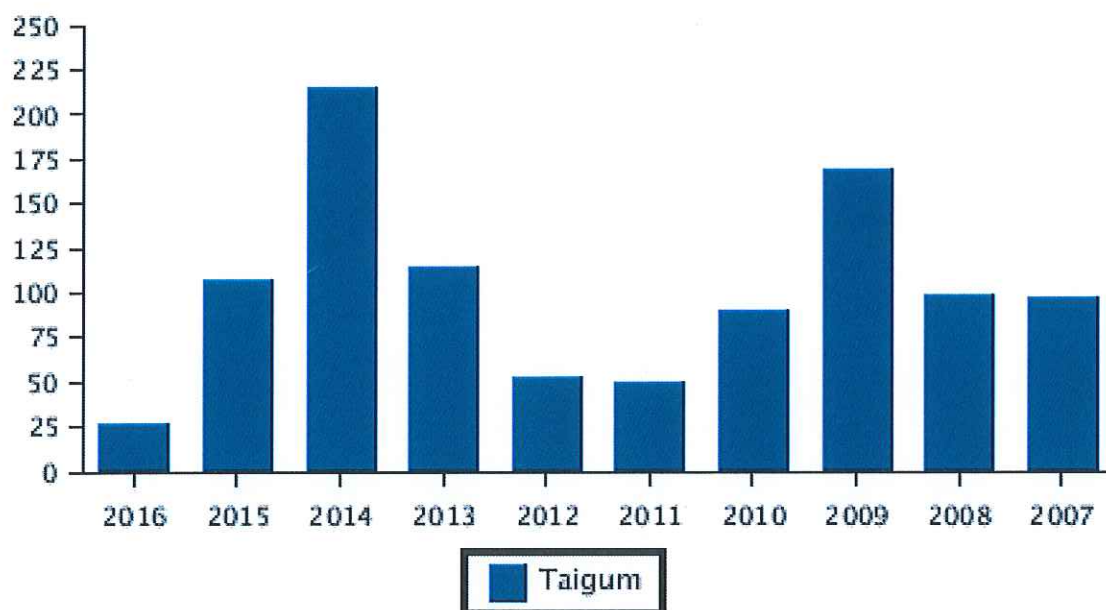




### Unit Sales Per Annum

Period	Taigum Number
2016	27
2015	107
2014	215
2013	114
2012	53
2011	50
2010	90
2009	169
2008	99
2007	97

### Unit Sales Per Annum

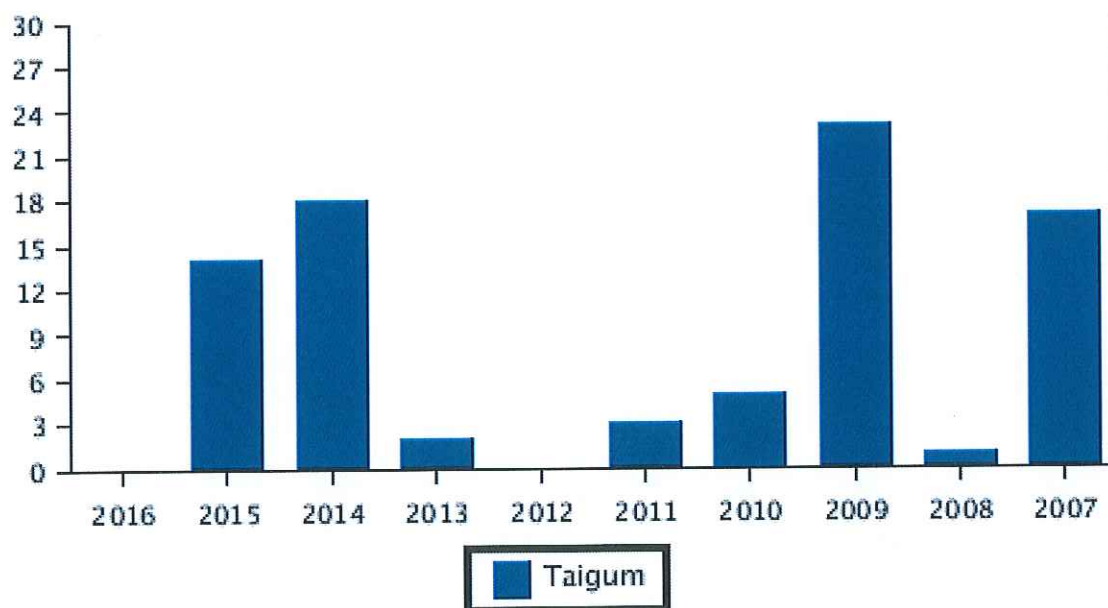




### Land Sales Per Annum

Period	Taigum Number
2016	0
2015	14
2014	18
2013	2
2012	0
2011	3
2010	5
2009	23
2008	1
2007	17

### Land Sales Per Annum





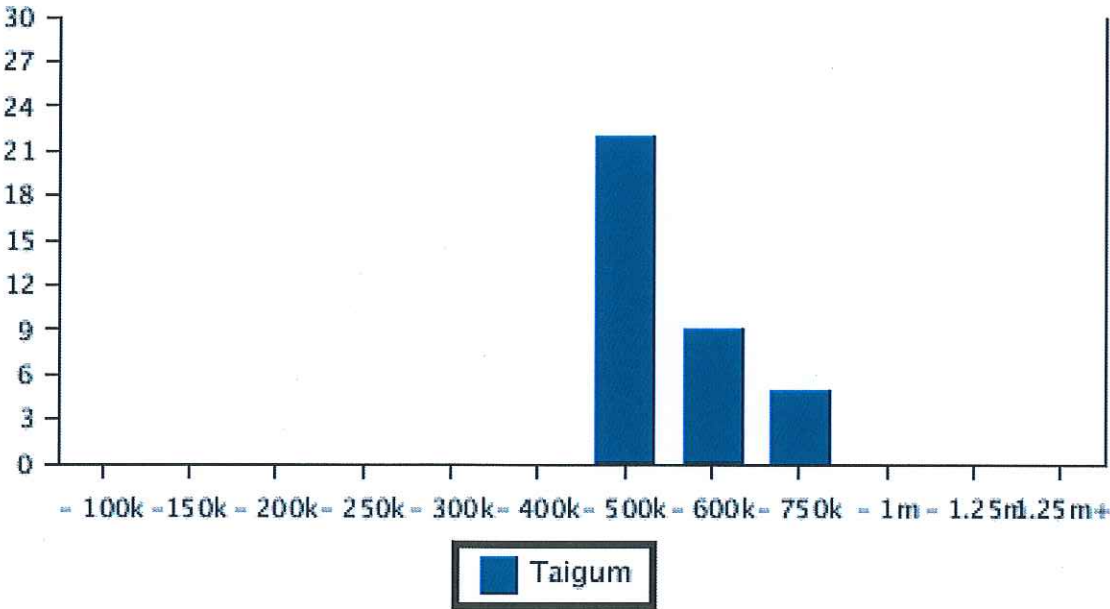
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# Sales By Price

House Sale by Price (12 months)

Price	Taigum Number
0 - 100k	0
101 -150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	22
501 - 600k	9
601 - 750k	5
751 - 1m	0
> 1m - 1.25m	0
1.25m+	0

House Sales By Price (12 months)

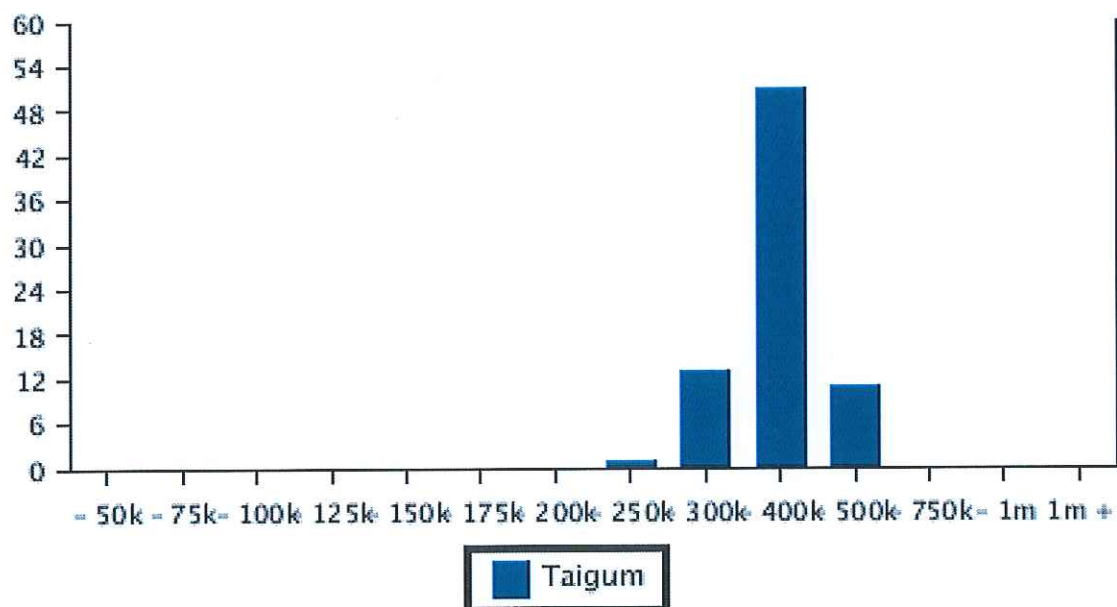




### Unit Sale by Price (12 months)

Price	Taigum Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	0
201 - 250k	1
251 - 300k	13
301 - 400k	51
401 - 500k	11
501 - 750k	0
751 - 1m	0
1m +	0

### Unit Sales By Price (12 months)



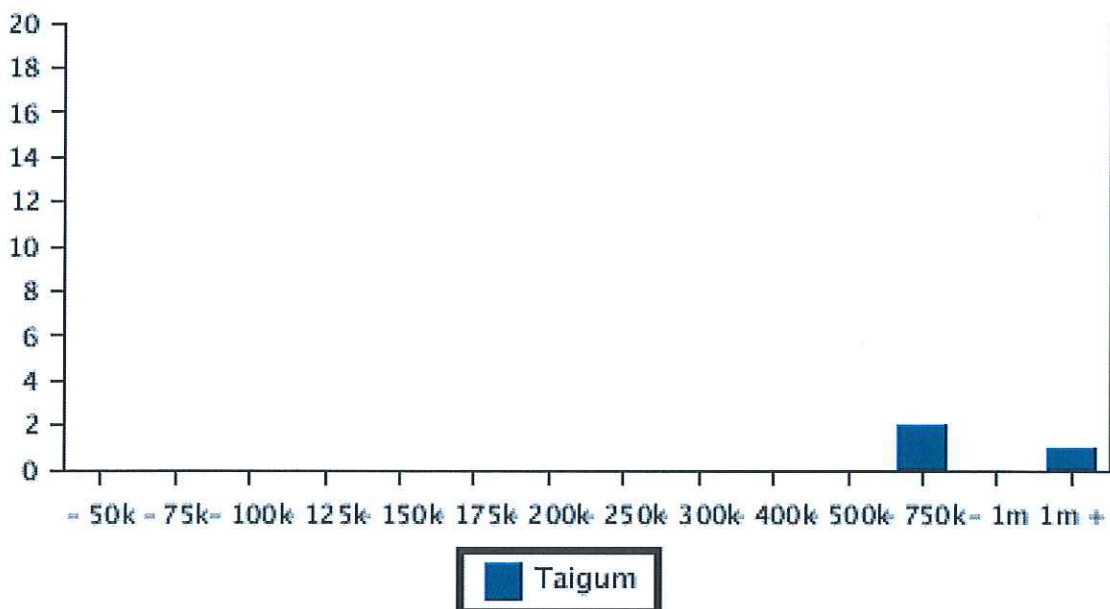


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### Land Sale by Price (12 months)

Price	Taigum 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	2
751 - 1m	0
1m +	1

### Land Sales By Price (12 months)



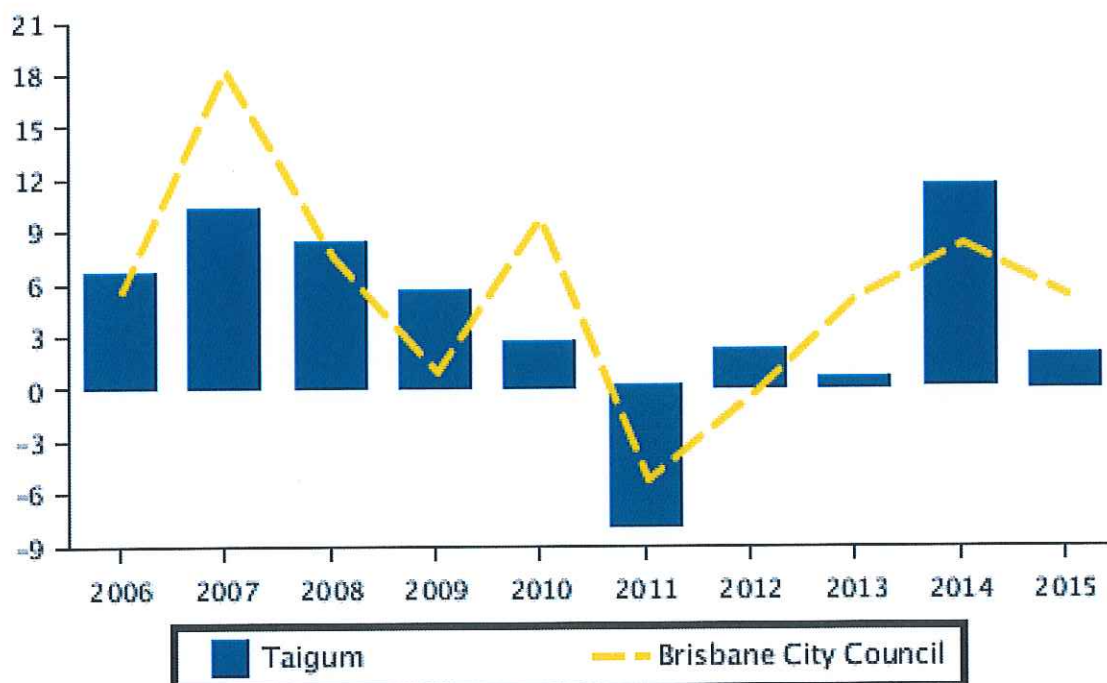


## Capital Growth Median Prices

### Capital Growth in Median Prices (Houses)

Period	Taigum % Change	Brisbane City Council % Change
2015	2%	5.4%
2014	11.6%	8.3%
2013	0.7%	5.2%
2012	2.3%	-0.4%
2011	-8.2%	-5.3%
2010	2.7%	9.8%
2009	5.7%	1%
2008	8.5%	7.6%
2007	10.3%	18.3%
2006	6.7%	5.7%

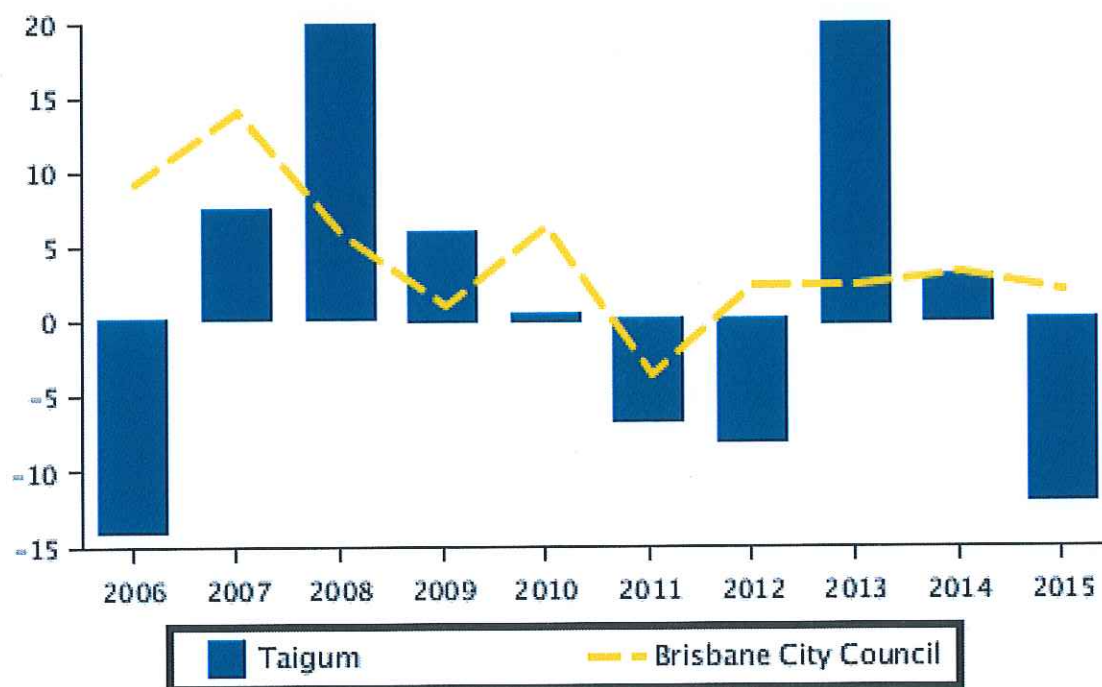
### Capital Growth in Median Prices (Houses)



### Capital Growth in Median Prices (Unit)

Period	Taigum % Change	Brisbane City Council % Change
2015	-12.2%	2.1%
2014	3.1%	3.3%
2013	24.8%	2.4%
2012	-8.4%	2.5%
2011	-7%	-3.6%
2010	0.6%	6.4%
2009	6.1%	1%
2008	20.4%	5.8%
2007	7.5%	14.1%
2006	-14.3%	9.2%

### Capital Growth in Median Prices (Unit)

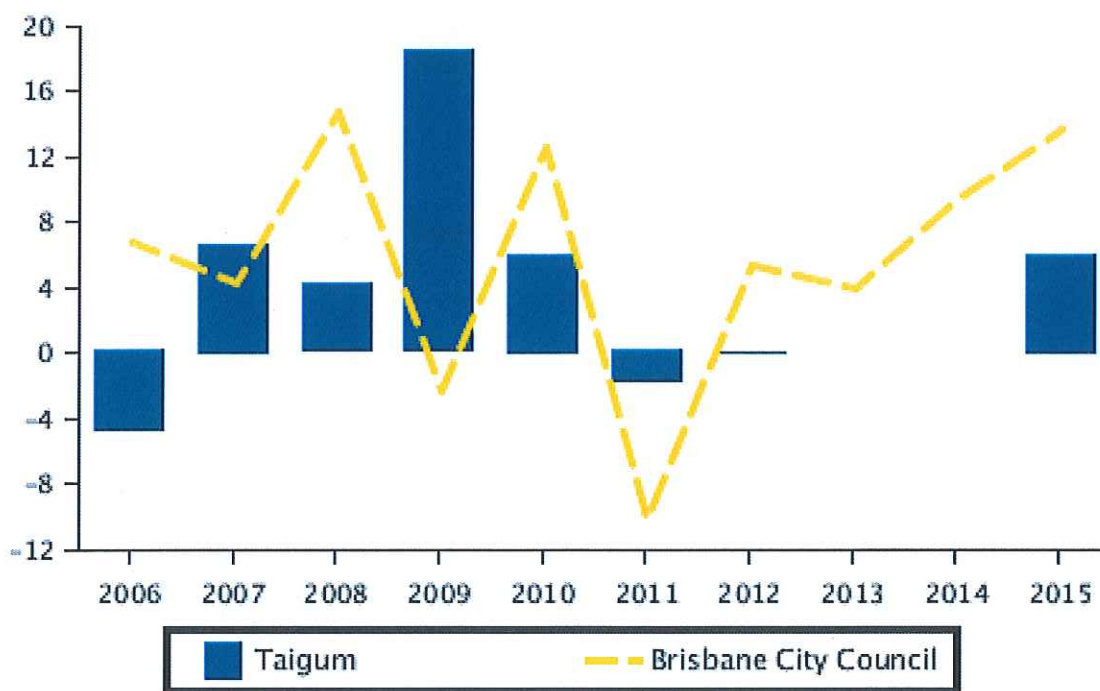




### Capital Growth in Median Prices (Land)

Period	Taigum % Change	Brisbane City Council % Change
2015	6%	13.6%
2014	0%	9.4%
2013	0%	4%
2012	0%	5.3%
2011	-1.9%	-10.2%
2010	6%	12.5%
2009	18.5%	-2.4%
2008	4.2%	14.8%
2007	6.6%	4.2%
2006	-5%	6.7%

### Capital Growth in Median Prices (Land)

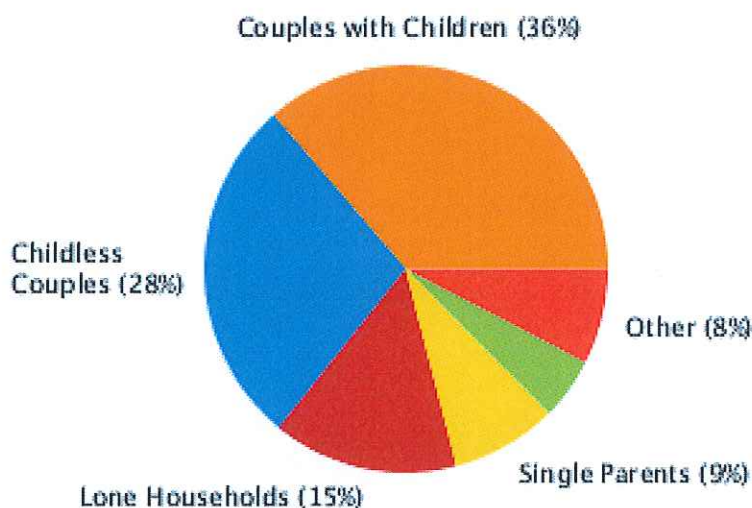


# Household

## Household Structure

Type	Percent
Couples with Children	36.4
Childless Couples	27.8
Lone Households	14.9
Single Parents	8.4
Other	7.6
Group Households	4.9

## Household Structure



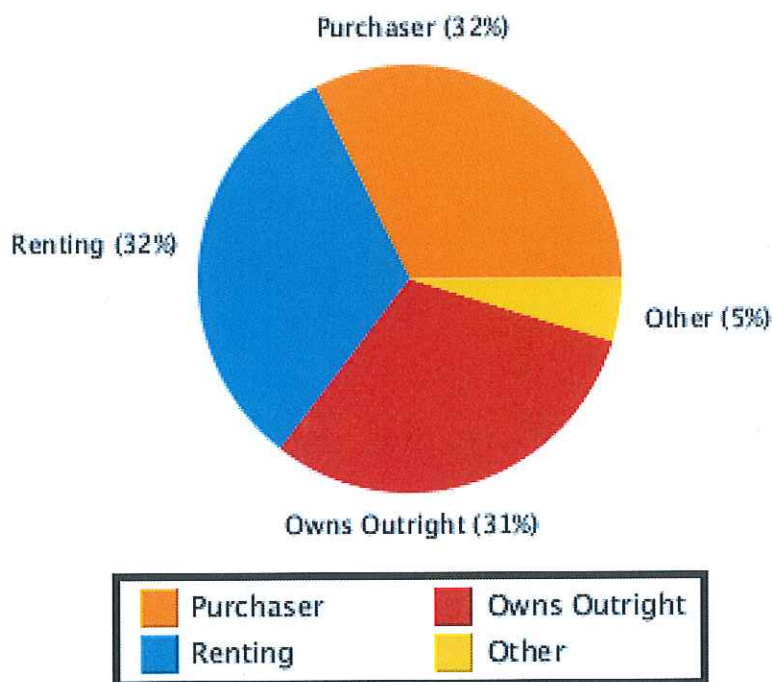
 Couples with Children	 Single Parents
 Childless Couples	 Group Households
 Lone Households	 Other



## Household Occupancy

Type	Percent
Purchaser	32.3
Renting	32.2
Owns Outright	30.7
Other	4.8

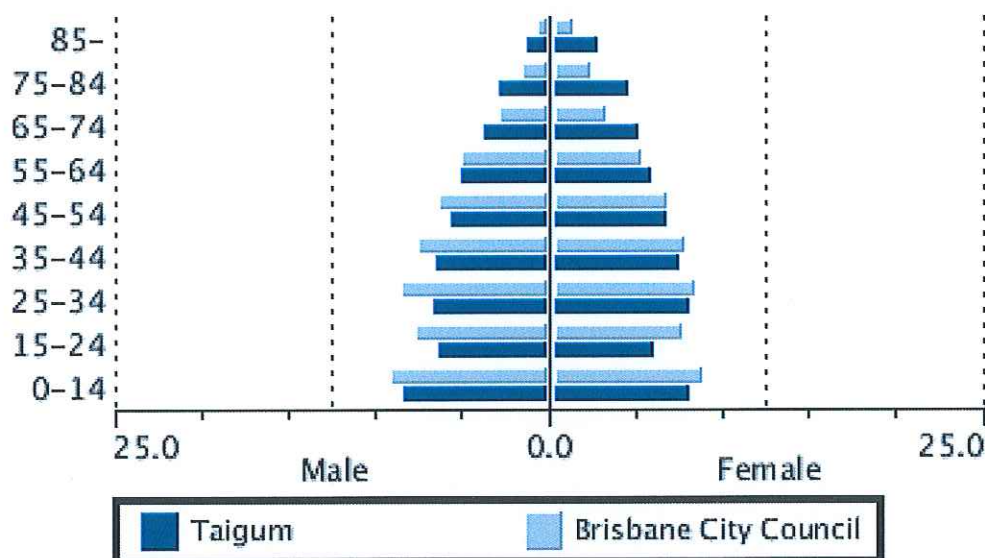
## Household Occupancy



## Age Sex Ratio

Age Group	Taigum		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	8.4	8.0	9.2	8.7
15-24	6.3	5.9	7.7	7.6
25-34	6.6	7.9	8.5	8.3
35-44	6.5	7.4	7.5	7.7
45-54	5.7	6.7	6.4	6.6
55-64	5.1	5.8	5.0	5.2
65-74	3.7	5.1	2.9	3.1
75-84	2.8	4.4	1.6	2.2
85-	1.2	2.7	0.6	1.2

Age Sex Ratio

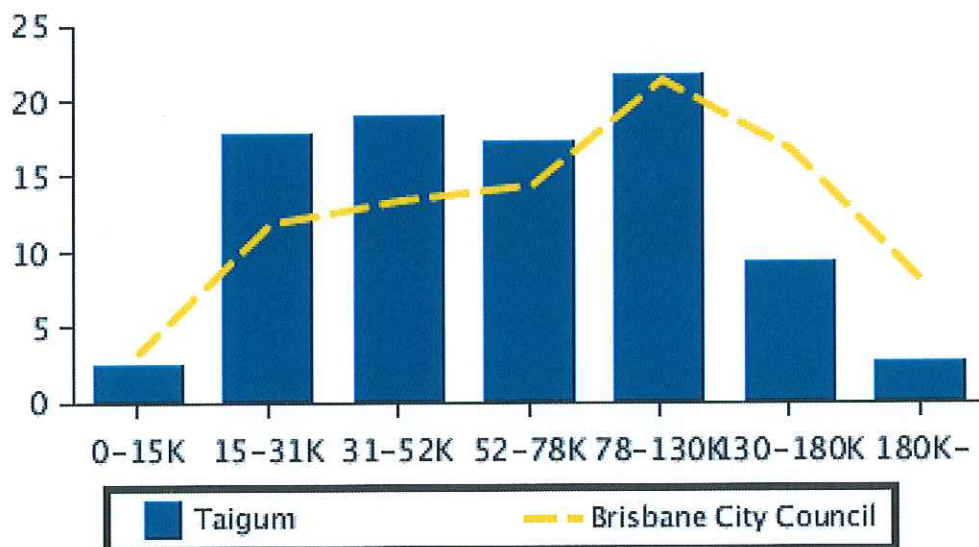




## Household Income

Income Range	Taigum %	Brisbane City Council %
0-15K	2.5	3.3
15-31K	17.8	11.8
31-52K	18.9	13.4
52-78K	17.2	14.4
78-130K	21.6	21.3
130-180K	9.3	16.7
180K-	2.7	7.9

Household Income



## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	1					
HOUSE	8	\$291,000	\$658,000	\$523,100	\$503,150	\$4,025,200
UNIT	9	\$285,000	\$429,000	\$330,000	\$325,833	\$2,932,500
<b>TOTAL</b>	<b>18</b>					<b>\$6,957,700</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		1				
HOUSE	2 Bed	1	\$291,000	\$291,000	\$291,000	\$291,000
	3 Bed	4	\$405,000	\$541,200	\$465,000	\$469,050
	4 Bed	1	\$658,000	\$658,000	\$658,000	\$658,000
	5+ Bed	2	\$545,000	\$655,000	\$600,000	\$600,000
UNIT	2 Bed	2	\$289,000	\$291,000	\$290,000	\$290,000
	3 Bed	7	\$285,000	\$429,000	\$331,000	\$336,071
<b>TOTAL</b>		<b>18</b>				<b>\$386,538</b>





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## Sold Properties



### 156 Bambrook Street Taigum QLD 4018

Sale Price: \$658,000  
Sale Date: 8 Apr 2016  
Area: 675m2

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



### 295 Beams Road Taigum QLD 4018

Sale Price: \$405,000  
Sale Date: 17 May 2016  
Area: 635m2

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



### 3 Cartwright Street Taigum QLD 4018

Sale Price: \$541,200  
Sale Date: 2 May 2016  
Area: 336m2

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



### 13 Egret Place Taigum QLD 4018

Sale Price: Not Disclosed  
Sale Date: 23 Jun 2016  
Area: 452m2

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



### 34/50 Enborisoff Street Taigum QLD 4018

Sale Price: \$330,000  
Sale Date: 25 May 2016  
Area: 1,001m2 Approx

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



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### **47/50 Enborisoff Street Taigum QLD 4018**

Sale Price: \$331,000  
Sale Date: 6 Apr 2016  
Area: -

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



### **46/245 Handford Road Taigum QLD 4018**

Sale Price: \$429,000  
Sale Date: 12 Apr 2016  
Area: 184m2

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



### **10/308 Handford Road Taigum QLD 4018**

Sale Price: \$350,000  
Sale Date: 14 Jun 2016  
Area: 181m2 Approx

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



### **61/308 Handford Road Taigum QLD 4018**

Sale Price: \$292,500  
Sale Date: 25 May 2016  
Area: 177m2 Approx

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



### **26/332 Handford Road Taigum QLD 4018**

Sale Price: \$285,000  
Sale Date: 19 Apr 2016  
Area: 103m2 Approx

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



### **63 Haywal Street Taigum QLD 4018**

Sale Price: \$655,000  
Sale Date: 14 Jun 2016  
Area: 674m2

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





### 85/36 Heathwood Street Taigum QLD 4018

Sale Price: \$335,000  
Sale Date: 9 Jun 2016  
Area: 87m2 Approx

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



### 65/48 Lemke Road Taigum QLD 4018

Sale Price: \$291,000  
Sale Date: 6 Apr 2016  
Area: 176m2 Approx

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



### 72/48 Lemke Road Taigum QLD 4018

Sale Price: \$291,000  
Sale Date: 1 Apr 2016  
Area: 155m2 Approx

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



### 73/48 Lemke Road Taigum QLD 4018

Sale Price: \$289,000  
Sale Date: 2 May 2016  
Area: 152m2 Approx

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



### 16 Lomandra Street Taigum QLD 4018

Sale Price: \$505,000  
Sale Date: 11 Jun 2016  
Area: 630m2

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



### 34 Songbird Way Taigum QLD 4018

Sale Price: \$545,000  
Sale Date: 23 May 2016  
Area: 708m2

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



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### **3 Tahiti Street Taigum QLD 4018**

Sale Price: \$425,000

Sale Date: 1 May 2016

Area: 625m2

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



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