
A Nobel approach
to Real Estate™

The Gap
April—June 2016

THE Adam
Nobel TEAM



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Suburb Statistics Report

Prepared on 08 Jul 2016

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Area Profile

The size of The Gap is approximately 13 square kilometres. It has 10 parks covering nearly 4% of total area.

The population of The Gap in 2006 was 15,664 people. By 2011 the population was 16,735 showing a population growth of 6% in the area during that time.

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

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

In general, people in The Gap work in a Professional occupation.

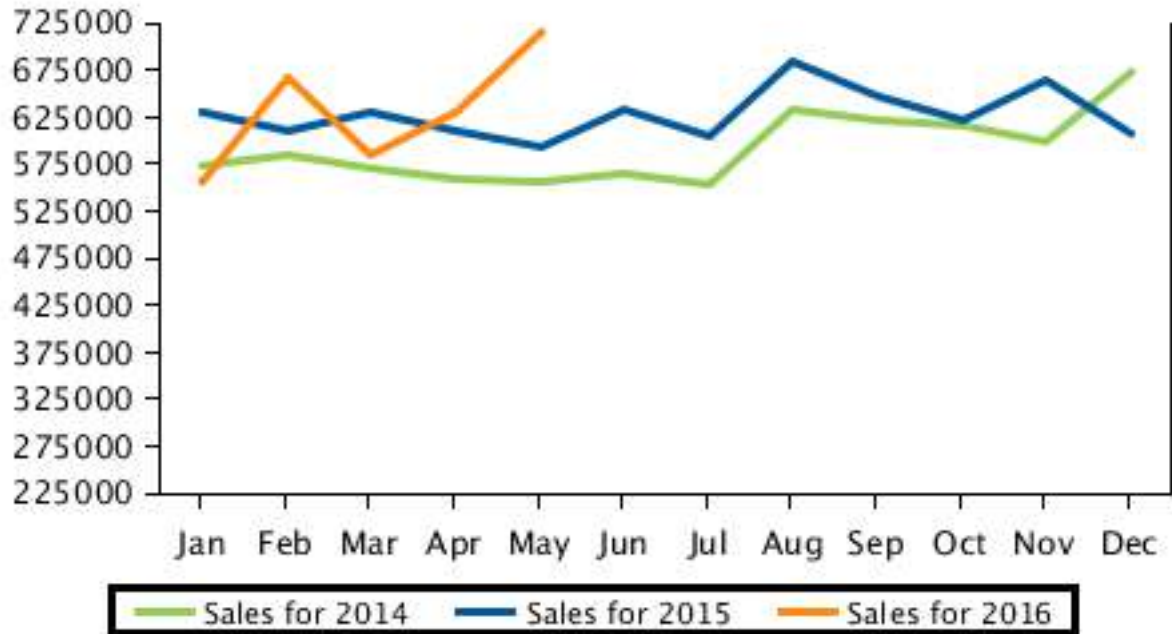
In 2006, 82.3% of the homes in The Gap were owner-occupied compared with 81.7% in 2011.

Currently the median sales price of houses in the area is 715,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$574,250	\$630,000	\$555,000
February	\$585,000	\$610,000	\$667,500
March	\$570,000	\$630,000	\$585,000
April	\$560,000	\$610,000	\$630,000
May	\$555,750	\$592,500	\$715,000
June	\$565,000	\$632,000	\$0
July	\$553,125	\$605,000	\$0
August	\$634,000	\$682,500	\$0
September	\$620,750	\$646,000	\$0
October	\$615,000	\$620,500	\$0
November	\$600,000	\$665,000	\$0
December	\$672,000	\$606,000	\$0

Median Sale Price

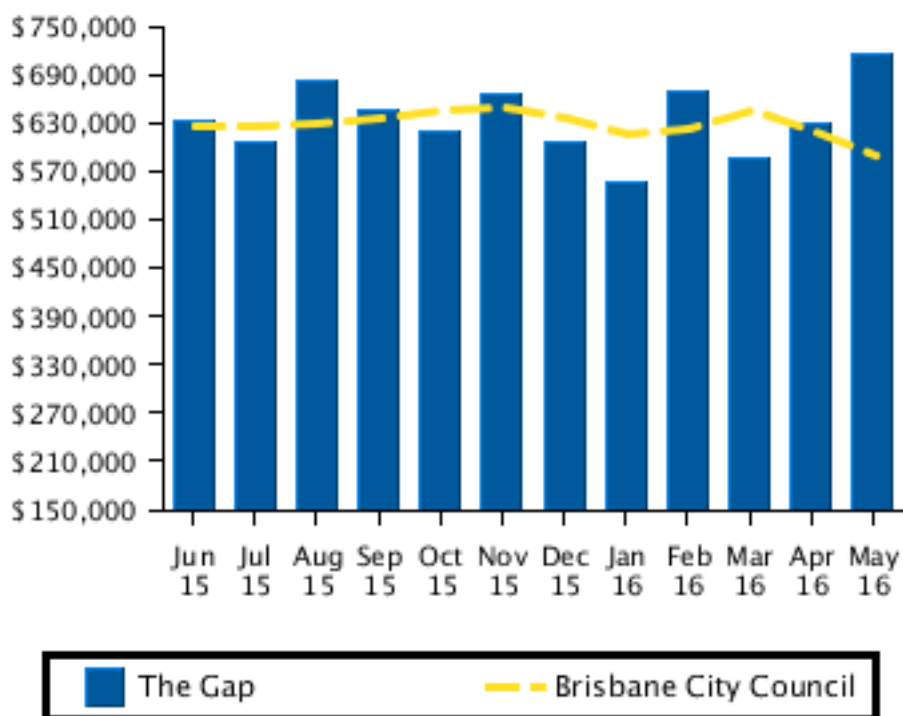


Recent Median Sale Prices

Recent Median House Sale Prices

Period	The Gap Median Price	Brisbane City Council Median Price
May 2016	\$715,000	\$588,065
April 2016	\$630,000	\$620,000
March 2016	\$585,000	\$645,000
February 2016	\$667,500	\$622,500
January 2016	\$555,000	\$614,875
December 2015	\$606,000	\$635,000
November 2015	\$665,000	\$649,900
October 2015	\$620,500	\$645,000
September 2015	\$646,000	\$635,000
August 2015	\$682,500	\$630,000
July 2015	\$605,000	\$625,000
June 2015	\$632,000	\$625,500

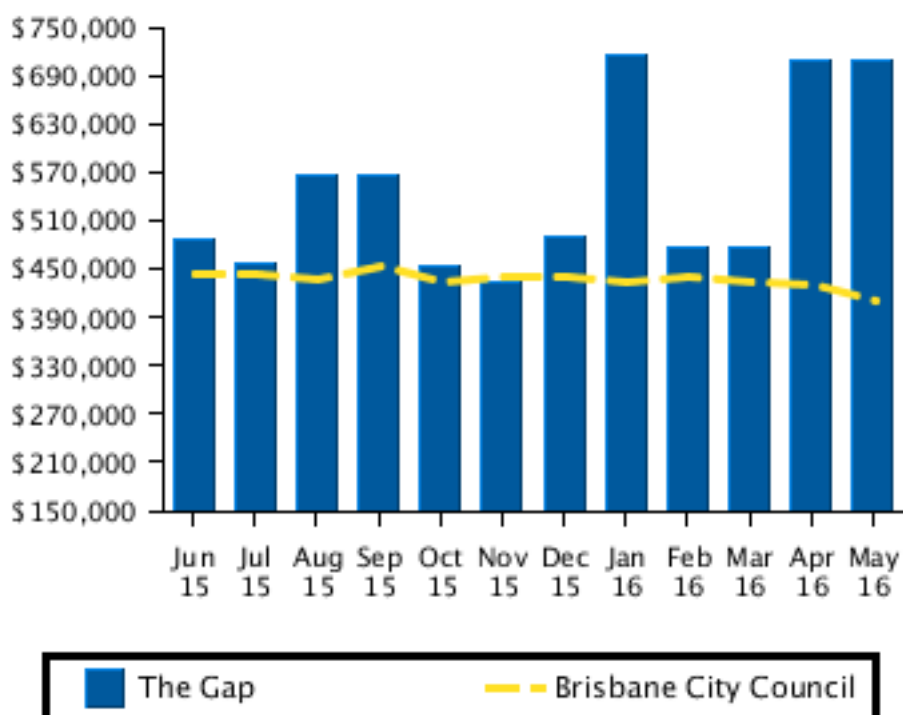
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	The Gap Median Price	Brisbane City Council Median Price
May 2016	\$707,500	\$408,750
April 2016	\$707,500	\$429,500
March 2016	\$477,800	\$435,000
February 2016	\$477,800	\$441,050
January 2016	\$715,000	\$432,500
December 2015	\$490,000	\$440,000
November 2015	\$433,500	\$440,000
October 2015	\$452,000	\$435,000
September 2015	\$565,000	\$452,000
August 2015	\$565,000	\$435,500
July 2015	\$458,000	\$445,000
June 2015	\$486,250	\$443,000

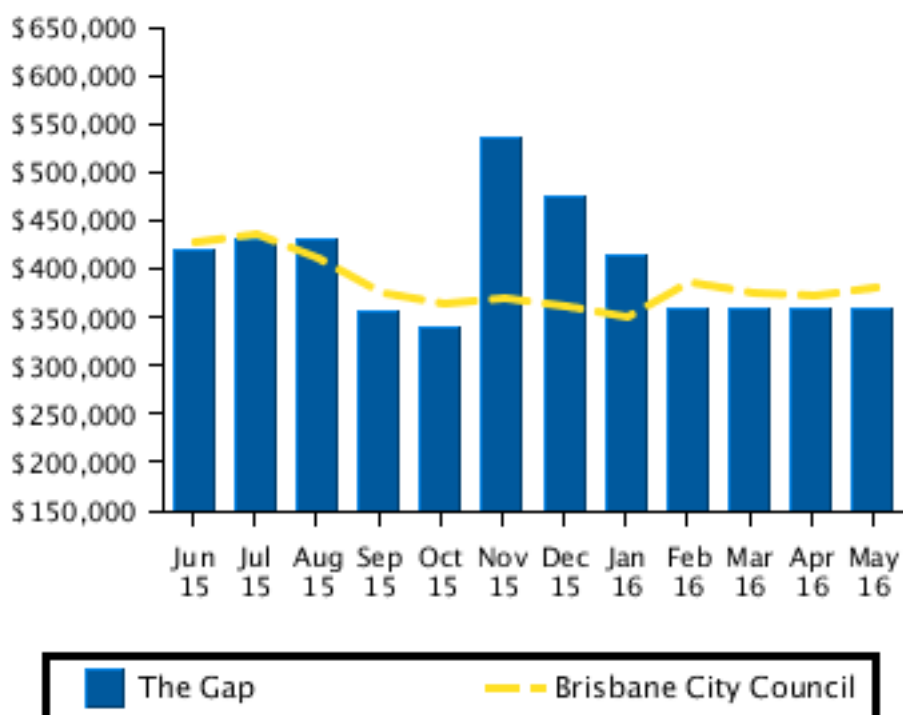
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	The Gap Median Price	Brisbane City Council Median Price
May 2016	\$359,000	\$380,000
April 2016	\$359,000	\$372,500
March 2016	\$359,000	\$376,000
February 2016	\$359,000	\$385,000
January 2016	\$413,250	\$349,000
December 2015	\$475,000	\$360,000
November 2015	\$535,000	\$370,000
October 2015	\$340,000	\$365,000
September 2015	\$355,000	\$376,050
August 2015	\$431,250	\$410,000
July 2015	\$431,250	\$435,000
June 2015	\$419,000	\$427,500

Recent Median Land Sale Prices

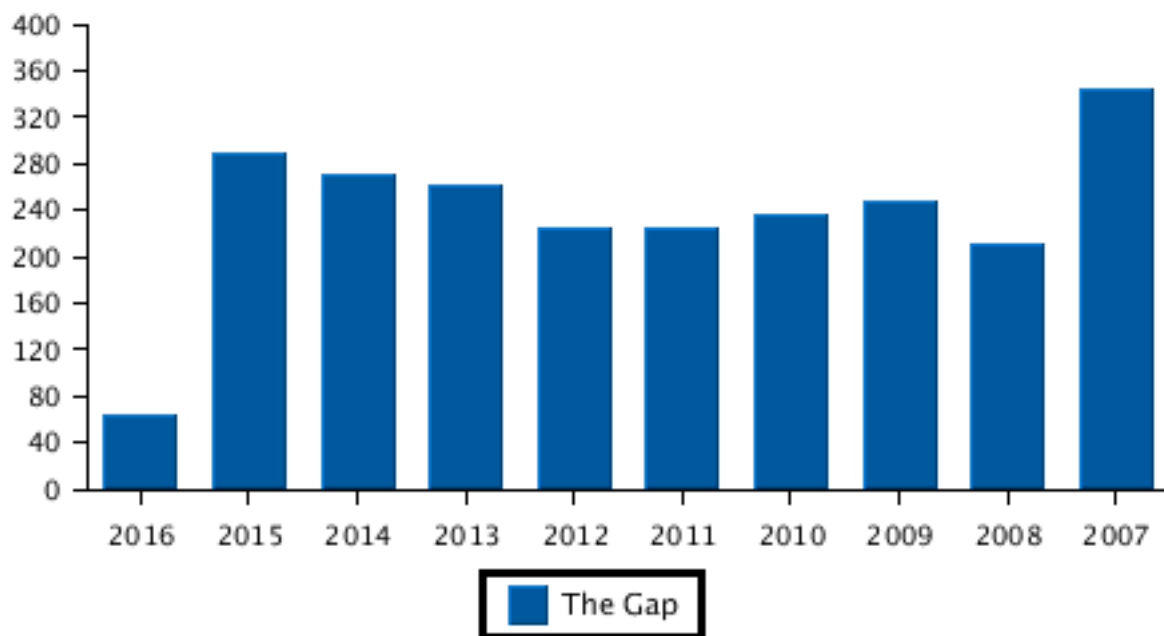


Sales Per Annum

House Sales Per Annum

Period	The Gap Number
2016	63
2015	288
2014	269
2013	260
2012	224
2011	224
2010	236
2009	247
2008	211
2007	343

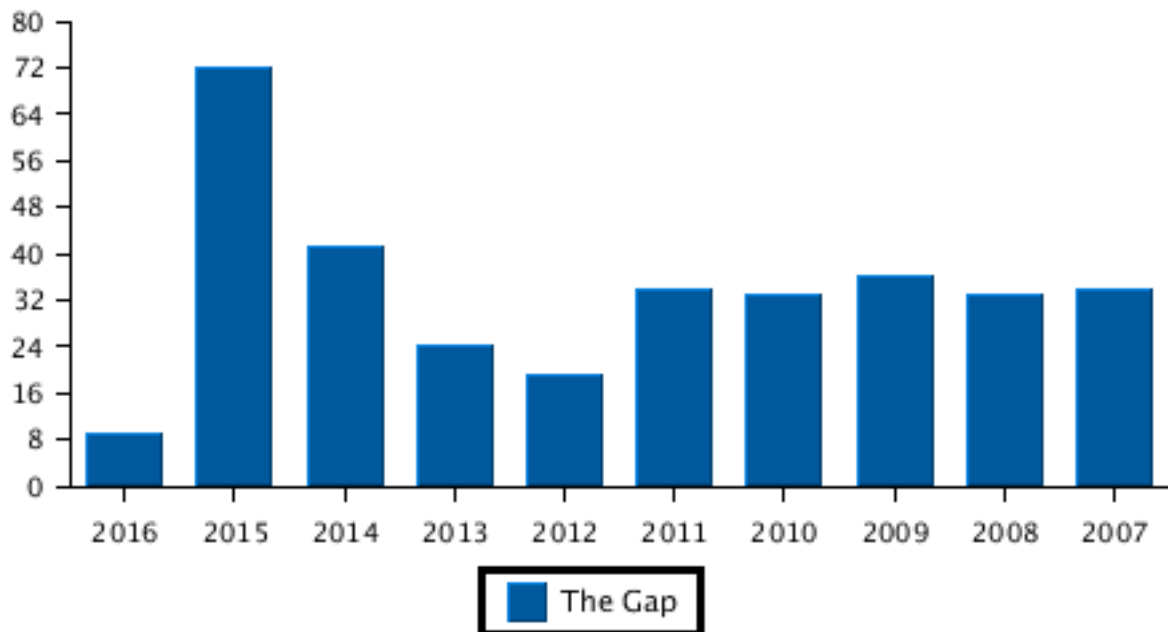
House Sales Per Annum



Unit Sales Per Annum

Period	The Gap Number
2016	9
2015	72
2014	41
2013	24
2012	19
2011	34
2010	33
2009	36
2008	33
2007	34

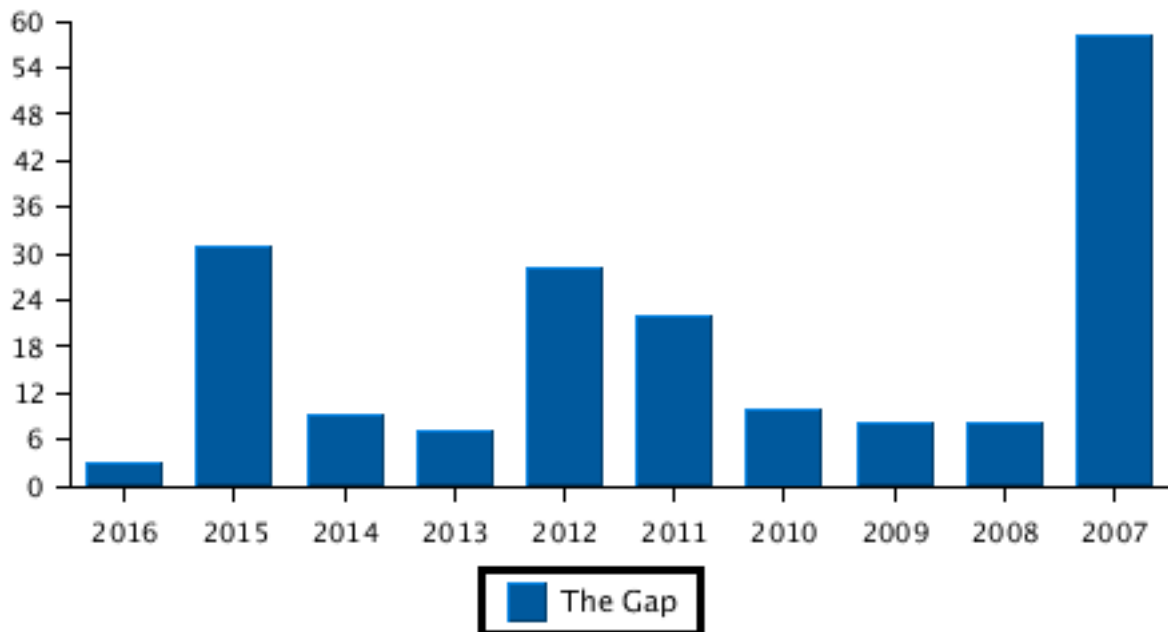
Unit Sales Per Annum



Land Sales Per Annum

Period	The Gap Number
2016	3
2015	31
2014	9
2013	7
2012	28
2011	22
2010	10
2009	8
2008	8
2007	58

Land Sales Per Annum

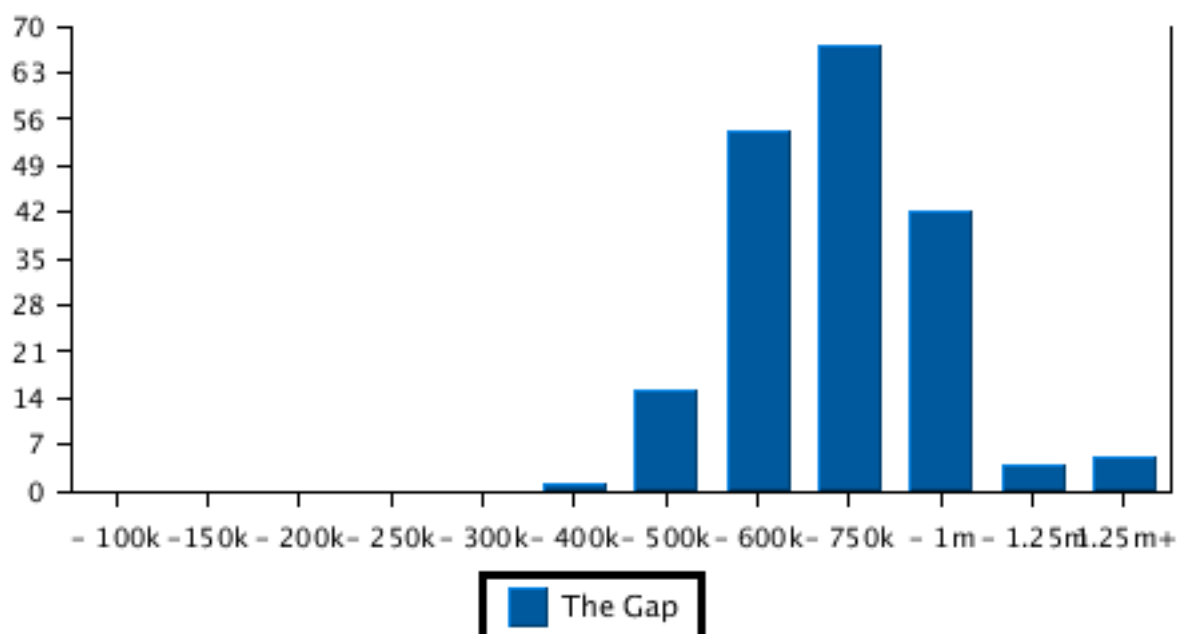


Sales By Price

House Sale by Price (12 months)

Price	The Gap Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	1
401 - 500k	15
501 - 600k	54
601 - 750k	67
751 - 1m	42
> 1m - 1.25m	4
1.25m+	5

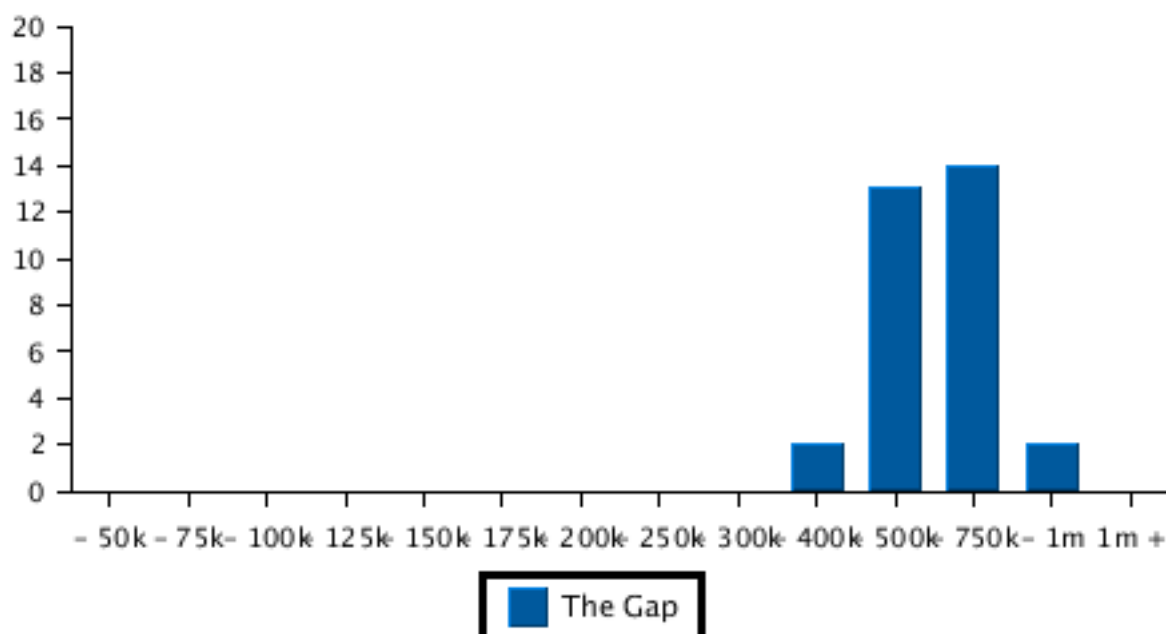
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	The Gap 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	13
501 - 750k	14
751 - 1m	2
1m +	0

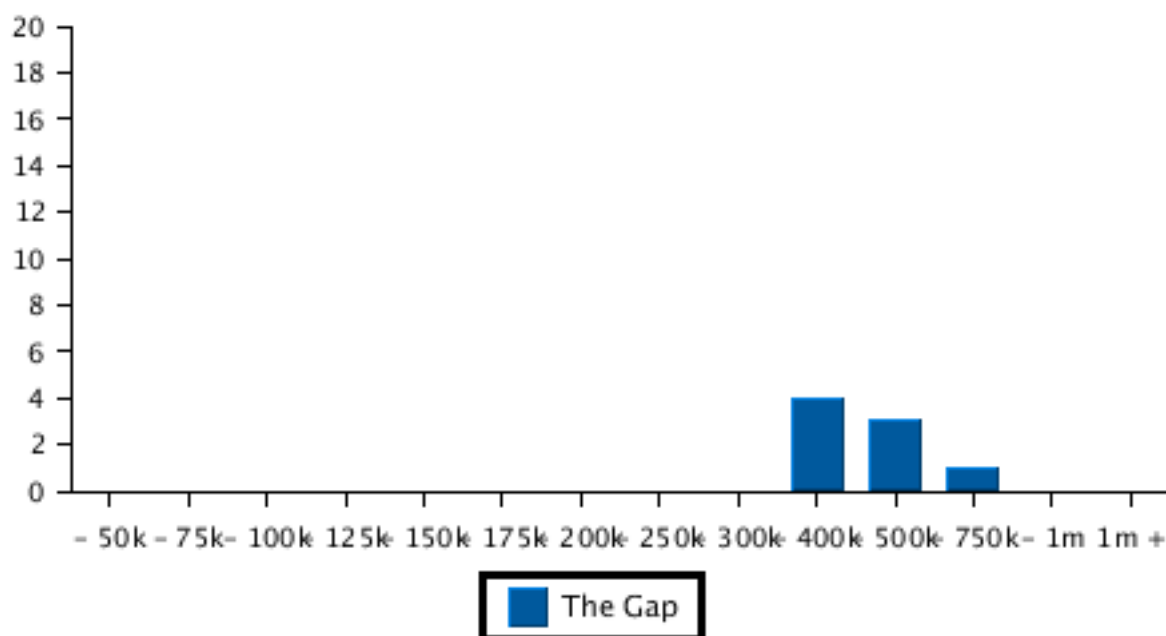
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	The Gap 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	4
401 - 500k	3
501 - 750k	1
751 - 1m	0
1m +	0

Land Sales By Price (12 months)

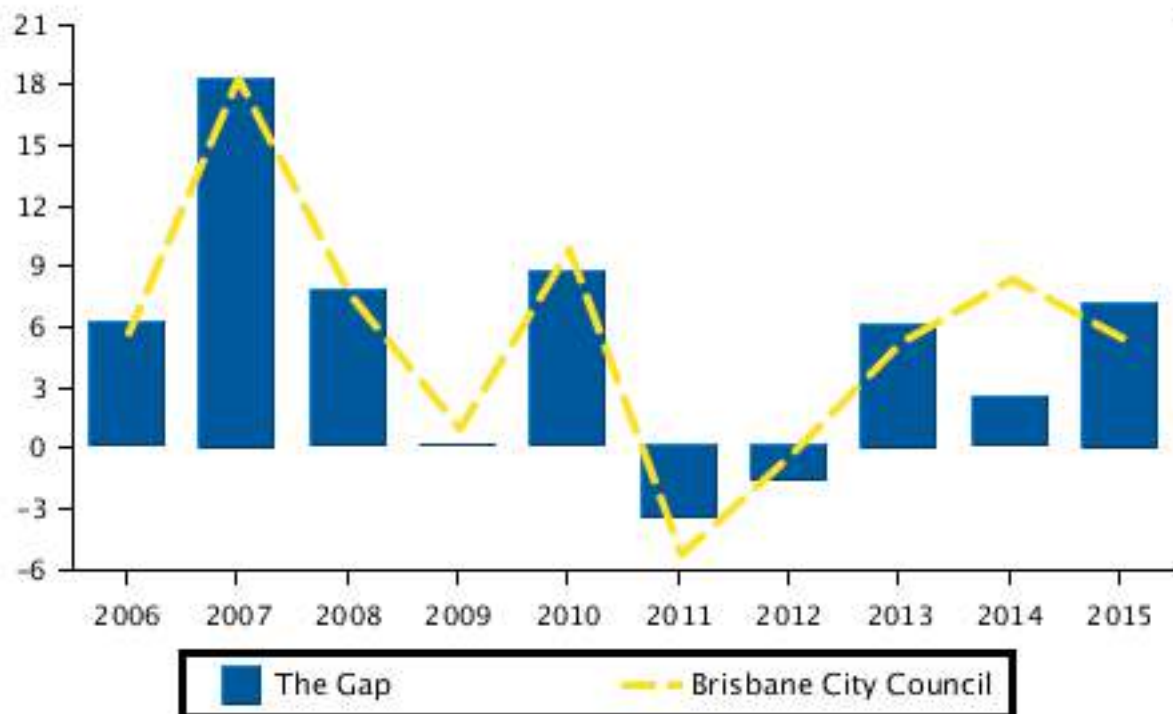


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	The Gap % Change	Brisbane City Council % Change
2015	7.2%	5.4%
2014	2.5%	8.3%
2013	6.1%	5.2%
2012	-1.8%	-0.4%
2011	-3.7%	-5.3%
2010	8.7%	9.8%
2009	-0.1%	1%
2008	7.8%	7.6%
2007	18.3%	18.3%
2006	6.2%	5.7%

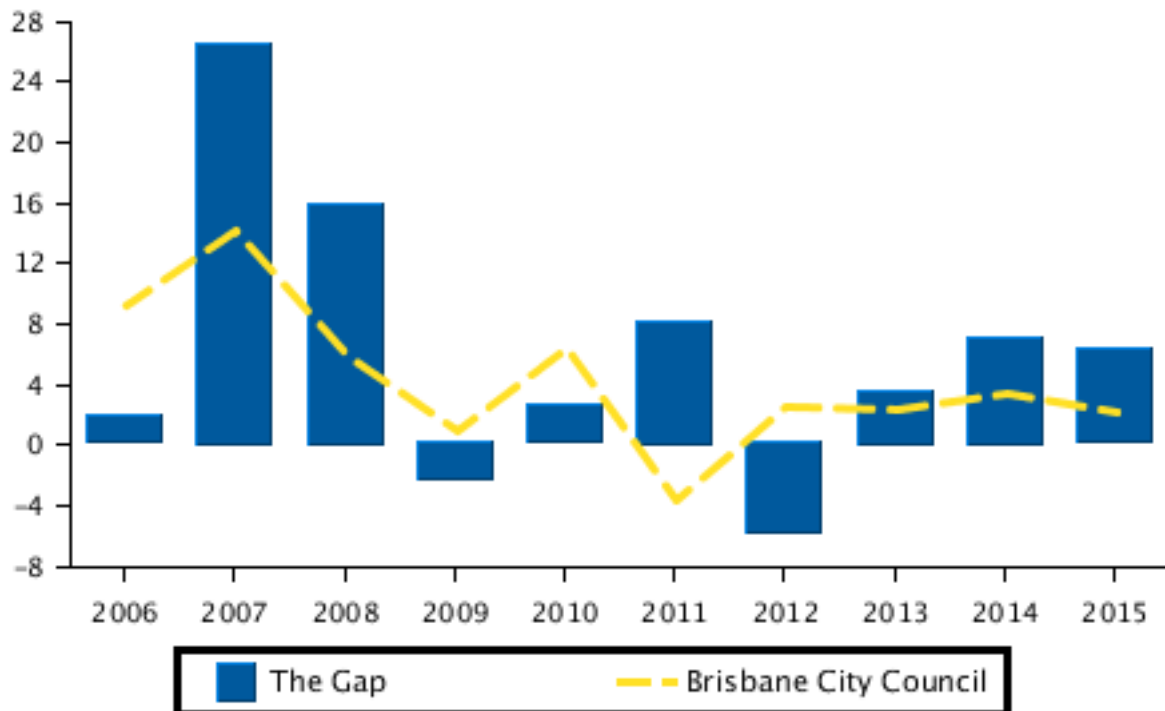
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	The Gap % Change	Brisbane City Council % Change
2015	6.3%	2.1%
2014	7.1%	3.3%
2013	3.6%	2.4%
2012	-6%	2.5%
2011	8.2%	-3.6%
2010	2.6%	6.4%
2009	-2.6%	1%
2008	16%	5.8%
2007	26.5%	14.1%
2006	1.9%	9.2%

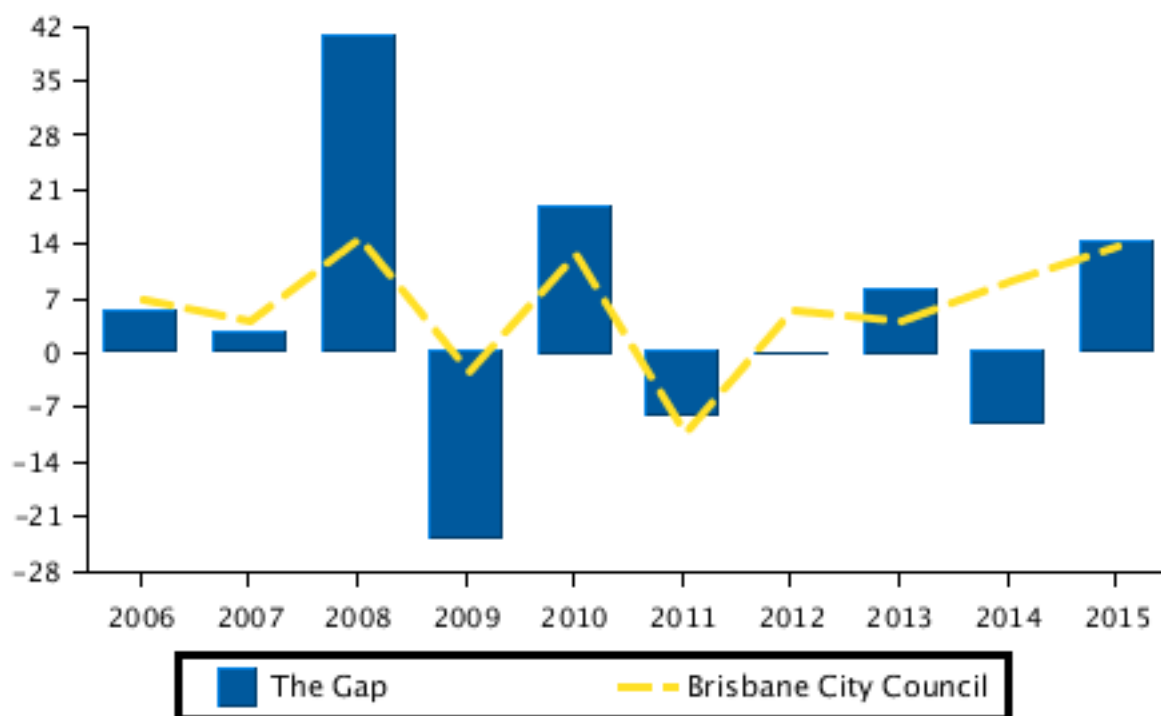
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	The Gap % Change	Brisbane City Council % Change
2015	14.3%	13.6%
2014	-9.4%	9.4%
2013	8.3%	4%
2012	0.1%	5.3%
2011	-8.5%	-10.2%
2010	19%	12.5%
2009	-24.2%	-2.4%
2008	40.7%	14.8%
2007	2.7%	4.2%
2006	5.3%	6.7%

Capital Growth in Median Prices (Land)

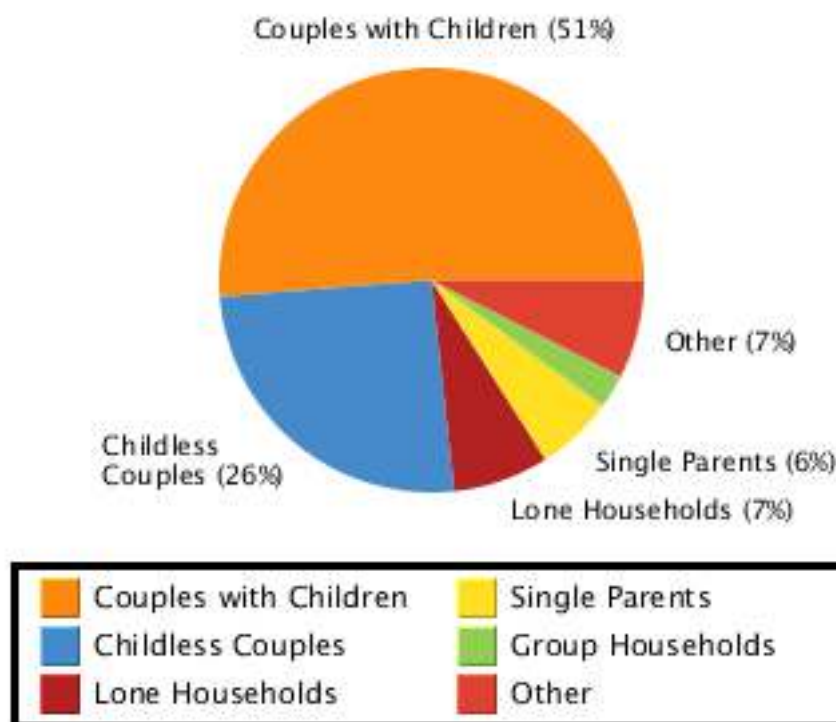


Household

Household Structure

Type	Percent
Couples with Children	51.3
Childless Couples	25.5
Other	7.5
Lone Households	7.3
Single Parents	5.9
Group Households	2.6

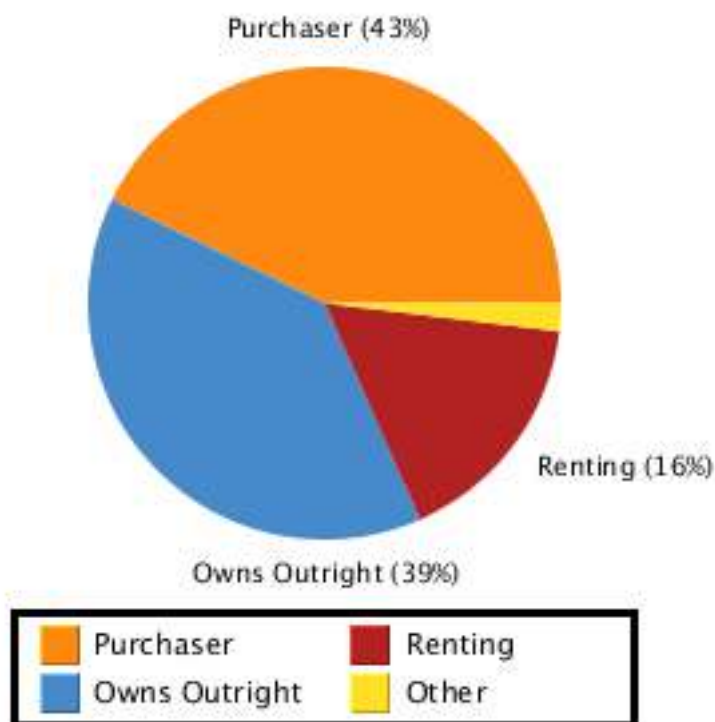
Household Structure



Household Occupancy

Type	Percent
Purchaser	42.8
Owns Outright	38.9
Renting	16.5
Other	1.9

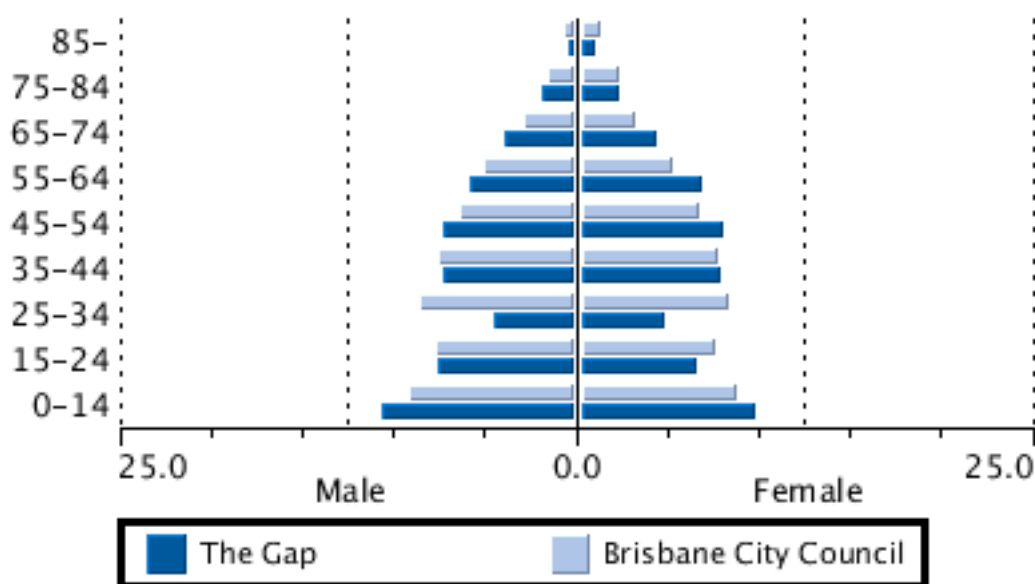
Household Occupancy



Age Sex Ratio

Age Group	The Gap		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	10.6	9.7	9.2	8.7
15-24	7.6	6.5	7.7	7.6
25-34	4.5	4.8	8.5	8.3
35-44	7.2	7.8	7.5	7.7
45-54	7.3	7.9	6.4	6.6
55-64	5.8	6.8	5.0	5.2
65-74	3.9	4.3	2.9	3.1
75-84	1.8	2.2	1.6	2.2
85-	0.4	0.9	0.6	1.2

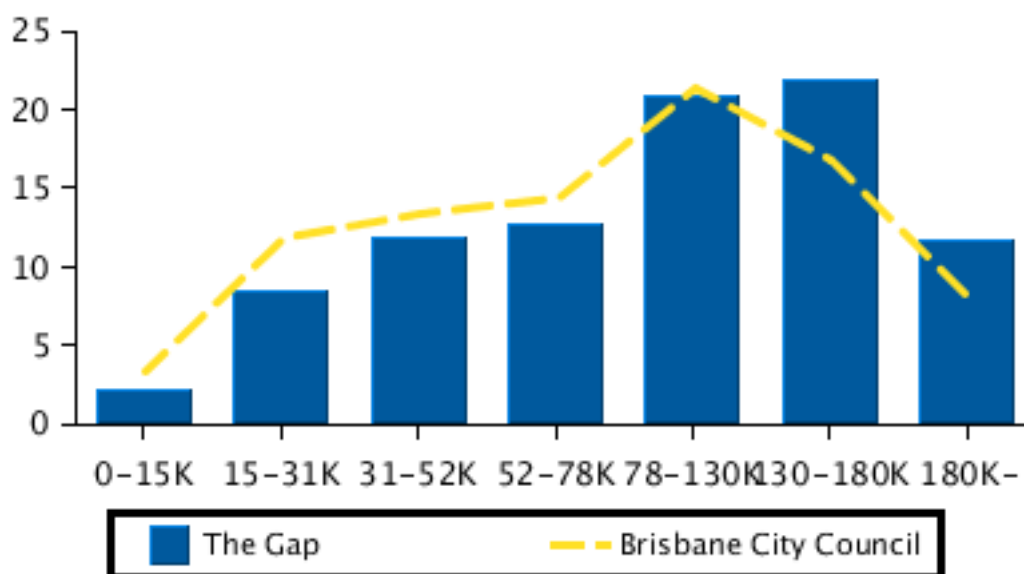
Age Sex Ratio



Household Income

Income Range	The Gap %	Brisbane City Council %
0-15K	2.1	3.3
15-31K	8.5	11.8
31-52K	11.8	13.4
52-78K	12.7	14.4
78-130K	20.8	21.3
130-180K	21.8	16.7
180K-	11.6	7.9

Household Income



Disclaimer

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Sales History Report

Prepared on 08 Jul 2016

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Sold Properties



16 Arkana Street The Gap QLD 4061

Sale Price: \$566,000

Sale Date: 23 May 2016

Area: 607m2

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



11 Bellerose Street The Gap QLD 4061

Sale Price: \$679,000

Sale Date: 23 Jun 2016

Area: 638m2

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



15 Bernarra Street The Gap QLD 4061

Sale Price: \$512,000

Sale Date: 1 May 2016

Area: 607m2

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



19 Bonros Place The Gap QLD 4061

Sale Price: Not Disclosed

Sale Date: 18 Apr 2016

Area: 800m2

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



25 Bromwich Street The Gap QLD 4061

Sale Price: \$705,000

Sale Date: 23 May 2016

Area: 936m2

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



20 Brooke Close The Gap QLD 4061

Sale Price: \$900,000

Sale Date: 19 Apr 2016

Area: 963m2

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



5 Bushwick Street The Gap QLD 4061

Sale Price: \$525,000

Sale Date: 21 Apr 2016

Area: 600m2

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



20 Bushwick Street The Gap QLD 4061

Sale Price: \$651,000

Sale Date: 13 Apr 2016

Area: 719m2

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



70 Chaprowe Road The Gap QLD 4061

Sale Price: \$799,200

Sale Date: 17 May 2016

Area: 728m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces



21 Chicester Street The Gap QLD 4061

Sale Price: \$675,000

Sale Date: 11 Apr 2016

Area: 1,194m2

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



8 Cloghan Street The Gap QLD 4061

Sale Price: \$793,250

Sale Date: 26 Apr 2016

Area: 688m2

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



6 Dandaloo Street The Gap QLD 4061

Sale Price: \$580,000

Sale Date: 10 Jun 2016

Area: 610m2

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



7 Davander Close The Gap QLD 4061

Sale Price: \$1,000,000

Sale Date: 11 May 2016

Area: 881m2

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



42 Dillon Road The Gap QLD 4061

Sale Price: \$691,000

Sale Date: 16 Apr 2016

Area: 700m2

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



22 Drishane Street The Gap QLD 4061

Sale Price: Not Disclosed

Sale Date: 17 Apr 2016

Area: 617m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces



8 Eliza Close The Gap QLD 4061

Sale Price: \$490,000

Sale Date: 16 Jun 2016

Area: 932m2

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



12 Eliza Close The Gap QLD 4061

Sale Price: Not Disclosed

Sale Date: 3 May 2016

Area: 746m2

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



35 Glen Road The Gap QLD 4061

Sale Price: \$719,000

Sale Date: 12 May 2016

Area: 728m2

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



24 Glenella Street The Gap QLD 4061

Sale Price: \$515,000

Sale Date: 15 Jun 2016

Area: 577m2

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



18 Glenmore Street The Gap QLD 4061

Sale Price: \$530,000

Sale Date: 21 May 2016

Area: 607m2

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



1 Gregsue Court The Gap QLD 4061

Sale Price: \$617,000

Sale Date: 9 May 2016

Area: 608m2

Attributes: 4 Beds, 2 Baths, 1 Car Spaces



39 Gynea Street The Gap QLD 4061

Sale Price: \$579,600

Sale Date: 2 Apr 2016

Area: 642m2

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



5 Harward Street The Gap QLD 4061

Sale Price: \$579,600

Sale Date: 8 Apr 2016

Area: 556m2

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



115 Highwood Road The Gap QLD 4061

Sale Price: Not Disclosed

Sale Date: 30 May 2016

Area: 4.20Ha

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



8 Jevons Street The Gap QLD 4061

Sale Price: \$500,000

Sale Date: 20 Jun 2016

Area: 508m2

Attributes: 4 Beds, 2 Baths, 1 Car Spaces



10 Kilsby Street The Gap QLD 4061

Sale Price: \$595,000

Sale Date: 7 Jun 2016

Area: 701m2

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



53 Kimruska Place The Gap QLD 4061

Sale Price: \$600,000

Sale Date: 13 Jun 2016

Area: 2,374m2

Attributes:



75 Koorong Street The Gap QLD 4061

Sale Price: \$730,000

Sale Date: 6 Jun 2016

Area: 1,057m2

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



9 Lomatta Street The Gap QLD 4061

Sale Price: \$630,000

Sale Date: 3 Apr 2016

Area: 607m2

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



6 Malgoa Street The Gap QLD 4061

Sale Price: \$625,000

Sale Date: 11 Apr 2016

Area: 650m2

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



4 Malton Street The Gap QLD 4061

Sale Price: \$612,500

Sale Date: 15 Apr 2016

Area: 638m2

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



18 Moggill Road The Gap QLD 4061

Sale Price: \$300,000

Sale Date: 10 Jun 2016

Area: 860m2

Attributes:



37/14 Paltarra Street The Gap QLD 4061

Sale Price: \$430,000

Sale Date: 26 May 2016

Area: 179m2 Approx

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



12/39 Paten Road The Gap QLD 4061

Sale Price: Not Disclosed

Sale Date: 12 Jun 2016

Area: 394m2 Approx

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



20/18 Payne Road The Gap QLD 4061

Sale Price: \$455,000

Sale Date: 9 Apr 2016

Area: 1,448m2 Approx

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



72 Payne Road The Gap QLD 4061

Sale Price: \$543,000

Sale Date: 4 May 2016

Area: 607m2

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



224 Payne Road The Gap QLD 4061

Sale Price: \$1,550,000

Sale Date: 16 May 2016

Area: 7,317m2

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



227 Payne Road The Gap QLD 4061

Sale Price: \$562,500

Sale Date: 19 May 2016

Area: 645m2

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



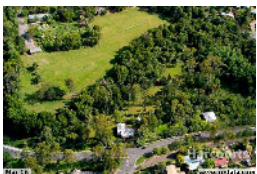
300 Payne Road The Gap QLD 4061

Sale Price: \$359,000

Sale Date: 14 Jun 2016

Area: 545m2

Attributes:



393 Payne Road The Gap QLD 4061

Sale Price: \$1,100,000

Sale Date: 9 Apr 2016

Area: 1.13Ha

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



19/599 Payne Road The Gap QLD 4061

Sale Price: \$960,000

Sale Date: 2 Apr 2016

Area: 1,200m2

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



14 Pender Street The Gap QLD 4061

Sale Price: \$555,000

Sale Date: 30 Jun 2016

Area: 607m2

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



19 Pindari Street The Gap QLD 4061

Sale Price: \$715,000

Sale Date: 12 May 2016

Area: 728m2

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



5 Poppy Place The Gap QLD 4061

Sale Price: \$593,000

Sale Date: 26 May 2016

Area: 543m2

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



14 Poppy Place The Gap QLD 4061

Sale Price: \$380,000

Sale Date: 16 Jun 2016

Area: 757m2

Attributes:



80 School Road The Gap QLD 4061

Sale Price: \$436,000

Sale Date: 9 May 2016

Area: 782m2

Attributes: 1 Baths



43 Stonehawke Place The Gap QLD 4061

Sale Price: \$799,000

Sale Date: 17 Jun 2016

Area: 665m2

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



16 Teroma Street The Gap QLD 4061

Sale Price: \$580,000

Sale Date: 5 Apr 2016

Area: 554m2

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



25 Tingward Street The Gap QLD 4061

Sale Price: Not Disclosed

Sale Date: 16 May 2016

Area: 748m2

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



14 Virae Street The Gap QLD 4061

Sale Price: \$510,000

Sale Date: 30 May 2016

Area: 607m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces



11/60 Warana Street The Gap QLD 4061

Sale Price: \$400,000

Sale Date: 5 May 2016

Area: 214m2

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



822 Waterworks Road The Gap QLD 4061

Sale Price: Not Disclosed

Sale Date: 27 Jun 2016

Area: 660m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces

871 Waterworks Road The Gap QLD 4061

Sale Price: \$470,000

Sale Date: 27 Apr 2016

Area: 672m2

Attributes:



1148 Waterworks Road The Gap QLD 4061

Sale Price: \$826,000

Sale Date: 21 May 2016

Area: 4,226m²

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

Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	7					
HOUSE	38	\$300,000	\$1,550,000	\$614,750	\$672,175	\$25,542,650
LAND	5	\$359,000	\$490,000	\$436,000	\$427,000	\$2,135,000
UNIT	4	\$400,000	\$960,000	\$442,500	\$561,250	\$2,245,000
TOTAL	54					\$29,922,650

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		7				
HOUSE	2 Bed	1	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000
	3 Bed	13	\$512,000	\$719,000	\$566,000	\$576,361
	4 Bed	21	\$500,000	\$1,550,000	\$679,000	\$721,426
	5+ Bed	1	\$900,000	\$900,000	\$900,000	\$900,000
	N/A	2	\$300,000	\$600,000	\$450,000	\$450,000
LAND	4 Bed	1	\$490,000	\$490,000	\$490,000	\$490,000
	N/A	4	\$359,000	\$470,000	\$408,000	\$411,250
UNIT	3 Bed	2	\$400,000	\$455,000	\$427,500	\$427,500
	4 Bed	1	\$960,000	\$960,000	\$960,000	\$960,000
	N/A	1	\$430,000	\$430,000	\$430,000	\$430,000
TOTAL		54				\$554,123



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