
A Nobel approach
to Real Estate™

Taringa

April—June 2016

THE Adam
Nobel TEAM



Mobile 0417 007 001
Facsimile 07 3844 7395
adam.nobel@spaceproperty.com.au
www.adamnobel.com.au
130 Vulture Street,
WEST END QLD 4101

Suburb Statistics Report

Prepared on 08 Jul 2016

Adam Nobel
Mob: 0417007001
Ph: 0738464333
Email: adam.nobel@spaceproperty.com.au



Area Profile

The size of Taringa is approximately 2 square kilometres. It has 7 parks covering nearly 5% of total area.

The population of Taringa in 2006 was 6,745 people. By 2011 the population was 7,162 showing a population growth of 6% in the area during that time.

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

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

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

In 2006, 45.7% of the homes in Taringa were owner-occupied compared with 46.5% in 2011.

Currently the median sales price of houses in the area is 885,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$900,000	\$773,000	\$995,000
February	\$810,000	\$706,000	\$1,001,000
March	\$632,500	\$872,000	\$852,000
April	\$947,500	\$955,000	\$885,000
May	\$697,500	\$917,500	\$885,000
June	\$970,000	\$910,000	\$0
July	\$691,250	\$890,000	\$0
August	\$1,272,500	\$1,062,500	\$0
September	\$765,000	\$835,000	\$0
October	\$665,000	\$840,000	\$0
November	\$810,500	\$725,000	\$0
December	\$819,250	\$905,000	\$0

Median Sale Price

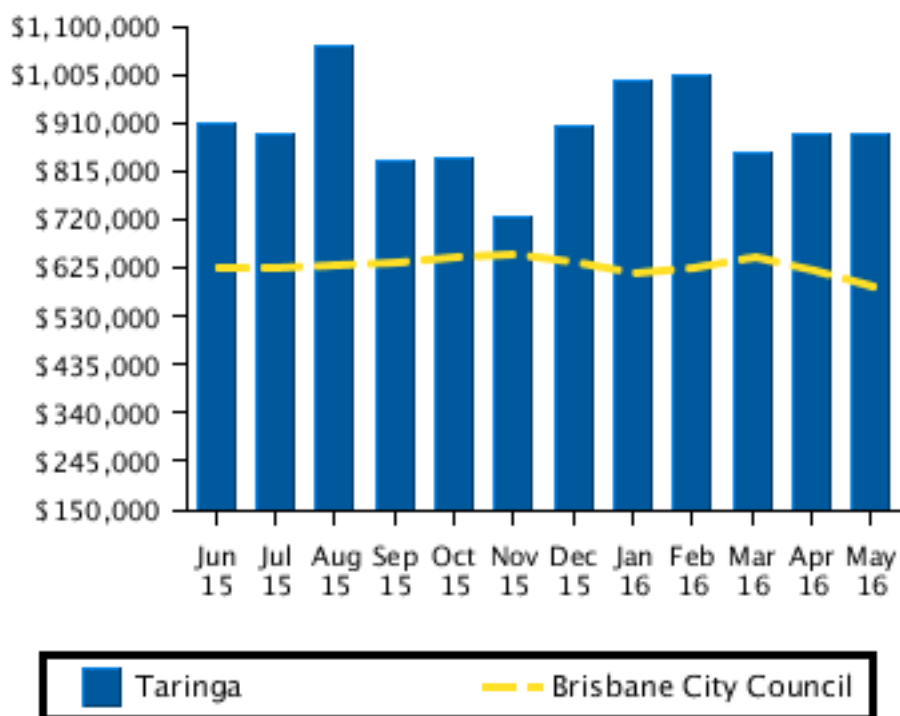


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Taringa Median Price	Brisbane City Council Median Price
May 2016	\$885,000	\$588,065
April 2016	\$885,000	\$620,000
March 2016	\$852,000	\$645,000
February 2016	\$1,001,000	\$622,500
January 2016	\$995,000	\$614,875
December 2015	\$905,000	\$635,000
November 2015	\$725,000	\$649,900
October 2015	\$840,000	\$645,000
September 2015	\$835,000	\$635,000
August 2015	\$1,062,500	\$630,000
July 2015	\$890,000	\$625,000
June 2015	\$910,000	\$625,500

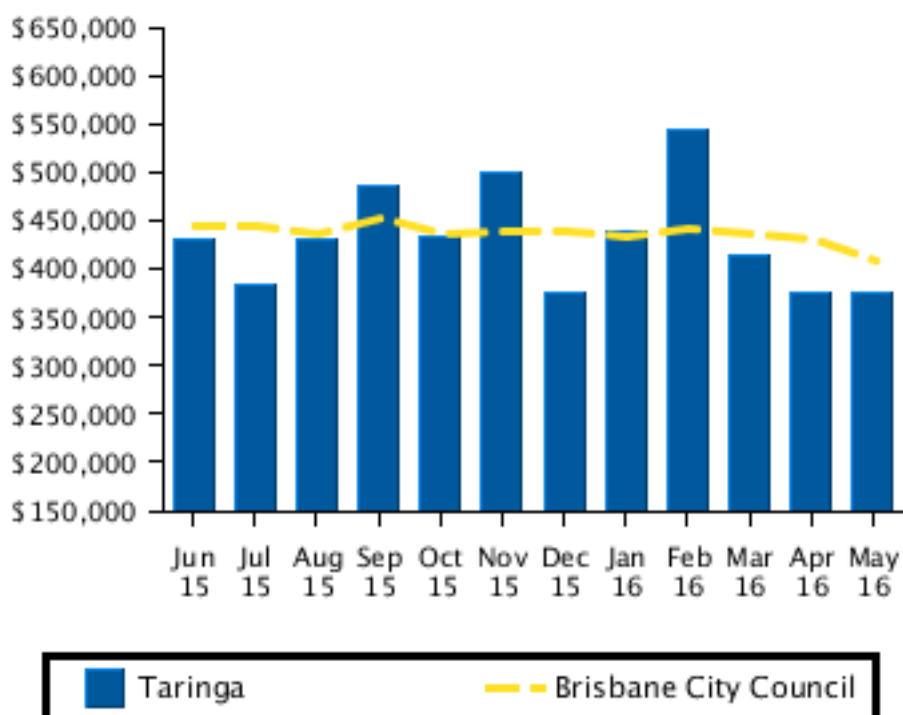
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Taringa Median Price	Brisbane City Council Median Price
May 2016	\$375,000	\$408,750
April 2016	\$375,000	\$429,500
March 2016	\$414,000	\$435,000
February 2016	\$542,500	\$441,050
January 2016	\$440,000	\$432,500
December 2015	\$375,000	\$440,000
November 2015	\$500,000	\$440,000
October 2015	\$432,000	\$435,000
September 2015	\$485,000	\$452,000
August 2015	\$430,000	\$435,500
July 2015	\$382,250	\$445,000
June 2015	\$431,250	\$443,000

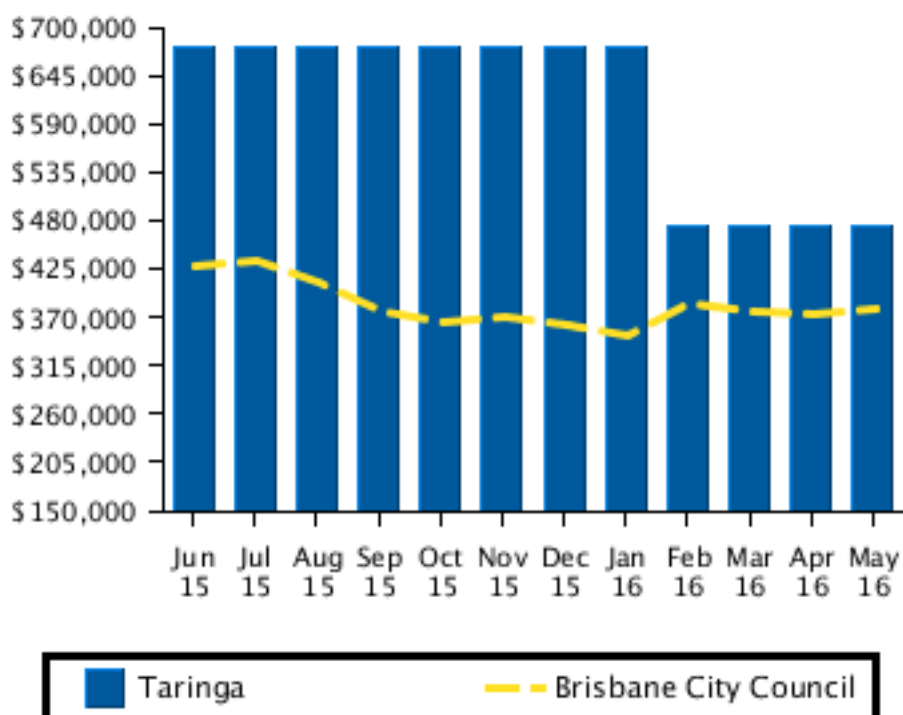
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Taringa Median Price	Brisbane City Council Median Price
May 2016	\$475,000	\$380,000
April 2016	\$475,000	\$372,500
March 2016	\$475,000	\$376,000
February 2016	\$475,000	\$385,000
January 2016	\$677,000	\$349,000
December 2015	\$677,000	\$360,000
November 2015	\$677,000	\$370,000
October 2015	\$677,000	\$365,000
September 2015	\$677,000	\$376,050
August 2015	\$677,000	\$410,000
July 2015	\$677,000	\$435,000
June 2015	\$677,000	\$427,500

Recent Median Land Sale Prices

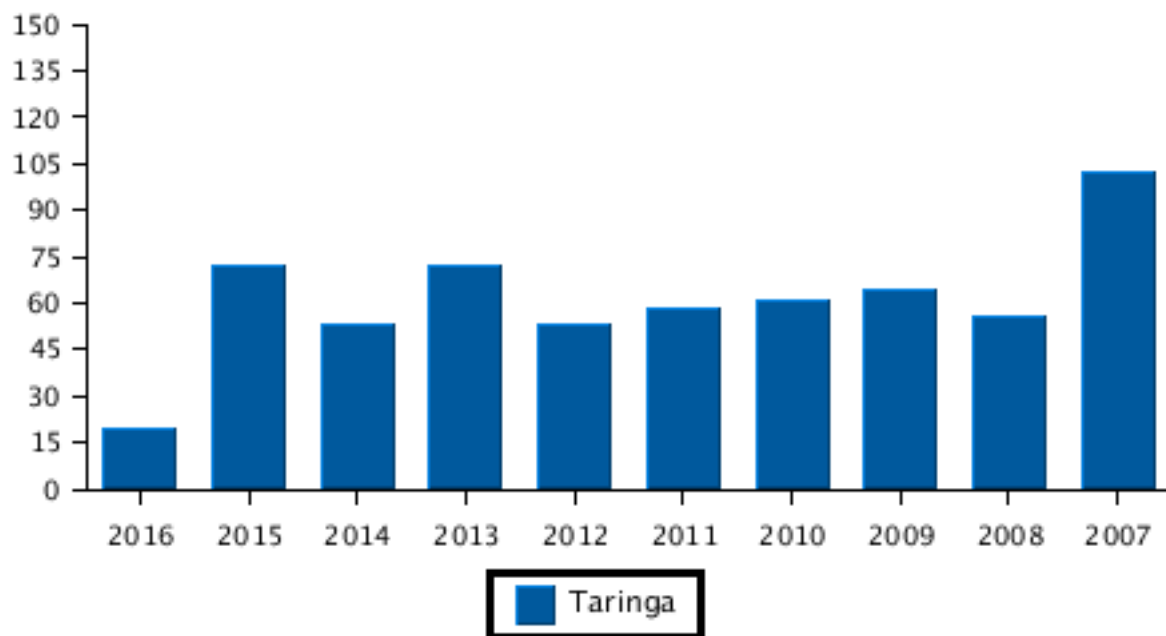


Sales Per Annum

House Sales Per Annum

Period	Taringa Number
2016	19
2015	72
2014	53
2013	72
2012	53
2011	58
2010	61
2009	64
2008	56
2007	102

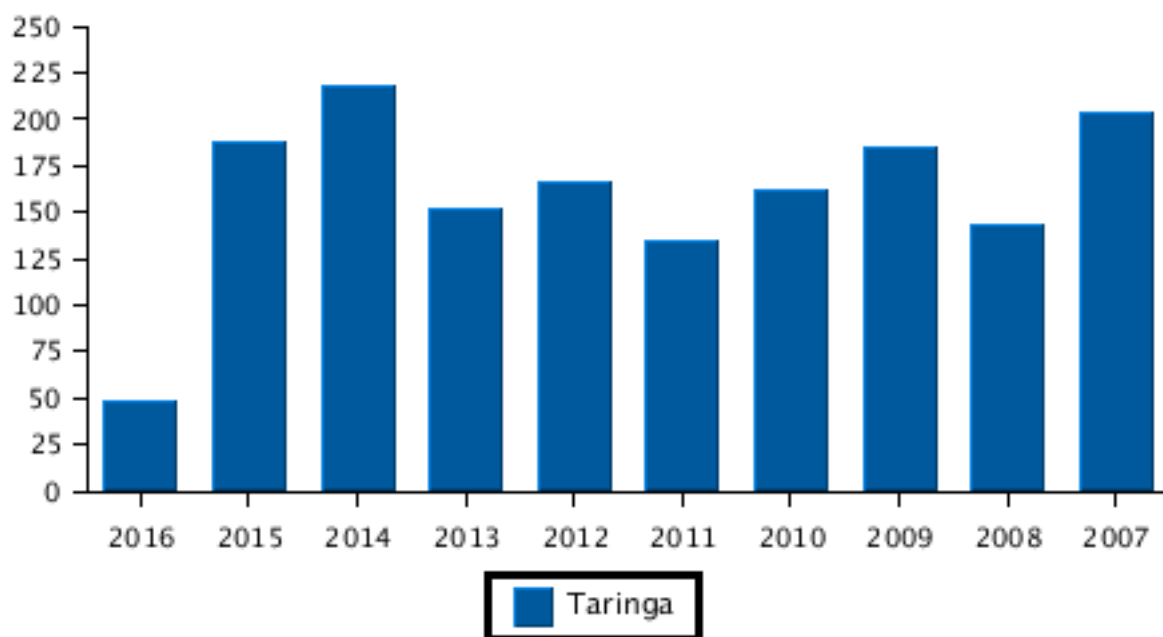
House Sales Per Annum



Unit Sales Per Annum

Period	Taringa Number
2016	48
2015	187
2014	218
2013	151
2012	166
2011	135
2010	161
2009	184
2008	143
2007	203

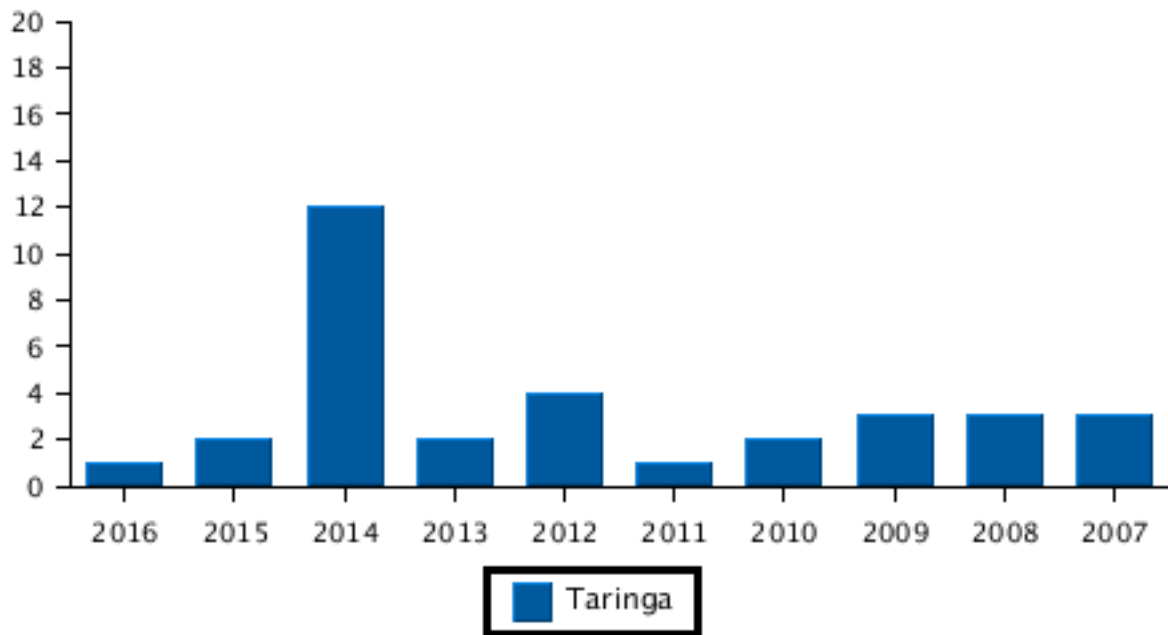
Unit Sales Per Annum



Land Sales Per Annum

Period	Taringa Number
2016	1
2015	2
2014	12
2013	2
2012	4
2011	1
2010	2
2009	3
2008	3
2007	3

Land Sales Per Annum

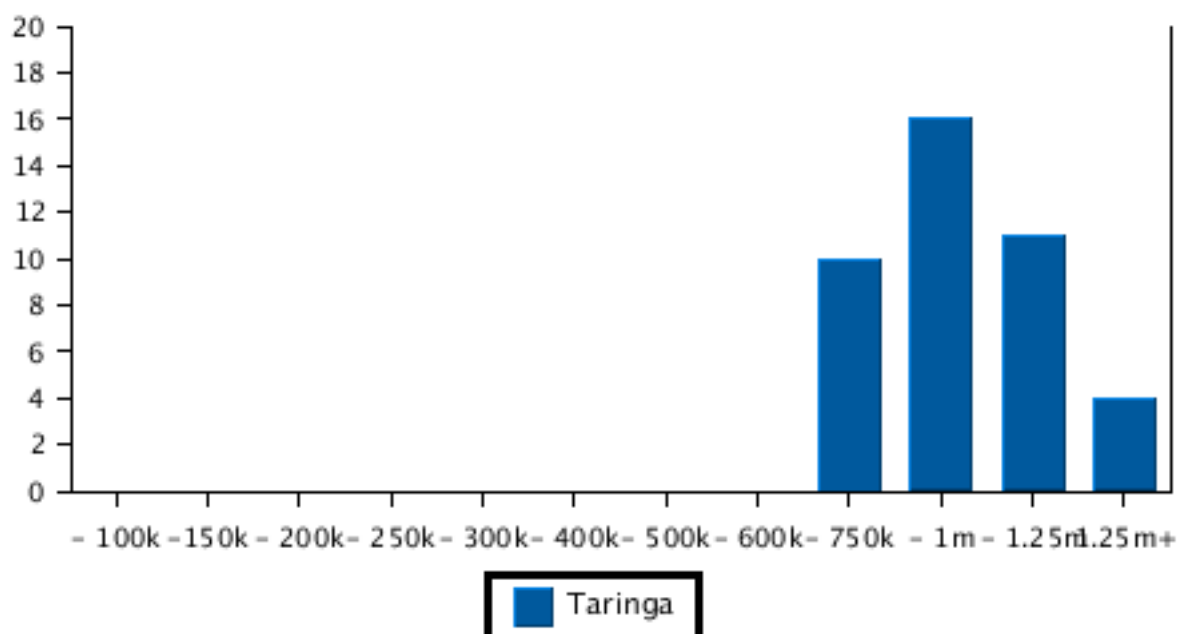


Sales By Price

House Sale by Price (12 months)

Price	Taringa
	Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	0
501 - 600k	0
601 - 750k	10
751 - 1m	16
> 1m - 1.25m	11
1.25m+	4

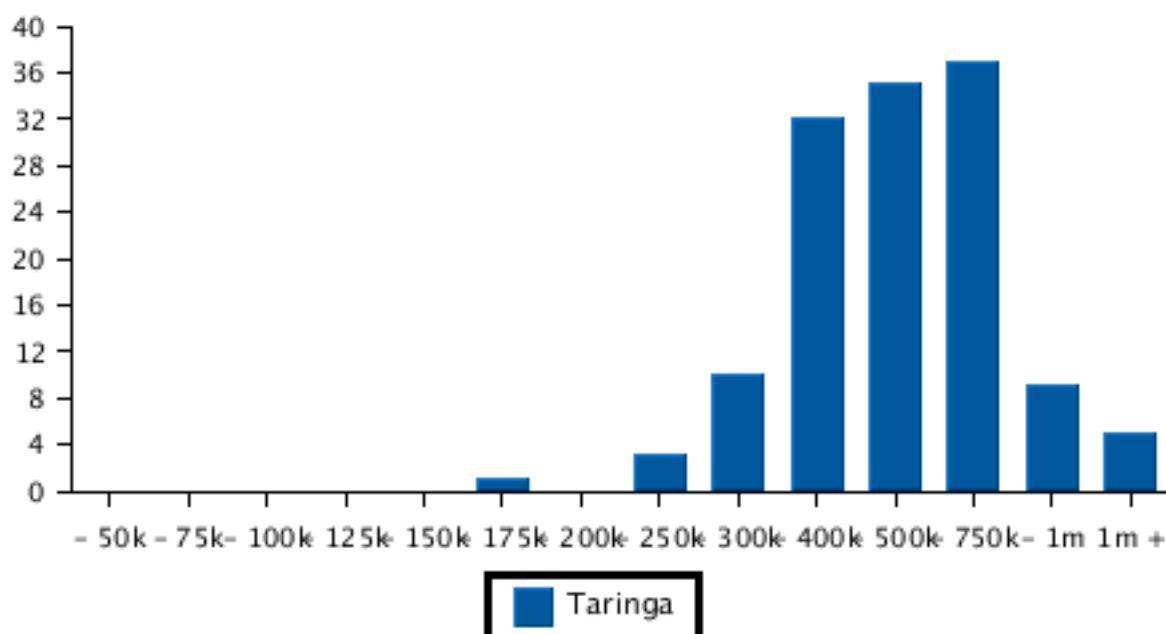
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Taringa Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	1
176 - 200k	0
201 - 250k	3
251 - 300k	10
301 - 400k	32
401 - 500k	35
501 - 750k	37
751 - 1m	9
1m +	5

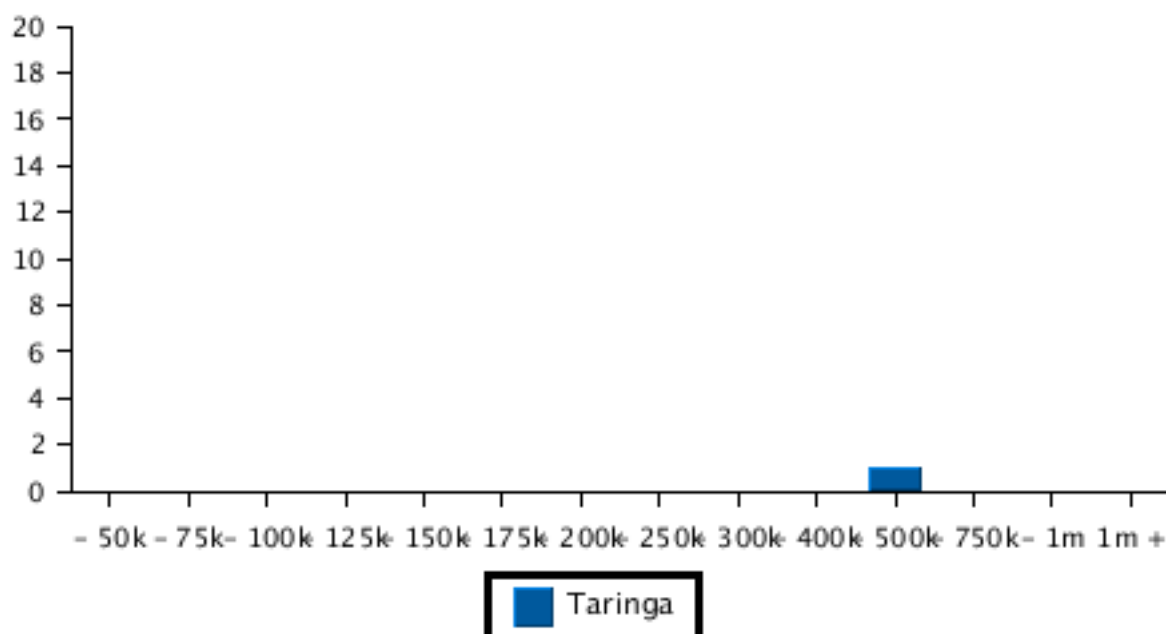
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Taringa 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	1
501 - 750k	0
751 - 1m	0
1m +	0

Land Sales By Price (12 months)

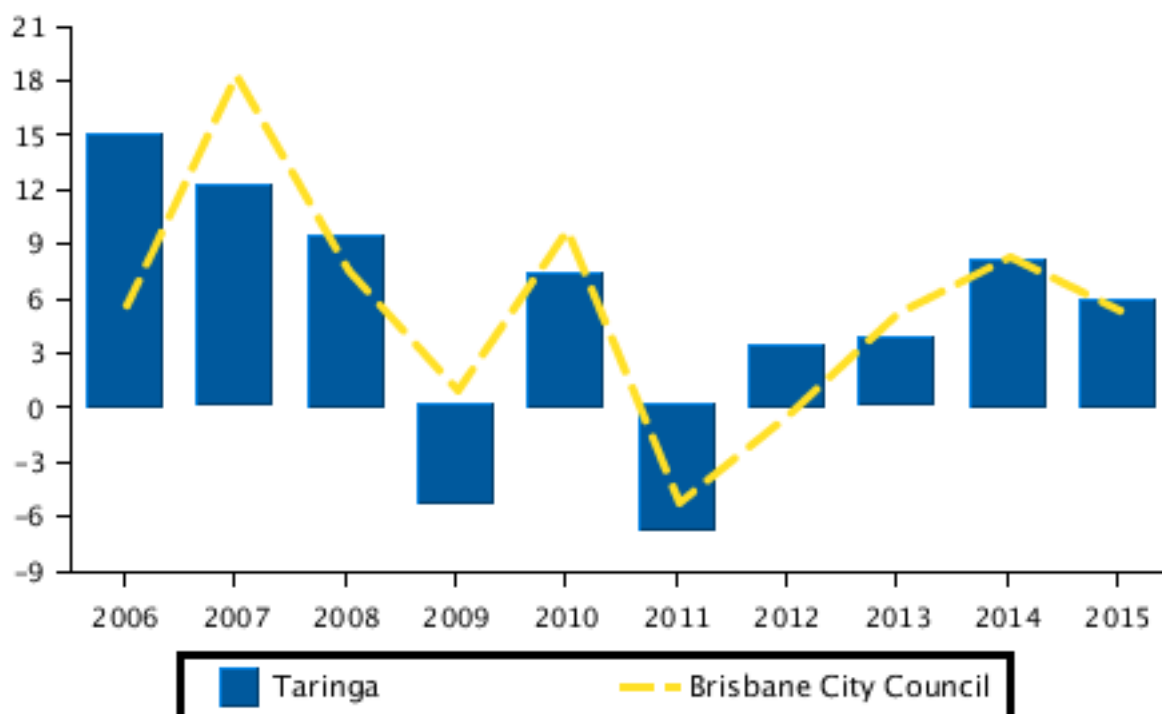


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Taringa % Change	Brisbane City Council % Change
2015	5.9%	5.4%
2014	8.2%	8.3%
2013	3.8%	5.2%
2012	3.4%	-0.4%
2011	-7%	-5.3%
2010	7.4%	9.8%
2009	-5.5%	1%
2008	9.5%	7.6%
2007	12.2%	18.3%
2006	15.1%	5.7%

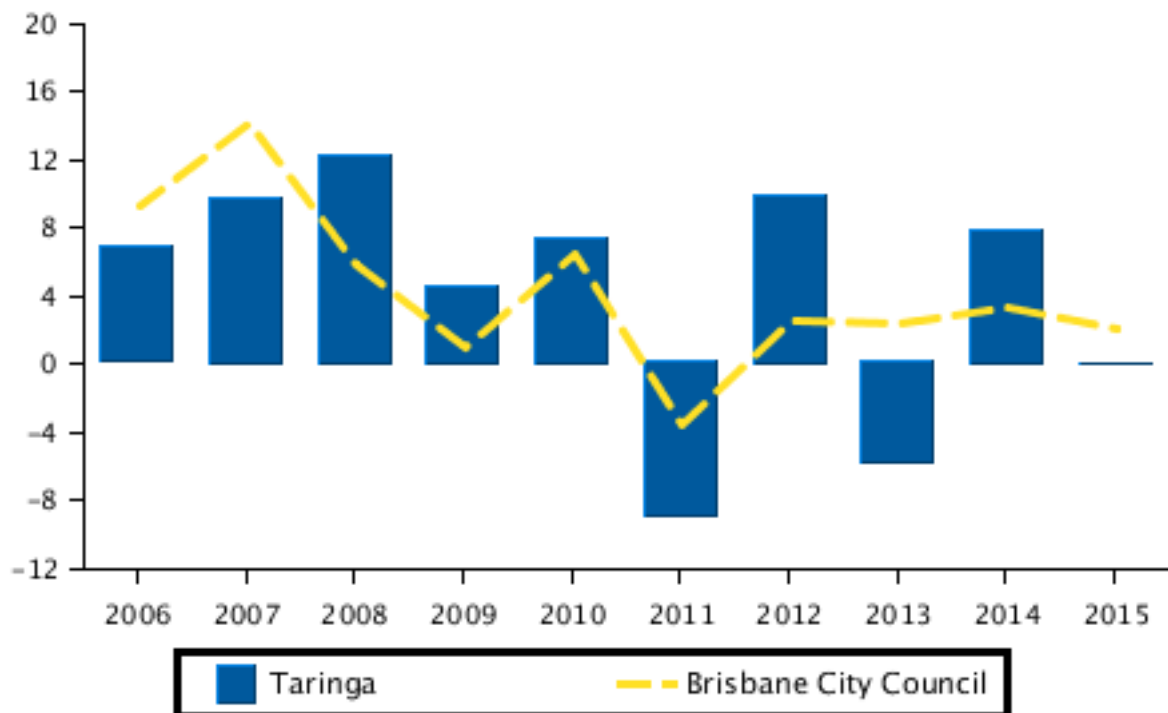
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Taringa % Change	Brisbane City Council % Change
2015	0%	2.1%
2014	7.9%	3.3%
2013	-6%	2.4%
2012	9.9%	2.5%
2011	-9.2%	-3.6%
2010	7.4%	6.4%
2009	4.6%	1%
2008	12.3%	5.8%
2007	9.8%	14.1%
2006	6.9%	9.2%

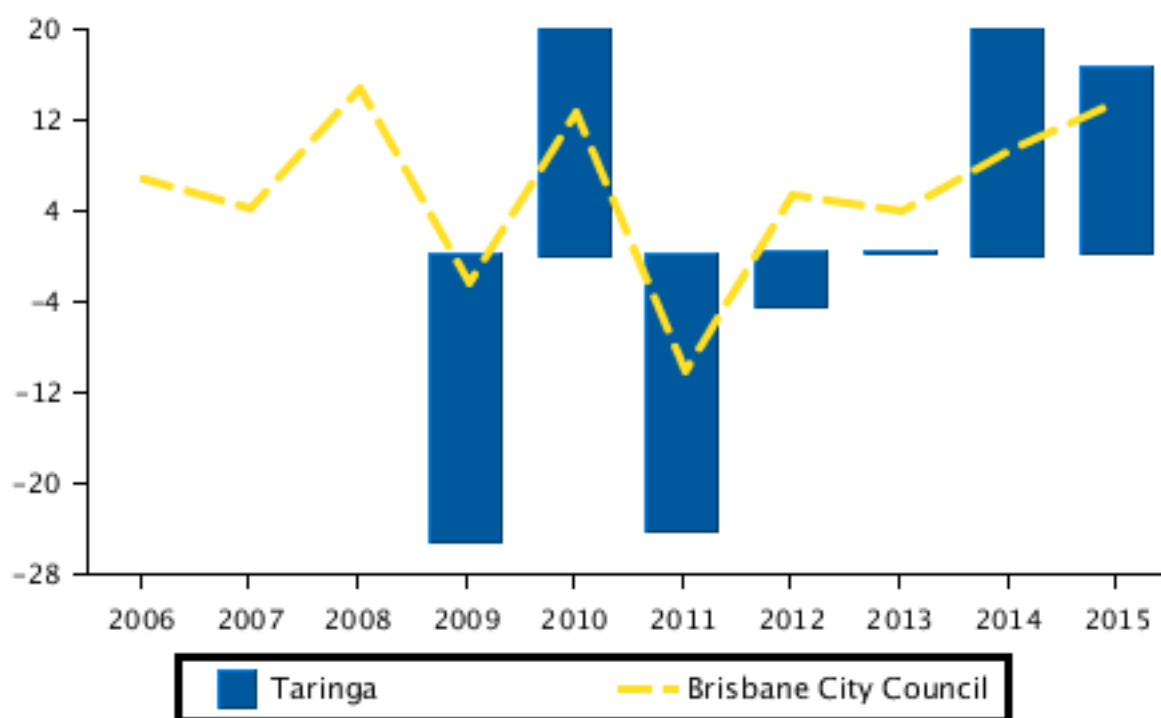
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Taringa % Change	Brisbane City Council % Change
2015	16.7%	13.6%
2014	41.4%	9.4%
2013	0.4%	4%
2012	-5%	5.3%
2011	-24.7%	-10.2%
2010	39.3%	12.5%
2009	-25.5%	-2.4%
2008	0%	14.8%
2007	0%	4.2%
2006	0%	6.7%

Capital Growth in Median Prices (Land)

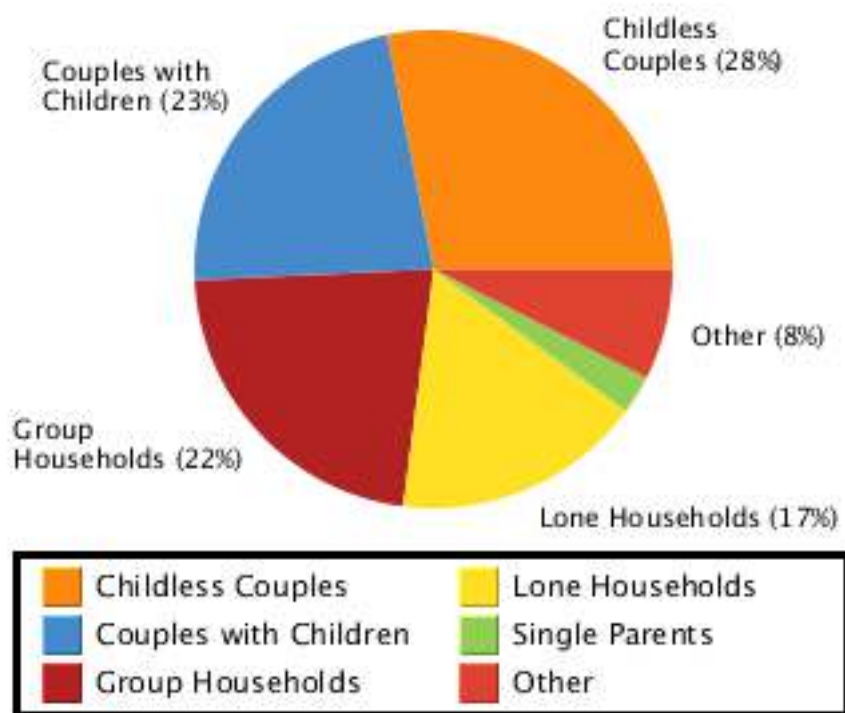


Household

Household Structure

Type	Percent
Childless Couples	28.1
Couples with Children	22.6
Group Households	22.2
Lone Households	16.9
Other	7.5
Single Parents	2.6

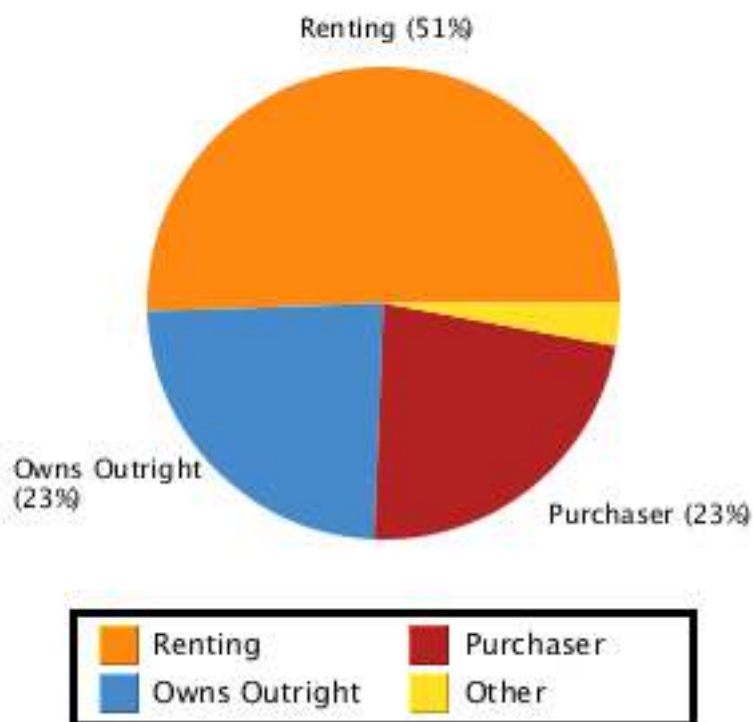
Household Structure



Household Occupancy

Type	Percent
Renting	50.5
Owns Outright	23.8
Purchaser	22.7
Other	2.9

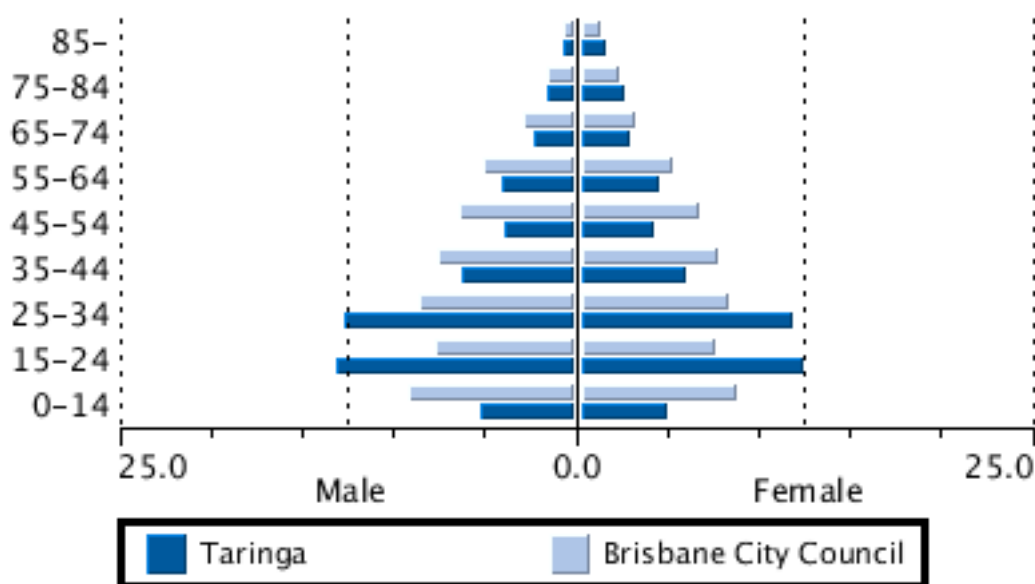
Household Occupancy



Age Sex Ratio

Age Group	Taringa		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	5.2	4.9	9.2	8.7
15-24	13.1	12.4	7.7	7.6
25-34	12.7	11.7	8.5	8.3
35-44	6.2	5.9	7.5	7.7
45-54	3.9	4.1	6.4	6.6
55-64	4.0	4.5	5.0	5.2
65-74	2.3	2.9	2.9	3.1
75-84	1.6	2.6	1.6	2.2
85-	0.6	1.5	0.6	1.2

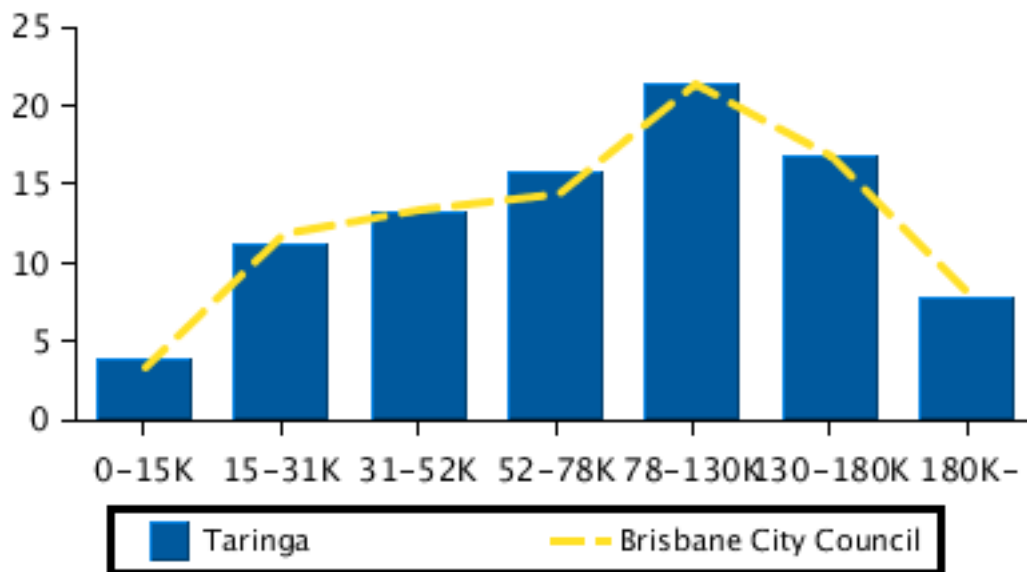
Age Sex Ratio



Household Income

Income Range	Taringa %	Brisbane City Council %
0-15K	3.8	3.3
15-31K	11.1	11.8
31-52K	13.2	13.4
52-78K	15.8	14.4
78-130K	21.3	21.3
130-180K	16.8	16.7
180K-	7.8	7.9

Household Income



Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2016. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

Sales History Report

Prepared on 08 Jul 2016

Adam Nobel
Mob: 0417007001
Ph: 0738464333
Email: adam.nobel@spaceproperty.com.au



Sold Properties



5/15 Ada Street Taringa QLD 4068

Sale Price: Not Disclosed

Sale Date: 26 May 2016

Area: -

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



1/15 Adsett Street Taringa QLD 4068

Sale Price: \$460,000

Sale Date: 19 Apr 2016

Area: -

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



1/37 Alpha Street Taringa QLD 4068

Sale Price: \$365,000

Sale Date: 10 Jun 2016

Area: -

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



4/103 Beatrice Street Taringa QLD 4068

Sale Price: \$492,000

Sale Date: 5 Apr 2016

Area: 101m2 Approx

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



47 Bide Street Taringa QLD 4068

Sale Price: \$1,850,000

Sale Date: 12 May 2016

Area: 1,088m2

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



55 Ellerslie Crescent Taringa QLD 4068

Sale Price: \$1,120,000

Sale Date: 11 Apr 2016

Area: 460m2

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



35 Francis Terrace Taringa QLD 4068

Sale Price: \$1,200,000

Sale Date: 17 Apr 2016

Area: 620m2

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



7/11 Frederick Street Taringa QLD 4068

Sale Price: \$305,000

Sale Date: 11 May 2016

Area: -

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



93 Goldsbrough Road Taringa QLD 4068

Sale Price: \$740,000

Sale Date: 23 Apr 2016

Area: 597m2

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



100 Goldsbrough Road Taringa QLD 4068

Sale Price: \$762,000

Sale Date: 14 Apr 2016

Area: 619m2

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



3/31 Harrys Road Taringa QLD 4068

Sale Price: \$490,000

Sale Date: 12 Apr 2016

Area: -

Attributes: 2 Beds



2/109 Indooroopilly Road Taringa QLD 4068

Sale Price: \$415,000

Sale Date: 10 Apr 2016

Area: -

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



2 Kobada Street Taringa QLD 4068

Sale Price: \$1,185,000

Sale Date: 30 May 2016

Area: 478m2

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



2/11 Lucinda Street Taringa QLD 4068

Sale Price: \$444,000

Sale Date: 9 Jun 2016

Area: 79m2 Approx

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



5/185 Moggill Road Taringa QLD 4068

Sale Price: \$795,000

Sale Date: 20 Apr 2016

Area: -

Attributes:



6/185 Moggill Road Taringa QLD 4068

Sale Price: \$795,000

Sale Date: 20 Apr 2016

Area: -

Attributes:



14/185 Moggill Road Taringa QLD 4068

Sale Price: \$795,000

Sale Date: 20 Apr 2016

Area: -

Attributes:



23/185 Moggill Road Taringa QLD 4068

Sale Price: \$795,000
Sale Date: 20 Apr 2016
Area: -

Attributes:



5/4 Moore Street Taringa QLD 4068

Sale Price: \$693,000
Sale Date: 30 Apr 2016
Area: 121m2 Approx

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



1/35 Morrow Street Taringa QLD 4068

Sale Price: \$390,000
Sale Date: 26 Apr 2016
Area: 100m2

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



62/35 Morrow Street Taringa QLD 4068

Sale Price: Not Disclosed
Sale Date: 16 May 2016
Area: 92m2

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



10 Mossman Street Taringa QLD 4068

Sale Price: \$915,000
Sale Date: 2 Jun 2016
Area: 810m2

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



4/66 Oxford Terrace Taringa QLD 4068

Sale Price: \$405,000
Sale Date: 12 May 2016
Area: -

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

5/14 Princess Street Taringa QLD 4068

Sale Price: \$549,000
Sale Date: 16 Apr 2016
Area: 137m2

Attributes:

6/14 Princess Street Taringa QLD 4068

Sale Price: \$555,000
Sale Date: 16 Apr 2016
Area: 133m2

Attributes:

8/14 Princess Street Taringa QLD 4068

Sale Price: \$549,000
Sale Date: 13 Apr 2016
Area: 133m2

Attributes:



4 Ruskin Street Taringa QLD 4068

Sale Price: \$1,000,000
Sale Date: 26 Apr 2016
Area: 400m2

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



2/47 Swann Road Taringa QLD 4068

Sale Price: \$352,000
Sale Date: 4 Apr 2016
Area: -

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



6/87 Swann Road Taringa QLD 4068

Sale Price: \$350,000
Sale Date: 22 Apr 2016
Area: -

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



8/150 Swann Road Taringa QLD 4068

Sale Price: \$715,000

Sale Date: 25 Jun 2016

Area: -

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



1 Todd Street Taringa QLD 4068

Sale Price: \$780,000

Sale Date: 28 May 2016

Area: 442m2

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



41 Todd Street Taringa QLD 4068

Sale Price: \$885,000

Sale Date: 20 Apr 2016

Area: 438m2

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



5/2 Waverley Road Taringa QLD 4068

Sale Price: \$365,000

Sale Date: 21 Apr 2016

Area: -

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



6/61 Westerham Street Taringa QLD 4068

Sale Price: \$375,000

Sale Date: 2 Apr 2016

Area: -

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



92 Whitmore Street Taringa QLD 4068

Sale Price: \$1,020,000

Sale Date: 12 Apr 2016

Area: 810m2

Attributes:



1/98 Whitmore Street Taringa QLD 4068

Sale Price: \$466,500

Sale Date: 18 Apr 2016

Area: -

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



2/120 Whitmore Street Taringa QLD 4068

Sale Price: Not Disclosed

Sale Date: 17 Jun 2016

Area: -

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

Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	3					
COMMERCIAL	1	\$444,000	\$444,000	\$444,000	\$444,000	\$444,000
HOUSE	11	\$740,000	\$1,850,000	\$1,000,000	\$1,041,545	\$11,457,000
UNIT	22	\$305,000	\$795,000	\$478,250	\$521,431	\$11,471,500
TOTAL	37					\$23,372,500

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		3				
COMMERCIAL	2 Bed	1	\$444,000	\$444,000	\$444,000	\$444,000
HOUSE	3 Bed	5	\$740,000	\$1,200,000	\$780,000	\$896,400
	4 Bed	2	\$915,000	\$1,120,000	\$1,017,500	\$1,017,500
	5+ Bed	3	\$885,000	\$1,850,000	\$1,185,000	\$1,306,666
	N/A	1	\$1,020,000	\$1,020,000	\$1,020,000	\$1,020,000
UNIT	2 Bed	14	\$305,000	\$715,000	\$397,500	\$424,678
	3 Bed	1	\$693,000	\$693,000	\$693,000	\$693,000
	N/A	7	\$549,000	\$795,000	\$795,000	\$690,428
TOTAL		37				\$631,689

Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2016. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.