
A Nobel approach
to Real Estate™

Toowong
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 Toowong is approximately 4 square kilometres. It has 2 parks covering nearly 3% of total area.

The population of Toowong in 2006 was 10,634 people. By 2011 the population was 11,251 showing a population growth of 5% in the area during that time.

The predominant age group in Toowong is 15-24 years.

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

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

In 2006, 44.4% of the homes in Toowong were owner-occupied compared with 43.3% in 2011.

Currently the median sales price of houses in the area is 807,500.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$600,000	\$972,500	\$993,110
February	\$925,000	\$798,750	\$850,000
March	\$800,500	\$674,499	\$680,000
April	\$673,000	\$730,000	\$807,500
May	\$657,500	\$838,250	\$807,500
June	\$960,000	\$697,000	\$0
July	\$726,250	\$655,000	\$0
August	\$735,000	\$930,000	\$0
September	\$832,500	\$766,500	\$0
October	\$822,500	\$832,500	\$0
November	\$895,000	\$763,500	\$0
December	\$737,500	\$769,000	\$0

Median Sale Price

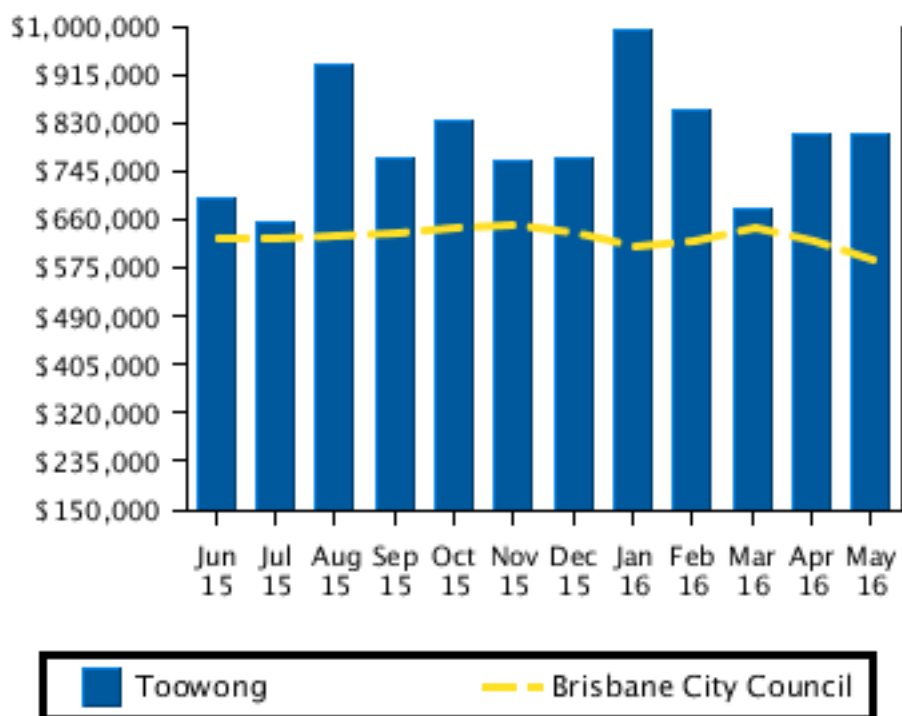


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Toowong Median Price	Brisbane City Council Median Price
May 2016	\$807,500	\$588,065
April 2016	\$807,500	\$620,000
March 2016	\$680,000	\$645,000
February 2016	\$850,000	\$622,500
January 2016	\$993,110	\$614,875
December 2015	\$769,000	\$635,000
November 2015	\$763,500	\$649,900
October 2015	\$832,500	\$645,000
September 2015	\$766,500	\$635,000
August 2015	\$930,000	\$630,000
July 2015	\$655,000	\$625,000
June 2015	\$697,000	\$625,500

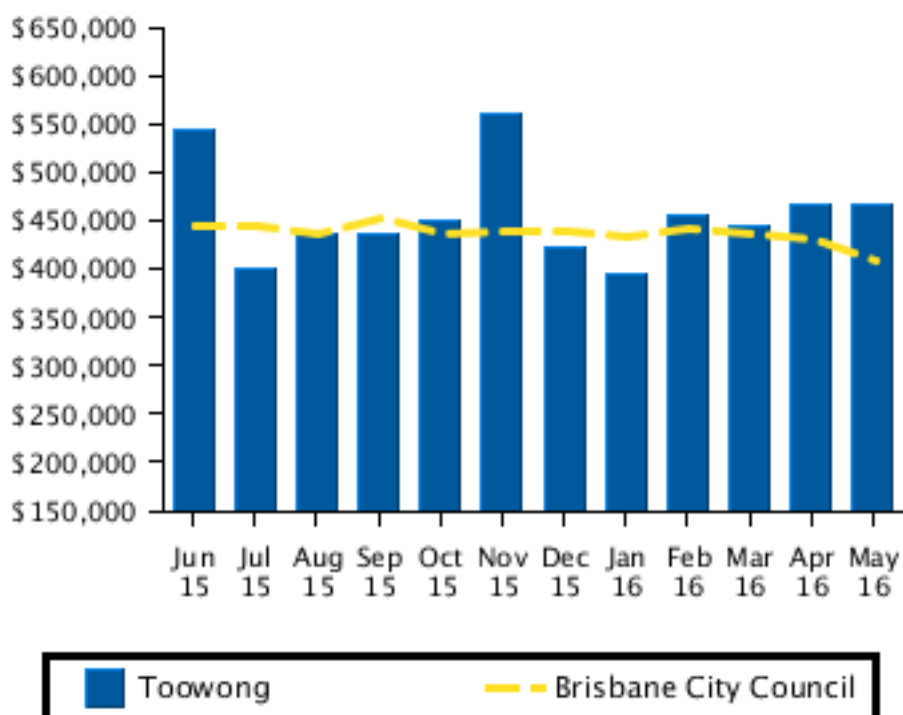
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Toowong Median Price	Brisbane City Council Median Price
May 2016	\$467,500	\$408,750
April 2016	\$467,500	\$429,500
March 2016	\$445,000	\$435,000
February 2016	\$454,000	\$441,050
January 2016	\$395,000	\$432,500
December 2015	\$422,000	\$440,000
November 2015	\$559,500	\$440,000
October 2015	\$450,000	\$435,000
September 2015	\$435,000	\$452,000
August 2015	\$435,000	\$435,500
July 2015	\$401,000	\$445,000
June 2015	\$544,000	\$443,000

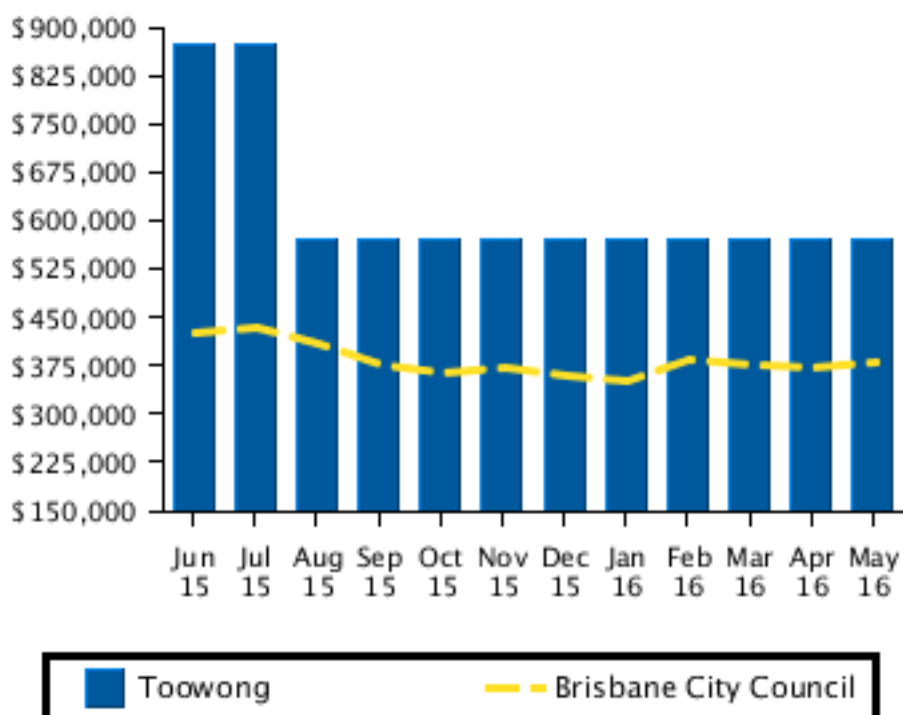
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Toowong Median Price	Brisbane City Council Median Price
May 2016	\$570,000	\$380,000
April 2016	\$570,000	\$372,500
March 2016	\$570,000	\$376,000
February 2016	\$570,000	\$385,000
January 2016	\$570,000	\$349,000
December 2015	\$570,000	\$360,000
November 2015	\$570,000	\$370,000
October 2015	\$570,000	\$365,000
September 2015	\$570,000	\$376,050
August 2015	\$570,000	\$410,000
July 2015	\$875,000	\$435,000
June 2015	\$875,000	\$427,500

Recent Median Land Sale Prices

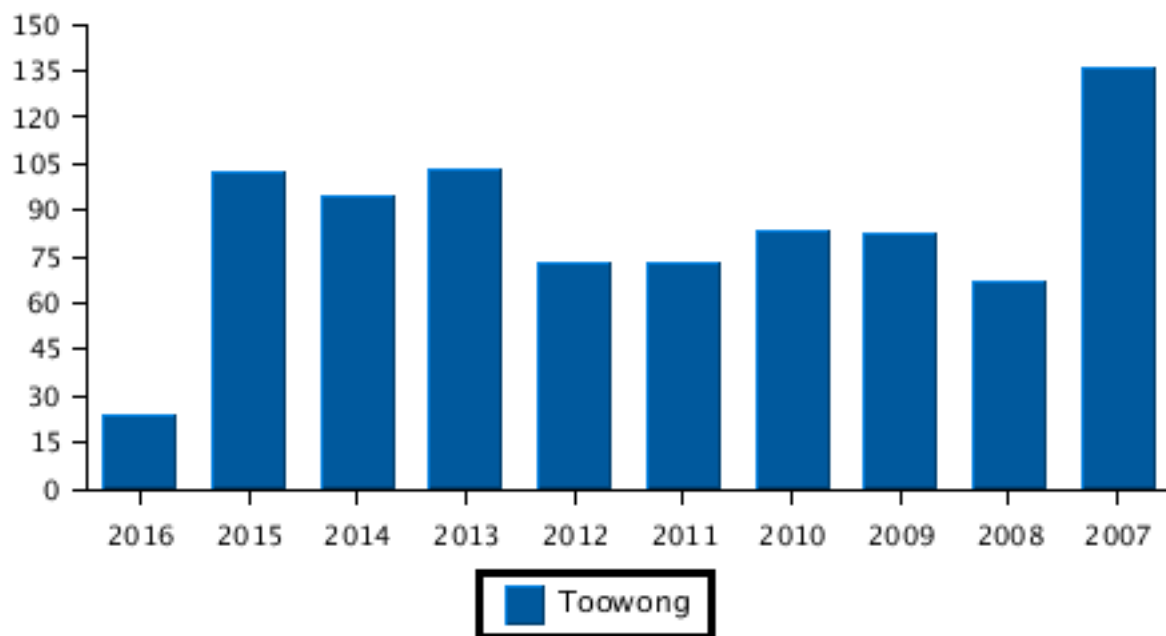


Sales Per Annum

House Sales Per Annum

Period	Toowong Number
2016	24
2015	102
2014	94
2013	103
2012	73
2011	73
2010	83
2009	82
2008	67
2007	136

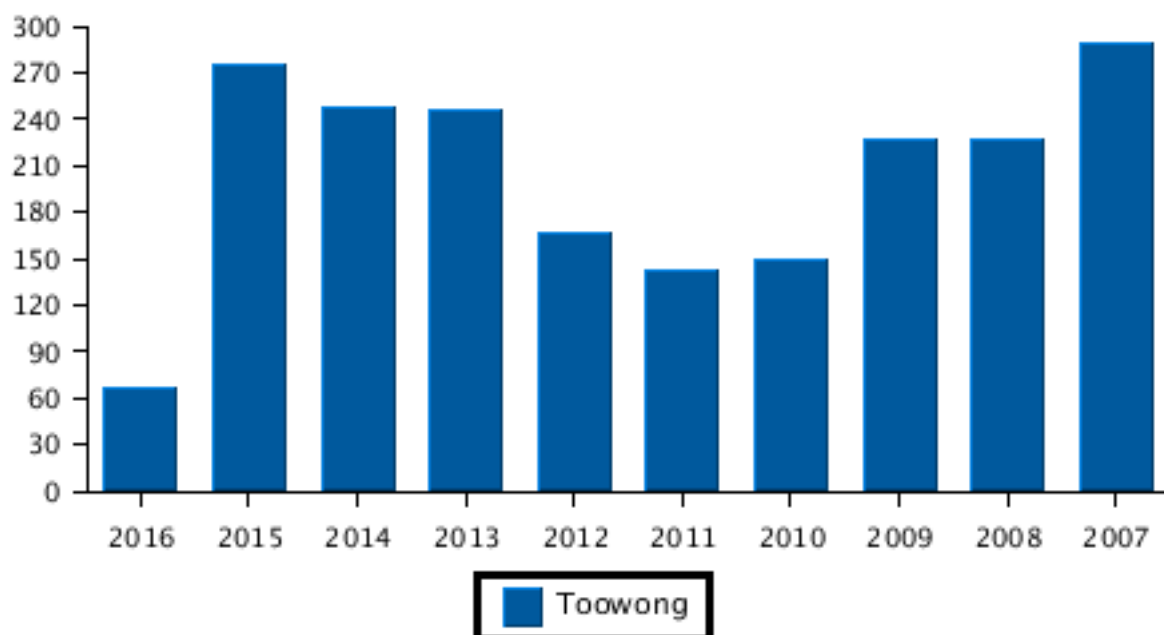
House Sales Per Annum



Unit Sales Per Annum

Period	Toowong Number
2016	67
2015	275
2014	247
2013	246
2012	167
2011	142
2010	149
2009	226
2008	226
2007	289

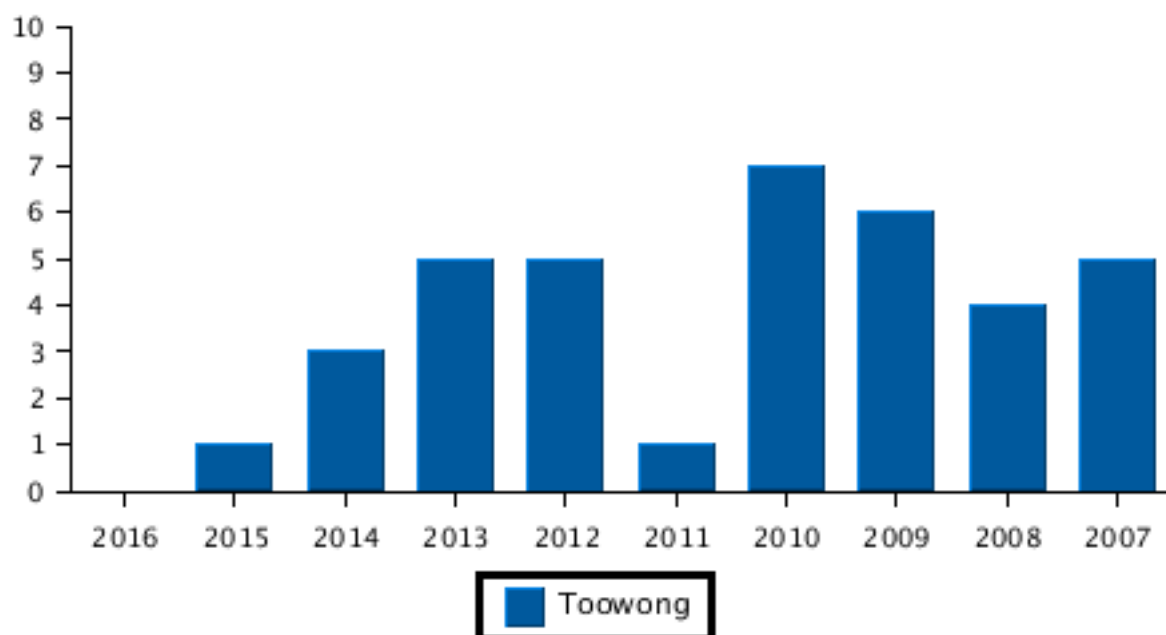
Unit Sales Per Annum



Land Sales Per Annum

Period	Toowong Number
2016	0
2015	1
2014	3
2013	5
2012	5
2011	1
2010	7
2009	6
2008	4
2007	5

Land Sales Per Annum

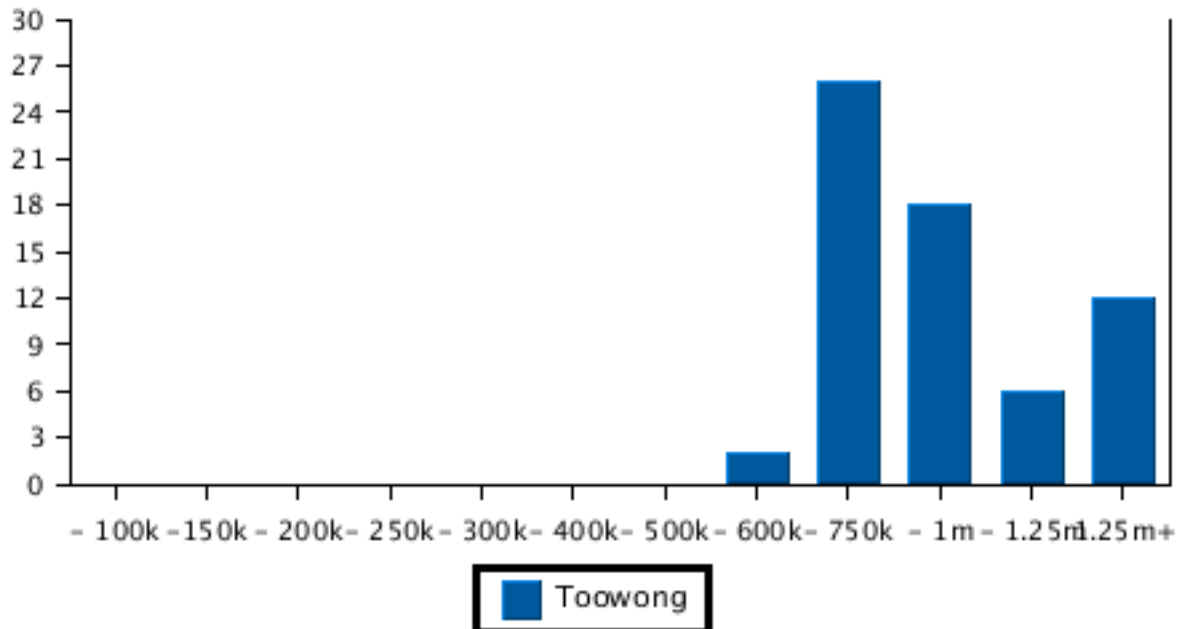


Sales By Price

House Sale by Price (12 months)

Price	Toowong Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	0
501 - 600k	2
601 - 750k	26
751 - 1m	18
> 1m - 1.25m	6
1.25m+	12

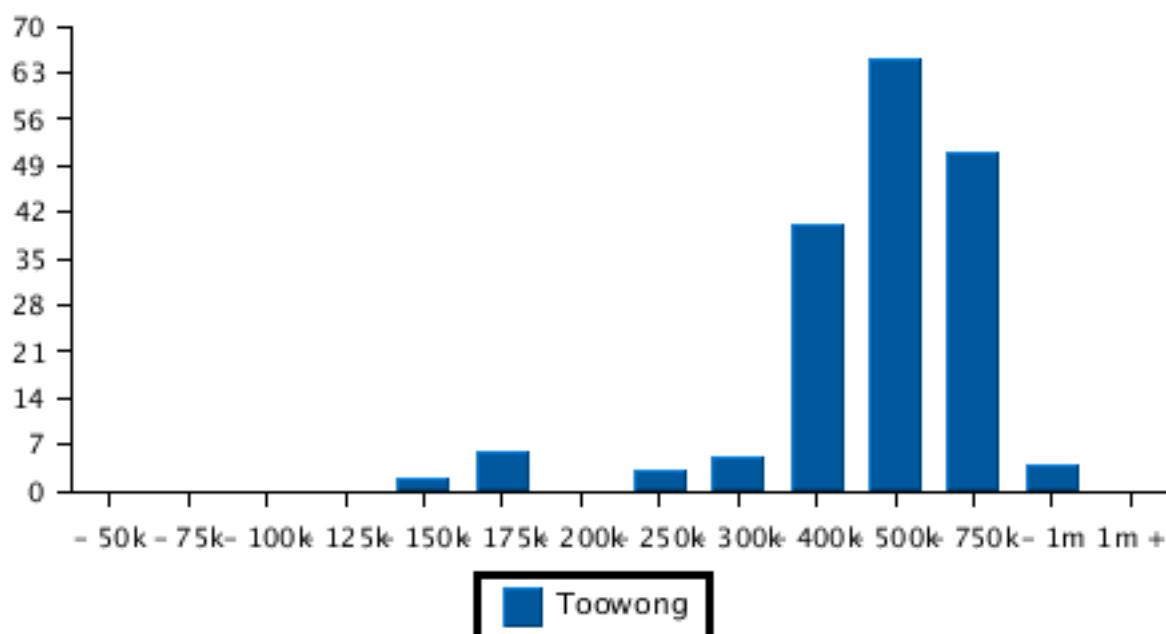
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Toowong Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	2
151 - 175k	6
176 - 200k	0
201 - 250k	3
251 - 300k	5
301 - 400k	40
401 - 500k	65
501 - 750k	51
751 - 1m	4
1m +	0

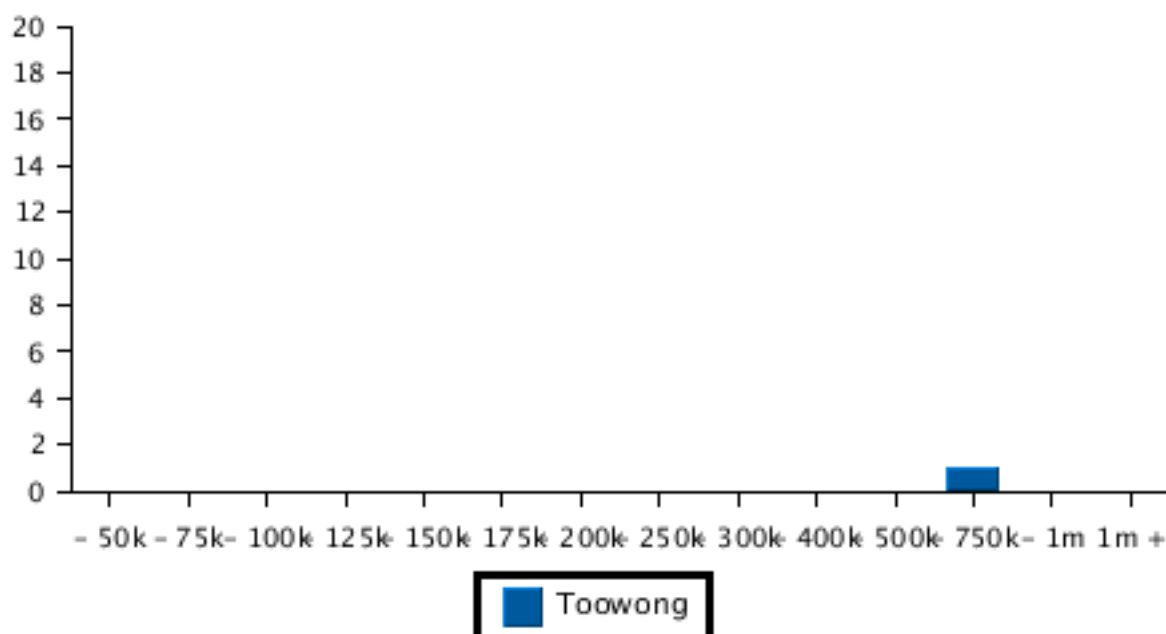
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Toowong 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)

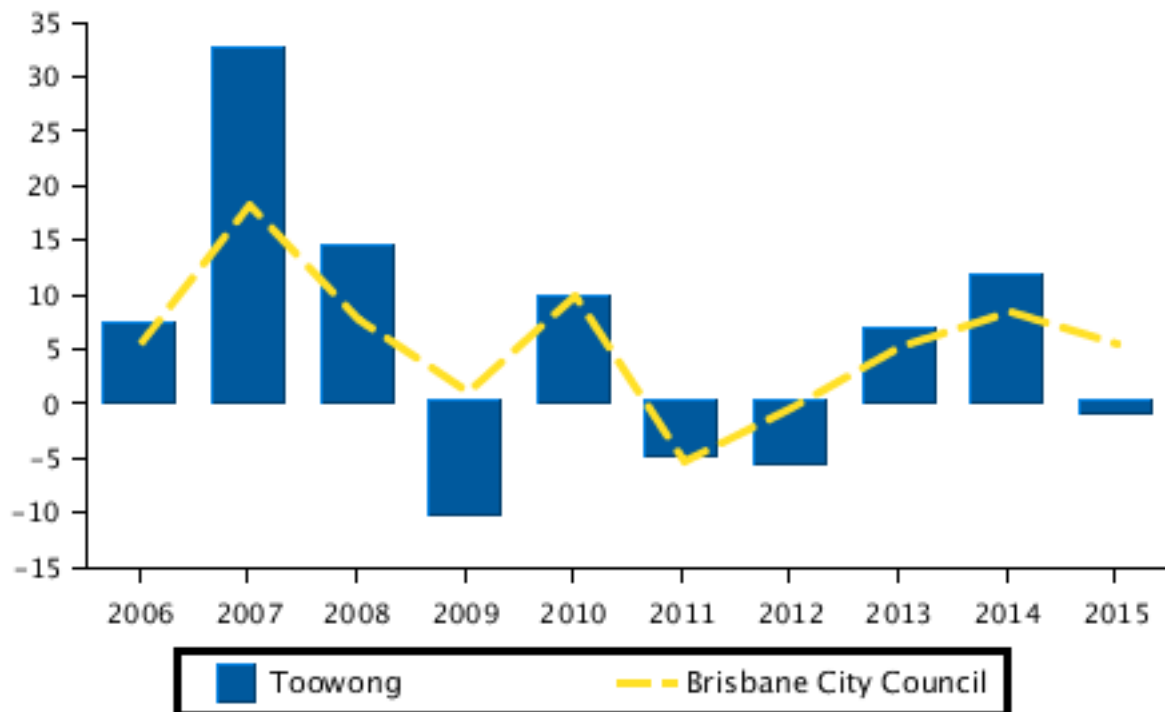


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Toowong % Change	Brisbane City Council % Change
2015	-1.4%	5.4%
2014	11.8%	8.3%
2013	7%	5.2%
2012	-5.9%	-0.4%
2011	-5.2%	-5.3%
2010	10%	9.8%
2009	-10.6%	1%
2008	14.5%	7.6%
2007	32.6%	18.3%
2006	7.4%	5.7%

Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Toowong % Change	Brisbane City Council % Change
2015	1.6%	2.1%
2014	-7.6%	3.3%
2013	14%	2.4%
2012	3.1%	2.5%
2011	-3%	-3.6%
2010	3.5%	6.4%
2009	0.5%	1%
2008	8.7%	5.8%
2007	19.3%	14.1%
2006	11.9%	9.2%

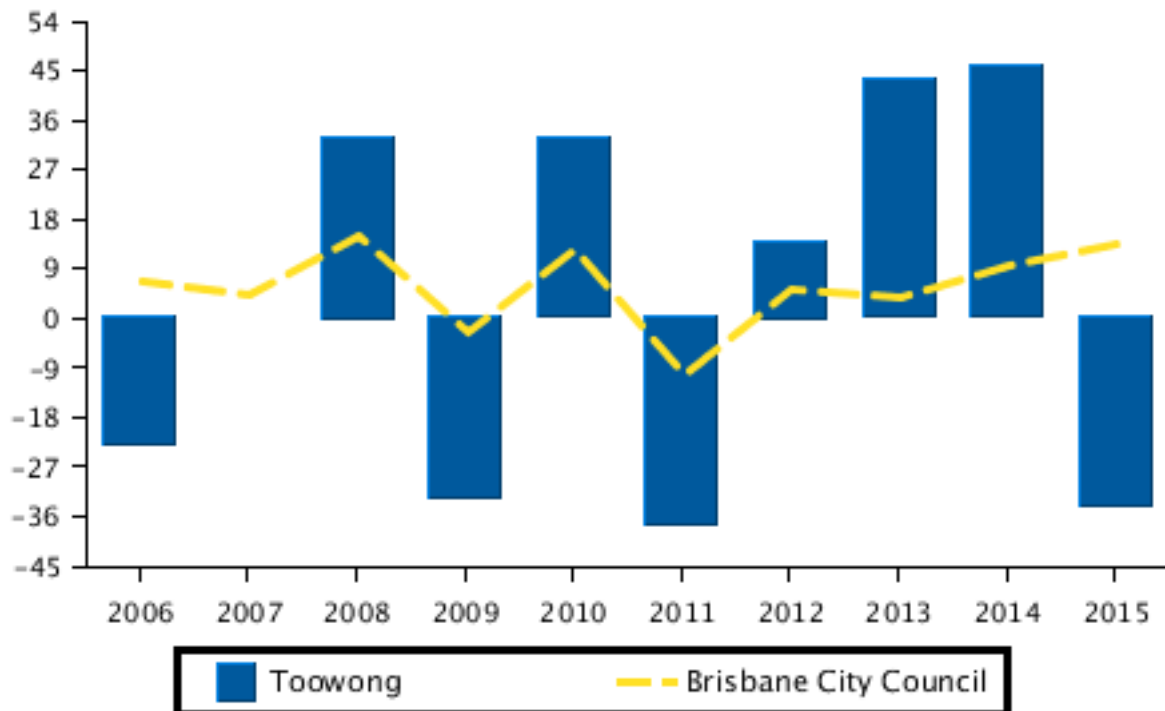
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Toowong % Change	Brisbane City Council % Change
2015	-34.9%	13.6%
2014	45.8%	9.4%
2013	43.5%	4%
2012	14.2%	5.3%
2011	-38%	-10.2%
2010	32.7%	12.5%
2009	-33.2%	-2.4%
2008	33%	14.8%
2007	0%	4.2%
2006	-23.6%	6.7%

Capital Growth in Median Prices (Land)

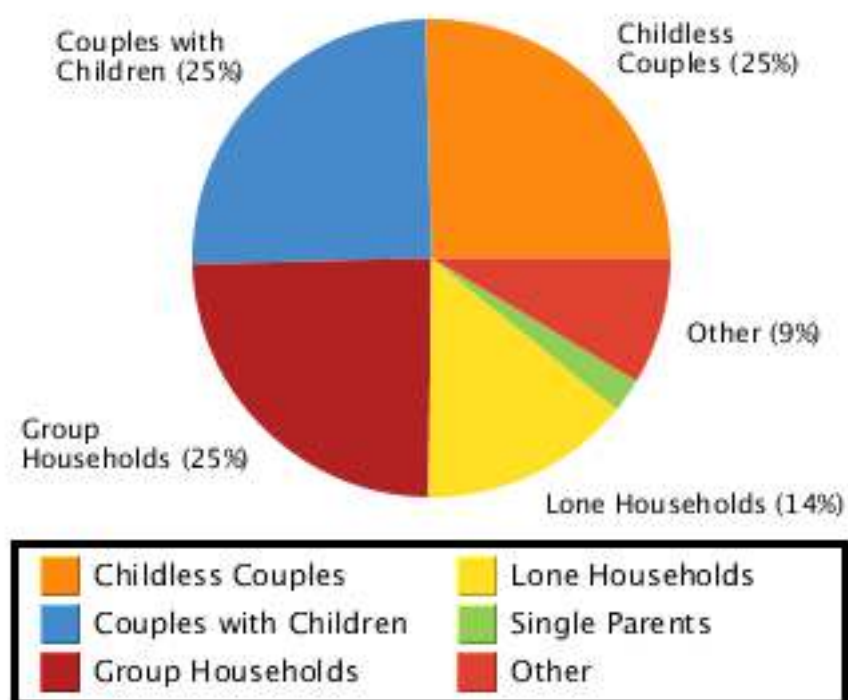


Household

Household Structure

Type	Percent
Childless Couples	25.4
Couples with Children	25.0
Group Households	24.4
Lone Households	14.3
Other	8.6
Single Parents	2.3

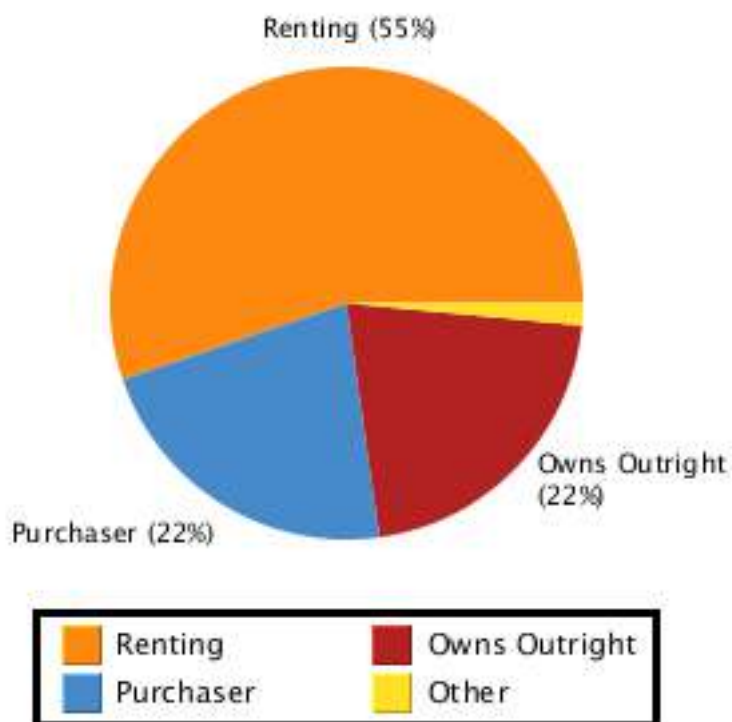
Household Structure



Household Occupancy

Type	Percent
Renting	55.3
Purchaser	22.0
Owns Outright	21.3
Other	1.5

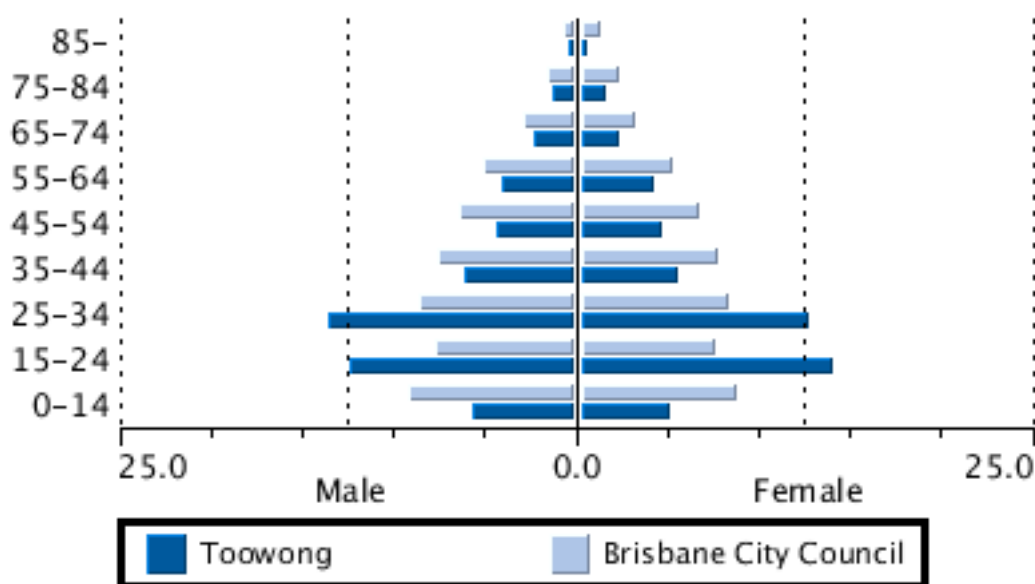
Household Occupancy



Age Sex Ratio

Age Group	Toowong		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	5.7	5.1	9.2	8.7
15-24	12.4	13.9	7.7	7.6
25-34	13.5	12.7	8.5	8.3
35-44	6.1	5.5	7.5	7.7
45-54	4.3	4.6	6.4	6.6
55-64	4.0	4.2	5.0	5.2
65-74	2.3	2.2	2.9	3.1
75-84	1.3	1.5	1.6	2.2
85-	0.4	0.5	0.6	1.2

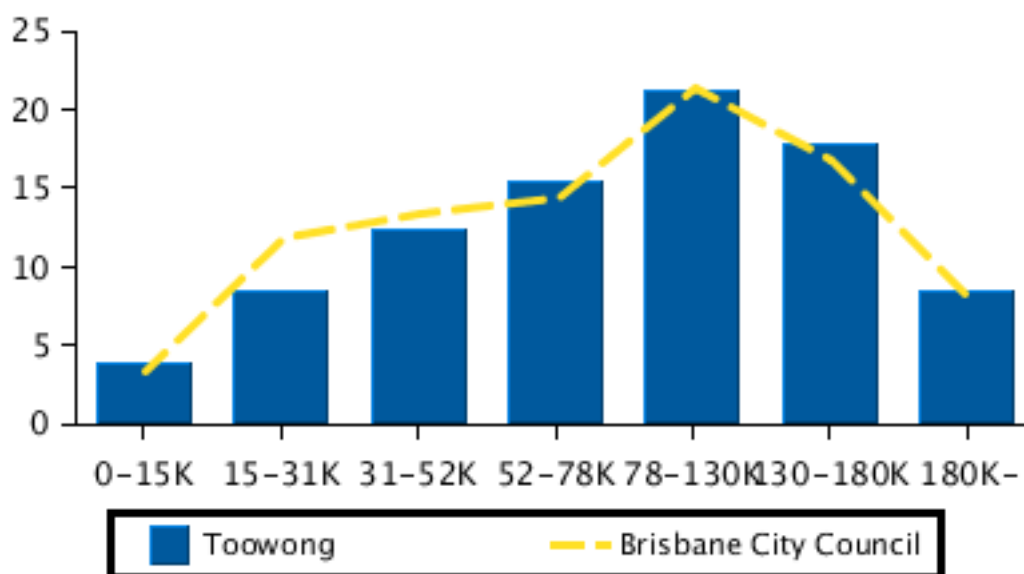
Age Sex Ratio



Household Income

Income Range	Toowong %	Brisbane City Council %
0-15K	3.8	3.3
15-31K	8.4	11.8
31-52K	12.3	13.4
52-78K	15.4	14.4
78-130K	21.1	21.3
130-180K	17.7	16.7
180K-	8.4	7.9

Household Income



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Sales History Report

Prepared on 08 Jul 2016

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Sold Properties



4/3 Bennett Street Toowong QLD 4066

Sale Price: \$542,000

Sale Date: 22 Apr 2016

Area: 105m²

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

23/3 Bennett Street Toowong QLD 4066

Sale Price: \$515,000

Sale Date: 4 Apr 2016

Area: 87m²

Attributes:



82 Bent Street Toowong QLD 4066

Sale Price: Not Disclosed

Sale Date: 3 May 2016

Area: 420m²

Attributes:



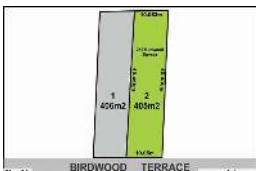
211 Birdwood Terrace Toowong QLD 4066

Sale Price: \$775,000

Sale Date: 4 Apr 2016

Area: 607m²

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



283 Birdwood Terrace Toowong QLD 4066

Sale Price: Not Disclosed

Sale Date: 17 Jun 2016

Area: 405m²

Attributes:



131 Broseley Road Toowong QLD 4066

Sale Price: \$702,000

Sale Date: 26 Jun 2016

Area: 921m2

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



4/23 Curlew Street Toowong QLD 4066

Sale Price: Not Disclosed

Sale Date: 25 Apr 2016

Area: 92m2

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



5/23 Curlew Street Toowong QLD 4066

Sale Price: \$580,000

Sale Date: 11 Apr 2016

Area: 147m2

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



22/16 Dovercourt Road Toowong QLD 4066

Sale Price: \$350,000

Sale Date: 19 Apr 2016

Area: 786m2 Approx

Attributes: 2 Beds, 1 Baths, 1 Car Spaces



5/44 Dovercourt Road Toowong QLD 4066

Sale Price: \$629,000

Sale Date: 6 May 2016

Area: 73m2 Approx

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



79 Duke Street Toowong QLD 4066

Sale Price: \$915,000

Sale Date: 13 Apr 2016

Area: 821m2

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



5/12 Earle Lane Toowong QLD 4066

Sale Price: \$495,000

Sale Date: 9 Apr 2016

Area: -

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



2/8A Elizabeth Street Toowong QLD 4066

Sale Price: \$700,000

Sale Date: 20 Jun 2016

Area: 187m2

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



1/48 Elizabeth Street Toowong QLD 4066

Sale Price: \$406,000

Sale Date: 12 Apr 2016

Area: 103m2

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



31 Exmouth Street Toowong QLD 4066

Sale Price: \$330,000

Sale Date: 1 Apr 2016

Area: 903m2

Attributes:



20/36 Glen Road Toowong QLD 4066

Sale Price: \$780,000

Sale Date: 18 May 2016

Area: -

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



35/36 Glen Road Toowong QLD 4066

Sale Price: \$815,000

Sale Date: 11 Jun 2016

Area: -

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



4/19 Golding Street Toowong QLD 4066

Sale Price: \$700,000
Sale Date: 10 May 2016
Area: -

Attributes:



1/4 Grove Street Toowong QLD 4066

Sale Price: \$2,575,000
Sale Date: 20 May 2016
Area: 602m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces



13/29 Grove Street Toowong QLD 4066

Sale Price: \$385,000
Sale Date: 27 Jun 2016
Area: 542m2 Approx

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



10/36 Holland Street Toowong QLD 4066

Sale Price: \$450,000
Sale Date: 9 Apr 2016
Area: 116m2

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



2/18 Holmes Street Toowong QLD 4066

Sale Price: \$395,000
Sale Date: 10 Apr 2016
Area: 35m2 Approx

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



153/8 Land Street Toowong QLD 4066

Sale Price: Not Disclosed
Sale Date: 24 Jun 2016
Area: 108m2

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



55/7 Landsborough Terrace Toowong QLD 4066

Sale Price: \$425,000

Sale Date: 1 Apr 2016

Area: 116m2

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



12/26 Maryvale Street Toowong QLD 4066

Sale Price: \$460,000

Sale Date: 29 Jun 2016

Area: -

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



12 Mcgrath Street Toowong QLD 4066

Sale Price: \$735,000

Sale Date: 2 Jun 2016

Area: 422m2

Attributes: 2 Beds, 1 Baths



1/78 Miskin Street Toowong QLD 4066

Sale Price: Not Disclosed

Sale Date: 6 Apr 2016

Area: 827m2 Approx

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

1/3 Norwood Street Toowong QLD 4066

Sale Price: \$650,000

Sale Date: 12 Apr 2016

Area: 179m2

Attributes:

3/3 Norwood Street Toowong QLD 4066

Sale Price: \$454,000

Sale Date: 4 Apr 2016

Area: 111m2

Attributes:



3/29 Orchard Street Toowong QLD 4066

Sale Price: \$252,000

Sale Date: 25 May 2016

Area: -

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



5/31 Orchard Street Toowong QLD 4066

Sale Price: \$290,000

Sale Date: 29 Jun 2016

Area: -

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



9/16 Patrick Lane Toowong QLD 4066

Sale Price: Not Disclosed

Sale Date: 11 Apr 2016

Area: -

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



250/32 Patrick Lane Toowong QLD 4066

Sale Price: Not Disclosed

Sale Date: 12 May 2016

Area: 203m2

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



4/105 Sherwood Road Toowong QLD 4066

Sale Price: \$380,000

Sale Date: 27 May 2016

Area: -

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



1/36 Soudan Street Toowong QLD 4066

Sale Price: \$481,000

Sale Date: 5 Apr 2016

Area: 163m2

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



2/97 Sylvan Road Toowong QLD 4066

Sale Price: \$668,000

Sale Date: 7 May 2016

Area: 101m2 Approx

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



46 Terrace Street Toowong QLD 4066

Sale Price: \$575,000

Sale Date: 1 Apr 2016

Area: 187m2

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



11 Vera Street Toowong QLD 4066

Sale Price: \$680,000

Sale Date: 4 Jun 2016

Area: 342m2

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



12 Walter Street Toowong QLD 4066

Sale Price: \$700,000

Sale Date: 6 Apr 2016

Area: 792m2

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



3 Warrabee Street Toowong QLD 4066

Sale Price: \$702,000

Sale Date: 14 May 2016

Area: 539m2

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



30 Woodstock Road Toowong QLD 4066

Sale Price: \$1,000,000

Sale Date: 28 Apr 2016

Area: 822m2

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



8/8 Wool Street Toowong QLD 4066

Sale Price: \$750,500

Sale Date: 25 May 2016

Area: -

Attributes: 3 Beds, 2 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	10	\$330,000	\$1,000,000	\$702,000	\$711,400	\$7,114,000
UNIT	25	\$252,000	\$2,575,000	\$495,000	\$605,100	\$15,127,500
TOTAL	42					\$22,241,500

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		7				
HOUSE	2 Bed	1	\$735,000	\$735,000	\$735,000	\$735,000
	3 Bed	5	\$575,000	\$775,000	\$702,000	\$686,800
	4 Bed	3	\$700,000	\$1,000,000	\$915,000	\$871,666
	N/A	1	\$330,000	\$330,000	\$330,000	\$330,000
UNIT	2 Bed	13	\$252,000	\$2,575,000	\$406,000	\$569,615
	3 Bed	7	\$481,000	\$815,000	\$700,000	\$689,071
	N/A	5	\$454,000	\$700,000	\$580,000	\$579,800
TOTAL		42				\$529,559

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