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A Nobel approach  
to Real Estate™

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Tingalpa

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 Tingalpa is approximately 9 square kilometres. It has 16 parks covering nearly 17% of total area.

The population of Tingalpa in 2006 was 8,168 people. By 2011 the population was 8,527 showing a population growth of 4% in the area during that time.

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

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

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

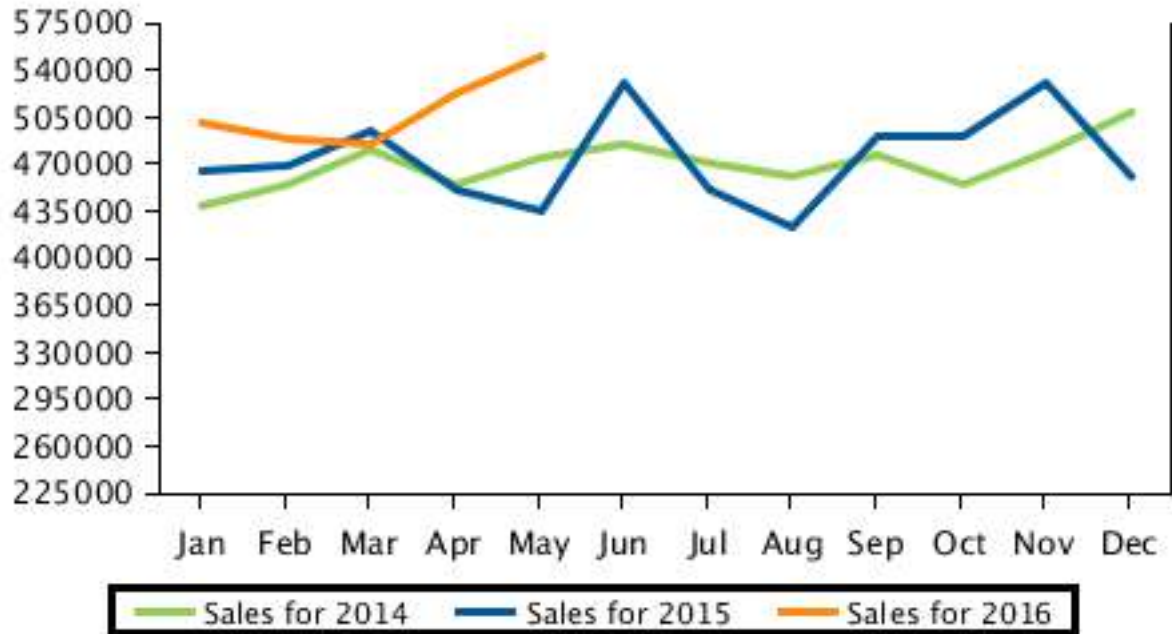
In 2006, 68.8% of the homes in Tingalpa were owner-occupied compared with 70.5% in 2011.

Currently the median sales price of houses in the area is 550,000.

### Median Sale Price

Period	Year 2014 Median Price	Year 2015 Median Price	Year 2016 Median Price
January	\$439,000	\$464,500	\$500,000
February	\$455,000	\$469,000	\$488,250
March	\$481,000	\$495,000	\$484,500
April	\$455,000	\$450,000	\$521,750
May	\$475,000	\$435,000	\$550,000
June	\$485,000	\$530,000	\$0
July	\$471,000	\$451,000	\$0
August	\$460,000	\$422,500	\$0
September	\$477,500	\$490,000	\$0
October	\$454,684	\$490,000	\$0
November	\$479,000	\$531,000	\$0
December	\$508,250	\$460,000	\$0

### Median Sale Price

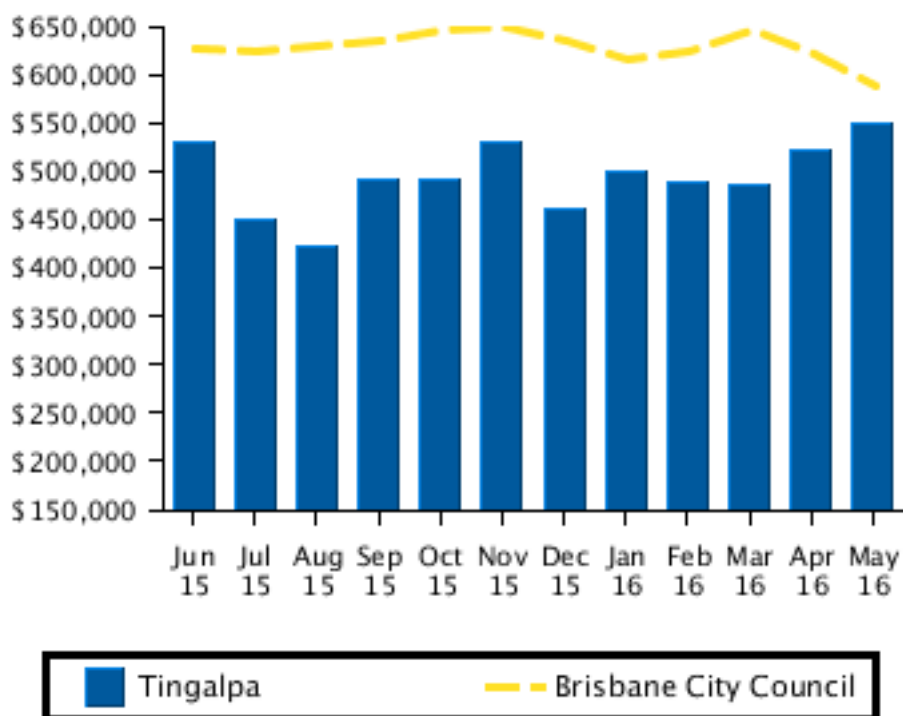


## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Tingalpa Median Price	Brisbane City Council Median Price
May 2016	\$550,000	\$588,065
April 2016	\$521,750	\$620,000
March 2016	\$484,500	\$645,000
February 2016	\$488,250	\$622,500
January 2016	\$500,000	\$614,875
December 2015	\$460,000	\$635,000
November 2015	\$531,000	\$649,900
October 2015	\$490,000	\$645,000
September 2015	\$490,000	\$635,000
August 2015	\$422,500	\$630,000
July 2015	\$451,000	\$625,000
June 2015	\$530,000	\$625,500

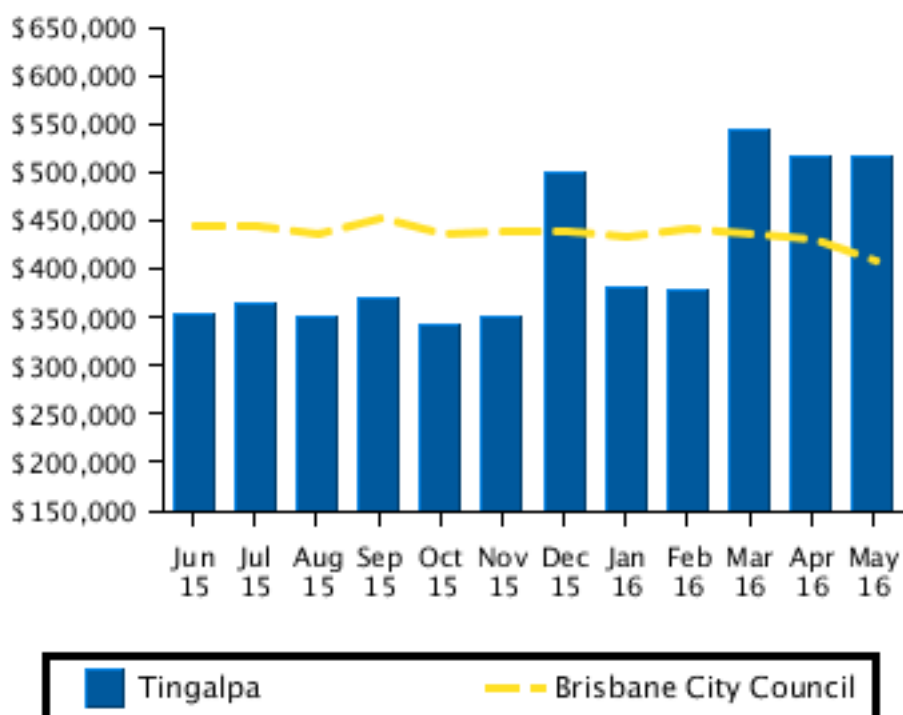
### Recent Median House Sale Prices



## Recent Median Unit Sale Prices

Period	Tingalpa Median Price	Brisbane City Council Median Price
May 2016	\$517,000	\$408,750
April 2016	\$517,000	\$429,500
March 2016	\$542,500	\$435,000
February 2016	\$377,500	\$441,050
January 2016	\$380,000	\$432,500
December 2015	\$499,500	\$440,000
November 2015	\$350,250	\$440,000
October 2015	\$341,500	\$435,000
September 2015	\$370,000	\$452,000
August 2015	\$351,500	\$435,500
July 2015	\$365,000	\$445,000
June 2015	\$352,050	\$443,000

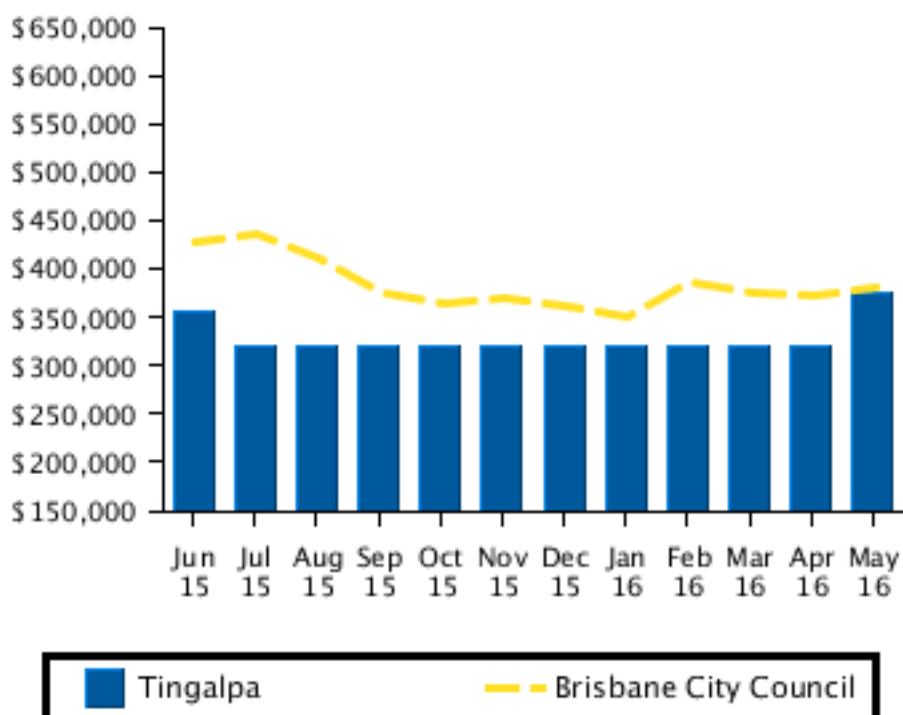
## Recent Median Unit Sale Prices



## Recent Median Land Sale Prices

Period	Tingalpa Median Price	Brisbane City Council Median Price
May 2016	\$375,000	\$380,000
April 2016	\$320,000	\$372,500
March 2016	\$320,000	\$376,000
February 2016	\$320,000	\$385,000
January 2016	\$320,000	\$349,000
December 2015	\$320,000	\$360,000
November 2015	\$320,000	\$370,000
October 2015	\$320,000	\$365,000
September 2015	\$320,000	\$376,050
August 2015	\$320,000	\$410,000
July 2015	\$320,000	\$435,000
June 2015	\$355,000	\$427,500

## Recent Median Land Sale Prices

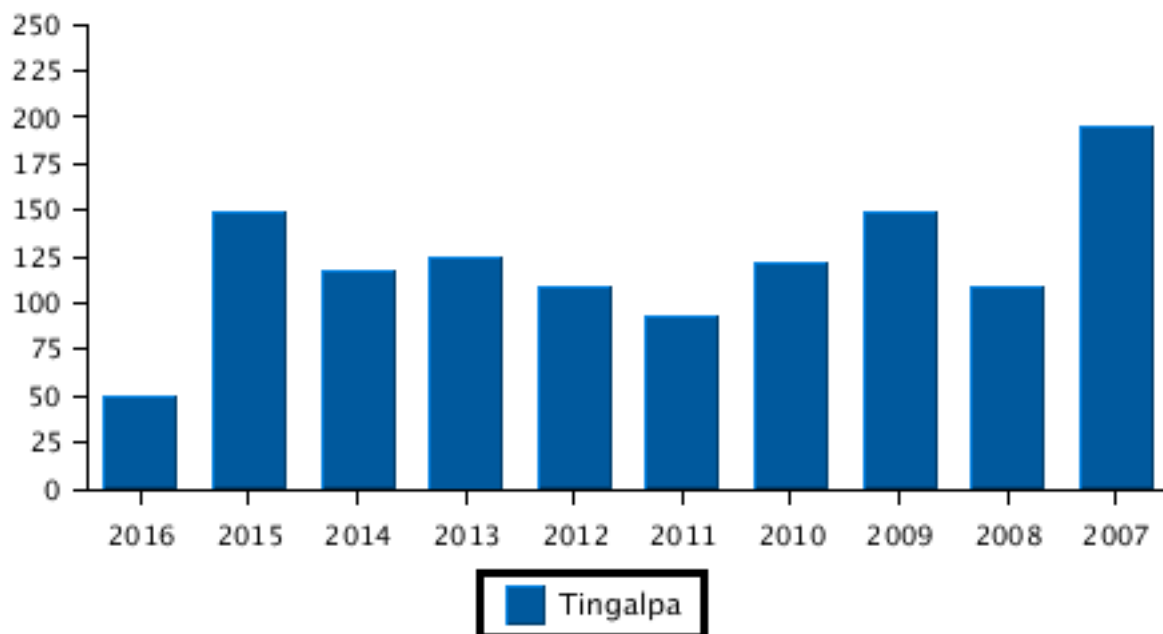


## Sales Per Annum

### House Sales Per Annum

Period	Tingalpa Number
2016	50
2015	149
2014	117
2013	125
2012	109
2011	92
2010	121
2009	148
2008	109
2007	194

### House Sales Per Annum

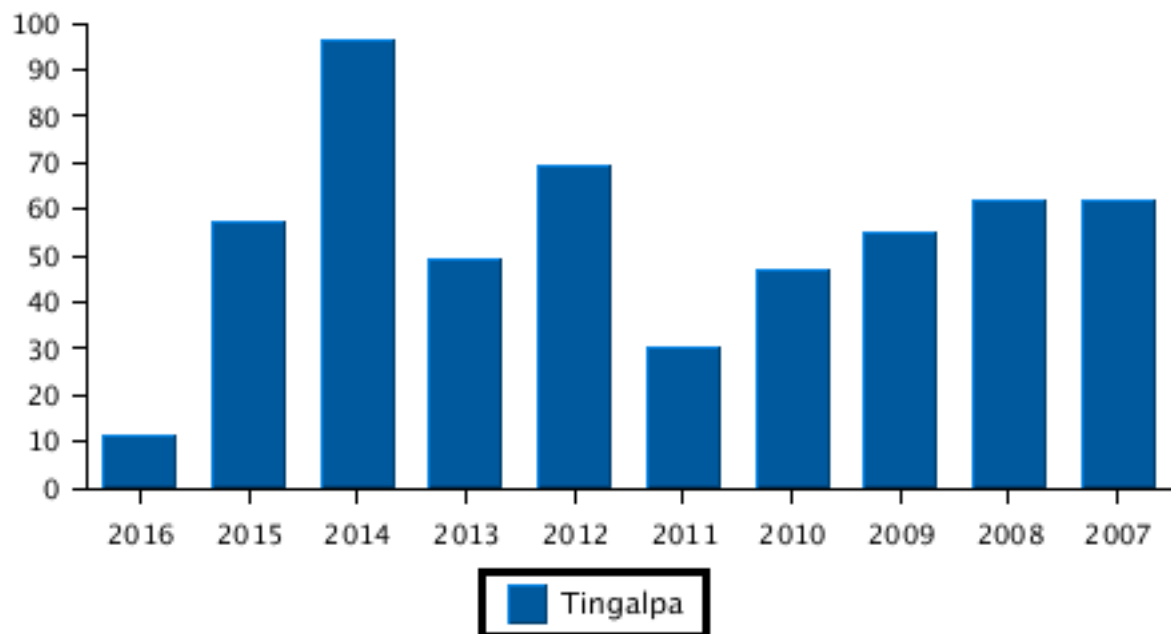




## Unit Sales Per Annum

Period	Tingalpa Number
2016	11
2015	57
2014	96
2013	49
2012	69
2011	30
2010	47
2009	55
2008	62
2007	62

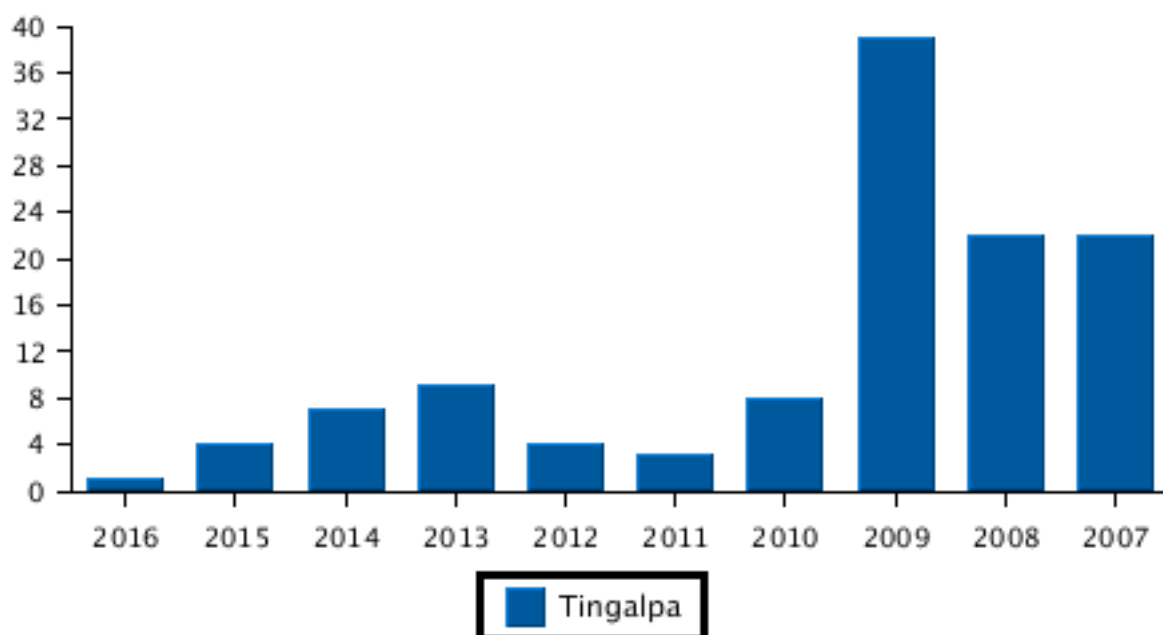
## Unit Sales Per Annum



## Land Sales Per Annum

Period	Tingalpa Number
2016	1
2015	4
2014	7
2013	9
2012	4
2011	3
2010	8
2009	39
2008	22
2007	22

## Land Sales Per Annum

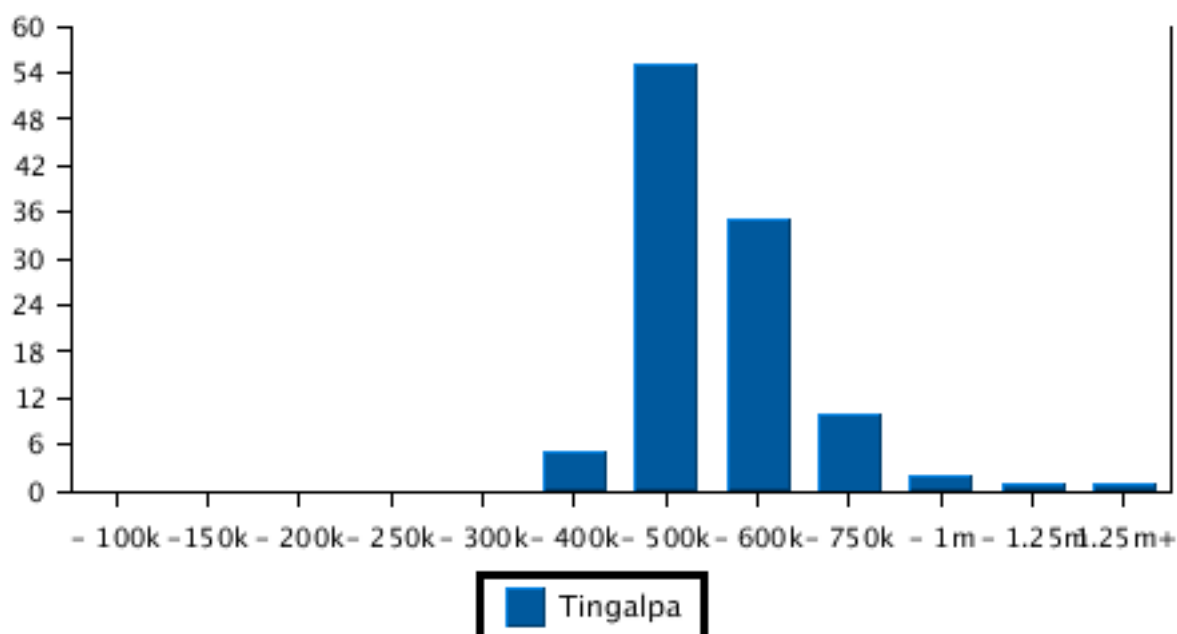


## Sales By Price

### House Sale by Price (12 months)

Price	Tingalpa Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	5
401 - 500k	55
501 - 600k	35
601 - 750k	10
751 - 1m	2
> 1m - 1.25m	1
1.25m+	1

### House Sales By Price (12 months)

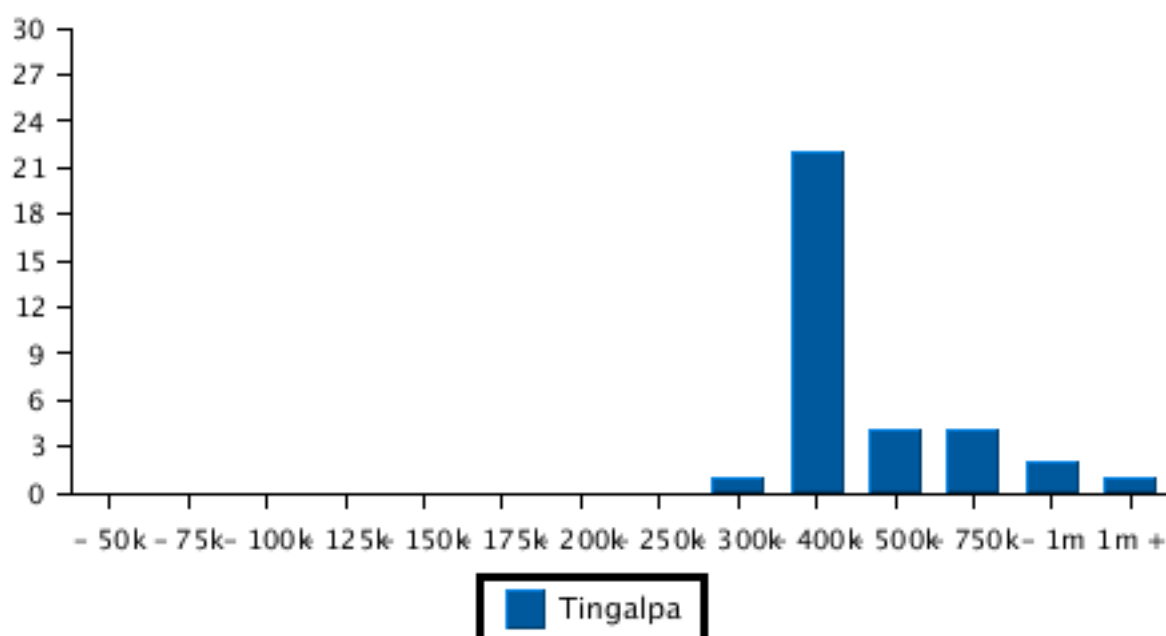




## Unit Sale by Price (12 months)

Price	Tingalpa 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	1
301 - 400k	22
401 - 500k	4
501 - 750k	4
751 - 1m	2
1m +	1

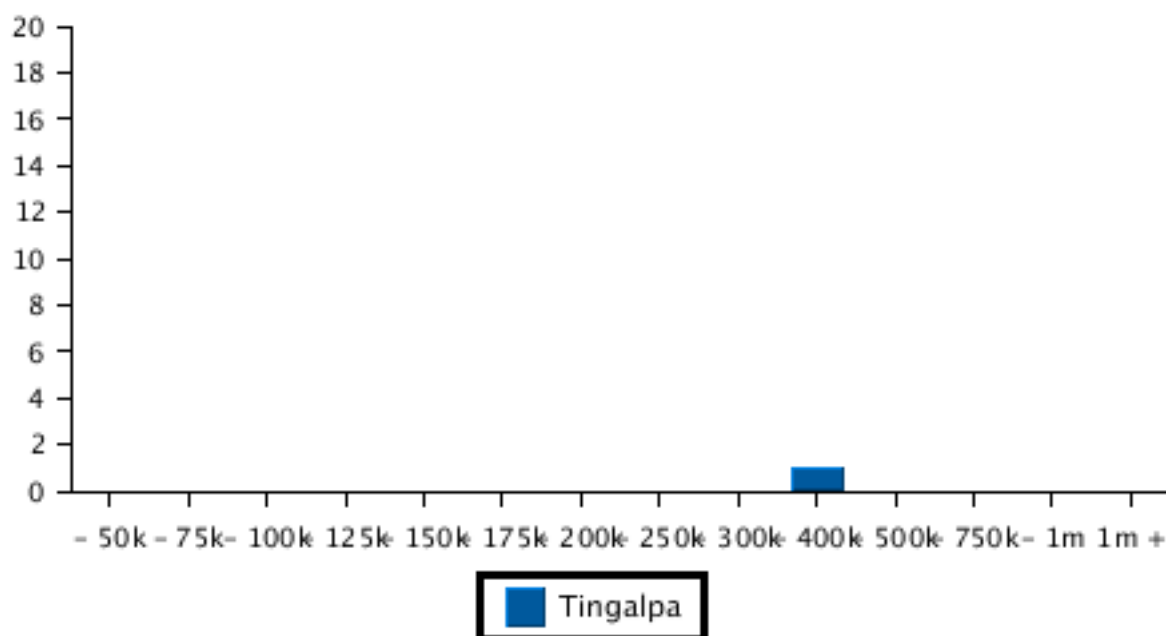
## Unit Sales By Price (12 months)



## Land Sale by Price (12 months)

Price	Tingalpa 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	1
401 - 500k	0
501 - 750k	0
751 - 1m	0
1m +	0

## Land Sales By Price (12 months)

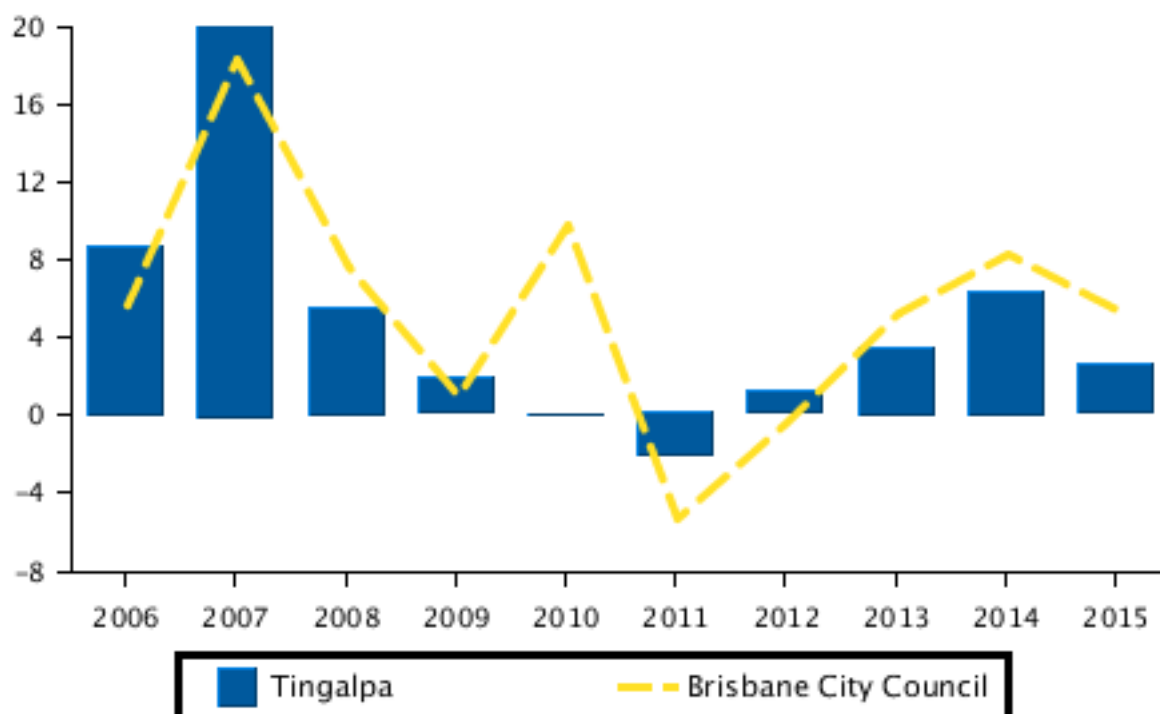


# Capital Growth Median Prices

## Capital Growth in Median Prices (Houses)

Period	Tingalpa % Change	Brisbane City Council % Change
2015	2.6%	5.4%
2014	6.4%	8.3%
2013	3.5%	5.2%
2012	1.2%	-0.4%
2011	-2.3%	-5.3%
2010	0%	9.8%
2009	1.9%	1%
2008	5.5%	7.6%
2007	23.1%	18.3%
2006	8.7%	5.7%

## Capital Growth in Median Prices (Houses)

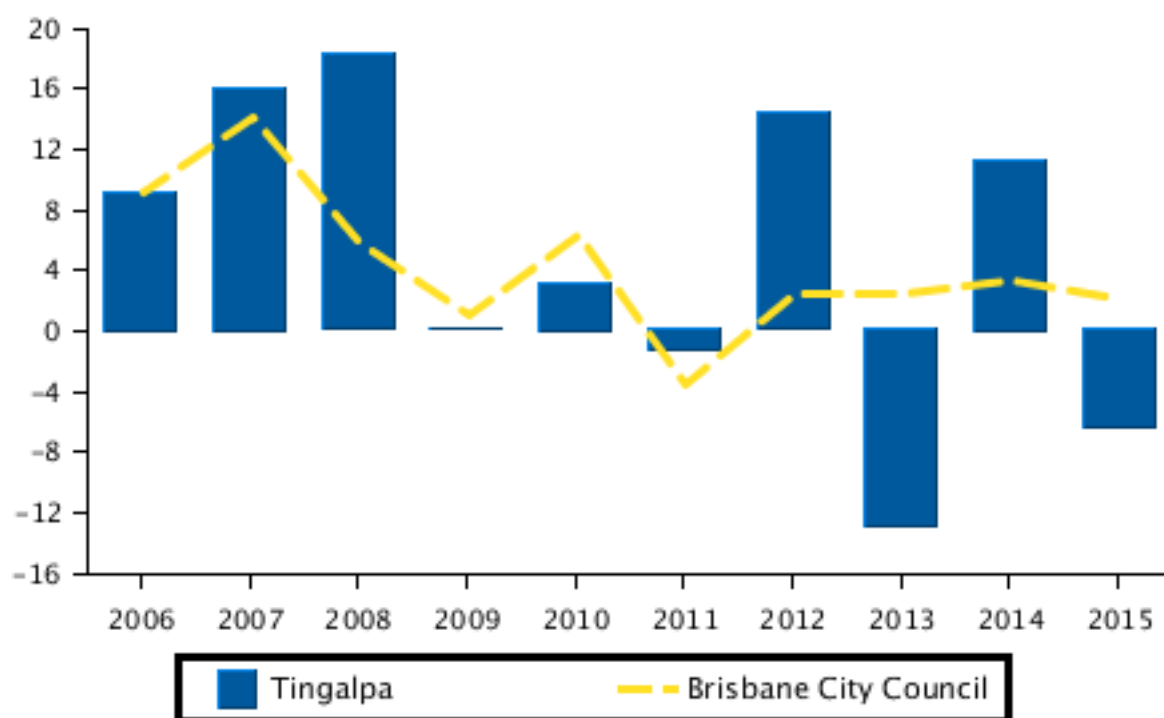




### Capital Growth in Median Prices (Unit)

Period	Tingalpa % Change	Brisbane City Council % Change
2015	-6.7%	2.1%
2014	11.3%	3.3%
2013	-13.2%	2.4%
2012	14.4%	2.5%
2011	-1.5%	-3.6%
2010	3.2%	6.4%
2009	0.1%	1%
2008	18.3%	5.8%
2007	16.1%	14.1%
2006	9.2%	9.2%

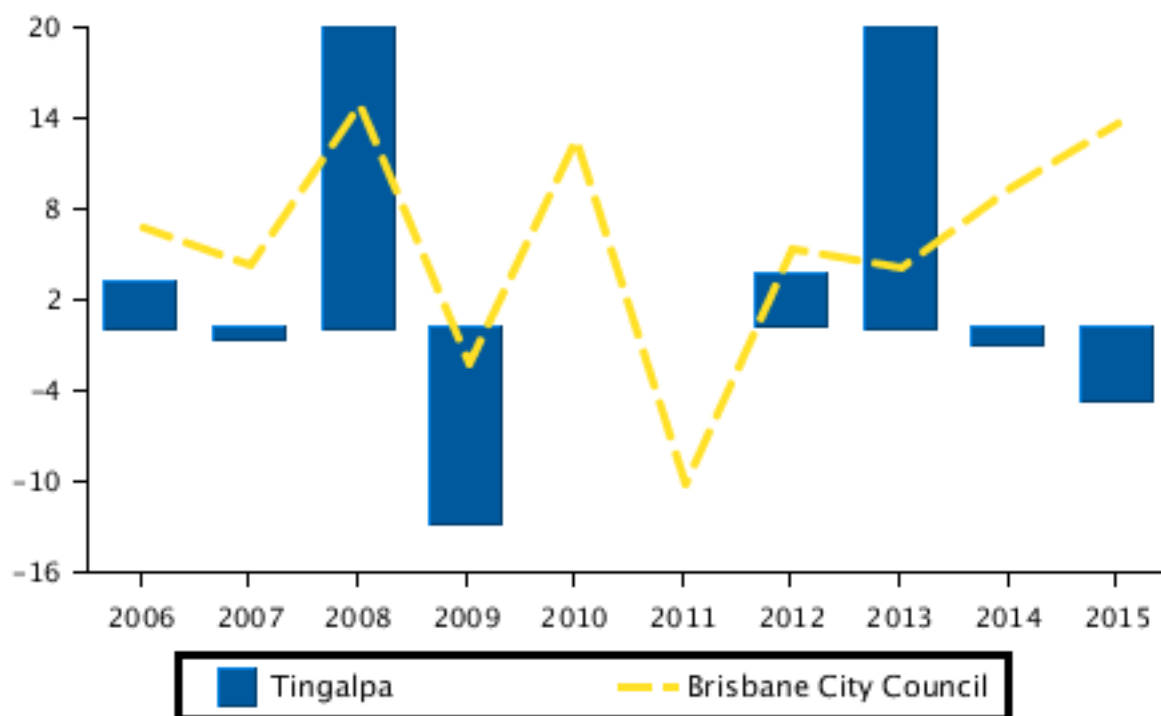
### Capital Growth in Median Prices (Unit)



### Capital Growth in Median Prices (Land)

Period	Tingalpa % Change	Brisbane City Council % Change
2015	-5.1%	13.6%
2014	-1.4%	9.4%
2013	27.5%	4%
2012	3.6%	5.3%
2011	0%	-10.2%
2010	0%	12.5%
2009	-13.1%	-2.4%
2008	35%	14.8%
2007	-1%	4.2%
2006	3.2%	6.7%

### Capital Growth in Median Prices (Land)

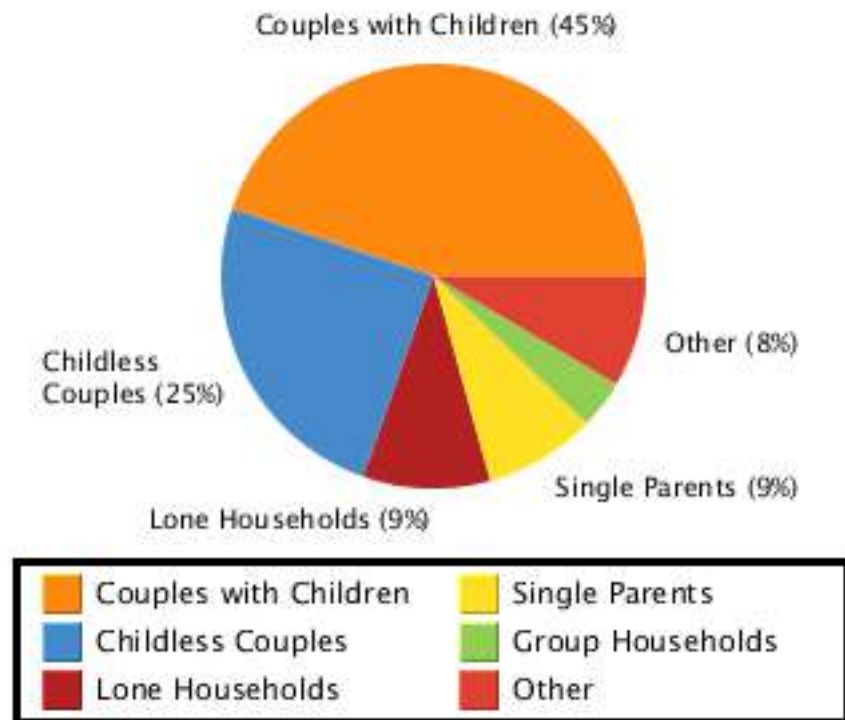


# Household

## Household Structure

Type	Percent
Couples with Children	44.9
Childless Couples	24.8
Lone Households	9.7
Other	8.5
Single Parents	8.5
Group Households	3.7

## Household Structure

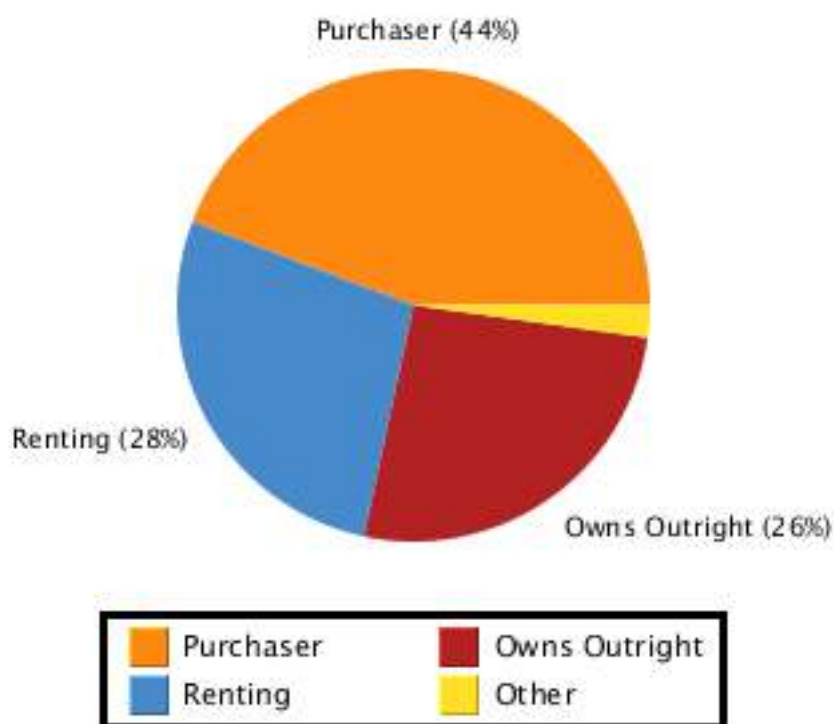




## Household Occupancy

Type	Percent
Purchaser	44.3
Renting	27.4
Owns Outright	26.2
Other	2.2

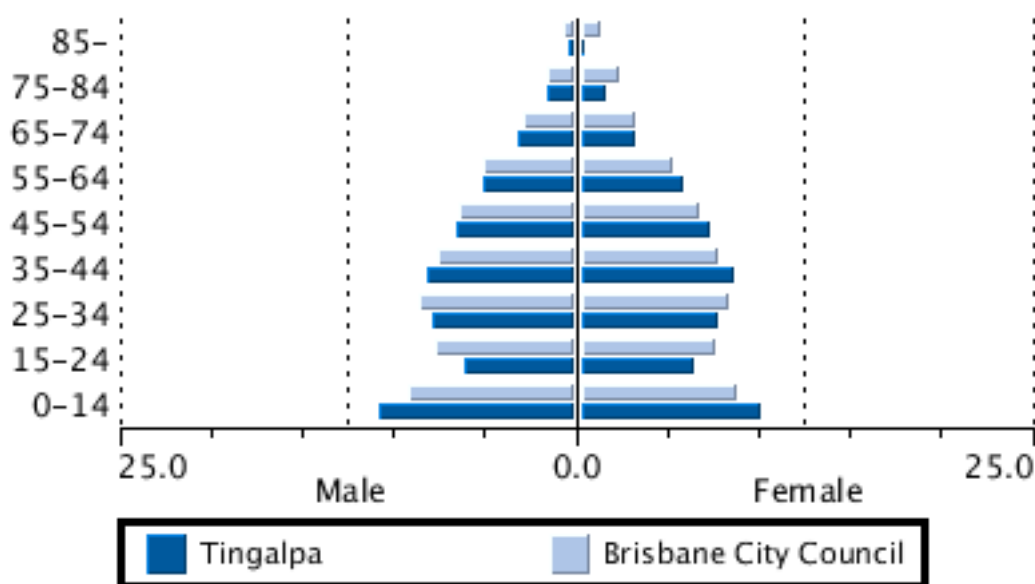
## Household Occupancy



## Age Sex Ratio

Age Group	Tingalpa		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	10.7	10.0	9.2	8.7
15-24	6.0	6.4	7.7	7.6
25-34	7.8	7.7	8.5	8.3
35-44	8.1	8.5	7.5	7.7
45-54	6.5	7.2	6.4	6.6
55-64	5.1	5.8	5.0	5.2
65-74	3.2	3.2	2.9	3.1
75-84	1.5	1.5	1.6	2.2
85-	0.4	0.3	0.6	1.2

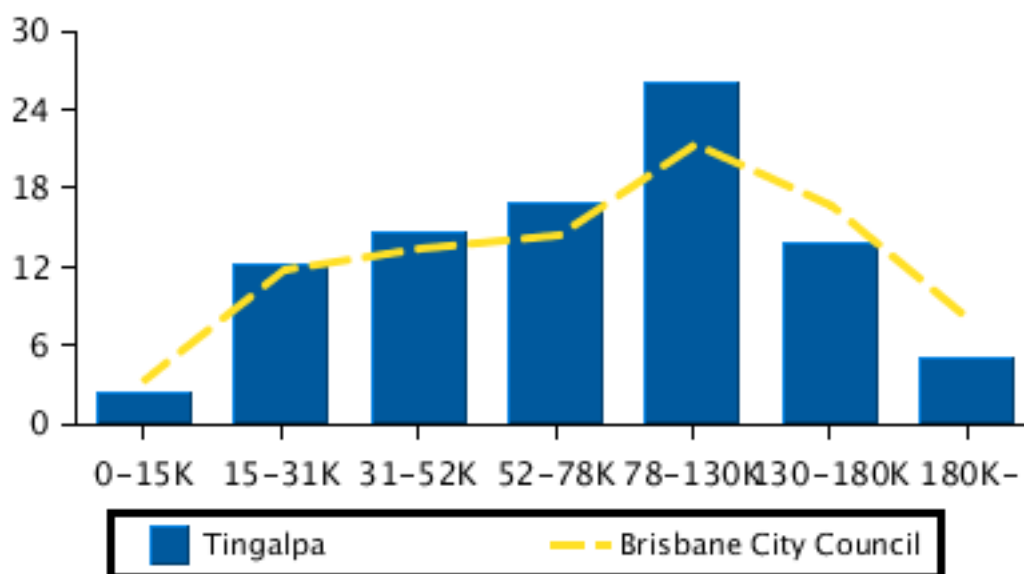
### Age Sex Ratio



## Household Income

Income Range	Tingalpa %	Brisbane City Council %
0-15K	2.4	3.3
15-31K	12.1	11.8
31-52K	14.6	13.4
52-78K	16.8	14.4
78-130K	26.0	21.3
130-180K	13.7	16.7
180K-	5.1	7.9

### Household Income



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# Sales History Report

Prepared on 04 Jul 2016

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## Sold Properties



### 34 Abbeyfeale Street Tingalpa QLD 4173

Sale Price: \$660,000

Sale Date: 5 Apr 2016

Area: 667m<sup>2</sup>

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



### 30 Annette Street Tingalpa QLD 4173

Sale Price: \$590,000

Sale Date: 25 Jun 2016

Area: 817m<sup>2</sup>

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



### 128 Boundary Street Tingalpa QLD 4173

Sale Price: \$550,000

Sale Date: 4 May 2016

Area: 2,023m<sup>2</sup>

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



### 7 Cashel Street Tingalpa QLD 4173

Sale Price: \$481,000

Sale Date: 6 Jun 2016

Area: 609m<sup>2</sup>

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



### 14 Cashel Street Tingalpa QLD 4173

Sale Price: \$585,000

Sale Date: 4 Apr 2016

Area: 608m<sup>2</sup>

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





### 13 Castlereas Street Tingalpa QLD 4173

Sale Price: \$580,000

Sale Date: 8 Apr 2016

Area: 609m<sup>2</sup>

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



### 81 Castlereas Street Tingalpa QLD 4173

Sale Price: \$605,000

Sale Date: 29 Apr 2016

Area: 560m<sup>2</sup>

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



### 24 Container Street Tingalpa QLD 4173

Sale Price: \$2,110,000

Sale Date: 25 May 2016

Area: 2,041m<sup>2</sup>

Attributes: 10 Car Spaces



### 26 Cox Close Tingalpa QLD 4173

Sale Price: \$525,000

Sale Date: 21 May 2016

Area: 461m<sup>2</sup>

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



### 19 Currigee Circuit Tingalpa QLD 4173

Sale Price: \$521,000

Sale Date: 1 Apr 2016

Area: 504m<sup>2</sup>

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



### 102 Currigee Circuit Tingalpa QLD 4173

Sale Price: \$445,000

Sale Date: 20 Apr 2016

Area: 450m<sup>2</sup>

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



### 12 Dialba Crescent Tingalpa QLD 4173

Sale Price: \$412,000

Sale Date: 20 May 2016

Area: 314m2

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



### 29 Dialba Crescent Tingalpa QLD 4173

Sale Price: \$470,000

Sale Date: 5 Apr 2016

Area: 450m2

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



### 30 Hamilton Street Tingalpa QLD 4173

Sale Price: \$440,000

Sale Date: 13 Jun 2016

Area: 764m2

Attributes:



### 106 Hamilton Street Tingalpa QLD 4173

Sale Price: \$638,000

Sale Date: 6 Jun 2016

Area: 556m2

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



### 6 Honeywell Street Tingalpa QLD 4173

Sale Price: \$535,000

Sale Date: 27 May 2016

Area: 607m2

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



### 11/25 Ingleston Road Tingalpa QLD 4173

Sale Price: Not Disclosed

Sale Date: 6 May 2016

Area: 161m2 Approx

Attributes: 3 Car Spaces



### 14/25 Ingleston Road Tingalpa QLD 4173

Sale Price: \$517,000  
Sale Date: 26 Apr 2016  
Area: 167m2 Approx

Attributes: 3 Car Spaces



### 27 Iverna Street Tingalpa QLD 4173

Sale Price: \$495,000  
Sale Date: 5 Apr 2016  
Area: 583m2

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



### 3 Keston Court Tingalpa QLD 4173

Sale Price: \$522,500  
Sale Date: 6 Apr 2016  
Area: 674m2

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



### 15 Koorungal Street Tingalpa QLD 4173

Sale Price: \$571,000  
Sale Date: 7 Apr 2016  
Area: 450m2

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



### 59 Macleay Crescent Tingalpa QLD 4173

Sale Price: Not Disclosed  
Sale Date: 30 Jun 2016  
Area: 557m2

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



### 42 Monterey Circuit Tingalpa QLD 4173

Sale Price: \$487,000  
Sale Date: 15 Apr 2016  
Area: 360m2

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



### 88 Monterey Circuit Tingalpa QLD 4173

Sale Price: \$480,500

Sale Date: 16 May 2016

Area: 455m2

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



### 4 Ranch Street Tingalpa QLD 4173

Sale Price: Not Disclosed

Sale Date: 6 May 2016

Area: 663m2

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



### 33 Ranch Street Tingalpa QLD 4173

Sale Price: \$494,000

Sale Date: 8 Jun 2016

Area: 625m2

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



### 36 Ranch Street Tingalpa QLD 4173

Sale Price: \$490,000

Sale Date: 15 Apr 2016

Area: 653m2

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



### 5 Samarinda Street Tingalpa QLD 4173

Sale Price: \$610,000

Sale Date: 16 Jun 2016

Area: 484m2

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



### 44 Samarinda Street Tingalpa QLD 4173

Sale Price: \$630,000

Sale Date: 3 Jun 2016

Area: 606m2

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





### 23/20 Thurston Street Tingalpa QLD 4173

Sale Price: \$420,000

Sale Date: 8 Apr 2016

Area: 214m2 Approx

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



### 77 Thurston Street Tingalpa QLD 4173

Sale Price: \$640,000

Sale Date: 25 Jun 2016

Area: 560m2

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



### 56 Torquay Crescent Tingalpa QLD 4173

Sale Price: \$530,000

Sale Date: 20 May 2016

Area: 467m2

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

### 35 Verdun Street Tingalpa QLD 4173

Sale Price: Not Disclosed

Sale Date: 31 May 2016

Area: 582m2

Attributes: 4 Beds, 2 Baths

### 37 Verdun Street Tingalpa QLD 4173

Sale Price: \$430,000

Sale Date: 13 Apr 2016

Area: 423m2

Attributes:



### 15 Victor Street Tingalpa QLD 4173

Sale Price: \$498,000

Sale Date: 11 Apr 2016

Area: 500m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces



### 20 Wallington Street Tingalpa QLD 4173

Sale Price: \$555,000

Sale Date: 7 Apr 2016

Area: 560m2

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



### 37 Washington Avenue Tingalpa QLD 4173

Sale Price: \$375,000

Sale Date: 3 May 2016

Area: 450m2

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



### 8 Whitford Street Tingalpa QLD 4173

Sale Price: \$681,100

Sale Date: 6 May 2016

Area: 607m2

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



### 52/583 Wondall Road Tingalpa QLD 4173

Sale Price: \$335,000

Sale Date: 25 Jun 2016

Area: 121m2

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



### 67/583 Wondall Road Tingalpa QLD 4173

Sale Price: \$340,000

Sale Date: 11 Apr 2016

Area: 121m2

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



### 1260 Wynnum Road Tingalpa QLD 4173

Sale Price: \$755,000

Sale Date: 8 Apr 2016

Area: 1,012m2

Attributes: 4 Beds, 2 Baths, 1 Car Spaces, 9 Lock Up Garages





### 1326 Wynnum Road Tingalpa QLD 4173

Sale Price: \$420,500

Sale Date: 16 Apr 2016

Area: 411m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces



### 1354 Wynnum Road Tingalpa QLD 4173

Sale Price: \$420,000

Sale Date: 14 Apr 2016

Area: 840m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces



### 26/1596 Wynnum Road Tingalpa QLD 4173

Sale Price: \$330,000

Sale Date: 27 May 2016

Area: 132m2 Approx

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

## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	4					
COMMERCIAL	1	\$2,110,000	\$2,110,000	\$2,110,000	\$2,110,000	\$2,110,000
HOUSE	32	\$412,000	\$755,000	\$527,500	\$540,831	\$17,306,600
LAND	2	\$375,000	\$440,000	\$407,500	\$407,500	\$815,000
UNIT	5	\$330,000	\$517,000	\$340,000	\$388,400	\$1,942,000
<b>TOTAL</b>	<b>44</b>					<b>\$22,173,600</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		4				
COMMERCIAL	N/A	1	\$2,110,000	\$2,110,000	\$2,110,000	\$2,110,000
HOUSE	2 Bed	1	\$550,000	\$550,000	\$550,000	\$550,000
	3 Bed	17	\$412,000	\$640,000	\$490,000	\$500,794
	4 Bed	12	\$521,000	\$755,000	\$585,000	\$594,333
	5+ Bed	1	\$681,100	\$681,100	\$681,100	\$681,100
	N/A	1	\$430,000	\$430,000	\$430,000	\$430,000
LAND	4 Bed	1	\$375,000	\$375,000	\$375,000	\$375,000
	N/A	1	\$440,000	\$440,000	\$440,000	\$440,000
UNIT	2 Bed	1	\$330,000	\$330,000	\$330,000	\$330,000
	3 Bed	3	\$335,000	\$420,000	\$340,000	\$365,000
	N/A	1	\$517,000	\$517,000	\$517,000	\$517,000
<b>TOTAL</b>		<b>44</b>				<b>\$503,945</b>

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