
A Nobel approach
to Real Estate™

Tennyson
April—June 2016

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Nobel TEAM



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Area Profile

The size of Tennyson is approximately 1 square kilometres. It has 1 park covering nearly 14% of total area.

The population of Tennyson in 2006 was 585 people. By 2011 the population was 860 showing a population growth of 47% in the area during that time.

The predominant age group in Tennyson is 55-64 years.

Households in Tennyson are primarily couples with children and are likely to be repaying between \$3000 - \$4000 per month on mortgage repayments.

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

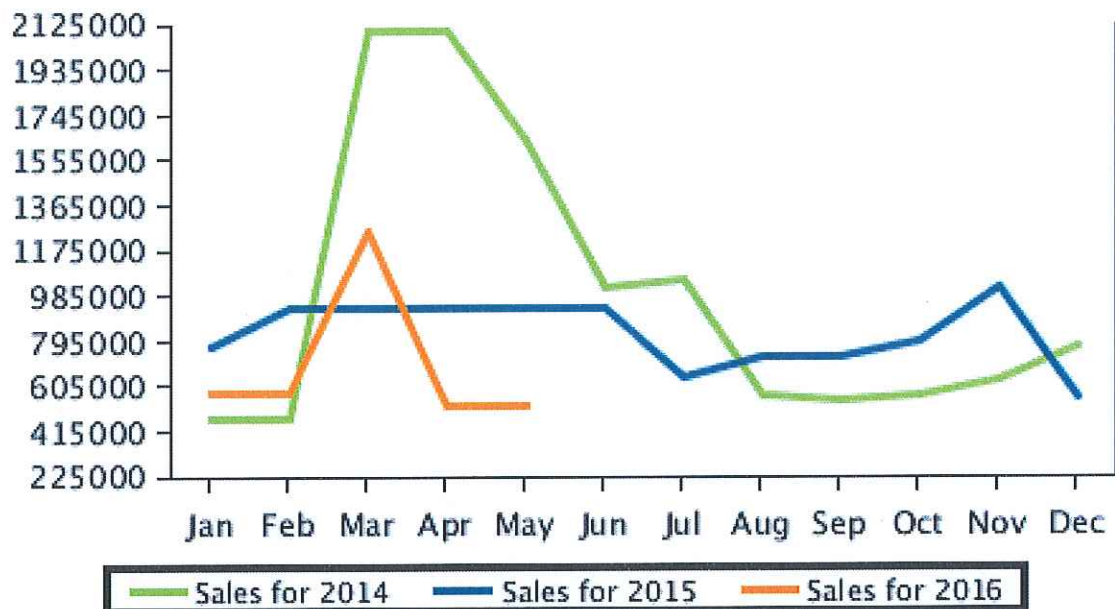
In 2006, 73.6% of the homes in Tennyson were owner-occupied compared with 62.2% in 2011.

Currently the median sales price of houses in the area is 525,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$470,000	\$773,000	\$580,000
February	\$470,000	\$930,000	\$580,000
March	\$2,102,500	\$930,000	\$1,260,000
April	\$2,102,500	\$930,000	\$525,000
May	\$1,635,000	\$930,000	\$525,000
June	\$1,015,000	\$930,000	\$0
July	\$1,050,000	\$642,500	\$0
August	\$565,000	\$725,999	\$0
September	\$543,000	\$725,999	\$0
October	\$565,750	\$794,300	\$0
November	\$631,500	\$1,015,000	\$0
December	\$773,000	\$559,000	\$0

Median Sale Price

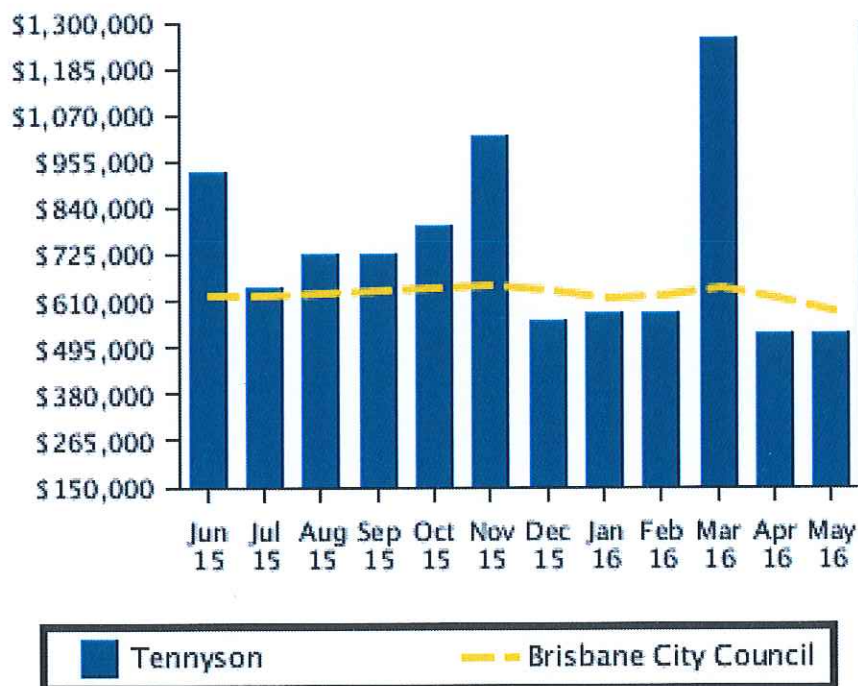


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Tennyson Median Price	Brisbane City Council Median Price
May 2016	\$525,000	\$588,065
April 2016	\$525,000	\$620,000
March 2016	\$1,260,000	\$645,000
February 2016	\$580,000	\$622,500
January 2016	\$580,000	\$614,875
December 2015	\$559,000	\$635,000
November 2015	\$1,015,000	\$649,900
October 2015	\$794,300	\$645,000
September 2015	\$725,999	\$635,000
August 2015	\$725,999	\$630,000
July 2015	\$642,500	\$625,000
June 2015	\$930,000	\$625,500

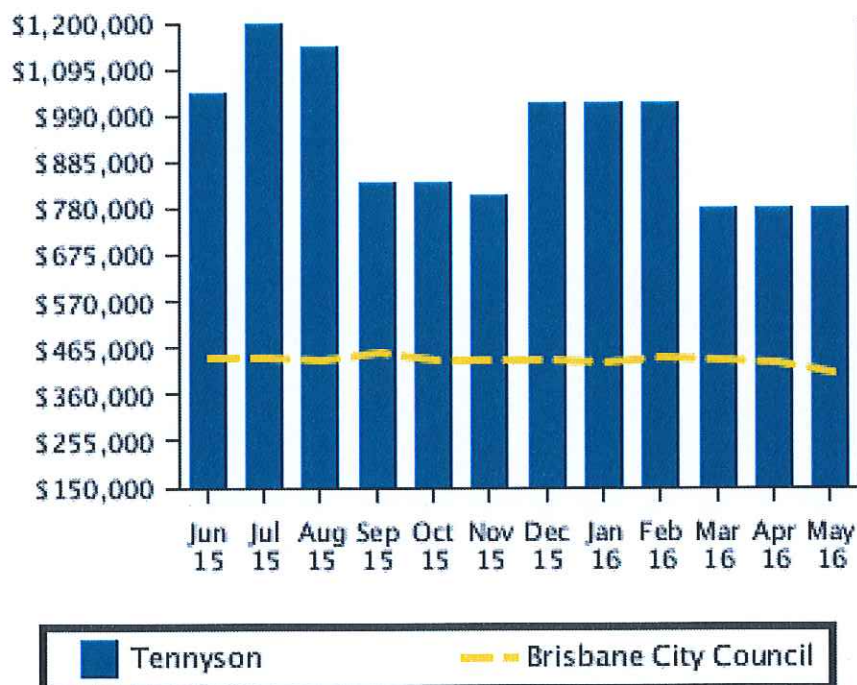
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Tennyson Median Price	Brisbane City Council Median Price
May 2016	\$780,000	\$408,750
April 2016	\$780,000	\$429,500
March 2016	\$780,000	\$435,000
February 2016	\$1,020,000	\$441,050
January 2016	\$1,020,000	\$432,500
December 2015	\$1,020,000	\$440,000
November 2015	\$810,000	\$440,000
October 2015	\$840,000	\$435,000
September 2015	\$840,000	\$452,000
August 2015	\$1,146,000	\$435,500
July 2015	\$1,195,000	\$445,000
June 2015	\$1,042,500	\$443,000

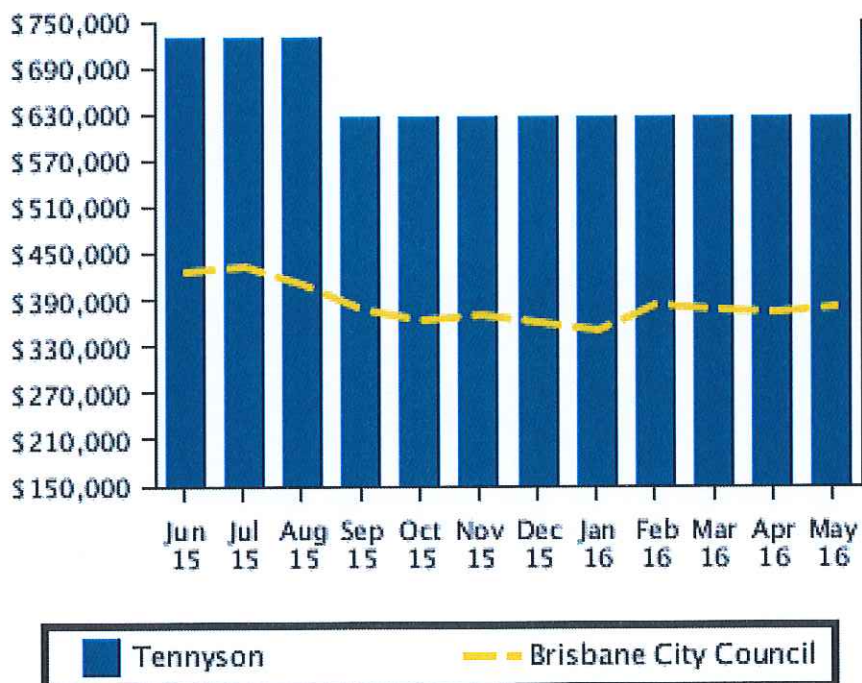
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Tennyson Median Price	Brisbane City Council Median Price
May 2016	\$625,000	\$380,000
April 2016	\$625,000	\$372,500
March 2016	\$625,000	\$376,000
February 2016	\$625,000	\$385,000
January 2016	\$625,000	\$349,000
December 2015	\$625,000	\$360,000
November 2015	\$625,000	\$370,000
October 2015	\$625,000	\$365,000
September 2015	\$625,000	\$376,050
August 2015	\$727,000	\$410,000
July 2015	\$727,000	\$435,000
June 2015	\$727,000	\$427,500

Recent Median Land Sale Prices

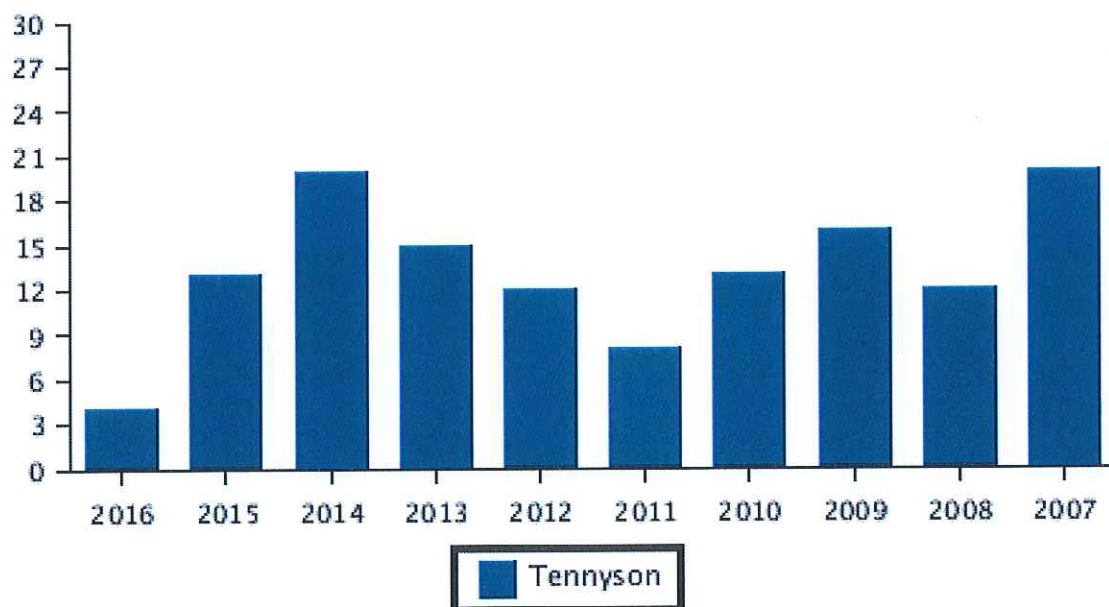


Sales Per Annum

House Sales Per Annum

Period	Tennyson Number
2016	4
2015	13
2014	20
2013	15
2012	12
2011	8
2010	13
2009	16
2008	12
2007	20

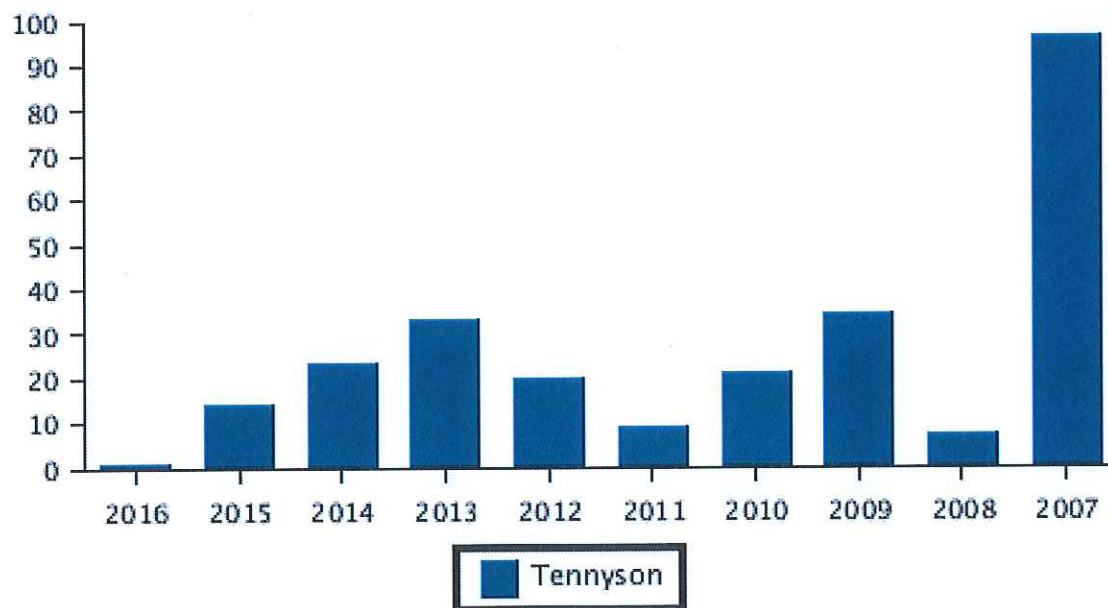
House Sales Per Annum



Unit Sales Per Annum

Period	Tennyson Number
2016	1
2015	14
2014	23
2013	33
2012	20
2011	9
2010	21
2009	34
2008	7
2007	96

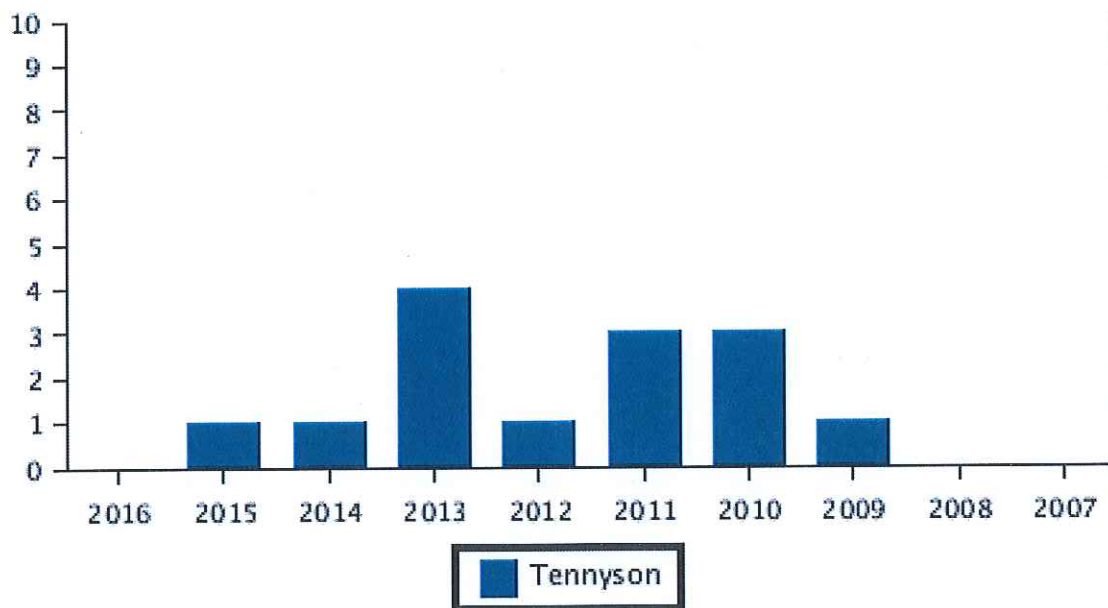
Unit Sales Per Annum



Land Sales Per Annum

Period	Tennyson Number
2016	0
2015	1
2014	1
2013	4
2012	1
2011	3
2010	3
2009	1
2008	0
2007	0

Land Sales Per Annum





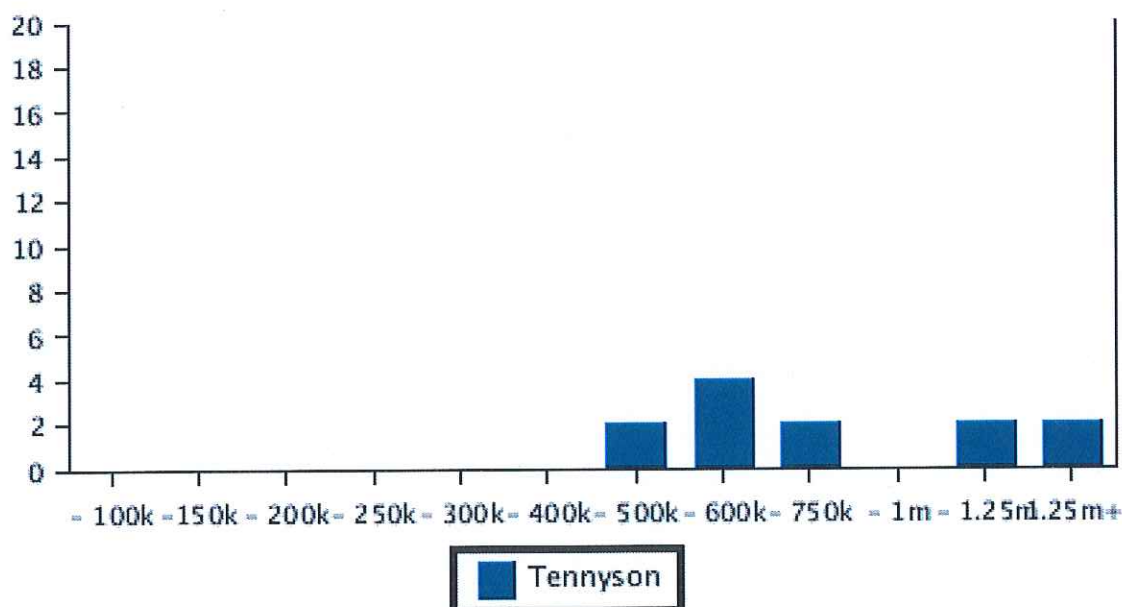
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Sales By Price

House Sale by Price (12 months)

Price	Tennyson Number
0 - 100k	0
101 -150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	2
501 - 600k	4
601 - 750k	2
751 - 1m	0
> 1m - 1.25m	2
1.25m+	2

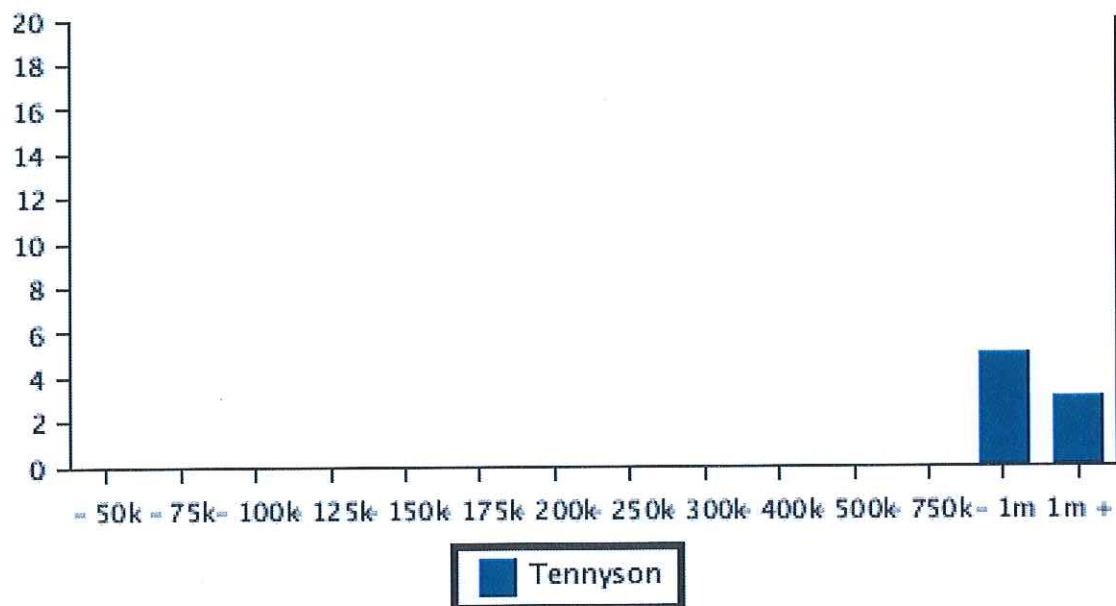
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Tennyson 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	5
1m +	3

Unit Sales By Price (12 months)



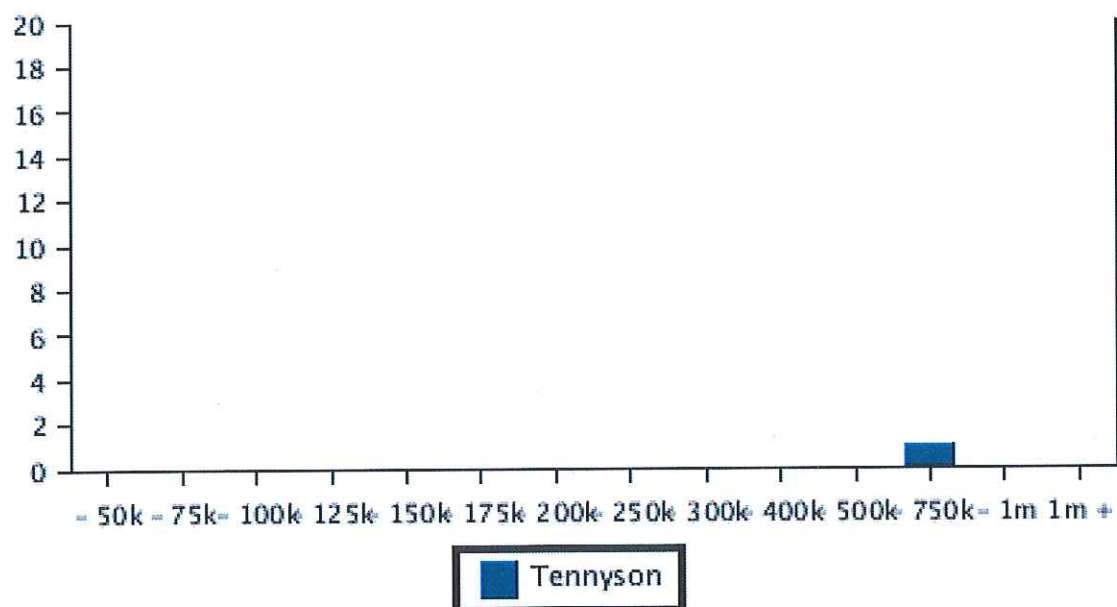


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Land Sale by Price (12 months)

Price	Tennyson 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	1
751 - 1m	0
1m +	0

Land Sales By Price (12 months)

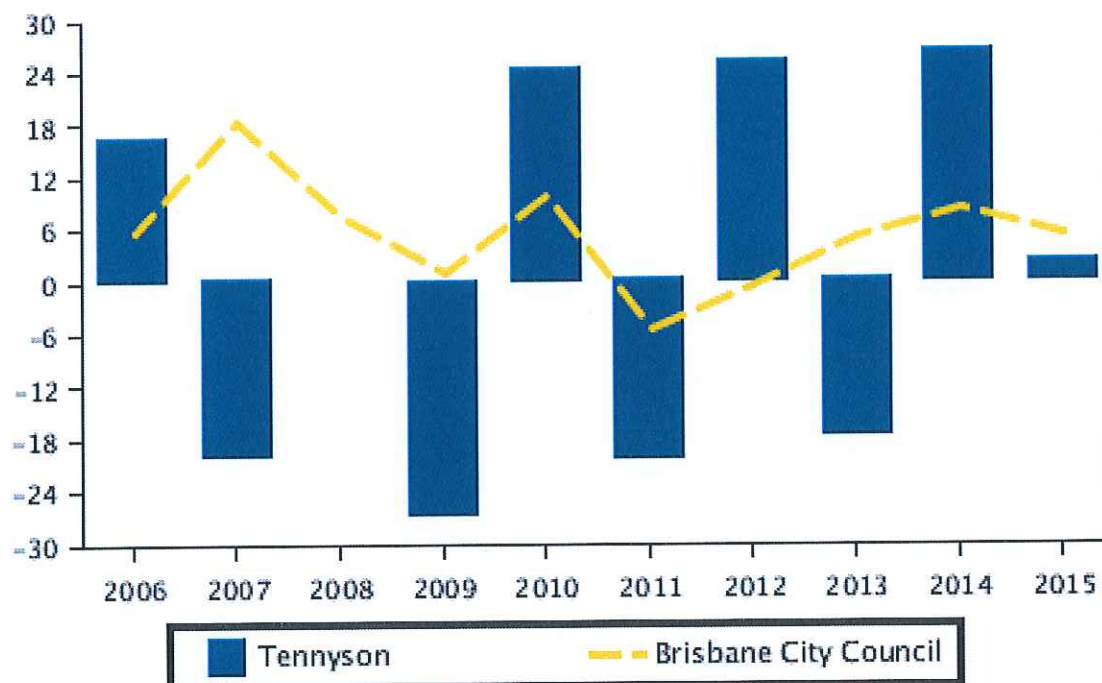


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Tennyson % Change	Brisbane City Council % Change
2015	2.4%	5.4%
2014	26.6%	8.3%
2013	-18.1%	5.2%
2012	25.5%	-0.4%
2011	-20.8%	-5.3%
2010	24.7%	9.8%
2009	-26.8%	1%
2008	0%	7.6%
2007	-20.3%	18.3%
2006	16.5%	5.7%

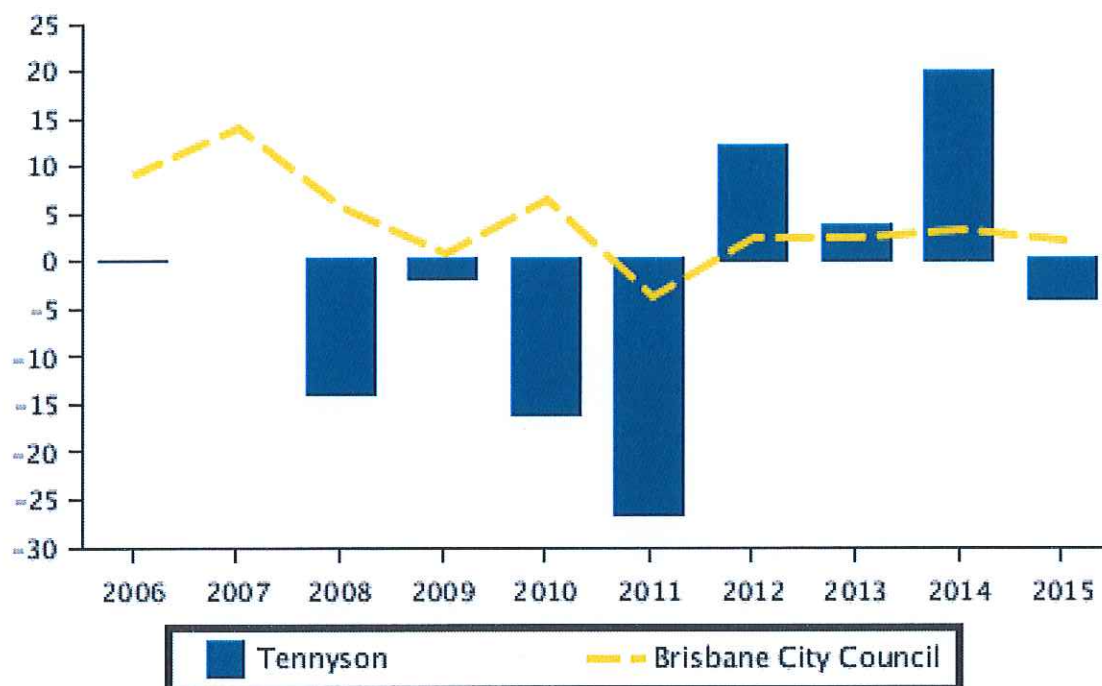
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Tennyson % Change	Brisbane City Council % Change
2015	-4.5%	2.1%
2014	20%	3.3%
2013	3.9%	2.4%
2012	12.3%	2.5%
2011	-27.2%	-3.6%
2010	-16.6%	6.4%
2009	-2.4%	1%
2008	-14.5%	5.8%
2007	0%	14.1%
2006	0%	9.2%

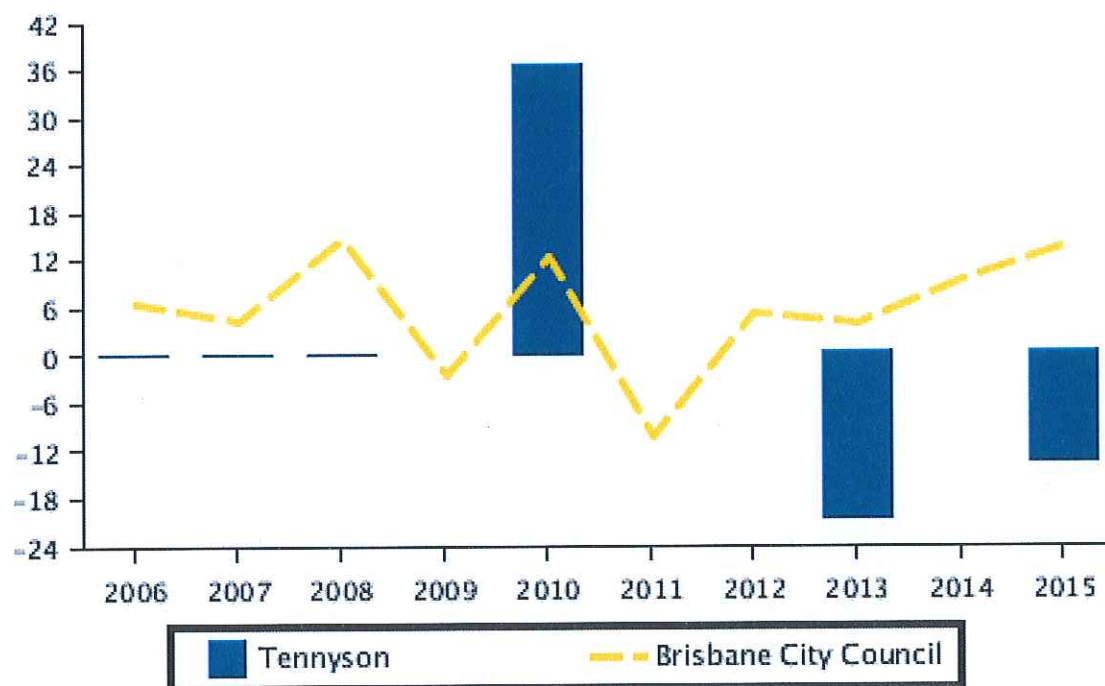
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Tennyson % Change	Brisbane City Council % Change
2015	-14%	13.6%
2014	0%	9.4%
2013	-21.2%	4%
2012	0%	5.3%
2011	0%	-10.2%
2010	36.6%	12.5%
2009	0%	-2.4%
2008	0%	14.8%
2007	0%	4.2%
2006	0%	6.7%

Capital Growth in Median Prices (Land)

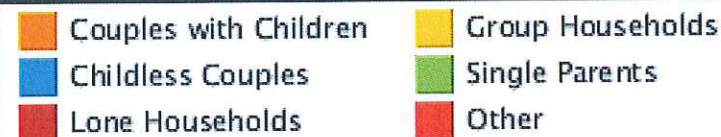
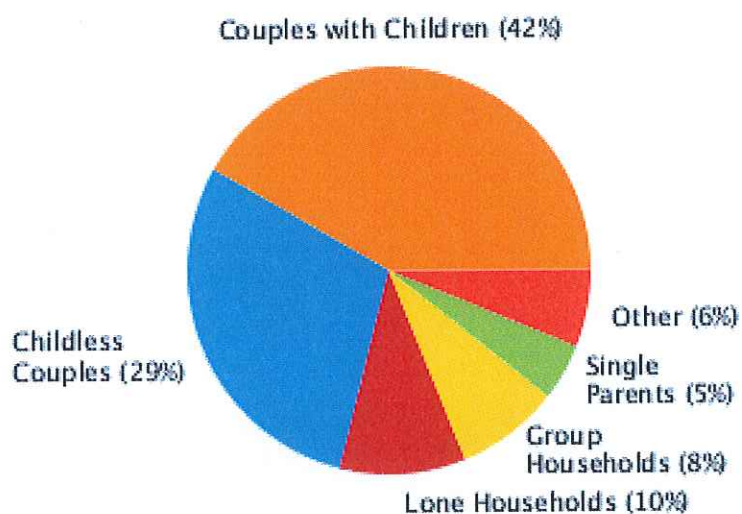


Household

Household Structure

Type	Percent
Couples with Children	41.7
Childless Couples	29.4
Lone Households	10.0
Group Households	8.3
Other	6.2
Single Parents	4.5

Household Structure



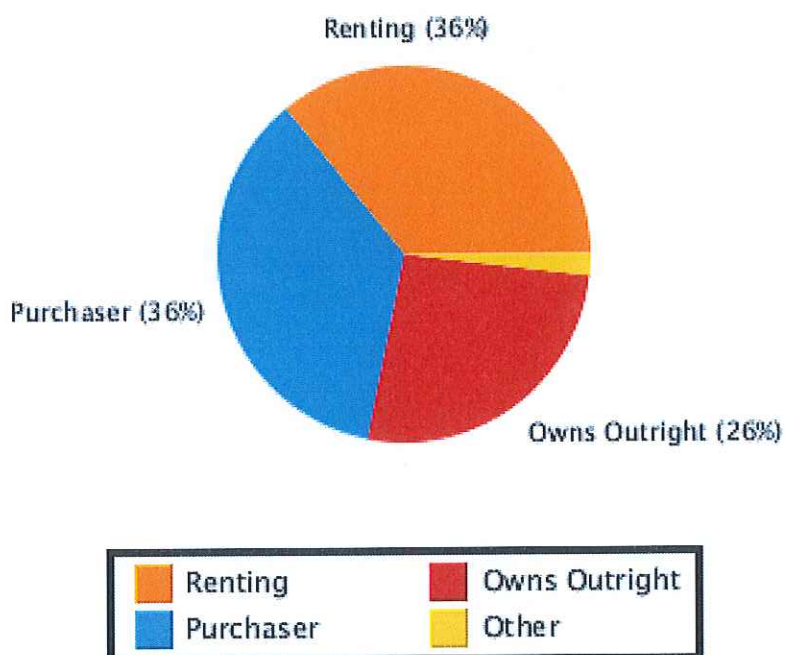


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Household Occupancy

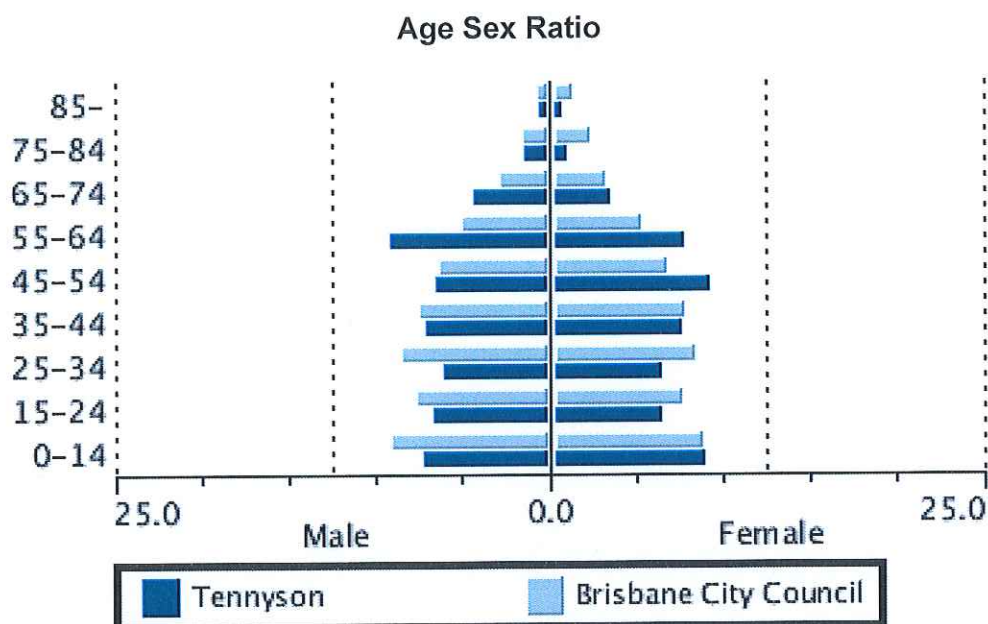
Type	Percent
Renting	35.9
Purchaser	35.9
Owns Outright	26.3
Other	1.9

Household Occupancy



Age Sex Ratio

Age Group	Tennyson		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	7.3	8.8	9.2	8.7
15-24	6.7	6.3	7.7	7.6
25-34	6.0	6.4	8.5	8.3
35-44	7.1	7.6	7.5	7.7
45-54	6.5	9.1	6.4	6.6
55-64	9.1	7.7	5.0	5.2
65-74	4.3	3.5	2.9	3.1
75-84	1.4	1.0	1.6	2.2
85-	0.5	0.7	0.6	1.2



Household Income

Income Range	Tennyson %	Brisbane City Council %
0-15K	1.9	3.3
15-31K	4.8	11.8
31-52K	7.4	13.4
52-78K	10.6	14.4
78-130K	17.7	21.3
130-180K	29.7	16.7
180K-	16.5	7.9

Household Income





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	1					
HOUSE	2	\$485,000	\$525,000	\$505,000	\$505,000	\$1,010,000
TOTAL	3					\$1,010,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		1				
HOUSE	2 Bed	1	\$485,000	\$485,000	\$485,000	\$485,000
	3 Bed	1	\$525,000	\$525,000	\$525,000	\$525,000
TOTAL		3				\$336,666

Sold Properties



14 David Street Tennyson QLD 4105

Sale Price: Not Disclosed

Sale Date: 7 Jun 2016

Area: 607m²

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



50 Lancelot Street Tennyson QLD 4105

Sale Price: \$485,000

Sale Date: 13 May 2016

Area: 645m²

Attributes: 2 Beds, 2 Baths, 1 Car Spaces



25 Myla Terrace Tennyson QLD 4105

Sale Price: \$525,000

Sale Date: 1 Apr 2016

Area: 660m²

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



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