
A Nobel approach
to Real Estate™

Tarragindi
April—June 2016

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Area Profile

The size of Tarragindi is approximately 5 square kilometres. It has 12 parks covering nearly 9% of total area.

The population of Tarragindi in 2006 was 9,444 people. By 2011 the population was 9,969 showing a population growth of 5% in the area during that time.

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

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

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

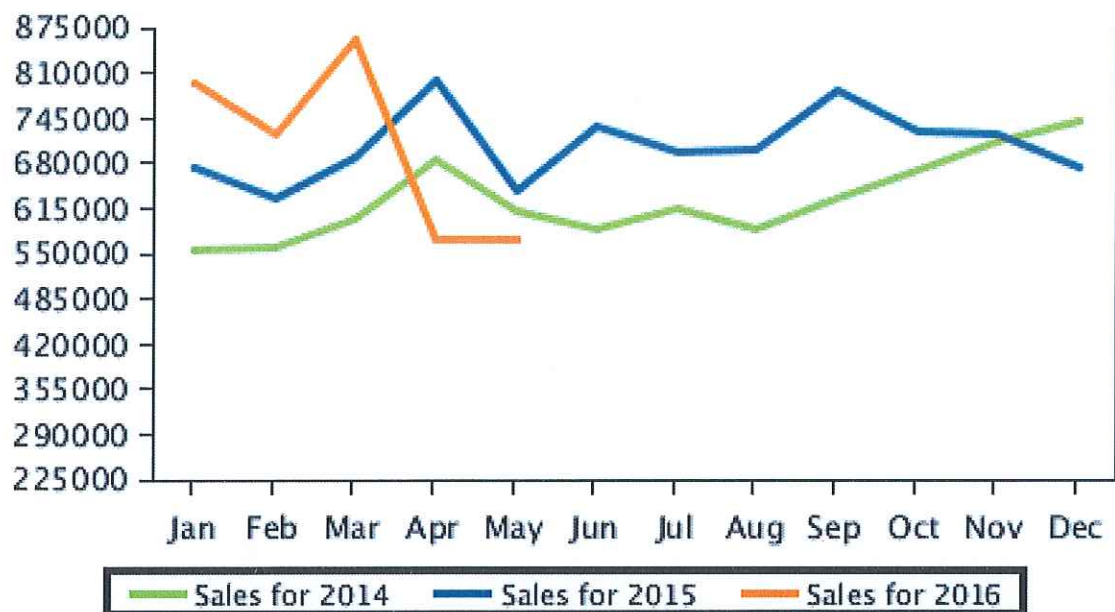
In 2006, 78.1% of the homes in Tarragindi were owner-occupied compared with 77.4% in 2011.

Currently the median sales price of houses in the area is 569,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$557,000	\$673,000	\$794,950
February	\$561,000	\$631,000	\$722,000
March	\$600,000	\$690,000	\$860,000
April	\$685,000	\$800,000	\$569,000
May	\$610,625	\$640,000	\$569,000
June	\$585,000	\$733,000	\$0
July	\$614,000	\$695,000	\$0
August	\$586,750	\$700,000	\$0
September	\$630,000	\$784,000	\$0
October	\$670,000	\$725,000	\$0
November	\$710,000	\$720,000	\$0
December	\$740,000	\$675,000	\$0

Median Sale Price

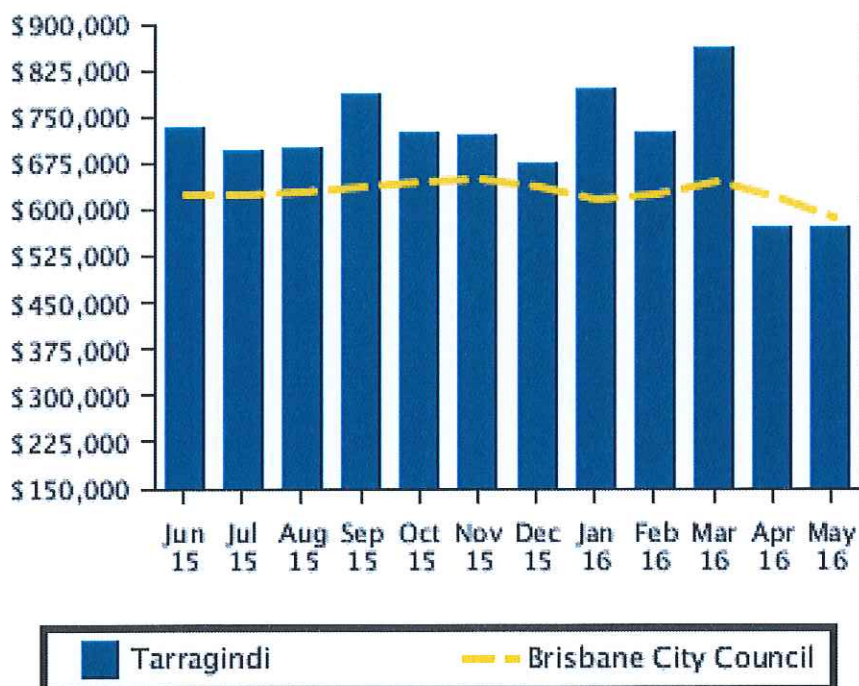


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Tarragindi Median Price	Brisbane City Council Median Price
May 2016	\$569,000	\$588,065
April 2016	\$569,000	\$620,000
March 2016	\$860,000	\$645,000
February 2016	\$722,000	\$622,500
January 2016	\$794,950	\$614,875
December 2015	\$675,000	\$635,000
November 2015	\$720,000	\$649,900
October 2015	\$725,000	\$645,000
September 2015	\$784,000	\$635,000
August 2015	\$700,000	\$630,000
July 2015	\$695,000	\$625,000
June 2015	\$733,000	\$625,500

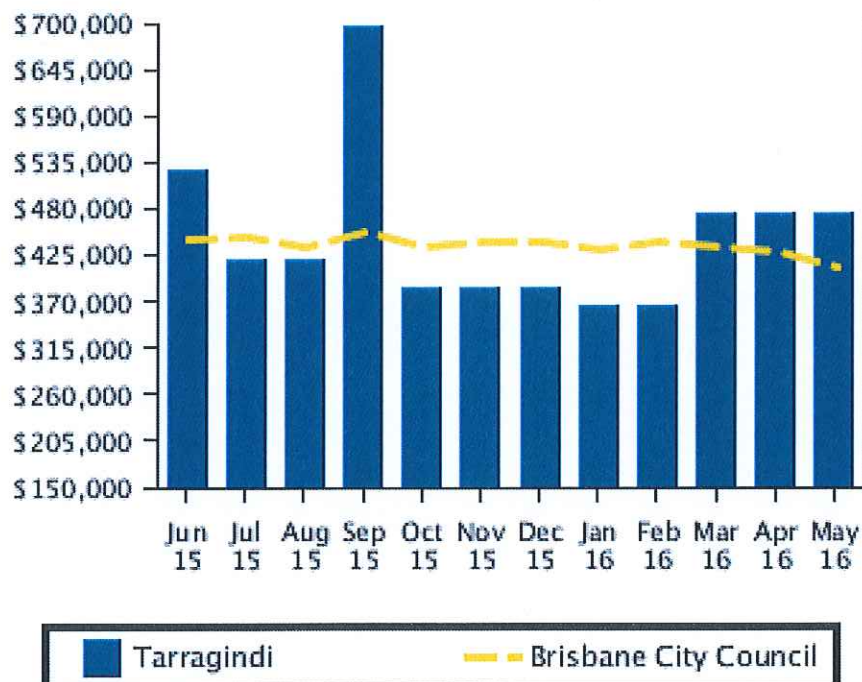
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Tarragindi Median Price	Brisbane City Council Median Price
May 2016	\$475,000	\$408,750
April 2016	\$475,000	\$429,500
March 2016	\$475,000	\$435,000
February 2016	\$364,250	\$441,050
January 2016	\$364,250	\$432,500
December 2015	\$386,250	\$440,000
November 2015	\$386,250	\$440,000
October 2015	\$386,250	\$435,000
September 2015	\$695,000	\$452,000
August 2015	\$420,000	\$435,500
July 2015	\$420,000	\$445,000
June 2015	\$525,000	\$443,000

Recent Median Unit Sale Prices



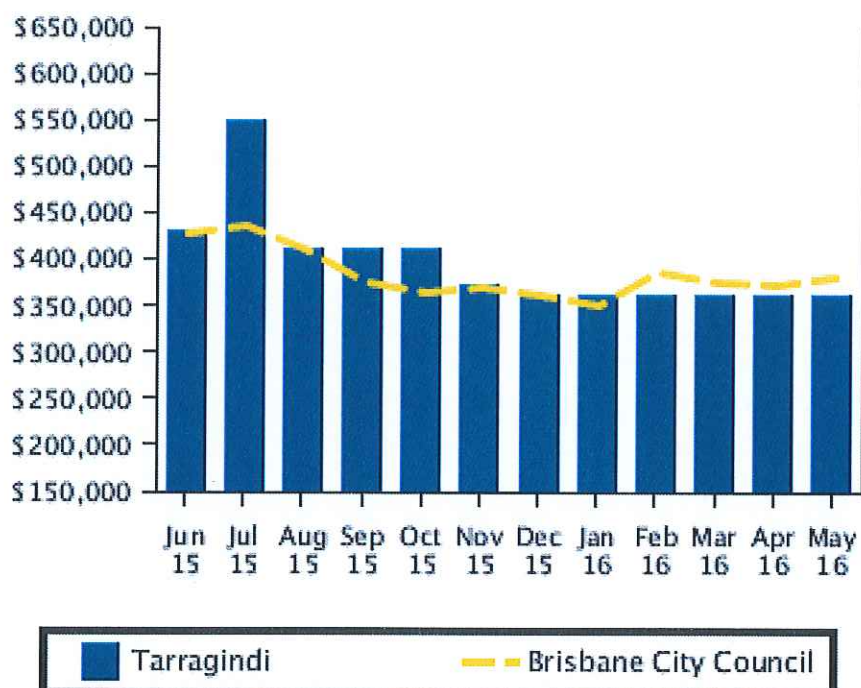


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Recent Median Land Sale Prices

Period	Tarragindi Median Price	Brisbane City Council Median Price
May 2016	\$360,000	\$380,000
April 2016	\$360,000	\$372,500
March 2016	\$360,000	\$376,000
February 2016	\$360,000	\$385,000
January 2016	\$360,000	\$349,000
December 2015	\$360,000	\$360,000
November 2015	\$372,000	\$370,000
October 2015	\$411,111	\$365,000
September 2015	\$411,111	\$376,050
August 2015	\$411,111	\$410,000
July 2015	\$550,000	\$435,000
June 2015	\$430,000	\$427,500

Recent Median Land Sale Prices

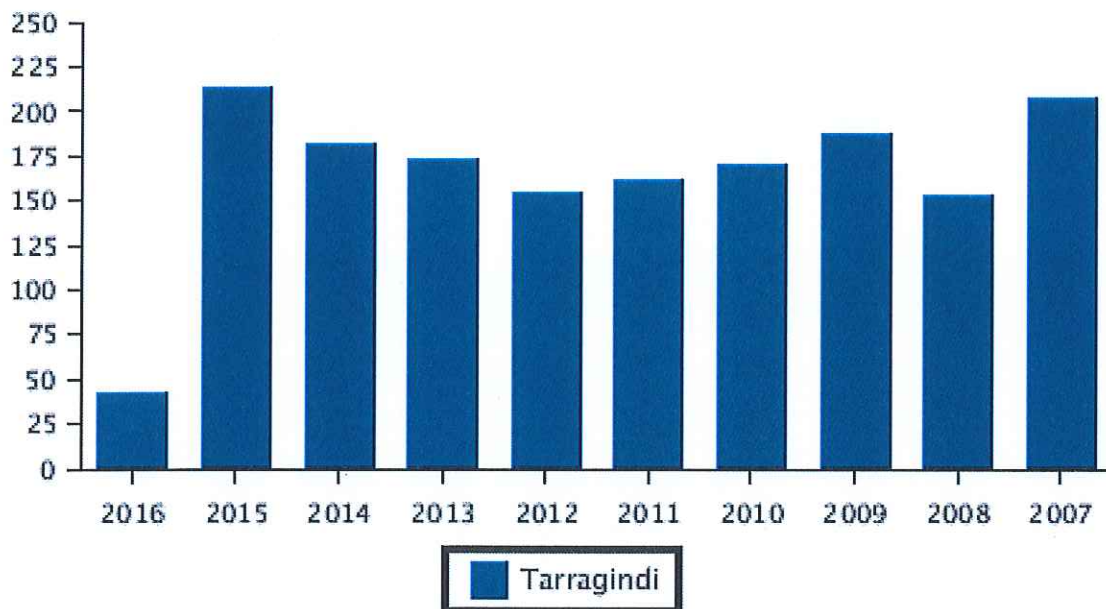


Sales Per Annum

House Sales Per Annum

Period	Tarragindi Number
2016	42
2015	213
2014	182
2013	173
2012	155
2011	161
2010	170
2009	188
2008	153
2007	208

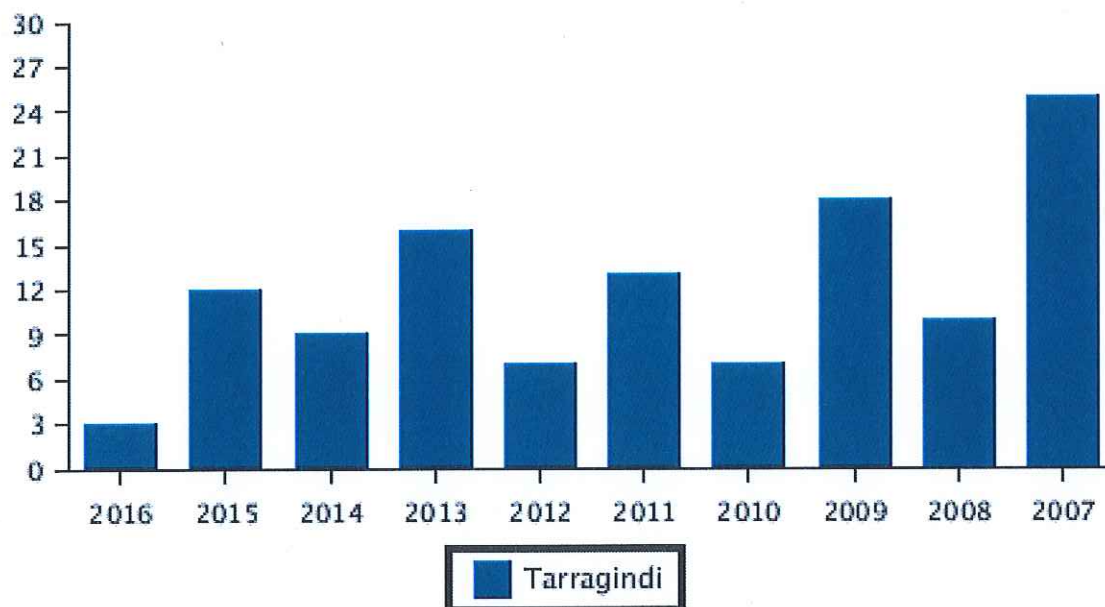
House Sales Per Annum



Unit Sales Per Annum

Period	Tarragindi Number
2016	3
2015	12
2014	9
2013	16
2012	7
2011	13
2010	7
2009	18
2008	10
2007	25

Unit Sales Per Annum



Land Sales Per Annum

Period	Tarragindi Number
2016	0
2015	7
2014	10
2013	13
2012	10
2011	10
2010	4
2009	7
2008	4
2007	4

Land Sales Per Annum

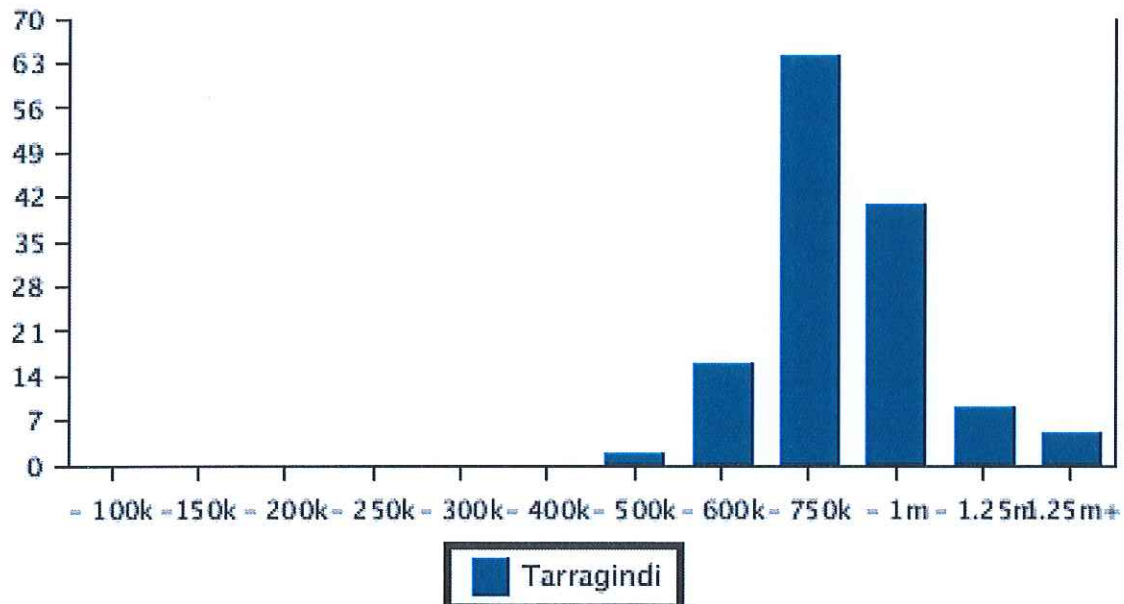


Sales By Price

House Sale by Price (12 months)

Price	Tarragindi Number
0 - 100k	0
101 -150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	2
501 - 600k	16
601 - 750k	64
751 - 1m	41
> 1m - 1.25m	9
1.25m+	5

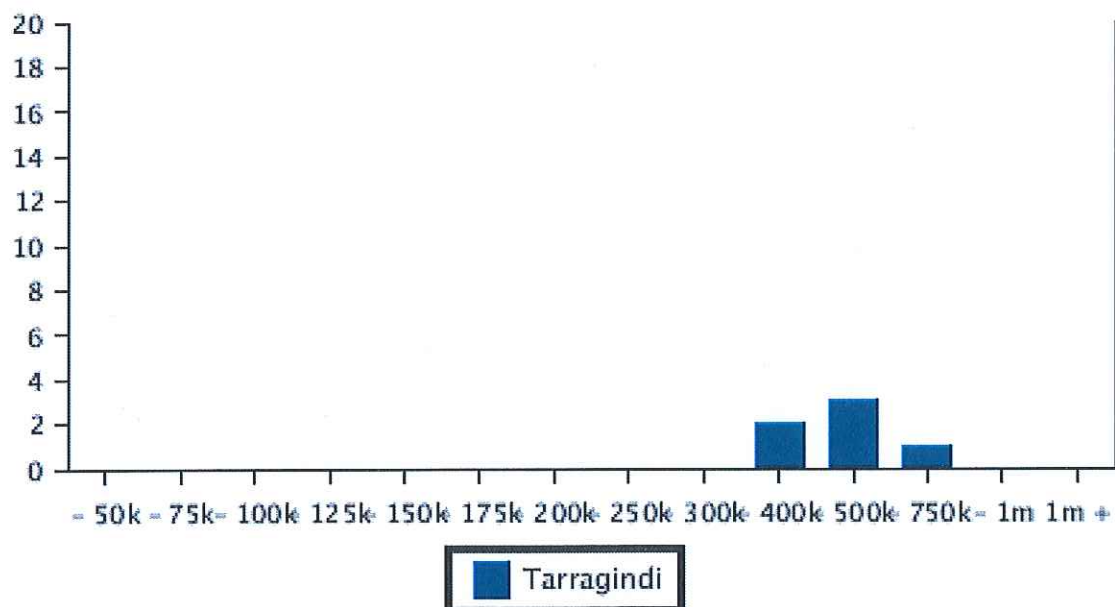
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Tarragindi 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	3
501 - 750k	1
751 - 1m	0
1m +	0

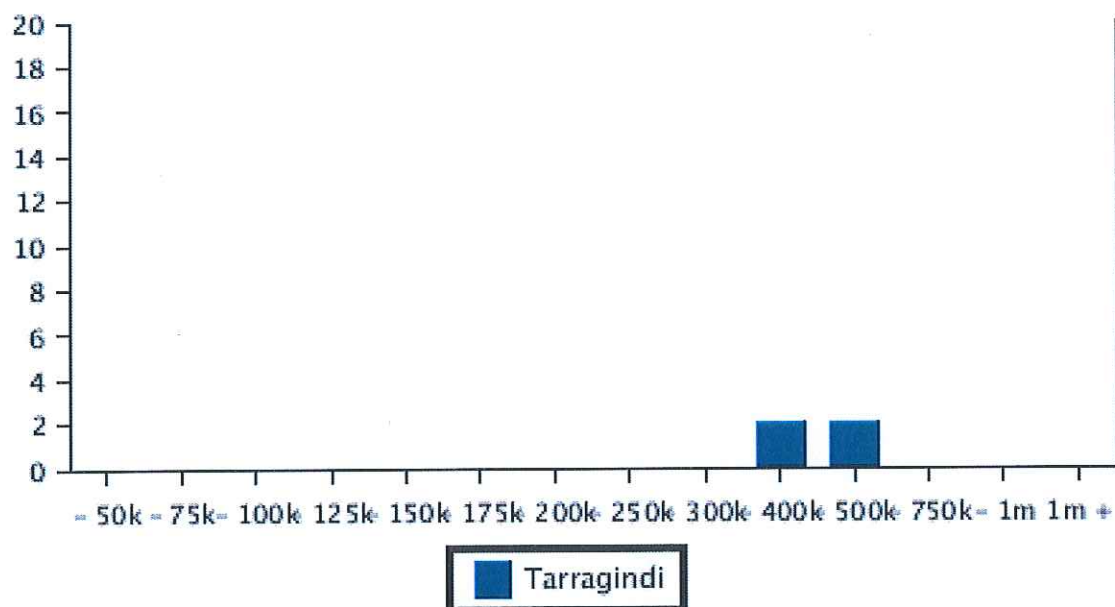
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Tarragindi 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	2
501 - 750k	0
751 - 1m	0
1m +	0

Land Sales By Price (12 months)

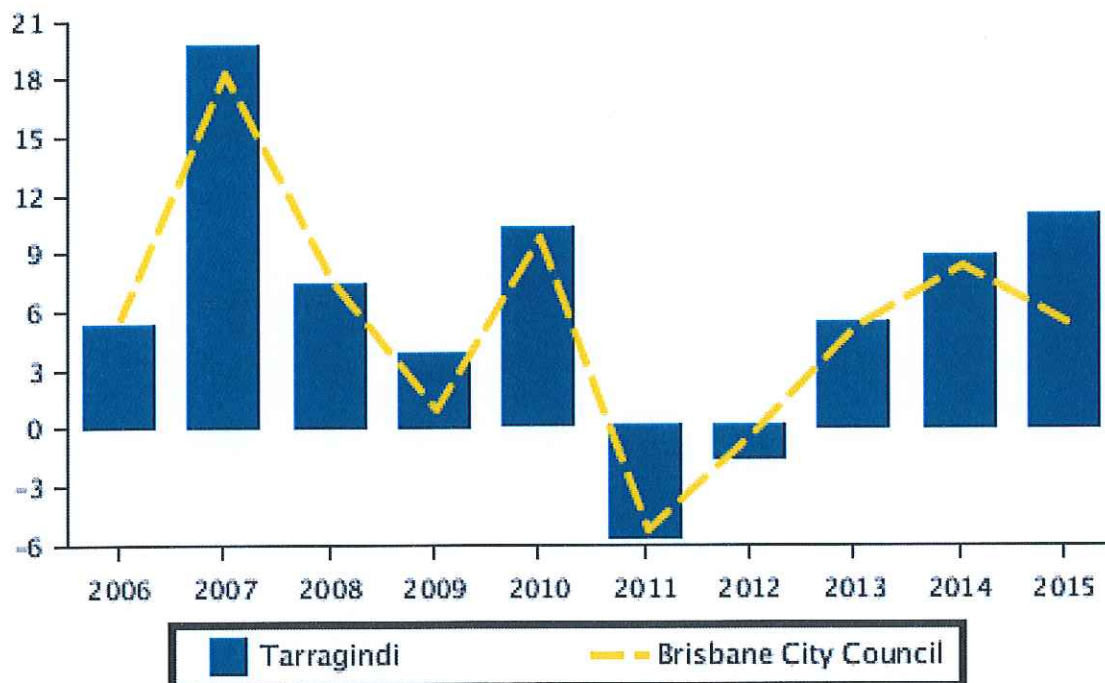


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Tarragindi % Change	Brisbane City Council % Change
2015	11%	5.4%
2014	8.9%	8.3%
2013	5.5%	5.2%
2012	-1.8%	-0.4%
2011	-5.9%	-5.3%
2010	10.3%	9.8%
2009	3.9%	1%
2008	7.5%	7.6%
2007	19.8%	18.3%
2006	5.3%	5.7%

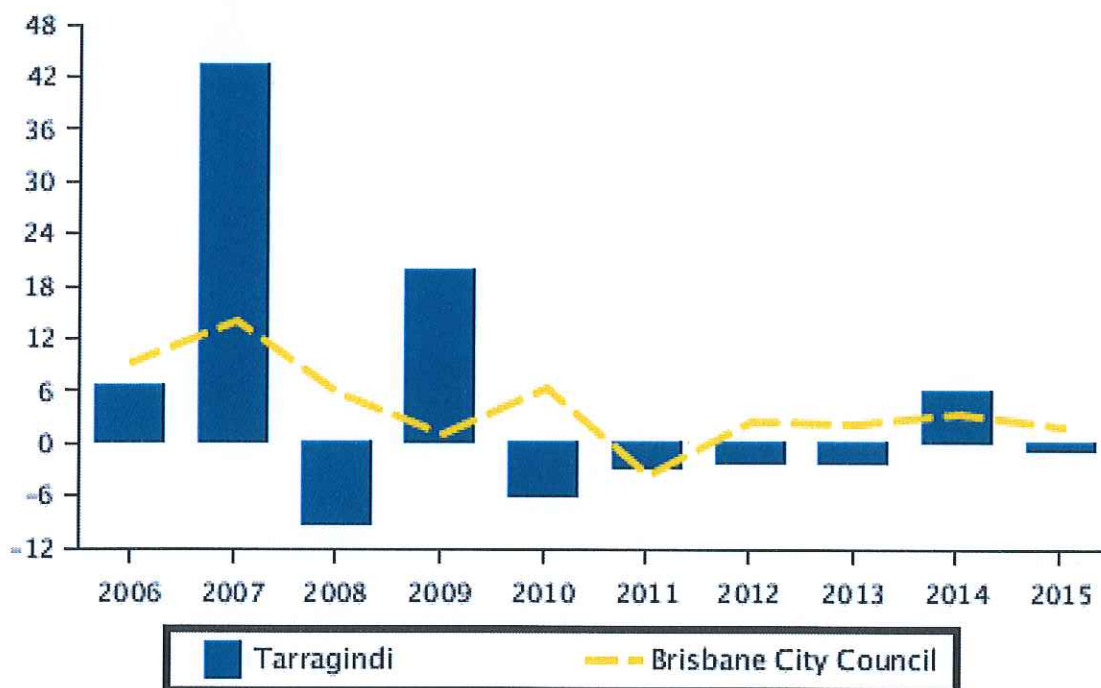
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Tarragindi % Change	Brisbane City Council % Change
2015	-1.1%	2.1%
2014	6.1%	3.3%
2013	-2.6%	2.4%
2012	-2.5%	2.5%
2011	-3.1%	-3.6%
2010	-6.3%	6.4%
2009	19.9%	1%
2008	-9.5%	5.8%
2007	43.4%	14.1%
2006	6.7%	9.2%

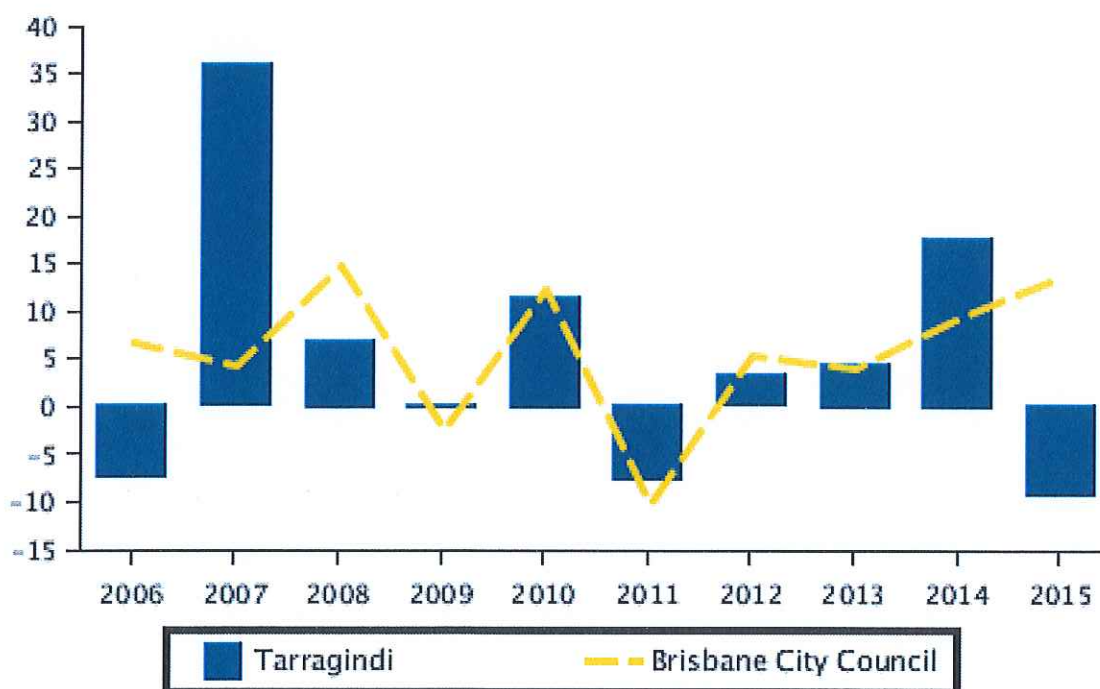
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Tarragindi % Change	Brisbane City Council % Change
2015	-9.7%	13.6%
2014	17.8%	9.4%
2013	4.6%	4%
2012	3.4%	5.3%
2011	-7.9%	-10.2%
2010	11.6%	12.5%
2009	-0.4%	-2.4%
2008	7.1%	14.8%
2007	36%	4.2%
2006	-7.7%	6.7%

Capital Growth in Median Prices (Land)



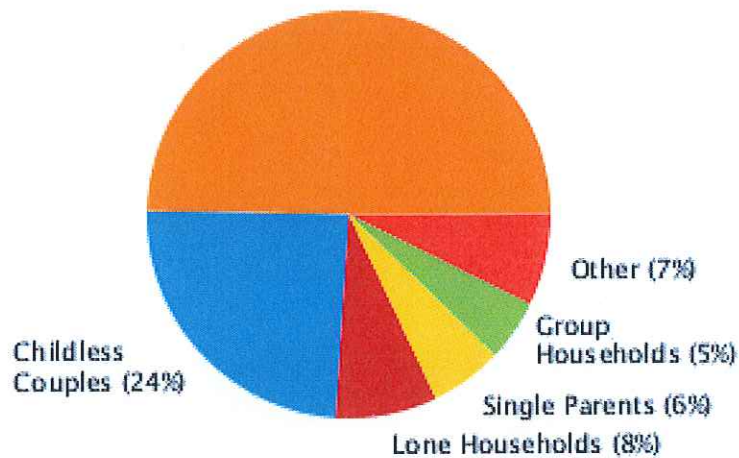
Household

Household Structure

Type	Percent
Couples with Children	49.7
Childless Couples	24.3
Lone Households	8.1
Other	7.3
Single Parents	5.8
Group Households	4.9

Household Structure

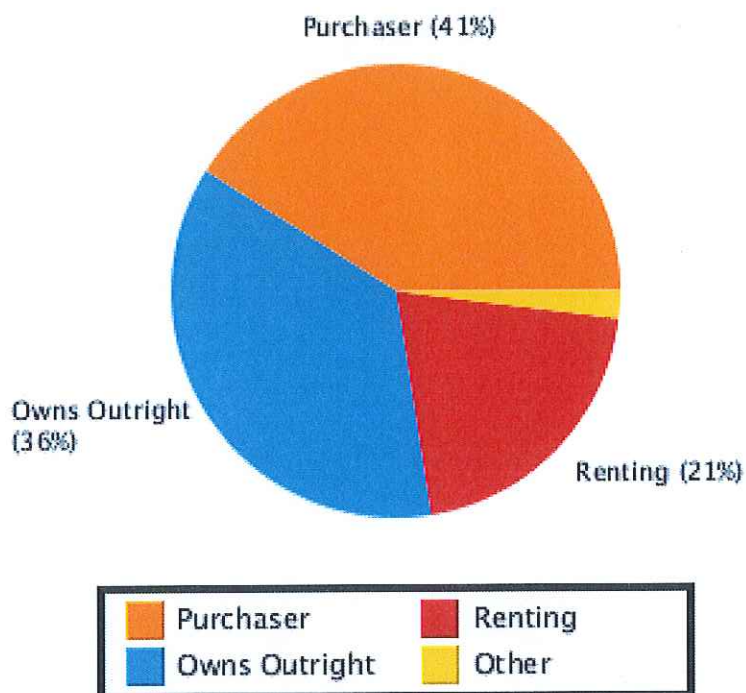
Couples with Children (50%)



Household Occupancy

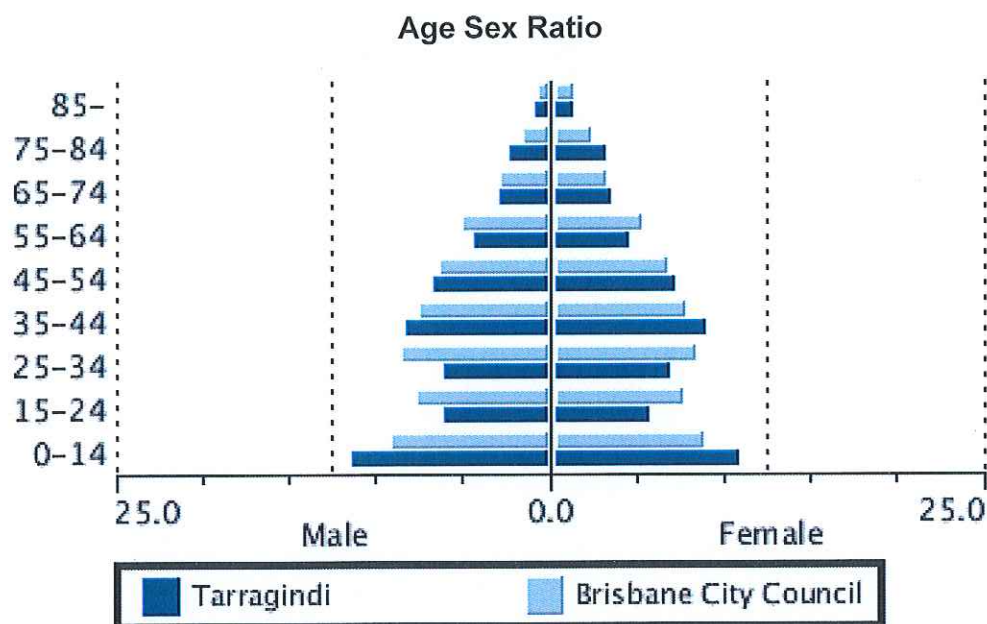
Type	Percent
Purchaser	41.0
Owns Outright	36.4
Renting	20.5
Other	2.0

Household Occupancy



Age Sex Ratio

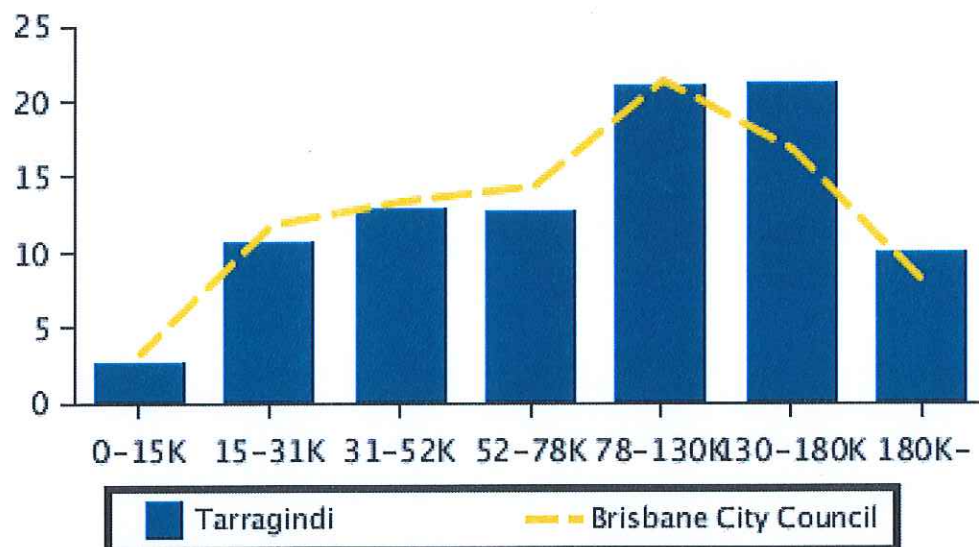
Age Group	Tarragindi		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	11.4	10.7	9.2	8.7
15-24	6.0	5.7	7.7	7.6
25-34	6.0	6.8	8.5	8.3
35-44	8.3	8.8	7.5	7.7
45-54	6.7	7.1	6.4	6.6
55-64	4.3	4.4	5.0	5.2
65-74	2.8	3.4	2.9	3.1
75-84	2.3	3.1	1.6	2.2
85-	0.8	1.2	0.6	1.2



Household Income

Income Range	Tarragindi %	Brisbane City Council %
0-15K	2.6	3.3
15-31K	10.7	11.8
31-52K	12.9	13.4
52-78K	12.6	14.4
78-130K	21.0	21.3
130-180K	21.1	16.7
180K-	10.0	7.9

Household Income



Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	2					
HOUSE	22	\$478,000	\$1,160,000	\$735,000	\$777,767	\$17,110,888
LAND	1	\$385,000	\$385,000	\$385,000	\$385,000	\$385,000
UNIT	2	\$410,000	\$445,000	\$427,500	\$427,500	\$855,000
TOTAL	27					\$18,350,888

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		2				
HOUSE	2 Bed	1	\$660,000	\$660,000	\$660,000	\$660,000
	3 Bed	11	\$478,000	\$789,000	\$645,000	\$659,171
	4 Bed	7	\$650,000	\$1,160,000	\$940,000	\$903,571
	5+ Bed	3	\$840,000	\$1,120,000	\$915,000	\$958,333
LAND	N/A	1	\$385,000	\$385,000	\$385,000	\$385,000
UNIT	2 Bed	1	\$445,000	\$445,000	\$445,000	\$445,000
	3 Bed	1	\$410,000	\$410,000	\$410,000	\$410,000
TOTAL		27				\$679,662

Sold Properties



17 Andrew Avenue Tarragindi QLD 4121

Sale Price: \$990,000
Sale Date: 27 Jun 2016
Area: 617m2

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



36 Barnehurst Street Tarragindi QLD 4121

Sale Price: \$725,000
Sale Date: 30 Jun 2016
Area: 622m2

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



16 Belvedere Street Tarragindi QLD 4121

Sale Price: \$750,000
Sale Date: 27 Jun 2016
Area: 642m2

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



8 Brett Street Tarragindi QLD 4121

Sale Price: \$645,000
Sale Date: 9 Jun 2016
Area: 696m2

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



3 Cramer Street Tarragindi QLD 4121

Sale Price: \$915,000
Sale Date: 8 Jun 2016
Area: 749m2

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



4 Dahl Street Tarragindi QLD 4121

Sale Price: \$640,500
Sale Date: 17 Jun 2016
Area: 562m2

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



28 Downes Street Tarragindi QLD 4121

Sale Price: Not Disclosed
Sale Date: 20 May 2016
Area: 472m2

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



71 Effingham Street Tarragindi QLD 4121

Sale Price: \$789,000
Sale Date: 20 Jun 2016
Area: 405m2

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



11 Essie Avenue Tarragindi QLD 4121

Sale Price: \$1,120,000
Sale Date: 12 May 2016
Area: 668m2

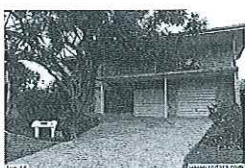
Attributes: 5 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



85 Fingal Street Tarragindi QLD 4121

Sale Price: \$1,090,000
Sale Date: 23 Jun 2016
Area: 635m2

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



3 Kaypee Street Tarragindi QLD 4121

Sale Price: \$745,000
Sale Date: 31 May 2016
Area: 546m2

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



69 Lutzow Street Tarragindi QLD 4121

Sale Price: \$1,160,000
Sale Date: 16 May 2016
Area: 405m2

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

382 Marshall Road Tarragindi QLD 4121

Sale Price: \$478,000
Sale Date: 1 Apr 2016
Area: 320m2

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



41 Moorbell Street Tarragindi QLD 4121

Sale Price: \$621,888
Sale Date: 2 Apr 2016
Area: 610m2

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



43 Pallaranda Street Tarragindi QLD 4121

Sale Price: \$385,000
Sale Date: 20 Jun 2016
Area: 2.02Ha

Attributes:



8 Playfair Street Tarragindi QLD 4121

Sale Price: \$650,000
Sale Date: 5 May 2016
Area: 607m2

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



80 Sexton Street Tarragindi QLD 4121

Sale Price: Not Disclosed
Sale Date: 8 Jun 2016
Area: 862m2

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



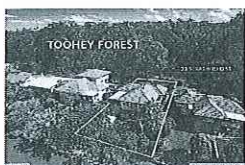
15 Snowden Street Tarragindi QLD 4121

Sale Price: \$840,000

Sale Date: 7 Jun 2016

Area: 607m2

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



23 Strathfield Street Tarragindi QLD 4121

Sale Price: \$747,000

Sale Date: 16 Jun 2016

Area: 612m2

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

2 Tarragindi Road Tarragindi QLD 4121

Sale Price: \$940,000

Sale Date: 15 Jun 2016

Area: 402m2

Attributes: 4 Beds, 3 Baths, 2 Car Spaces



101 Toohey Road Tarragindi QLD 4121

Sale Price: \$620,000

Sale Date: 16 Jun 2016

Area: 627m2

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



365 Toohey Road Tarragindi QLD 4121

Sale Price: \$685,000

Sale Date: 19 Apr 2016

Area: 1,012m2

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



55 Turrumurra Road Tarragindi QLD 4121

Sale Price: \$611,000

Sale Date: 28 Jun 2016

Area: 1,141m2

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



13 Weal Avenue Tarragindi QLD 4121

Sale Price: \$688,500

Sale Date: 11 Jun 2016

Area: 622m2

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



9/30 Weller Road Tarragindi QLD 4121

Sale Price: \$410,000

Sale Date: 26 Apr 2016

Area: 254m2 Approx

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



42/30 Weller Road Tarragindi QLD 4121

Sale Price: \$445,000

Sale Date: 15 May 2016

Area: 240m2 Approx

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



18 Windmill Street Tarragindi QLD 4121

Sale Price: \$660,000

Sale Date: 26 Apr 2016

Area: 607m2

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

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