
A Nobel approach
to Real Estate™

Teneriffe

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

Area Profile

The size of Teneriffe is approximately 1 square kilometres. It has 1 park covering nearly 3% of total area.

The population of Teneriffe in 2006 was 3,766 people. By 2011 the population was 3,339 showing a population decline of 11% in the area during that time.

The predominant age group in Teneriffe is 25-34 years.

Households in Teneriffe are primarily childless couples and are likely to be repaying between over \$4000 per month on mortgage repayments.

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

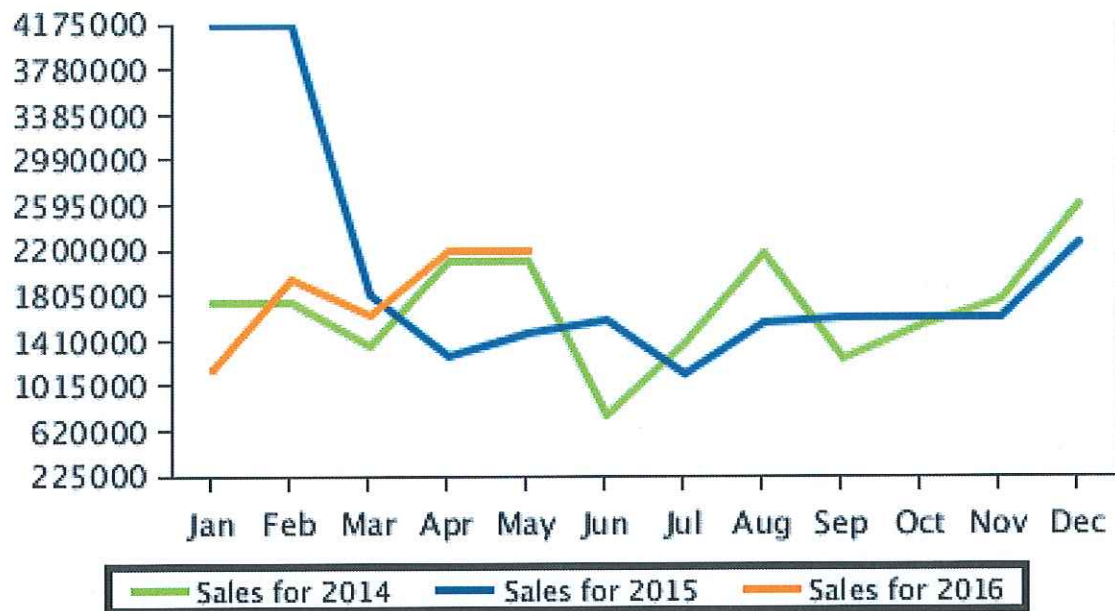
In 2006, 41.1% of the homes in Teneriffe were owner-occupied compared with 44.8% in 2011.

Currently the median sales price of houses in the area is 2,185,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$1,750,000	\$4,167,500	\$1,150,000
February	\$1,750,000	\$4,167,500	\$1,950,000
March	\$1,350,000	\$1,807,500	\$1,635,000
April	\$2,097,500	\$1,257,500	\$2,185,000
May	\$2,097,500	\$1,475,000	\$2,185,000
June	\$750,000	\$1,583,000	\$0
July	\$1,389,000	\$1,115,000	\$0
August	\$2,175,000	\$1,560,000	\$0
September	\$1,255,000	\$1,600,000	\$0
October	\$1,530,000	\$1,600,000	\$0
November	\$1,755,000	\$1,600,000	\$0
December	\$2,592,500	\$2,247,500	\$0

Median Sale Price

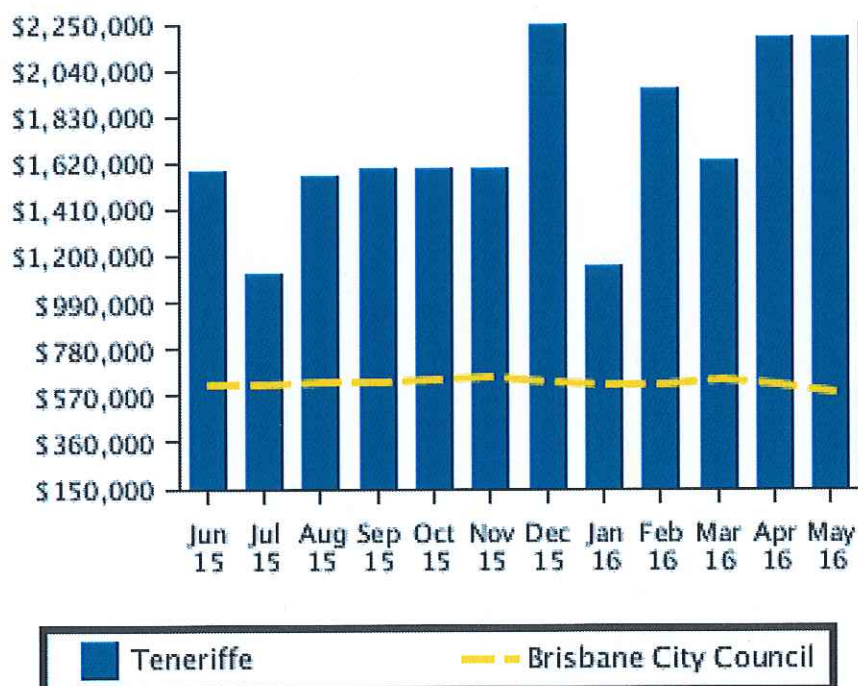


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Teneriffe Median Price	Brisbane City Council Median Price
May 2016	\$2,185,000	\$588,065
April 2016	\$2,185,000	\$620,000
March 2016	\$1,635,000	\$645,000
February 2016	\$1,950,000	\$622,500
January 2016	\$1,150,000	\$614,875
December 2015	\$2,247,500	\$635,000
November 2015	\$1,600,000	\$649,900
October 2015	\$1,600,000	\$645,000
September 2015	\$1,600,000	\$635,000
August 2015	\$1,560,000	\$630,000
July 2015	\$1,115,000	\$625,000
June 2015	\$1,583,000	\$625,500

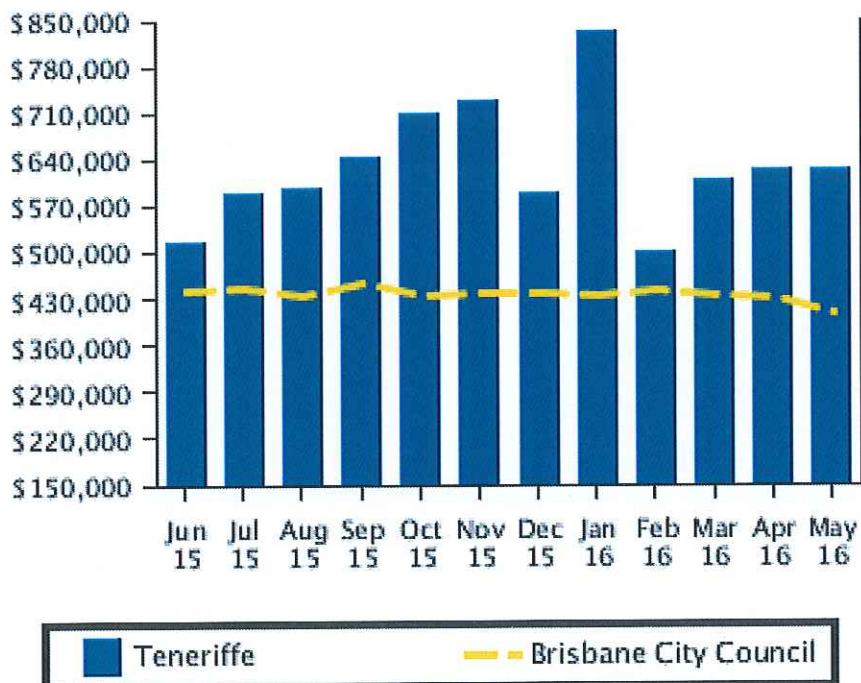
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Teneriffe Median Price	Brisbane City Council Median Price
May 2016	\$623,500	\$408,750
April 2016	\$623,500	\$429,500
March 2016	\$609,500	\$435,000
February 2016	\$500,000	\$441,050
January 2016	\$832,000	\$432,500
December 2015	\$590,000	\$440,000
November 2015	\$730,000	\$440,000
October 2015	\$710,000	\$435,000
September 2015	\$645,000	\$452,000
August 2015	\$597,500	\$435,500
July 2015	\$590,000	\$445,000
June 2015	\$515,000	\$443,000

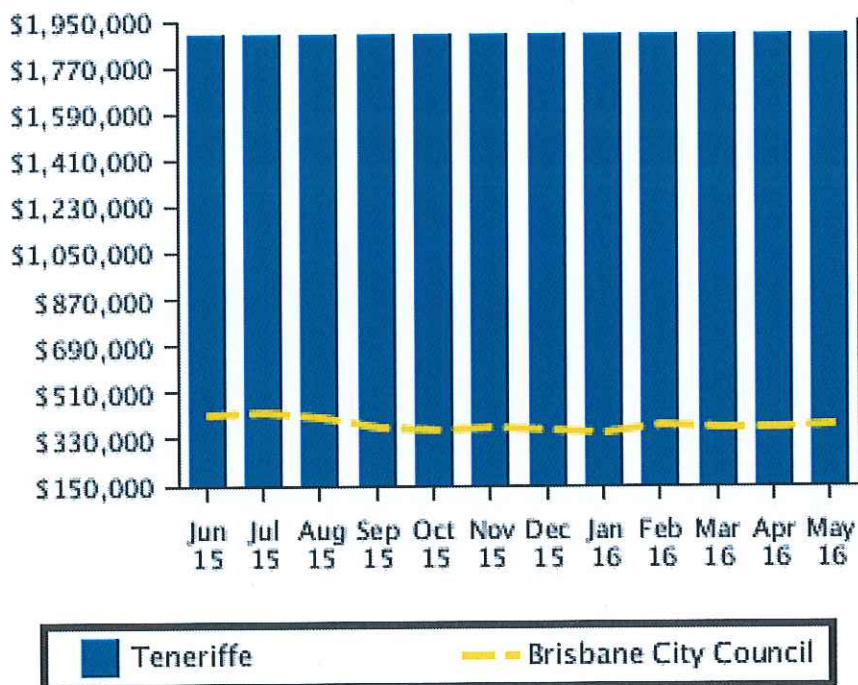
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Teneriffe Median Price	Brisbane City Council Median Price
May 2016	\$1,900,000	\$380,000
April 2016	\$1,900,000	\$372,500
March 2016	\$1,900,000	\$376,000
February 2016	\$1,900,000	\$385,000
January 2016	\$1,900,000	\$349,000
December 2015	\$1,900,000	\$360,000
November 2015	\$1,900,000	\$370,000
October 2015	\$1,900,000	\$365,000
September 2015	\$1,900,000	\$376,050
August 2015	\$1,900,000	\$410,000
July 2015	\$1,900,000	\$435,000
June 2015	\$1,900,000	\$427,500

Recent Median Land Sale Prices

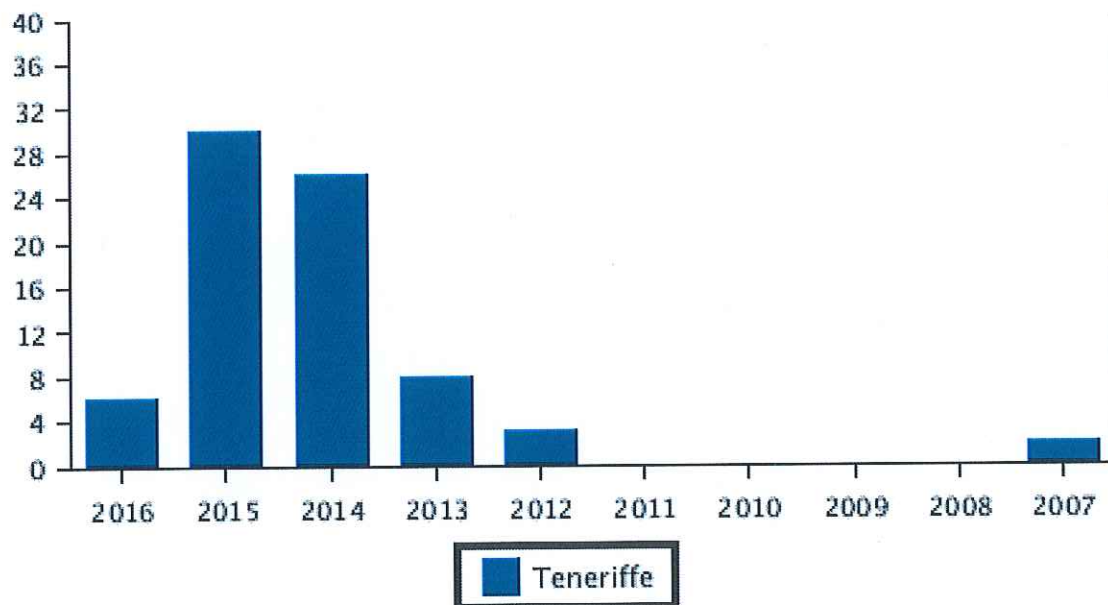


Sales Per Annum

House Sales Per Annum

Period	Teneriffe Number
2016	6
2015	30
2014	26
2013	8
2012	3
2011	0
2010	0
2009	0
2008	0
2007	2

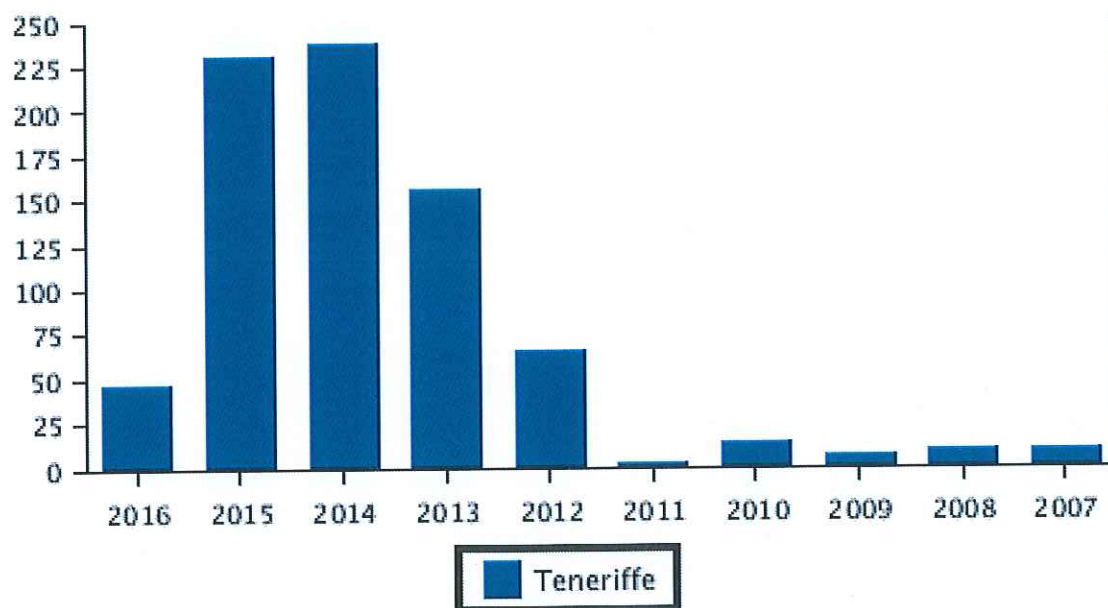
House Sales Per Annum



Unit Sales Per Annum

Period	Teneriffe Number
2016	46
2015	231
2014	238
2013	156
2012	66
2011	2
2010	13
2009	6
2008	10
2007	9

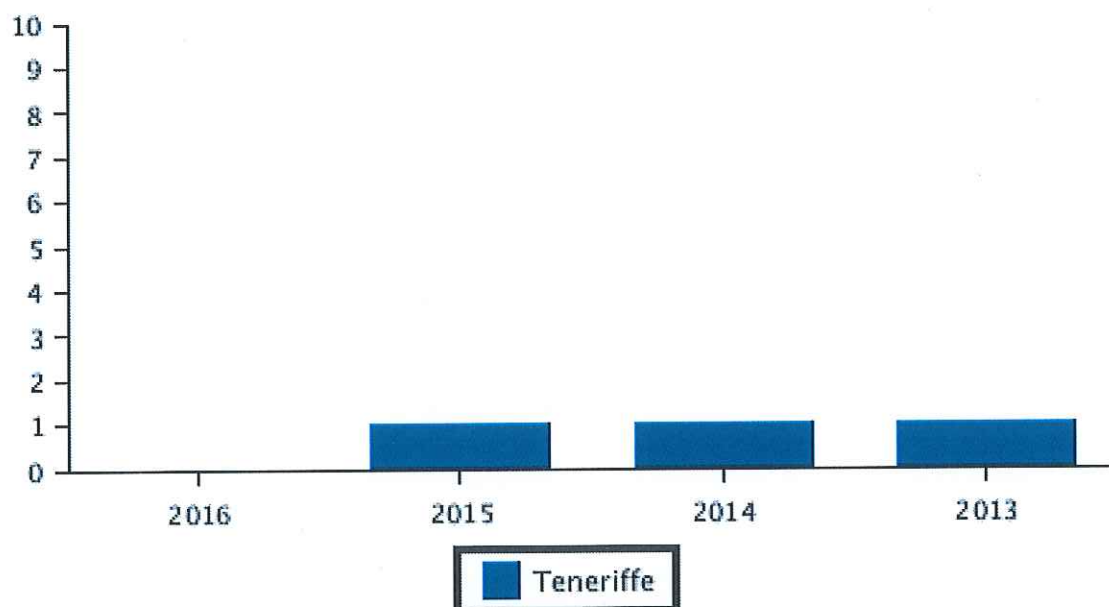
Unit Sales Per Annum



Land Sales Per Annum

Period	Teneriffe Number
2016	0
2015	1
2014	1
2013	1

Land Sales Per Annum

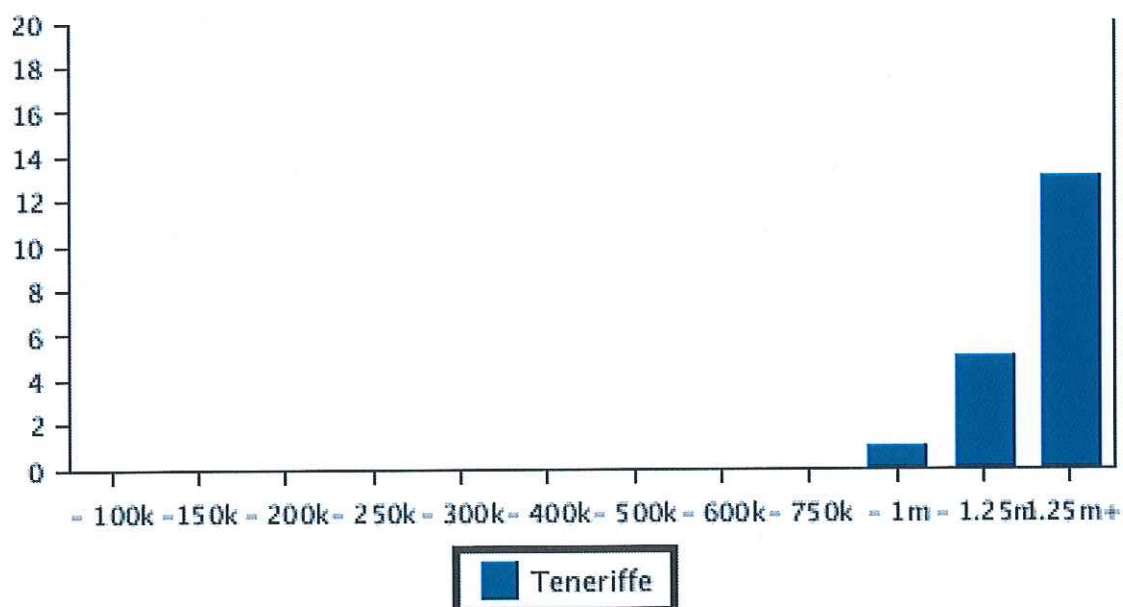


Sales By Price

House Sale by Price (12 months)

Price	Teneriffe 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	0
751 - 1m	1
> 1m - 1.25m	5
1.25m+	13

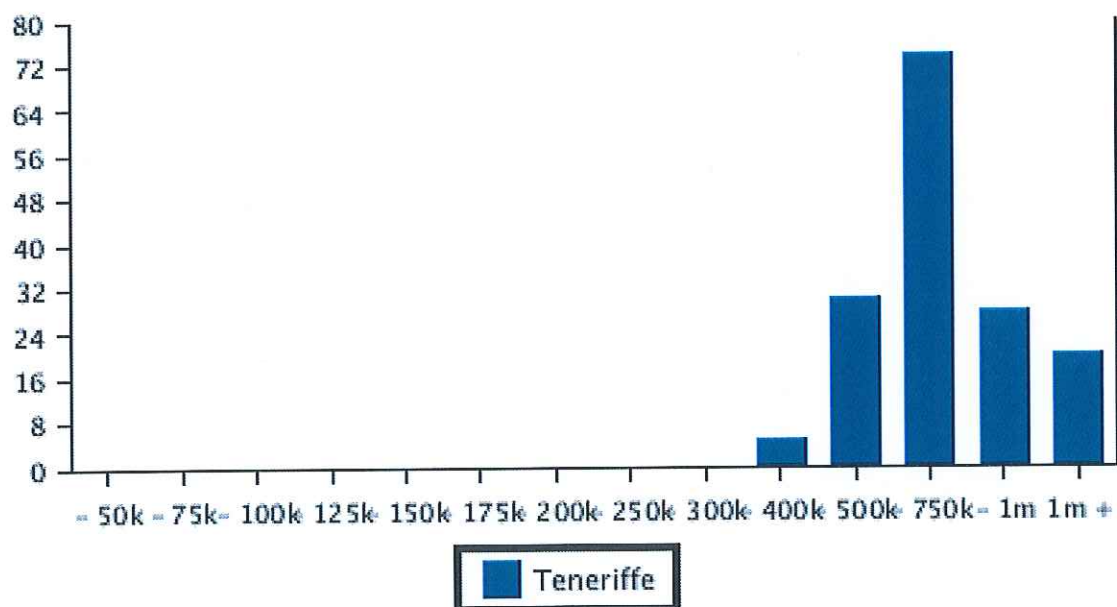
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Teneriffe 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	5
401 - 500k	30
501 - 750k	74
751 - 1m	28
1m +	20

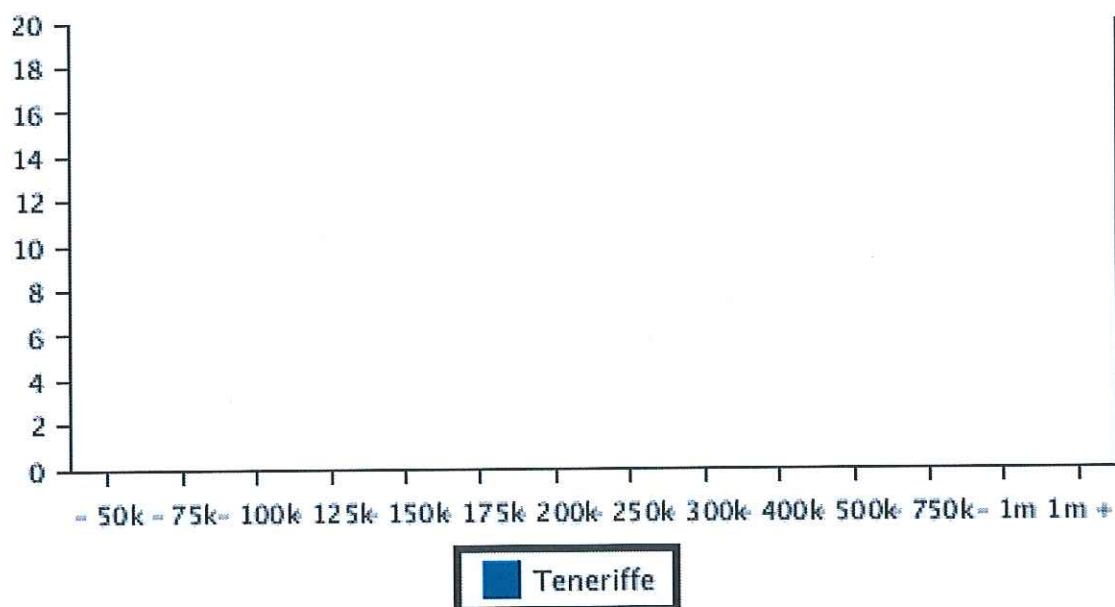
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Teneriffe 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	0
751 - 1m	0
1m +	0

Land Sales By Price (12 months)

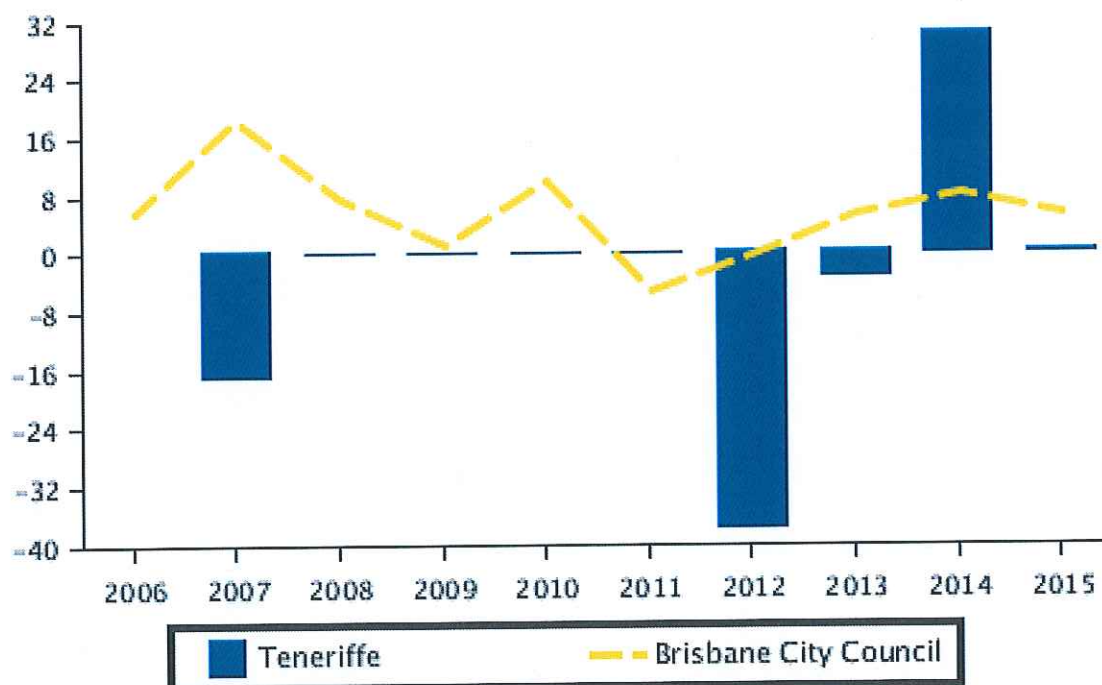


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Teneriffe % Change	Brisbane City Council % Change
2015	-0.7%	5.4%
2014	30.4%	8.3%
2013	-3.8%	5.2%
2012	-38.2%	-0.4%
2011	0%	-5.3%
2010	0%	9.8%
2009	0%	1%
2008	0%	7.6%
2007	-17.5%	18.3%
2006	0%	5.7%

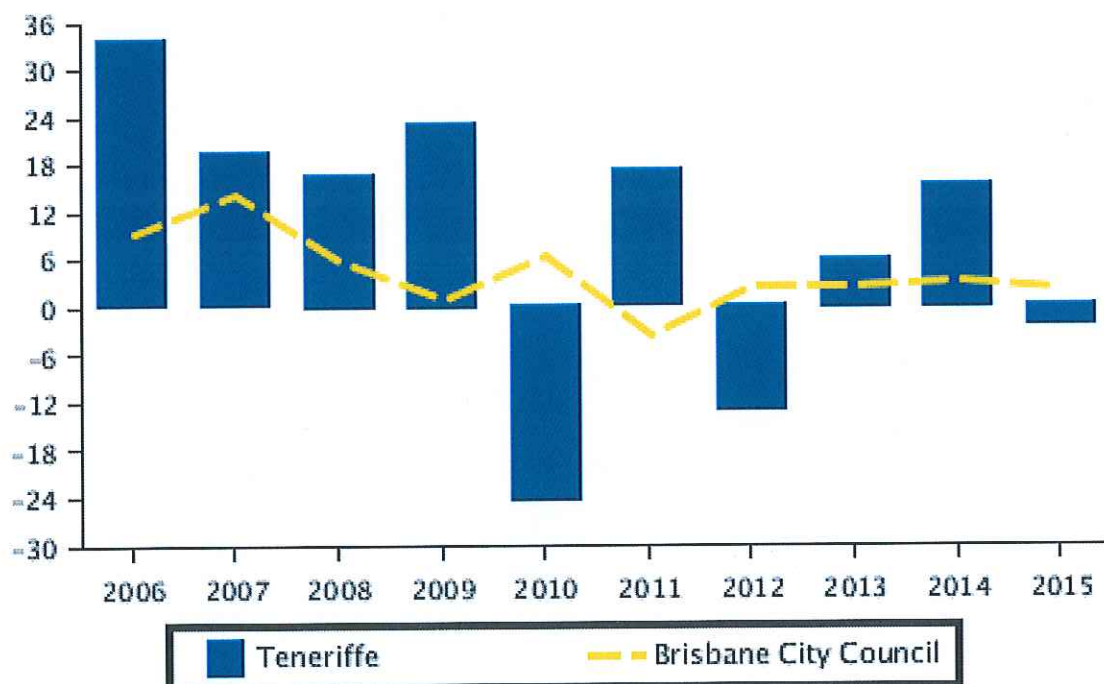
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Teneriffe % Change	Brisbane City Council % Change
2015	-2.8%	2.1%
2014	15.6%	3.3%
2013	6.2%	2.4%
2012	-13.5%	2.5%
2011	17.3%	-3.6%
2010	-24.6%	6.4%
2009	23.3%	1%
2008	16.9%	5.8%
2007	19.7%	14.1%
2006	33.9%	9.2%

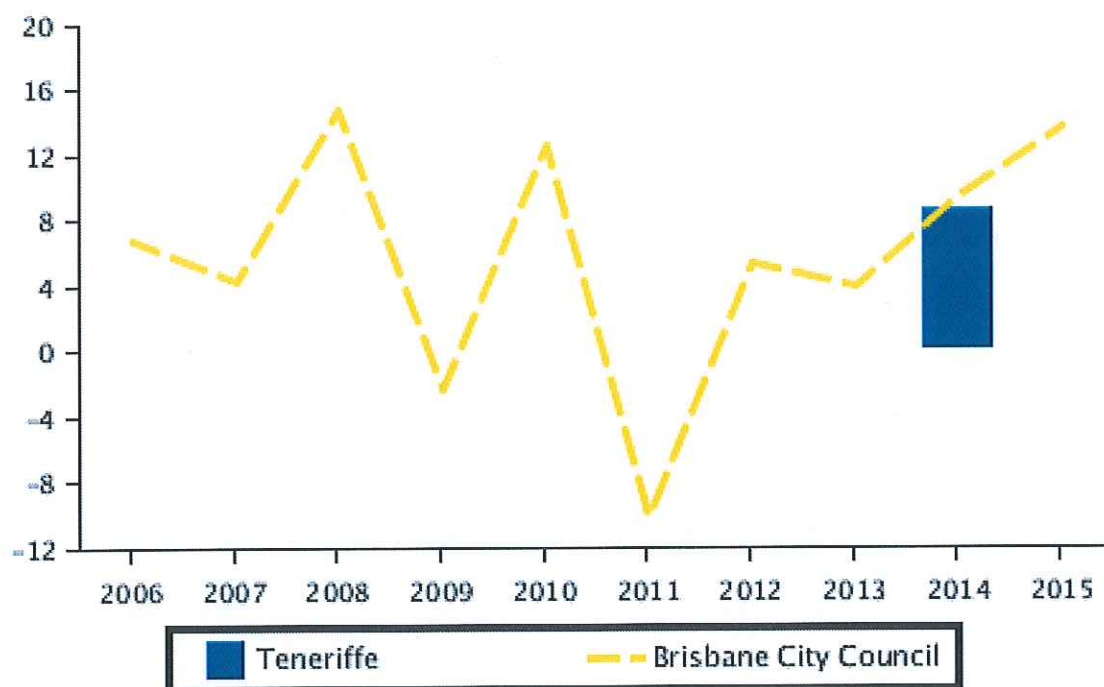
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Teneriffe % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	8.6%	9.4%
2013	0%	4%
2012	0%	5.3%
2011	0%	-10.2%
2010	0%	12.5%
2009	0%	-2.4%
2008	0%	14.8%
2007	0%	4.2%
2006	0%	6.7%

Capital Growth in Median Prices (Land)

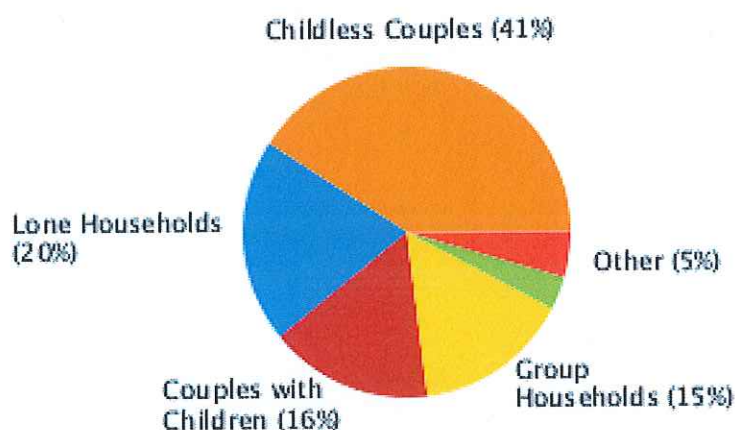


Household

Household Structure

Type	Percent
Childless Couples	40.9
Lone Households	19.9
Couples with Children	16.1
Group Households	15.4
Other	4.5
Single Parents	3.2

Household Structure



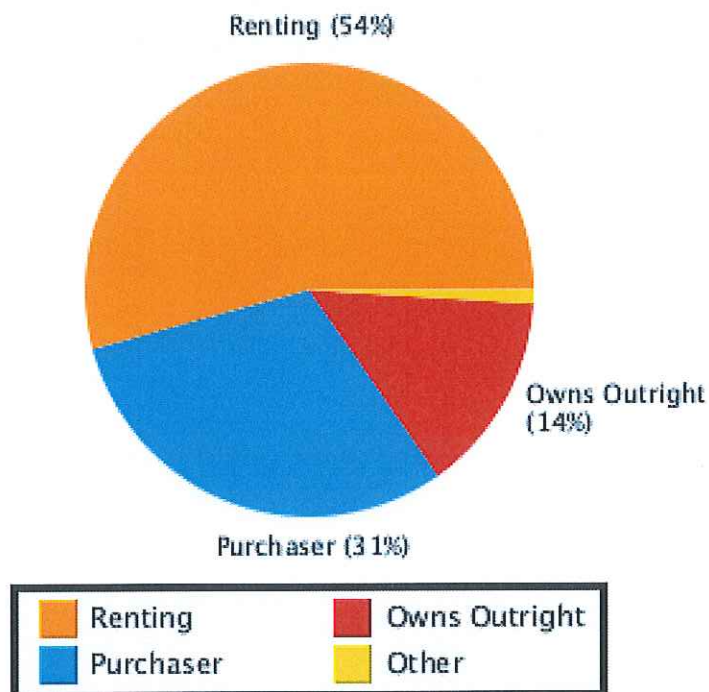


Space Property South Brisbane
130 Vulture Street, SOUTH BRISBANE
QLD 4101 AUS
Ph: +61(07)38464333 Fax: +61(07)38447395
Email: southbrisbane@spaceproperty.com.au

Household Occupancy

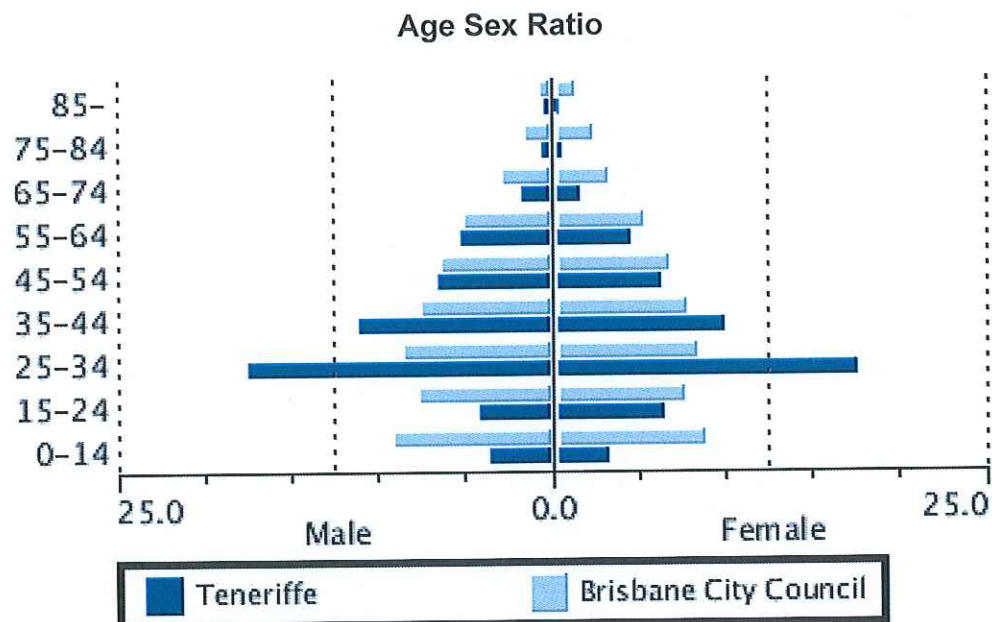
Type	Percent
Renting	54.1
Purchaser	30.5
Owns Outright	14.3
Other	1.0

Household Occupancy



Age Sex Ratio

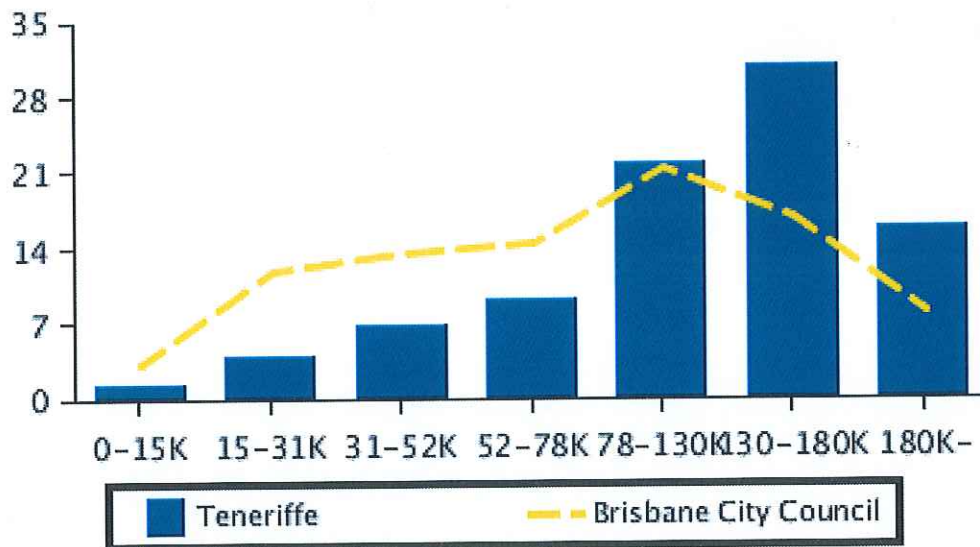
Age Group	Teneriffe		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	3.6	3.1	9.2	8.7
15-24	4.2	6.3	7.7	7.6
25-34	17.4	17.4	8.5	8.3
35-44	11.0	9.8	7.5	7.7
45-54	6.5	6.2	6.4	6.6
55-64	5.2	4.4	5.0	5.2
65-74	1.7	1.6	2.9	3.1
75-84	0.5	0.5	1.6	2.2
85-	0.3	0.2	0.6	1.2



Household Income

Income Range	Teneriffe %	Brisbane City Council %
0-15K	1.4	3.3
15-31K	3.9	11.8
31-52K	6.7	13.4
52-78K	9.2	14.4
78-130K	21.9	21.3
130-180K	30.9	16.7
180K-	15.8	7.9

Household Income



Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	5					
HOUSE	4	\$1,155,000	\$2,185,000	\$1,749,250	\$1,709,625	\$6,838,500
UNIT	13	\$415,000	\$3,000,000	\$630,000	\$826,923	\$10,750,000
TOTAL	22					\$17,588,500

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		5				
HOUSE	3 Bed	2	\$1,155,000	\$1,448,500	\$1,301,750	\$1,301,750
	4 Bed	2	\$2,050,000	\$2,185,000	\$2,117,500	\$2,117,500
UNIT	1 Bed	2	\$415,000	\$465,000	\$440,000	\$440,000
	2 Bed	8	\$455,000	\$737,000	\$623,500	\$606,250
	3 Bed	2	\$860,000	\$1,160,000	\$1,010,000	\$1,010,000
	4 Bed	1	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000
TOTAL		22				\$799,477

Sold Properties



236 Arthur Street Teneriffe QLD 4005

Sale Price: Not Disclosed

Sale Date: 1 Jun 2016

Area: 698m2

Attributes: 10 Car Spaces



41/258 Arthur Street Teneriffe QLD 4005

Sale Price: \$510,000

Sale Date: 26 May 2016

Area: 113m2

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



33/68 Beeston Street Teneriffe QLD 4005

Sale Price: \$465,000

Sale Date: 20 May 2016

Area: 129m2

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



242/71 Beeston Street Teneriffe QLD 4005

Sale Price: \$617,000

Sale Date: 15 Apr 2016

Area: 119m2

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



307/113 Commercial Road Teneriffe QLD 4005

Sale Price: \$415,000

Sale Date: 18 Apr 2016

Area: 68m2

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



12 Davidson Terrace Teneriffe QLD 4005

Sale Price: \$2,050,000

Sale Date: 3 May 2016

Area: 304m2

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



10 Hastings Street Teneriffe QLD 4005

Sale Price: \$1,448,500

Sale Date: 11 Apr 2016

Area: 455m2

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



13/33 Helen Street Teneriffe QLD 4005

Sale Price: Not Disclosed

Sale Date: 27 May 2016

Area: 169m2

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



1/63 Macquarie Street Teneriffe QLD 4005

Sale Price: \$3,000,000

Sale Date: 4 May 2016

Area: 446m2

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



211/64 Macquarie Street Teneriffe QLD 4005

Sale Price: \$737,000

Sale Date: 13 Apr 2016

Area: 111m2

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



310/64 Macquarie Street Teneriffe QLD 4005

Sale Price: \$860,000

Sale Date: 23 Apr 2016

Area: 118m2

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



209/88 Macquarie Street Teneriffe QLD 4005

Sale Price: \$710,000

Sale Date: 3 Jun 2016

Area: 135m2

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



403/88 Macquarie Street Teneriffe QLD 4005

Sale Price: Not Disclosed

Sale Date: 1 Jun 2016

Area: 169m2

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



308/38 Skyring Terrace Teneriffe QLD 4005

Sale Price: \$455,000

Sale Date: 18 Apr 2016

Area: 92m2

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



17 Teneriffe Drive Teneriffe QLD 4005

Sale Price: \$1,155,000

Sale Date: 2 Apr 2016

Area: 271m2

Attributes: 3 Beds, 1 Baths



61/36 Vernon Terrace Teneriffe QLD 4005

Sale Price: \$666,000

Sale Date: 6 Apr 2016

Area: 104m2

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



75/39 Vernon Terrace Teneriffe QLD 4005

Sale Price: \$630,000

Sale Date: 16 Apr 2016

Area: 1,762m2 Approx

Attributes: 2 Beds, 1 Baths



142/53 Vernon Terrace Teneriffe QLD 4005

Sale Price: \$525,000
Sale Date: 2 Apr 2016
Area: 4,841m2 Approx

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



154/53 Vernon Terrace Teneriffe QLD 4005

Sale Price: Not Disclosed
Sale Date: 15 Jun 2016
Area: 4,841m2 Approx

Attributes: 2 Beds, 2 Baths, 1 Car Spaces



69/54 Vernon Terrace Teneriffe QLD 4005

Sale Price: Not Disclosed
Sale Date: 9 Jun 2016
Area: 157m2

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



75/54 Vernon Terrace Teneriffe QLD 4005

Sale Price: \$1,160,000
Sale Date: 26 Apr 2016
Area: 210m2

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



26 Waverley Street Teneriffe QLD 4005

Sale Price: \$2,185,000
Sale Date: 7 Apr 2016
Area: 622m2

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



Space Property South Brisbane
130 Vulture Street, SOUTH BRISBANE
QLD 4101 AUS
Ph: +61(07)38464333 Fax: +61(07)38447395
Email: southbrisbane@spaceproperty.com.au

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.