
A Nobel approach
to Real Estate™

Upper Kedron
April—June 2016

THE Adam
Nobel TEAM



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Suburb Statistics Report

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Area Profile

The size of Upper Kedron is approximately 9 square kilometres.

The population of Upper Kedron in 2006 was 2,706 people. By 2011 the population was 3,425 showing a population growth of 26% in the area during that time.

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

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

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

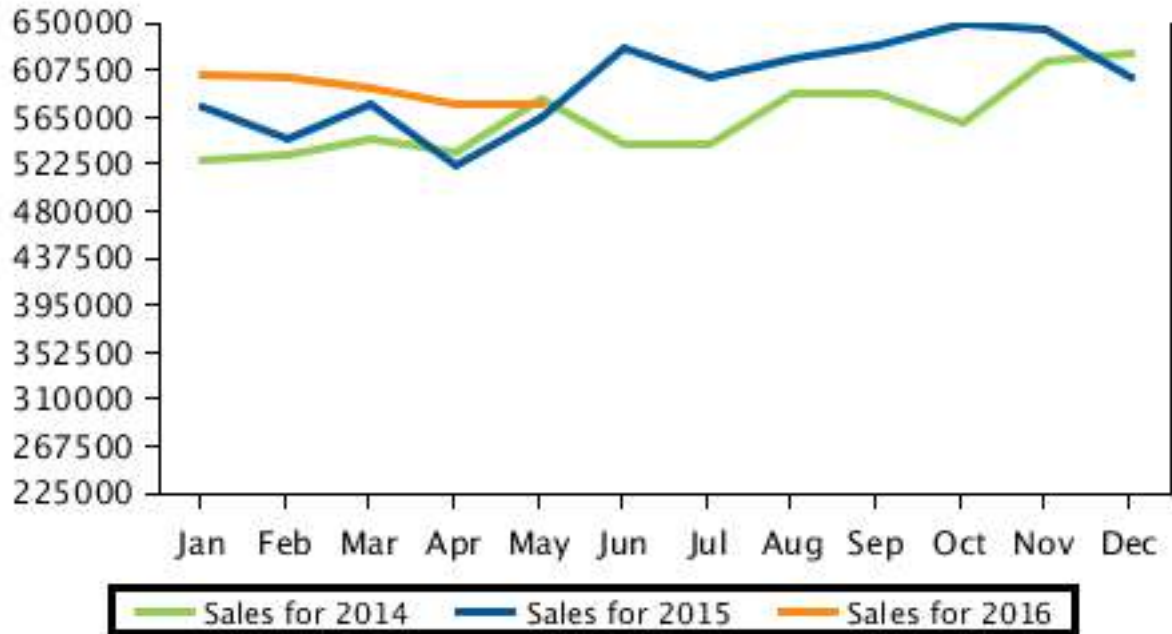
In 2006, 70.9% of the homes in Upper Kedron were owner-occupied compared with 69.8% in 2011.

Currently the median sales price of houses in the area is 576,250.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$525,000	\$575,000	\$602,500
February	\$530,000	\$545,000	\$600,000
March	\$544,250	\$575,500	\$590,000
April	\$533,750	\$520,000	\$576,250
May	\$580,000	\$565,000	\$576,250
June	\$540,000	\$628,000	\$0
July	\$540,000	\$601,500	\$0
August	\$585,000	\$618,000	\$0
September	\$586,250	\$630,000	\$0
October	\$560,000	\$649,626	\$0
November	\$614,980	\$645,000	\$0
December	\$622,500	\$600,000	\$0

Median Sale Price

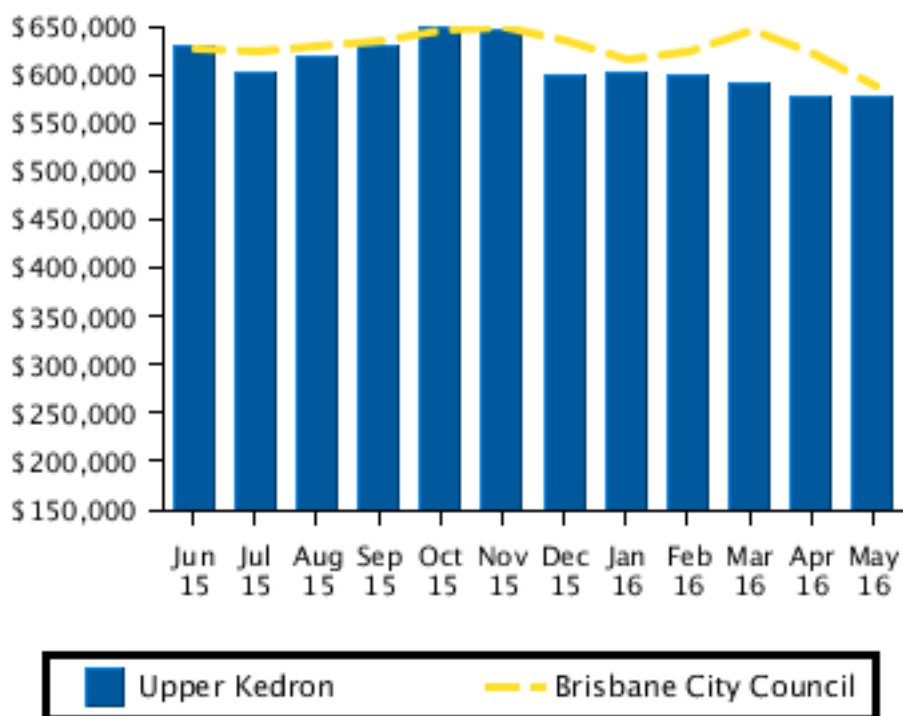


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Upper Kedron Median Price	Brisbane City Council Median Price
May 2016	\$576,250	\$588,065
April 2016	\$576,250	\$620,000
March 2016	\$590,000	\$645,000
February 2016	\$600,000	\$622,500
January 2016	\$602,500	\$614,875
December 2015	\$600,000	\$635,000
November 2015	\$645,000	\$649,900
October 2015	\$649,626	\$645,000
September 2015	\$630,000	\$635,000
August 2015	\$618,000	\$630,000
July 2015	\$601,500	\$625,000
June 2015	\$628,000	\$625,500

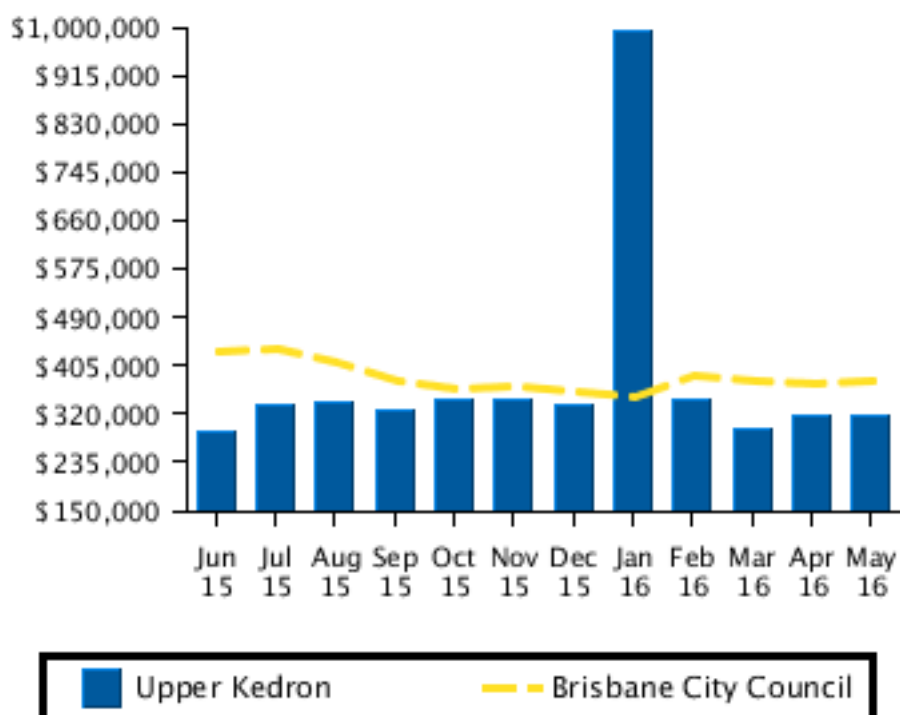
Recent Median House Sale Prices



Recent Median Land Sale Prices

Period	Upper Kedron Median Price	Brisbane City Council Median Price
May 2016	\$316,000	\$380,000
April 2016	\$316,000	\$372,500
March 2016	\$294,500	\$376,000
February 2016	\$345,000	\$385,000
January 2016	\$991,325	\$349,000
December 2015	\$337,000	\$360,000
November 2015	\$343,750	\$370,000
October 2015	\$346,250	\$365,000
September 2015	\$325,000	\$376,050
August 2015	\$341,500	\$410,000
July 2015	\$337,500	\$435,000
June 2015	\$289,500	\$427,500

Recent Median Land Sale Prices

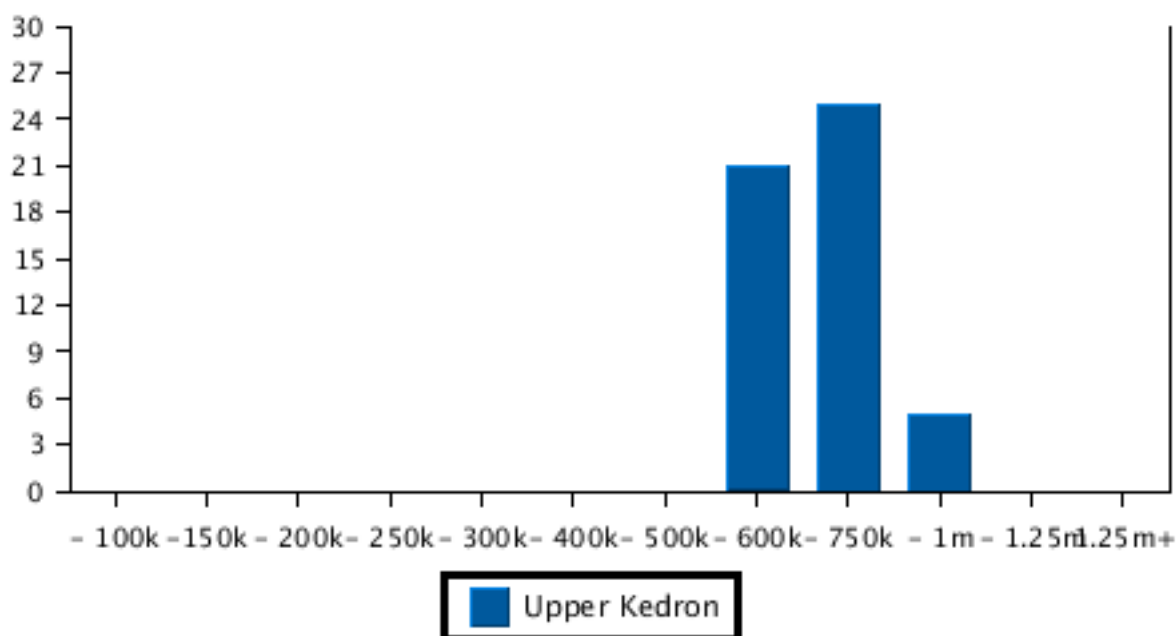


Sales By Price

House Sale by Price (12 months)

Price	Upper Kedron
	Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	0
501 - 600k	21
601 - 750k	25
751 - 1m	5
> 1m - 1.25m	0
1.25m+	0

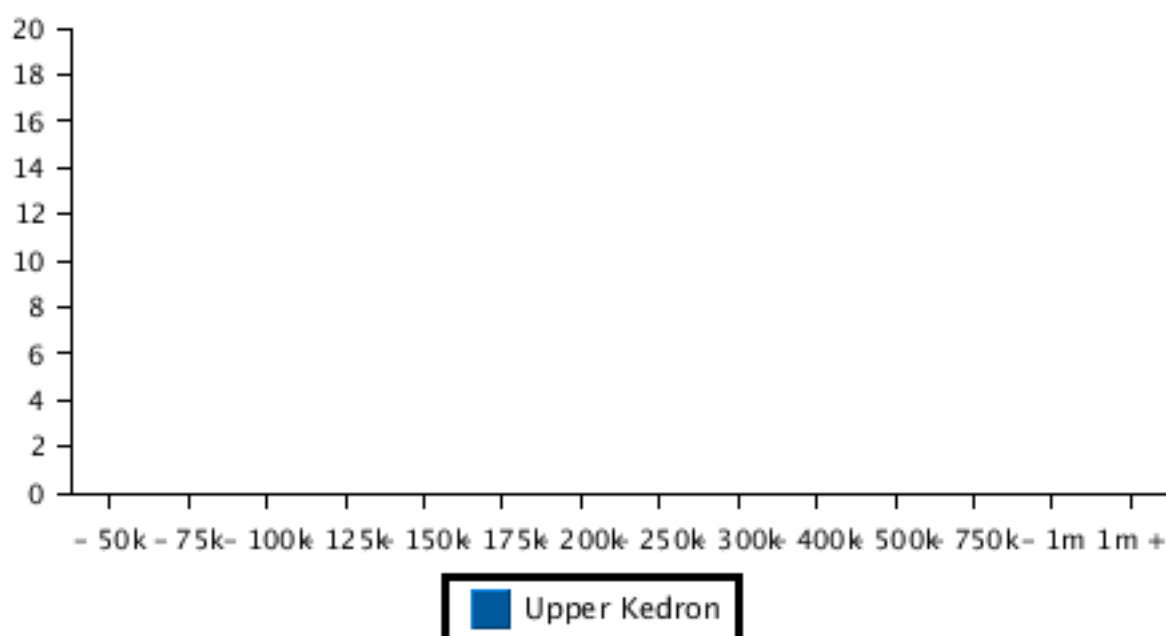
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Upper Kedron
	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	0
1m +	0

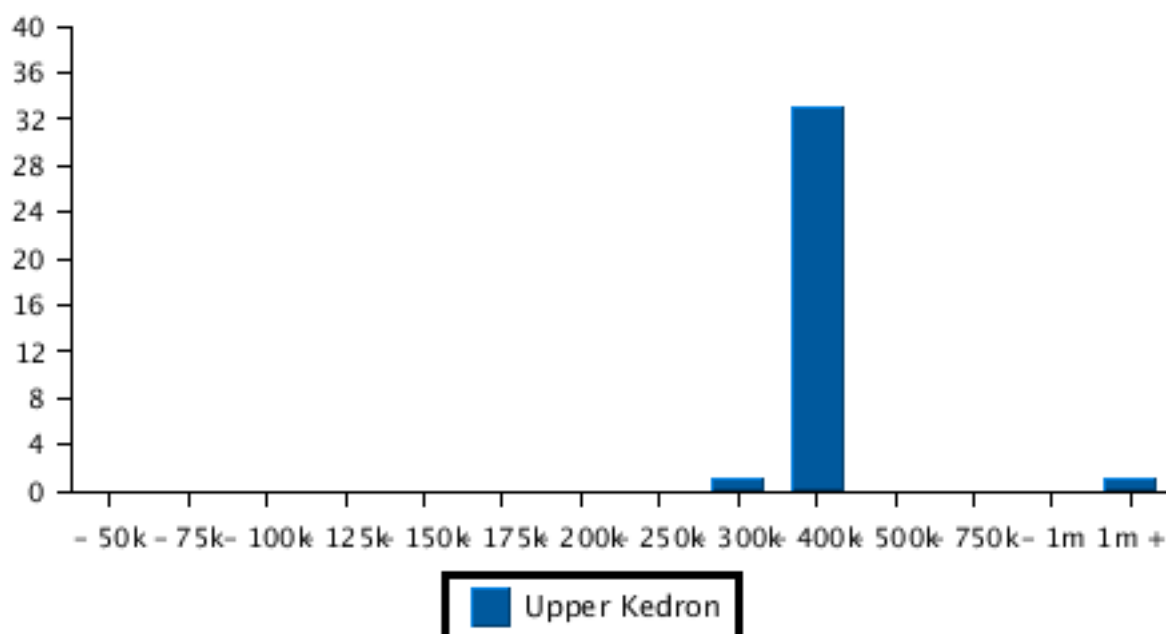
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Upper Kedron
	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	33
401 - 500k	0
501 - 750k	0
751 - 1m	0
1m +	1

Land Sales By Price (12 months)

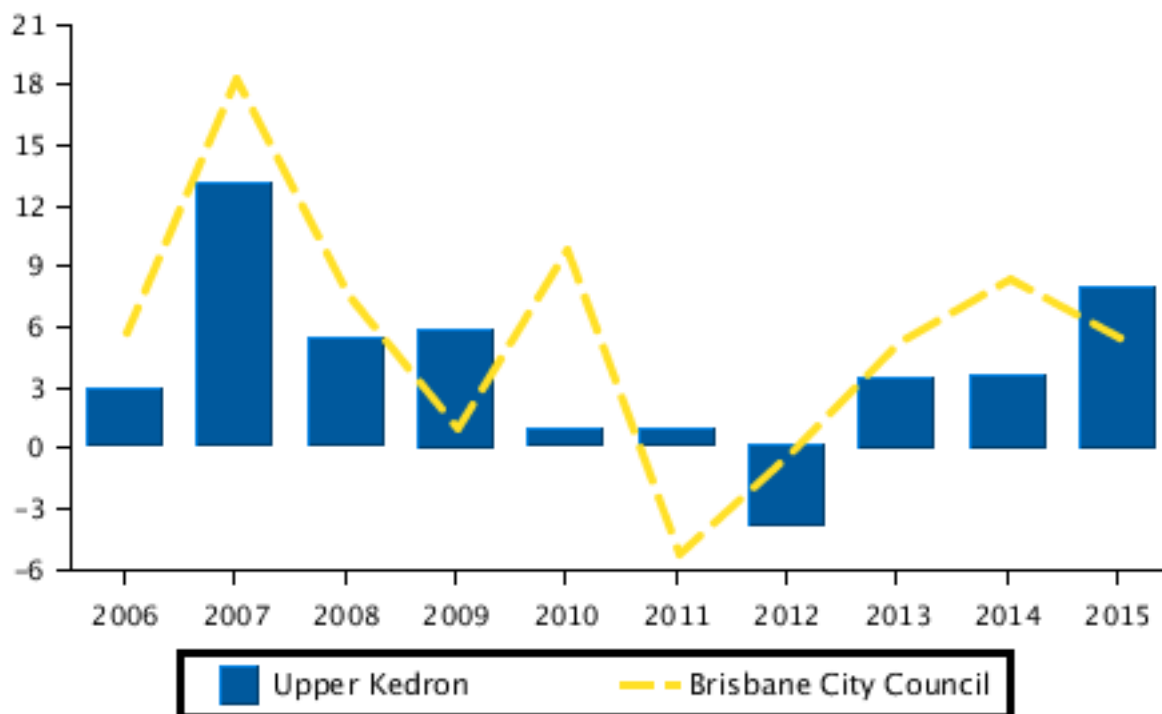


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Upper Kedron % Change	Brisbane City Council % Change
2015	8%	5.4%
2014	3.6%	8.3%
2013	3.5%	5.2%
2012	-4.1%	-0.4%
2011	0.9%	-5.3%
2010	0.9%	9.8%
2009	5.9%	1%
2008	5.4%	7.6%
2007	13.1%	18.3%
2006	2.9%	5.7%

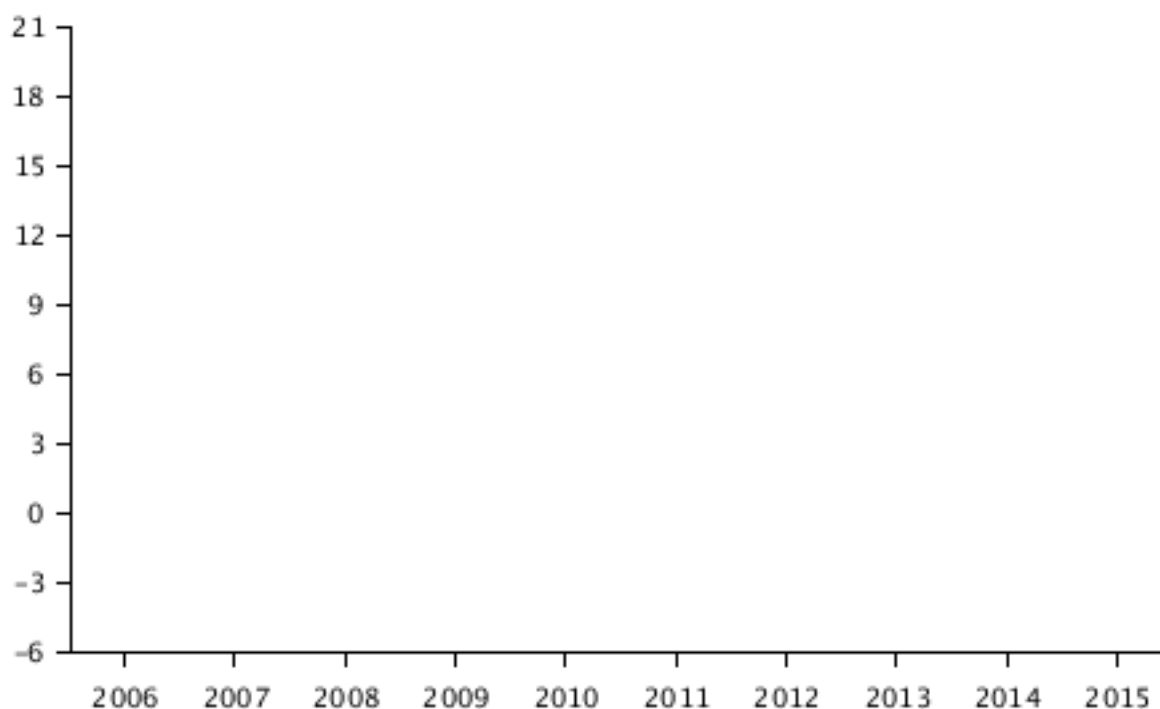
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

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

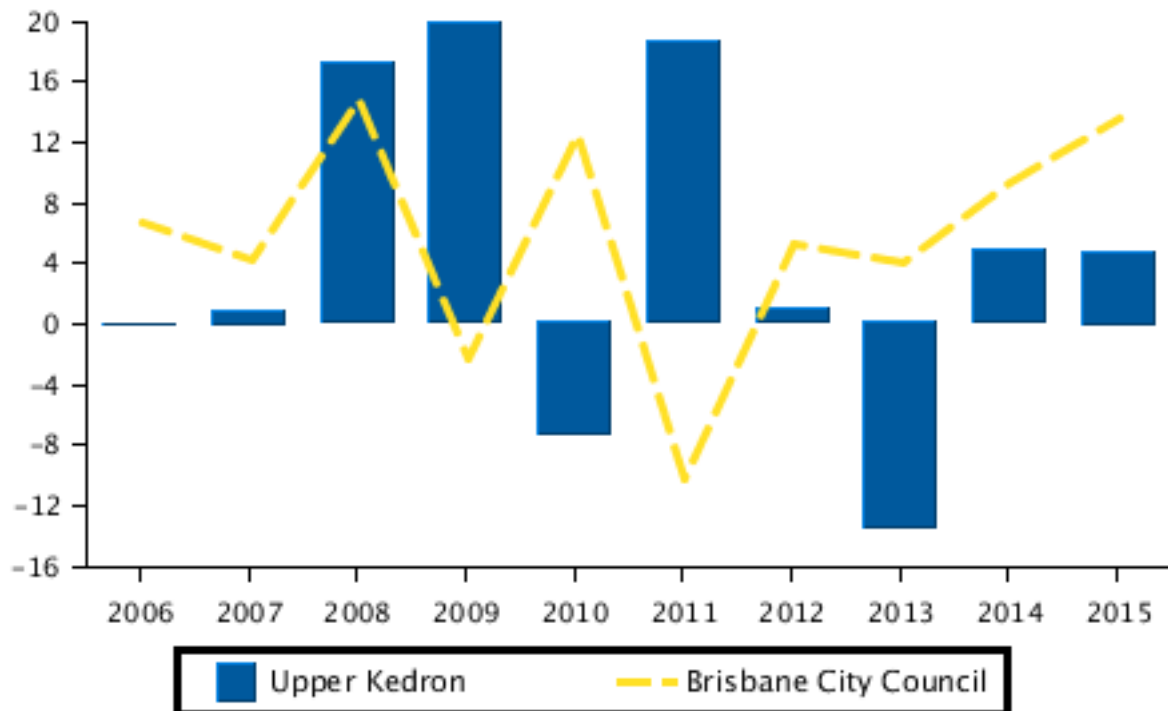
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Upper Kedron % Change	Brisbane City Council % Change
2015	4.8%	13.6%
2014	4.9%	9.4%
2013	-13.7%	4%
2012	1%	5.3%
2011	18.6%	-10.2%
2010	-7.5%	12.5%
2009	19.9%	-2.4%
2008	17.2%	14.8%
2007	0.9%	4.2%
2006	0%	6.7%

Capital Growth in Median Prices (Land)

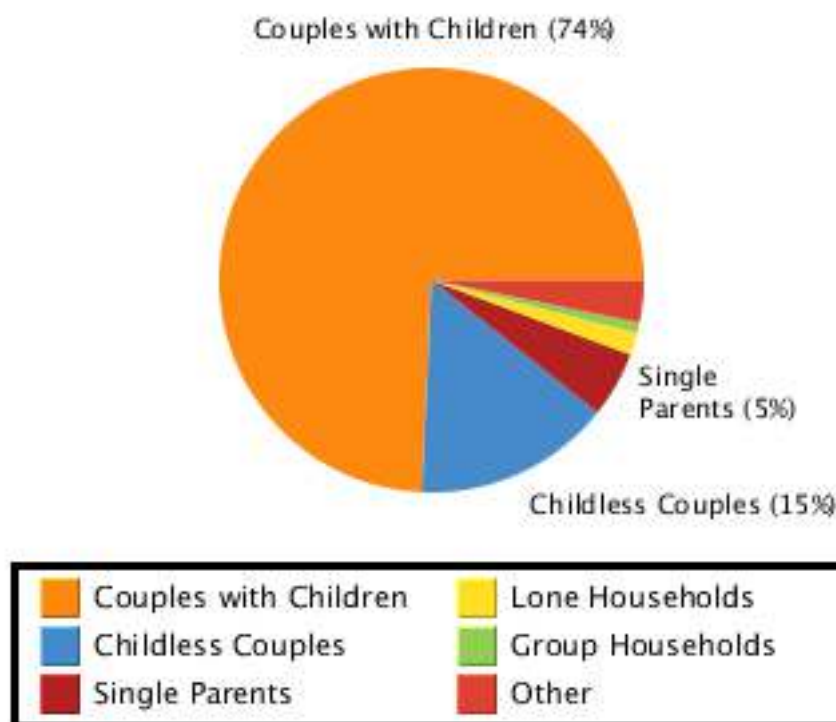


Household

Household Structure

Type	Percent
Couples with Children	74.2
Childless Couples	15.0
Single Parents	5.0
Other	3.2
Lone Households	1.7
Group Households	0.8

Household Structure



Household Occupancy

Type	Percent
Purchaser	51.5
Renting	28.5
Owns Outright	18.3
Other	1.7

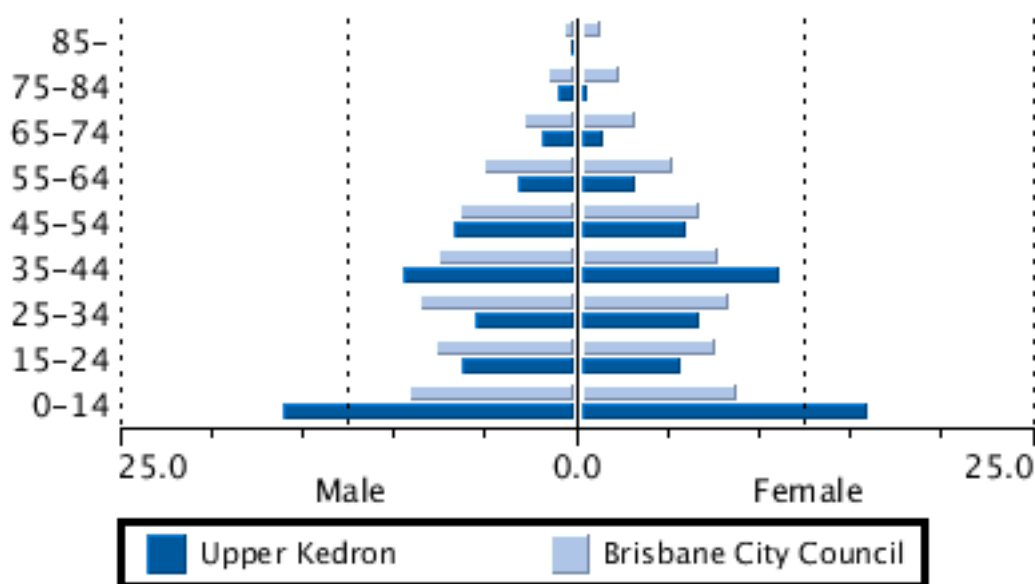
Household Occupancy



Age Sex Ratio

Age Group	Upper Kedron		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	16.0	15.8	9.2	8.7
15-24	6.2	5.7	7.7	7.6
25-34	5.5	6.7	8.5	8.3
35-44	9.5	11.0	7.5	7.7
45-54	6.6	5.9	6.4	6.6
55-64	3.1	3.2	5.0	5.2
65-74	1.9	1.4	2.9	3.1
75-84	1.0	0.5	1.6	2.2
85-	0.2	0.0	0.6	1.2

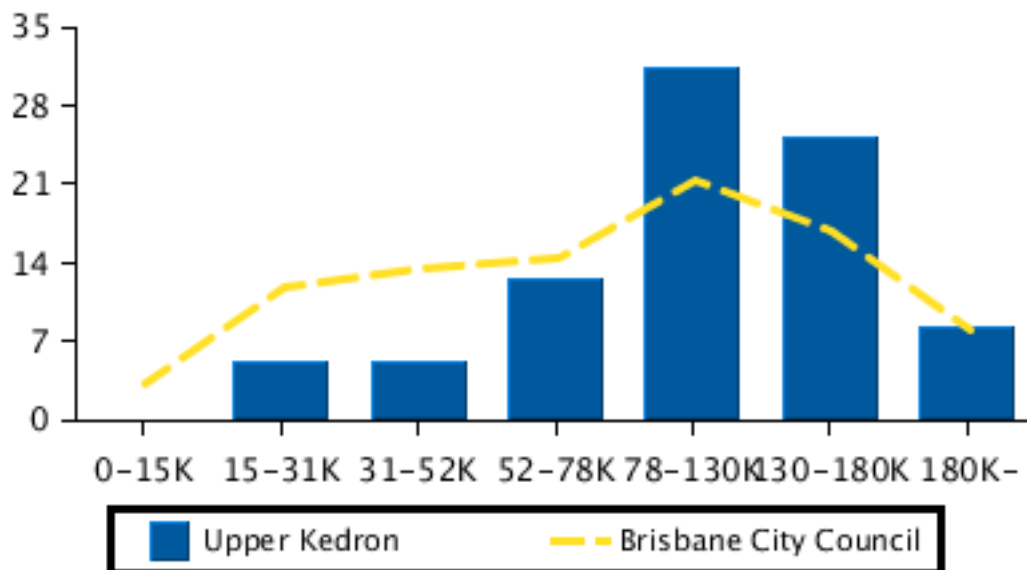
Age Sex Ratio



Household Income

Income Range	Upper Kedron %	Brisbane City Council %
0-15K	0.0	3.3
15-31K	5.2	11.8
31-52K	5.2	13.4
52-78K	12.6	14.4
78-130K	31.2	21.3
130-180K	25.2	16.7
180K-	8.2	7.9

Household Income





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Sales History Report

Prepared on 08 Jul 2016

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Sold Properties



33 Ferndale Place Upper Kedron QLD 4055

Sale Price: \$660,000

Sale Date: 13 May 2016

Area: 670m2

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



100 Inverness Street Upper Kedron QLD 4055

Sale Price: \$795,000

Sale Date: 10 May 2016

Area: 750m2

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



143 Inverness Street Upper Kedron QLD 4055

Sale Price: Not Disclosed

Sale Date: 30 Jun 2016

Area: 702m2

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



5 Julatten Place Upper Kedron QLD 4055

Sale Price: Not Disclosed

Sale Date: 28 Jun 2016

Area: 604m2

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



8 Kulnura Street Upper Kedron QLD 4055

Sale Price: \$562,500

Sale Date: 2 Apr 2016

Area: 683m2

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



11 Oaklands Place Upper Kedron QLD 4055

Sale Price: \$835,000

Sale Date: 6 Jun 2016

Area: 702m2

Attributes: 4 Beds, 3 Baths, 4 Car Spaces, 6 Lock Up Garages



57 Oquinn Road Upper Kedron QLD 4055

Sale Price: \$590,000

Sale Date: 11 Apr 2016

Area: 707m2

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



6 Pickering Place Upper Kedron QLD 4055

Sale Price: \$606,000

Sale Date: 10 May 2016

Area: 600m2

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



13 Pickering Place Upper Kedron QLD 4055

Sale Price: \$690,000

Sale Date: 15 Jun 2016

Area: 600m2

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



8 Prospect Place Upper Kedron QLD 4055

Sale Price: \$567,000

Sale Date: 29 Apr 2016

Area: 770m2

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



14 Ronald Close Upper Kedron QLD 4055

Sale Price: \$620,000

Sale Date: 1 Jun 2016

Area: 739m2

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



66 Ross Road Upper Kedron QLD 4055

Sale Price: \$316,000

Sale Date: 12 Apr 2016

Area: 400m2

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

Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	2					
HOUSE	9	\$562,500	\$835,000	\$620,000	\$658,388	\$5,925,500
LAND	1	\$316,000	\$316,000	\$316,000	\$316,000	\$316,000
TOTAL	12					\$6,241,500

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		2				
HOUSE	4 Bed	8	\$562,500	\$835,000	\$613,000	\$641,312
	5+ Bed	1	\$795,000	\$795,000	\$795,000	\$795,000
LAND	4 Bed	1	\$316,000	\$316,000	\$316,000	\$316,000
TOTAL		12				\$520,125

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