
A Nobel approach
to Real Estate™

Upper Brookfield
April—June 2016

THE Adam
Nobel TEAM



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Suburb Statistics Report

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Area Profile

The size of Upper Brookfield is approximately 30 square kilometres.

The population of Upper Brookfield in 2006 was 645 people. By 2011 the population was 658 showing a population growth of 2% in the area during that time.

The predominant age group in Upper Brookfield is 0-14 years.

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

In general, people in Upper Brookfield work in a Professional occupation.

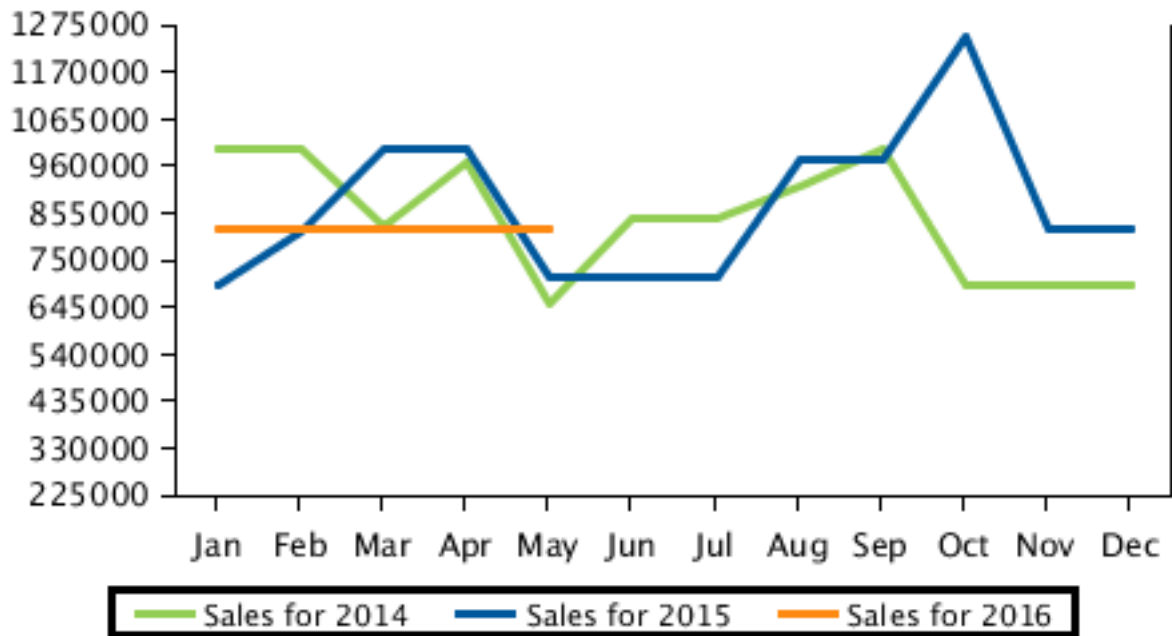
In 2006, 86.7% of the homes in Upper Brookfield were owner-occupied compared with 88.1% in 2011.

Currently the median sales price of houses in the area is 820,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$1,000,000	\$695,000	\$820,000
February	\$1,000,000	\$810,300	\$820,000
March	\$825,000	\$1,000,000	\$820,000
April	\$970,000	\$1,000,000	\$820,000
May	\$650,000	\$710,000	\$820,000
June	\$845,000	\$710,000	\$0
July	\$845,000	\$710,000	\$0
August	\$916,000	\$975,000	\$0
September	\$1,000,000	\$975,000	\$0
October	\$695,000	\$1,250,000	\$0
November	\$695,000	\$820,000	\$0
December	\$695,000	\$820,000	\$0

Median Sale Price

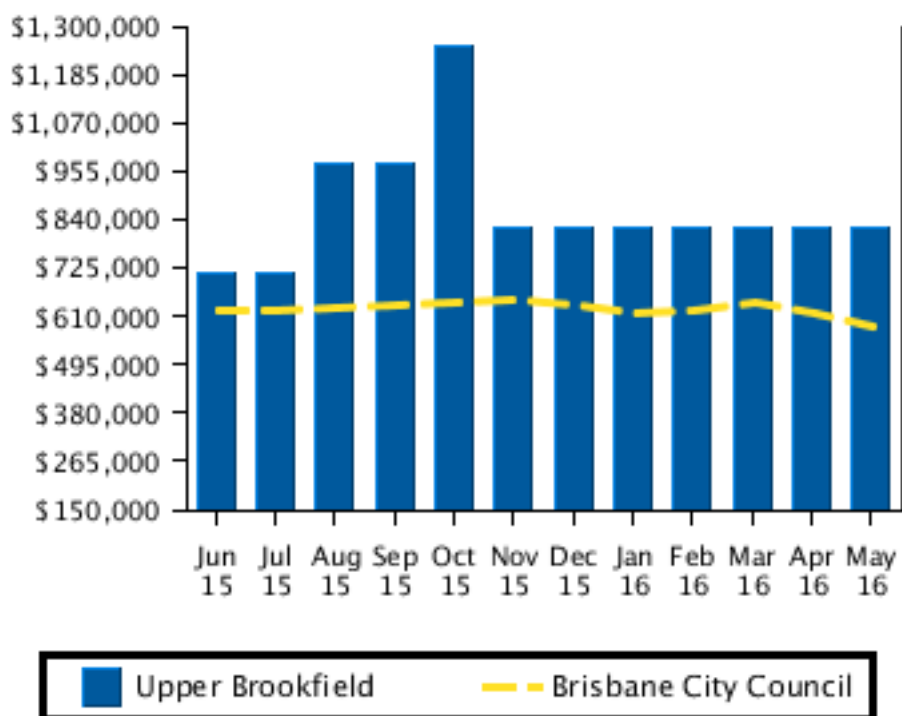


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Upper Brookfield Median Price	Brisbane City Council Median Price
May 2016	\$820,000	\$588,065
April 2016	\$820,000	\$620,000
March 2016	\$820,000	\$645,000
February 2016	\$820,000	\$622,500
January 2016	\$820,000	\$614,875
December 2015	\$820,000	\$635,000
November 2015	\$820,000	\$649,900
October 2015	\$1,250,000	\$645,000
September 2015	\$975,000	\$635,000
August 2015	\$975,000	\$630,000
July 2015	\$710,000	\$625,000
June 2015	\$710,000	\$625,500

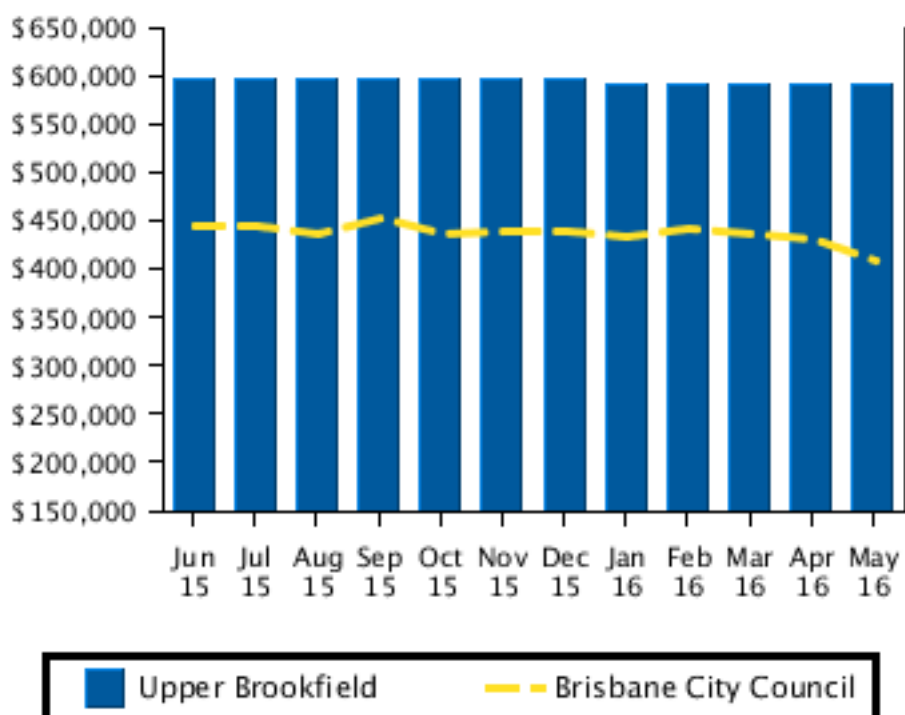
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Upper Brookfield Median Price	Brisbane City Council Median Price
May 2016	\$590,000	\$408,750
April 2016	\$590,000	\$429,500
March 2016	\$590,000	\$435,000
February 2016	\$590,000	\$441,050
January 2016	\$590,000	\$432,500
December 2015	\$597,500	\$440,000
November 2015	\$597,500	\$440,000
October 2015	\$597,500	\$435,000
September 2015	\$597,500	\$452,000
August 2015	\$597,500	\$435,500
July 2015	\$597,500	\$445,000
June 2015	\$597,500	\$443,000

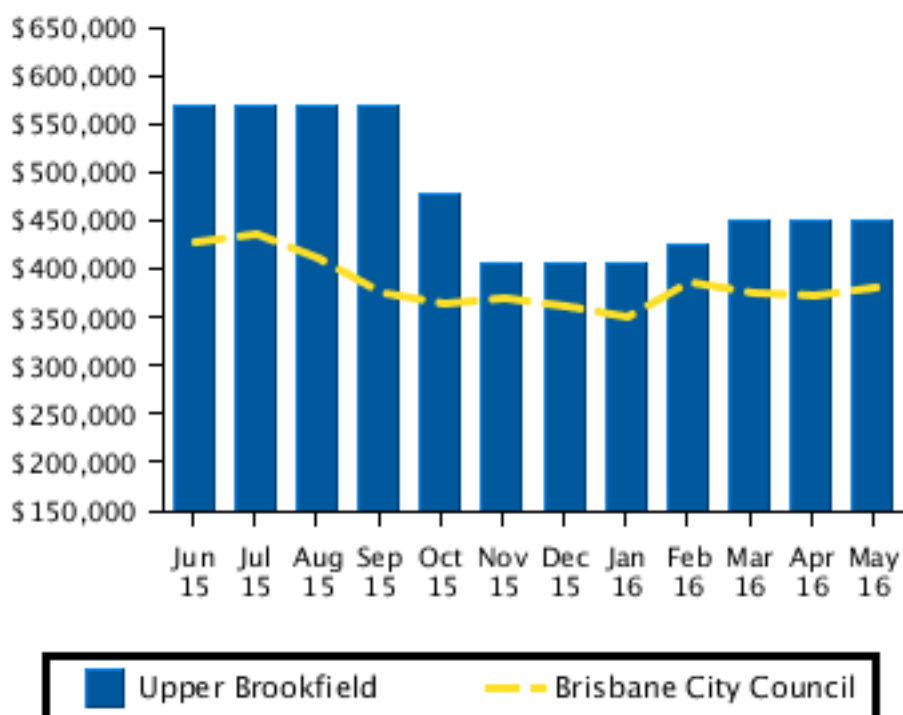
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Upper Brookfield Median Price	Brisbane City Council Median Price
May 2016	\$450,000	\$380,000
April 2016	\$450,000	\$372,500
March 2016	\$450,000	\$376,000
February 2016	\$426,000	\$385,000
January 2016	\$405,000	\$349,000
December 2015	\$405,000	\$360,000
November 2015	\$405,000	\$370,000
October 2015	\$477,500	\$365,000
September 2015	\$567,500	\$376,050
August 2015	\$567,500	\$410,000
July 2015	\$567,500	\$435,000
June 2015	\$567,500	\$427,500

Recent Median Land Sale Prices

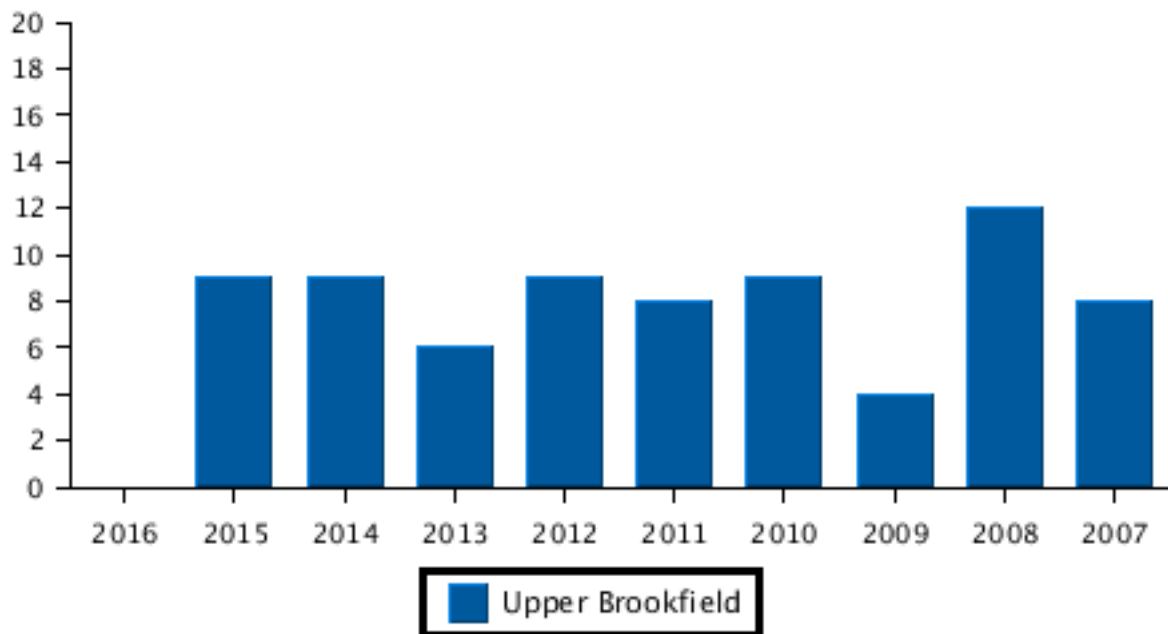


Sales Per Annum

House Sales Per Annum

Period	Upper Brookfield
	Number
2016	0
2015	9
2014	9
2013	6
2012	9
2011	8
2010	9
2009	4
2008	12
2007	8

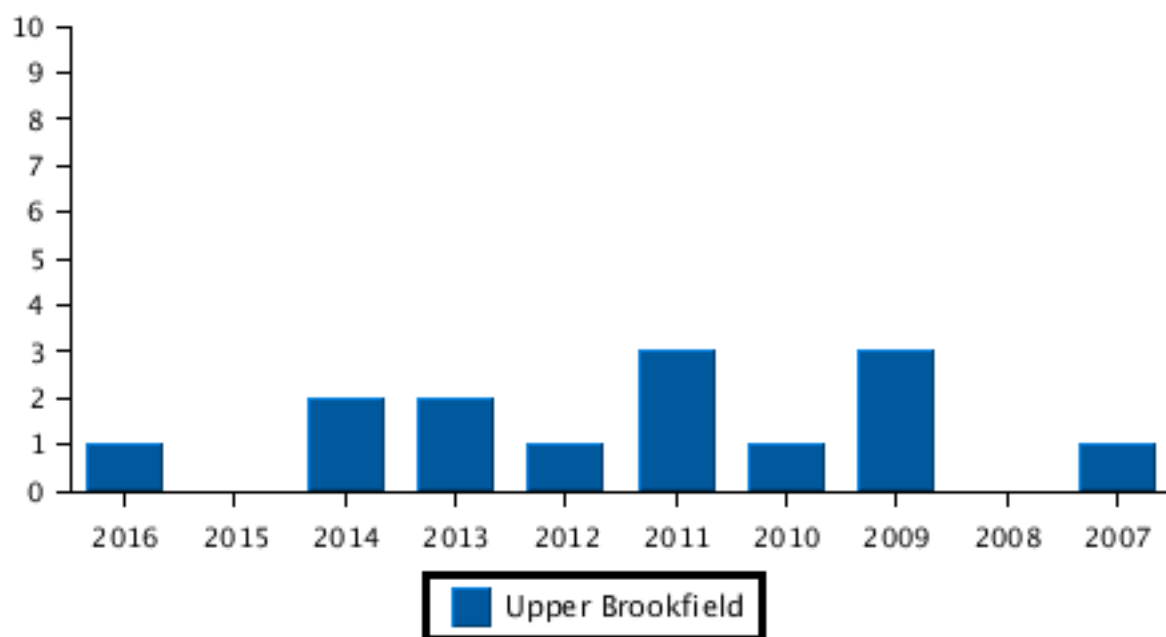
House Sales Per Annum



Unit Sales Per Annum

Period	Upper Brookfield
	Number
2016	1
2015	0
2014	2
2013	2
2012	1
2011	3
2010	1
2009	3
2008	0
2007	1

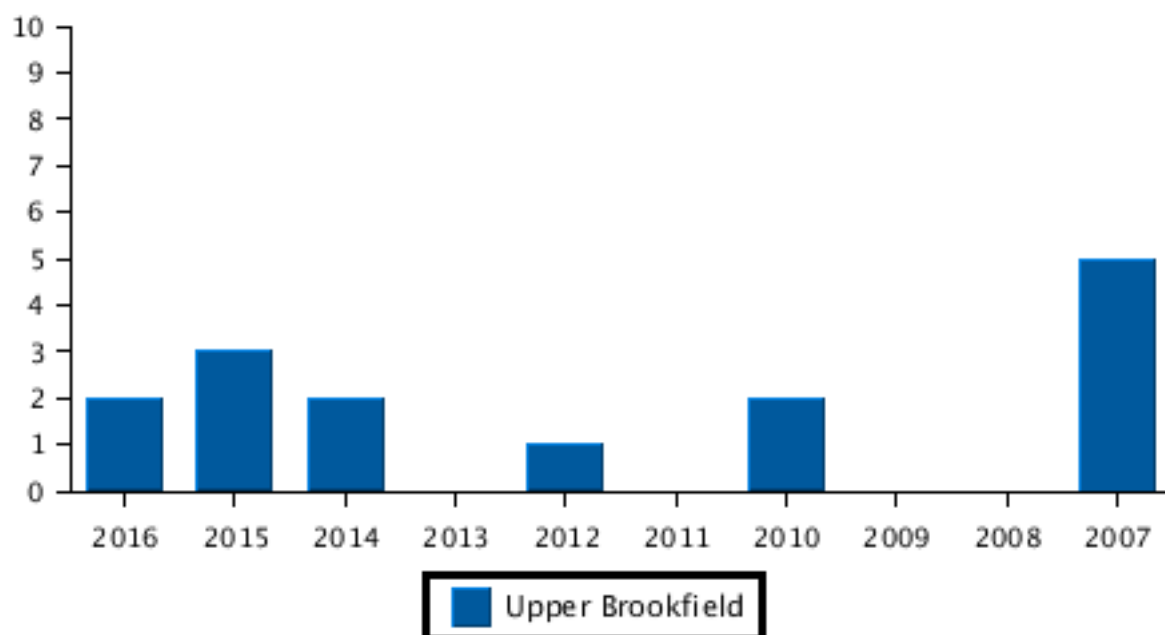
Unit Sales Per Annum



Land Sales Per Annum

Period	Upper Brookfield
	Number
2016	2
2015	3
2014	2
2013	0
2012	1
2011	0
2010	2
2009	0
2008	0
2007	5

Land Sales Per Annum

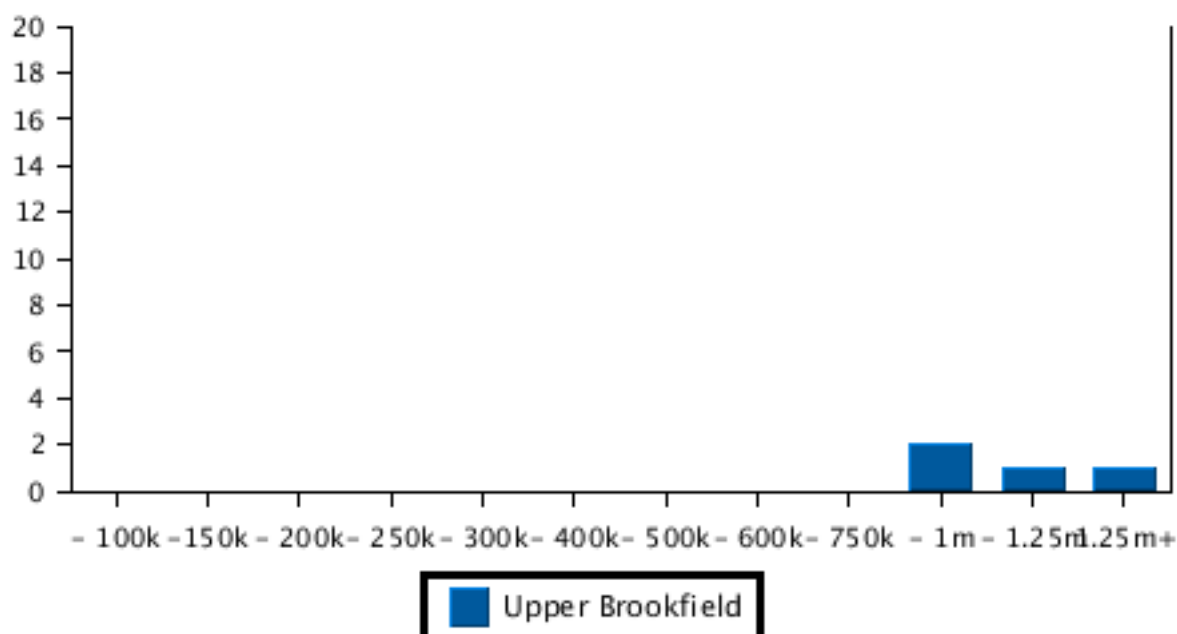


Sales By Price

House Sale by Price (12 months)

Price	Upper Brookfield
	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	2
> 1m - 1.25m	1
1.25m+	1

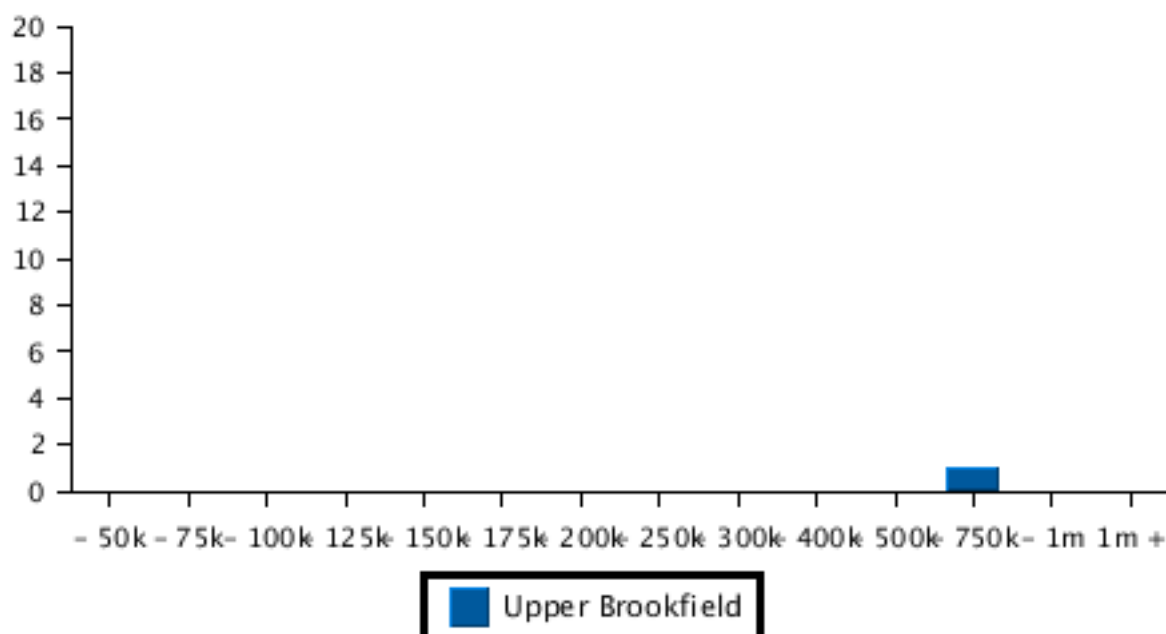
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Upper Brookfield
	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

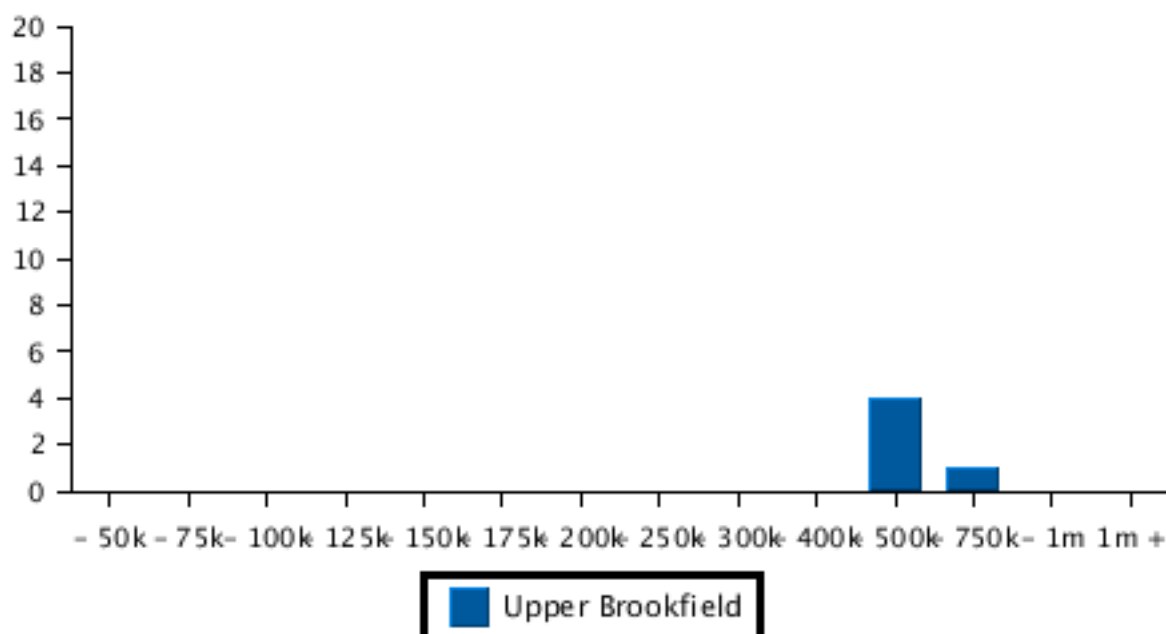
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Upper Brookfield
	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	4
501 - 750k	1
751 - 1m	0
1m +	0

Land Sales By Price (12 months)

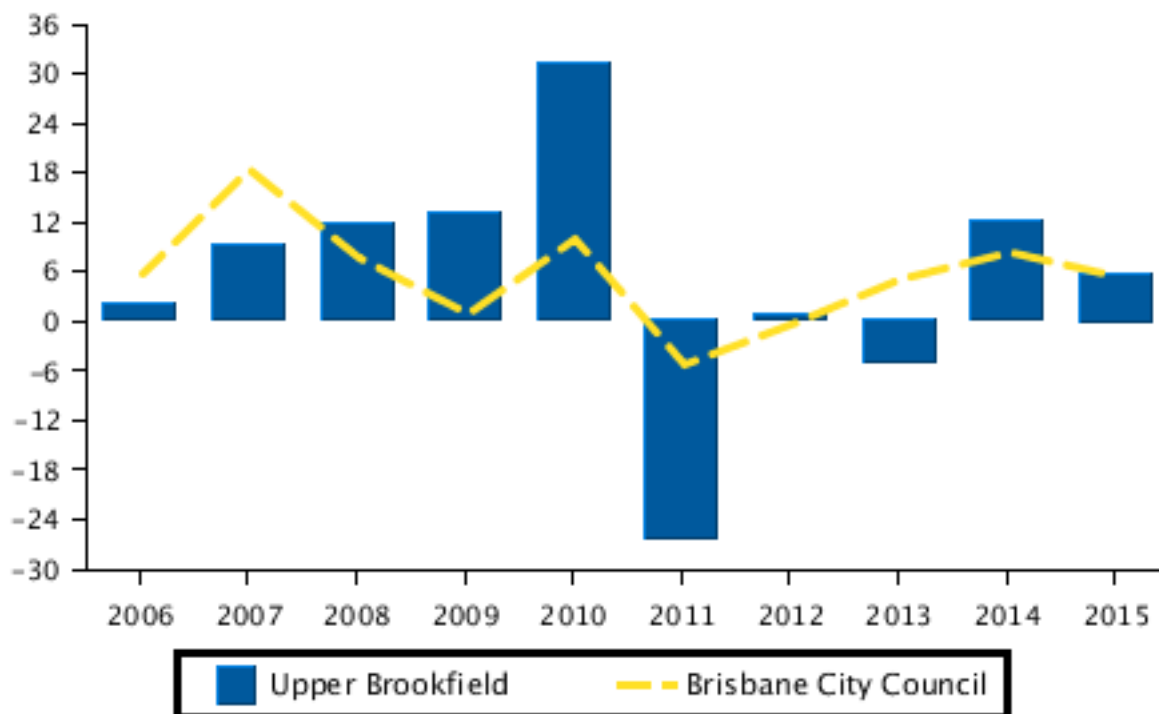


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Upper Brookfield	Brisbane City Council
	% Change	% Change
2015	5.9%	5.4%
2014	12.2%	8.3%
2013	-5.3%	5.2%
2012	0.9%	-0.4%
2011	-26.6%	-5.3%
2010	31.3%	9.8%
2009	13.1%	1%
2008	11.9%	7.6%
2007	9.2%	18.3%
2006	2.1%	5.7%

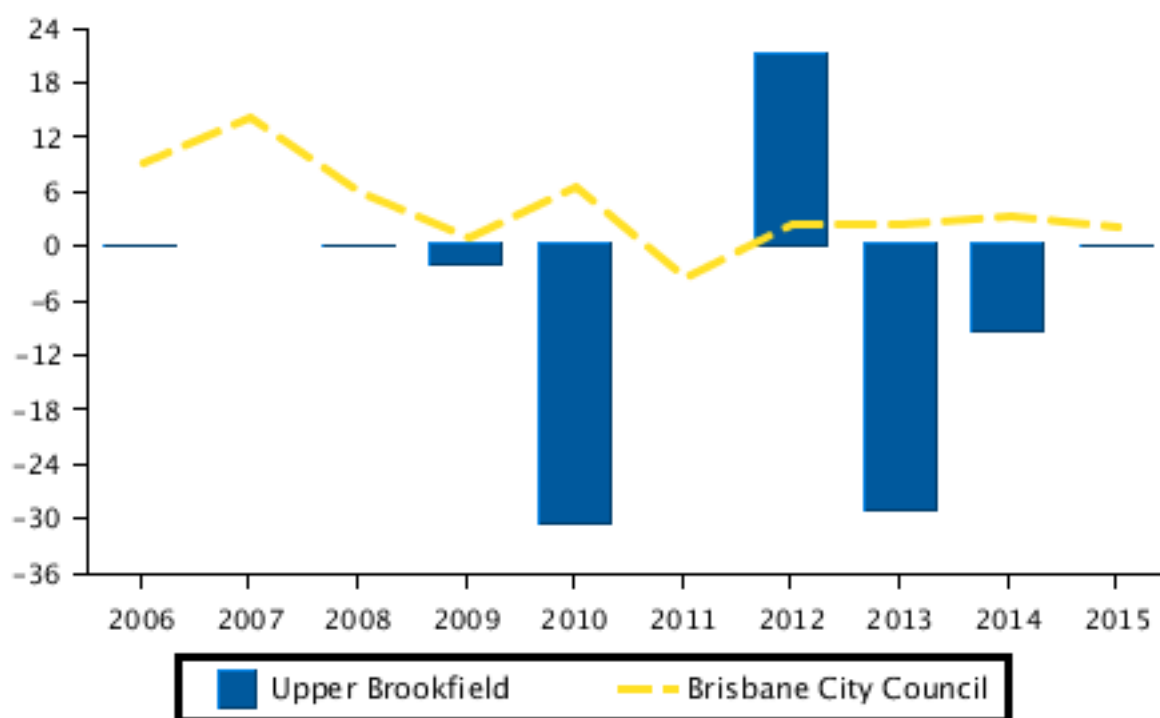
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Upper Brookfield % Change	Brisbane City Council % Change
2015	0%	2.1%
2014	-9.8%	3.3%
2013	-29.5%	2.4%
2012	21.2%	2.5%
2011	0%	-3.6%
2010	-31%	6.4%
2009	-2.4%	1%
2008	0%	5.8%
2007	0%	14.1%
2006	0%	9.2%

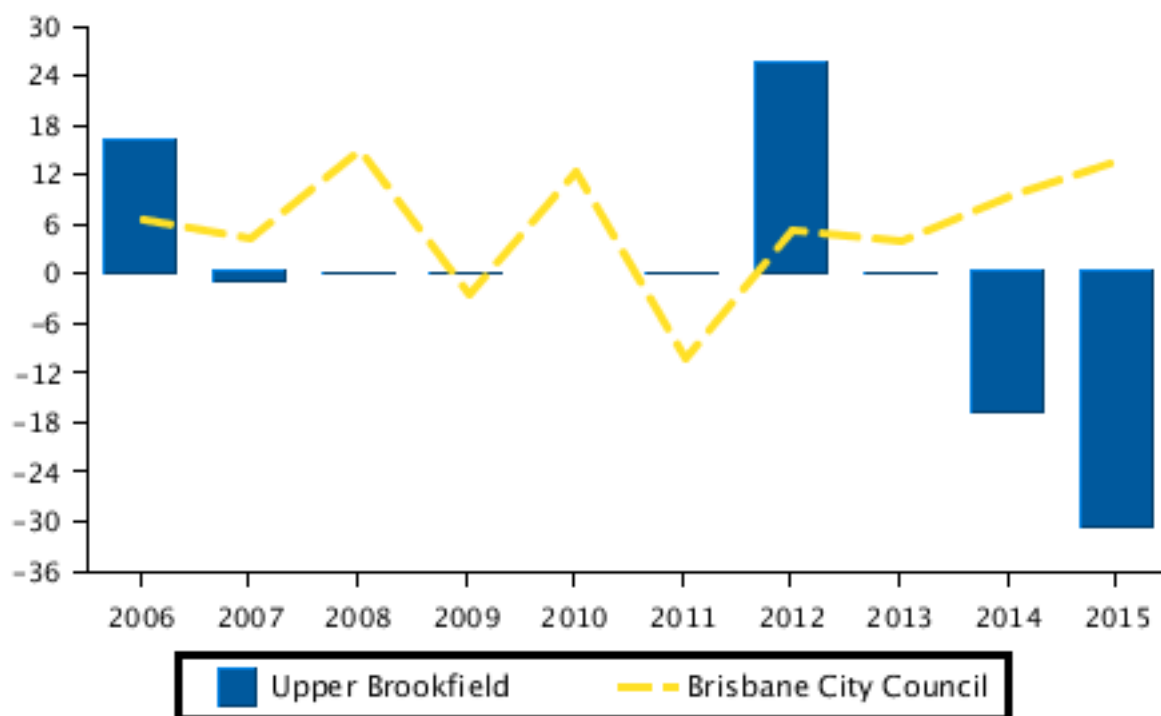
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Upper Brookfield % Change	Brisbane City Council % Change
2015	-31.2%	13.6%
2014	-17.3%	9.4%
2013	0%	4%
2012	25.7%	5.3%
2011	0%	-10.2%
2010	0%	12.5%
2009	0%	-2.4%
2008	0%	14.8%
2007	-1.4%	4.2%
2006	16.2%	6.7%

Capital Growth in Median Prices (Land)

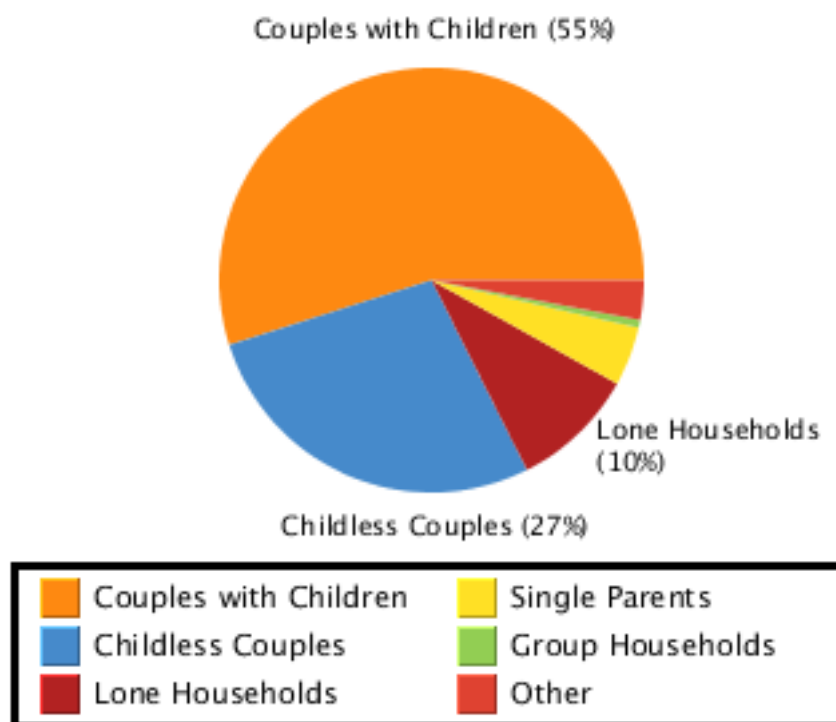


Household

Household Structure

Type	Percent
Couples with Children	55.0
Childless Couples	27.5
Lone Households	9.5
Single Parents	4.5
Other	3.0
Group Households	0.6

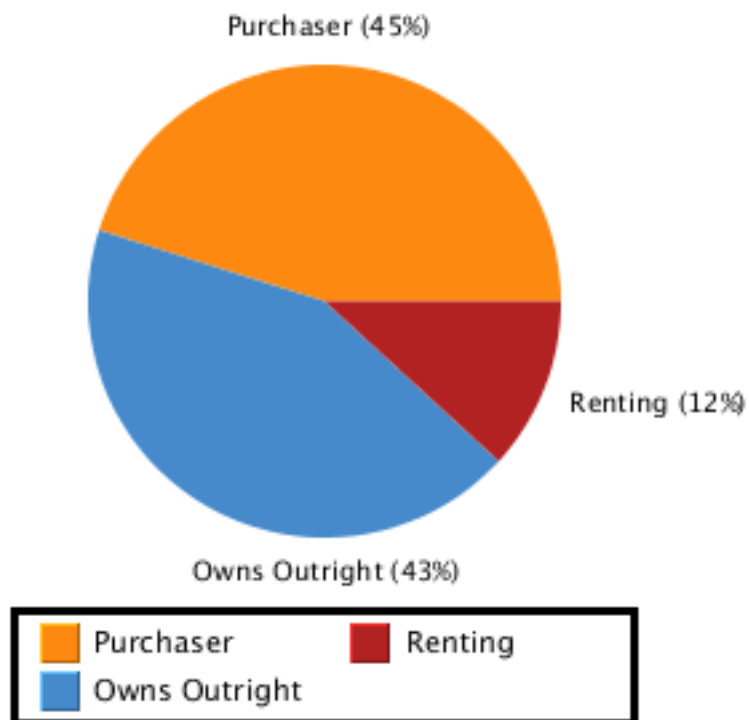
Household Structure



Household Occupancy

Type	Percent
Purchaser	45.1
Owns Outright	43.0
Renting	11.8
Other	0.0

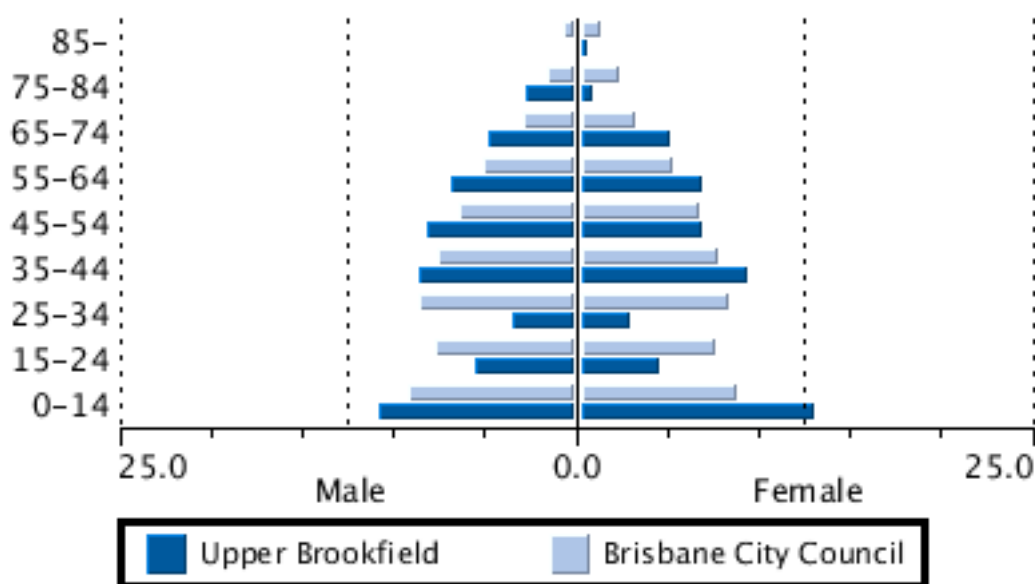
Household Occupancy



Age Sex Ratio

Age Group	Upper Brookfield		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	10.8	12.9	9.2	8.7
15-24	5.5	4.4	7.7	7.6
25-34	3.5	2.9	8.5	8.3
35-44	8.5	9.3	7.5	7.7
45-54	8.1	6.8	6.4	6.6
55-64	6.8	6.8	5.0	5.2
65-74	4.7	5.0	2.9	3.1
75-84	2.7	0.8	1.6	2.2
85-	0.0	0.5	0.6	1.2

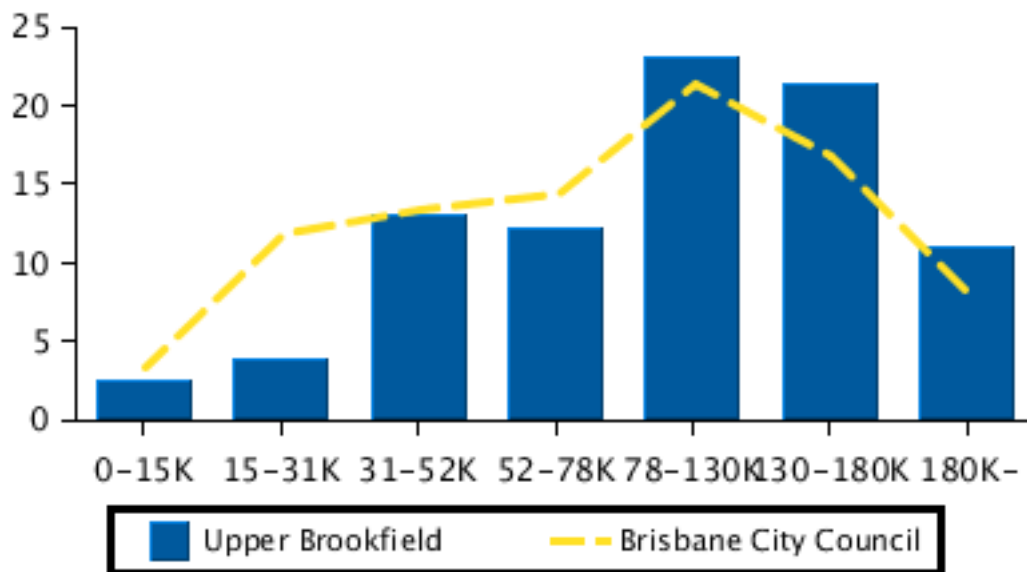
Age Sex Ratio



Household Income

Income Range	Upper Brookfield %	Brisbane City Council %
0-15K	2.5	3.3
15-31K	3.8	11.8
31-52K	13.0	13.4
52-78K	12.2	14.4
78-130K	23.1	21.3
130-180K	21.4	16.7
180K-	10.9	7.9

Household Income



Disclaimer

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Sales History Report

Prepared on 08 Jul 2016

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Sold Properties



210 Pacey Road Upper Brookfield QLD 4069

Sale Price: \$875,000

Sale Date: 29 Apr 2016

Area: 6.41Ha

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



195 Upper Brookfield Road Upper Brookfield QLD 4069

Sale Price: \$1,230,000

Sale Date: 28 Apr 2016

Area: 5.23Ha

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



420 Upper Brookfield Road Upper Brookfield QLD 4069

Sale Price: \$1,250,000

Sale Date: 30 May 2016

Area: 2.99Ha

Attributes: 5 Beds, 4 Baths, 4 Car Spaces, 4 Lock Up Garages, 2 Ensuites



658 Upper Brookfield Road Upper Brookfield QLD 4069

Sale Price: \$1,300,000

Sale Date: 9 Jun 2016

Area: 25.50Ha

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

Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
HOUSE	3	\$875,000	\$1,250,000	\$1,230,000	\$1,118,333	\$3,355,000
LAND	1	\$1,300,000	\$1,300,000	\$1,300,000	\$1,300,000	\$1,300,000
TOTAL	4					\$4,655,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
HOUSE	3 Bed	2	\$875,000	\$1,230,000	\$1,052,500	\$1,052,500
	5+ Bed	1	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000
LAND	5+ Bed	1	\$1,300,000	\$1,300,000	\$1,300,000	\$1,300,000
TOTAL		4				\$1,163,750

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