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A Nobel approach  
to Real Estate™

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Upper Mount Gravatt  
April—June 2016

THE Adam  
Nobel TEAM



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## Area Profile

The size of Upper Mount Gravatt is approximately 4 square kilometres. It has 8 parks covering nearly 9% of total area.

The population of Upper Mount Gravatt in 2006 was 7,911 people. By 2011 the population was 8,853 showing a population growth of 11% in the area during that time.

The predominant age group in Upper Mount Gravatt is 25-34 years.

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

In general, people in Upper Mount Gravatt work in a Professional occupation.

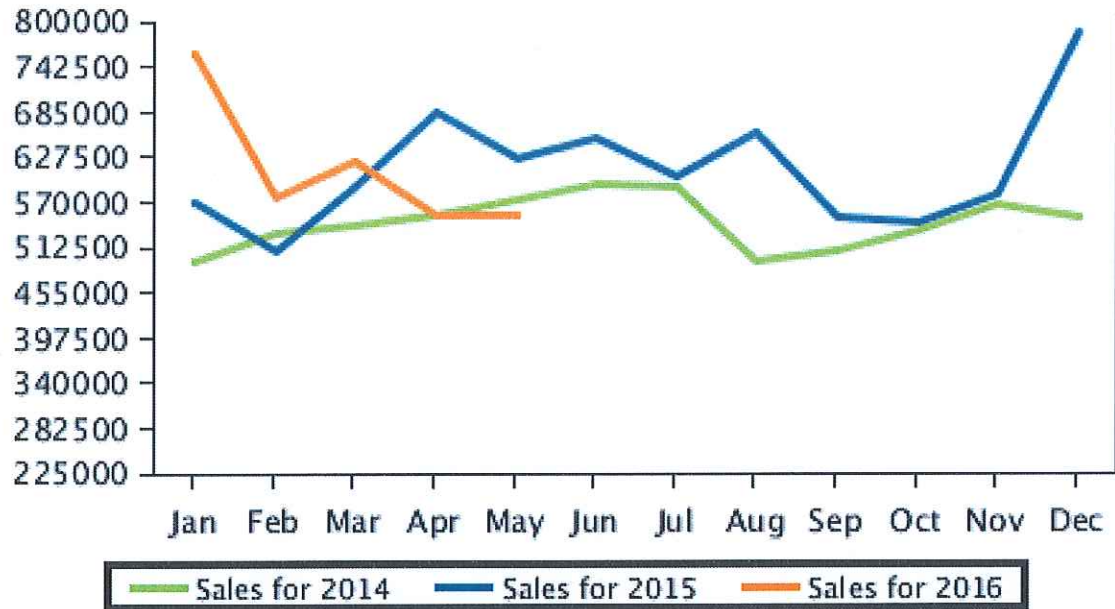
In 2006, 64.4% of the homes in Upper Mount Gravatt were owner-occupied compared with 59.8% in 2011.

Currently the median sales price of houses in the area is 552,000.

### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$494,000	\$570,000	\$759,500
February	\$530,000	\$508,500	\$575,000
March	\$539,500	\$590,400	\$622,500
April	\$552,500	\$685,000	\$552,000
May	\$573,000	\$625,000	\$552,000
June	\$592,000	\$652,000	\$0
July	\$590,000	\$601,250	\$0
August	\$493,000	\$657,500	\$0
September	\$507,000	\$550,000	\$0
October	\$535,000	\$545,000	\$0
November	\$565,000	\$580,000	\$0
December	\$550,000	\$784,500	\$0

### Median Sale Price

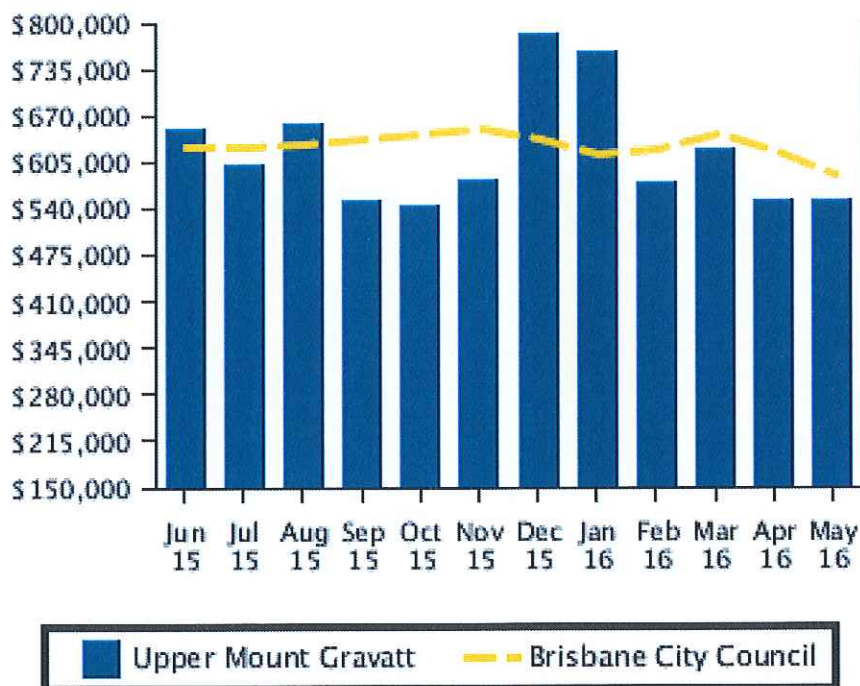


## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Upper Mount Gravatt	Brisbane City Council
	Median Price	Median Price
May 2016	\$552,000	\$588,065
April 2016	\$552,000	\$620,000
March 2016	\$622,500	\$645,000
February 2016	\$575,000	\$622,500
January 2016	\$759,500	\$614,875
December 2015	\$784,500	\$635,000
November 2015	\$580,000	\$649,900
October 2015	\$545,000	\$645,000
September 2015	\$550,000	\$635,000
August 2015	\$657,500	\$630,000
July 2015	\$601,250	\$625,000
June 2015	\$652,000	\$625,500

### Recent Median House Sale Prices

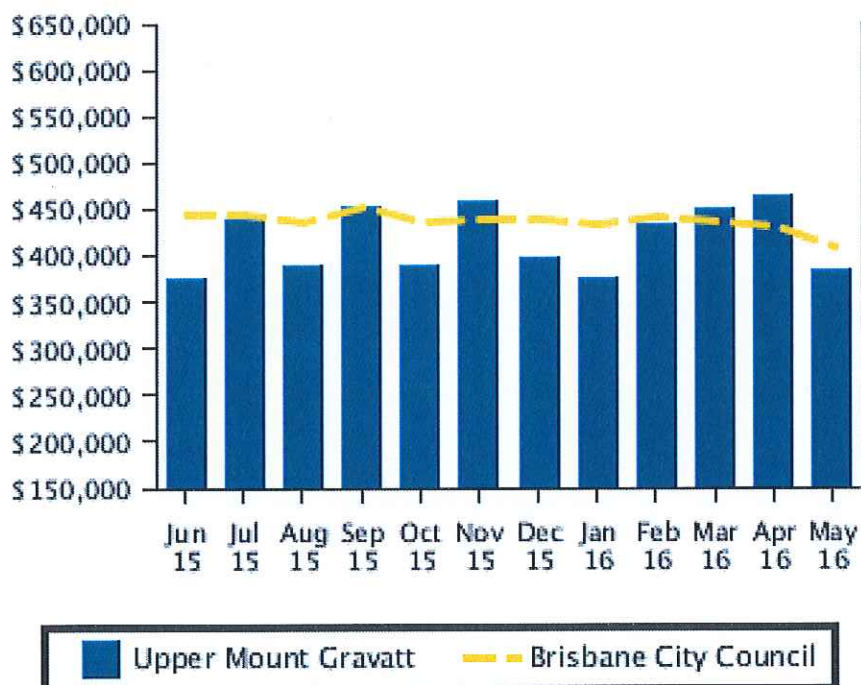




### Recent Median Unit Sale Prices

Period	Upper Mount Gravatt Median Price	Brisbane City Council Median Price
May 2016	\$383,000	\$408,750
April 2016	\$462,500	\$429,500
March 2016	\$450,000	\$435,000
February 2016	\$432,191	\$441,050
January 2016	\$375,000	\$432,500
December 2015	\$397,500	\$440,000
November 2015	\$459,000	\$440,000
October 2015	\$388,779	\$435,000
September 2015	\$453,000	\$452,000
August 2015	\$388,000	\$435,500
July 2015	\$439,000	\$445,000
June 2015	\$376,020	\$443,000

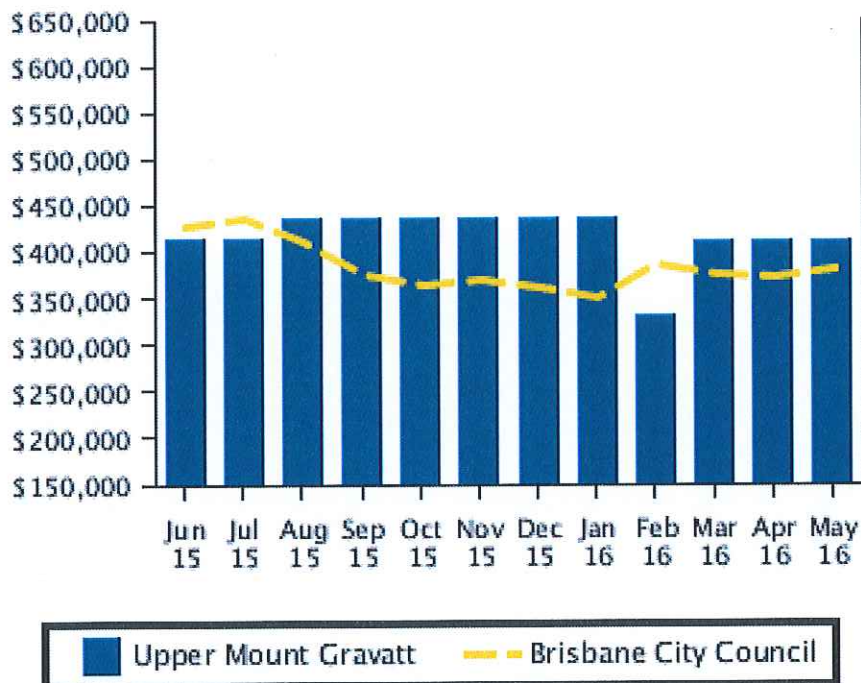
### Recent Median Unit Sale Prices



### Recent Median Land Sale Prices

Period	Upper Mount Gravatt Median Price	Brisbane City Council Median Price
May 2016	\$410,000	\$380,000
April 2016	\$410,000	\$372,500
March 2016	\$410,000	\$376,000
February 2016	\$330,000	\$385,000
January 2016	\$435,000	\$349,000
December 2015	\$435,000	\$360,000
November 2015	\$435,000	\$370,000
October 2015	\$435,000	\$365,000
September 2015	\$435,000	\$376,050
August 2015	\$435,000	\$410,000
July 2015	\$415,000	\$435,000
June 2015	\$415,000	\$427,500

### Recent Median Land Sale Prices

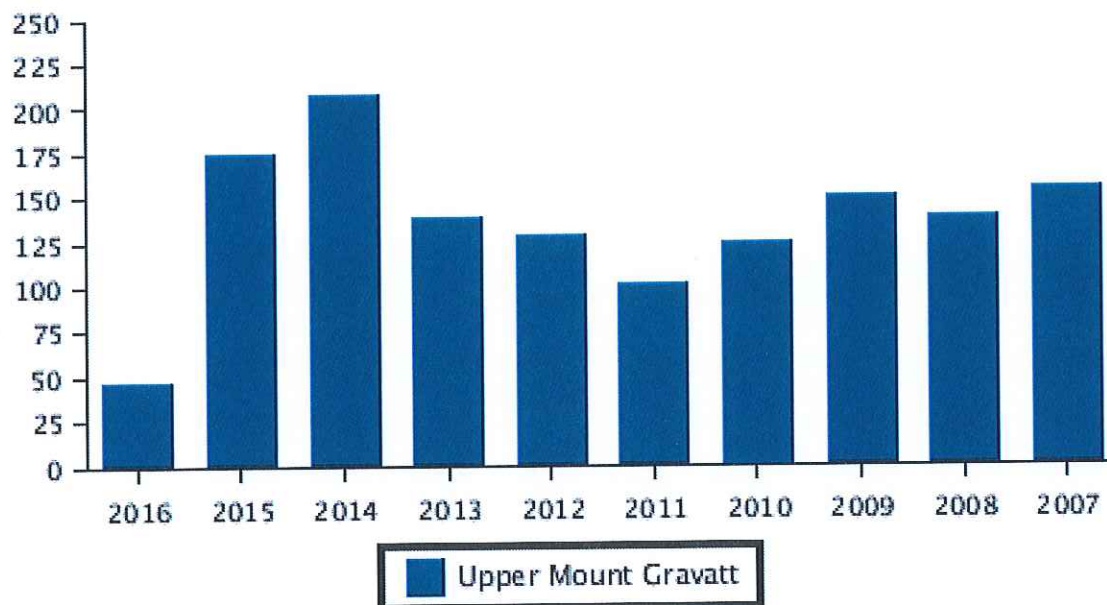


## Sales Per Annum

### House Sales Per Annum

Period	Upper Mount Gravatt
	Number
2016	46
2015	174
2014	207
2013	138
2012	129
2011	102
2010	125
2009	150
2008	139
2007	154

### House Sales Per Annum

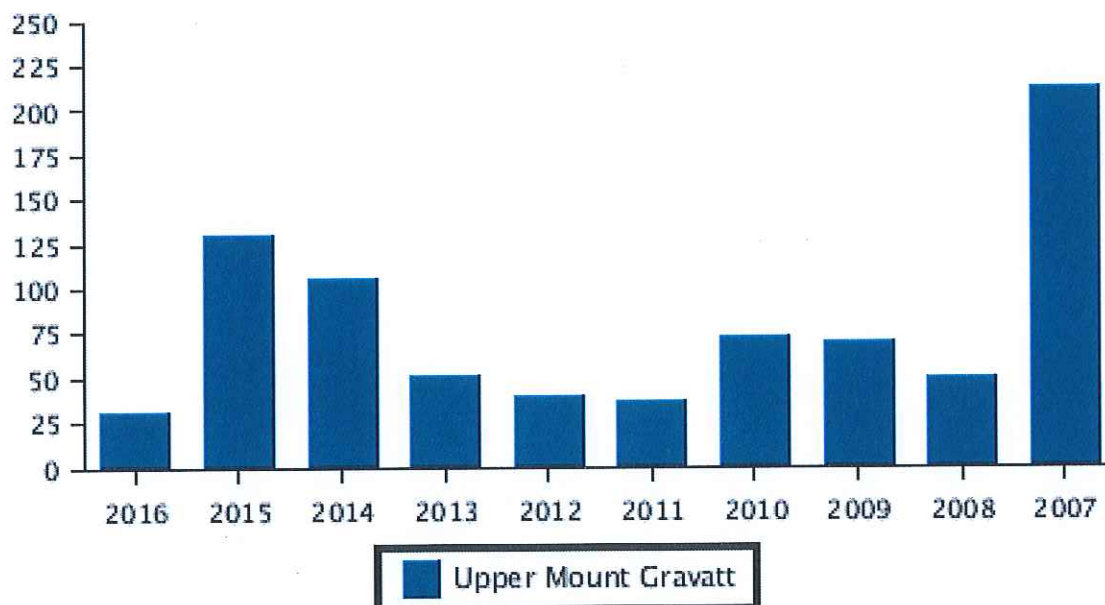




### Unit Sales Per Annum

Period	Upper Mount Gravatt
	Number
2016	31
2015	130
2014	105
2013	51
2012	40
2011	37
2010	73
2009	70
2008	50
2007	212

### Unit Sales Per Annum

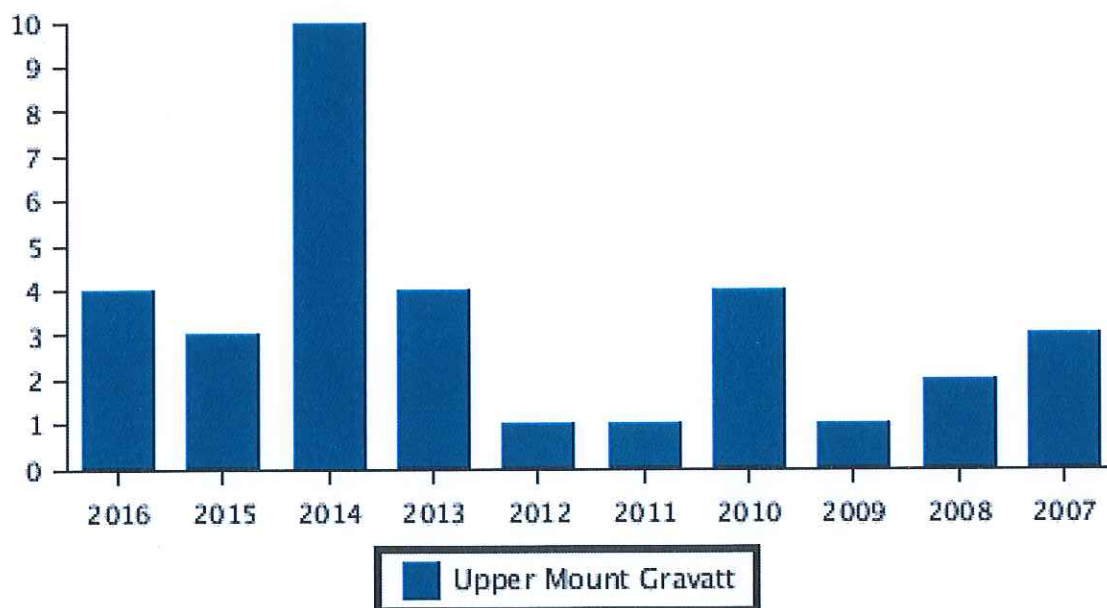




### Land Sales Per Annum

Period	Upper Mount Gravatt Number
2016	4
2015	3
2014	10
2013	4
2012	1
2011	1
2010	4
2009	1
2008	2
2007	3

### Land Sales Per Annum

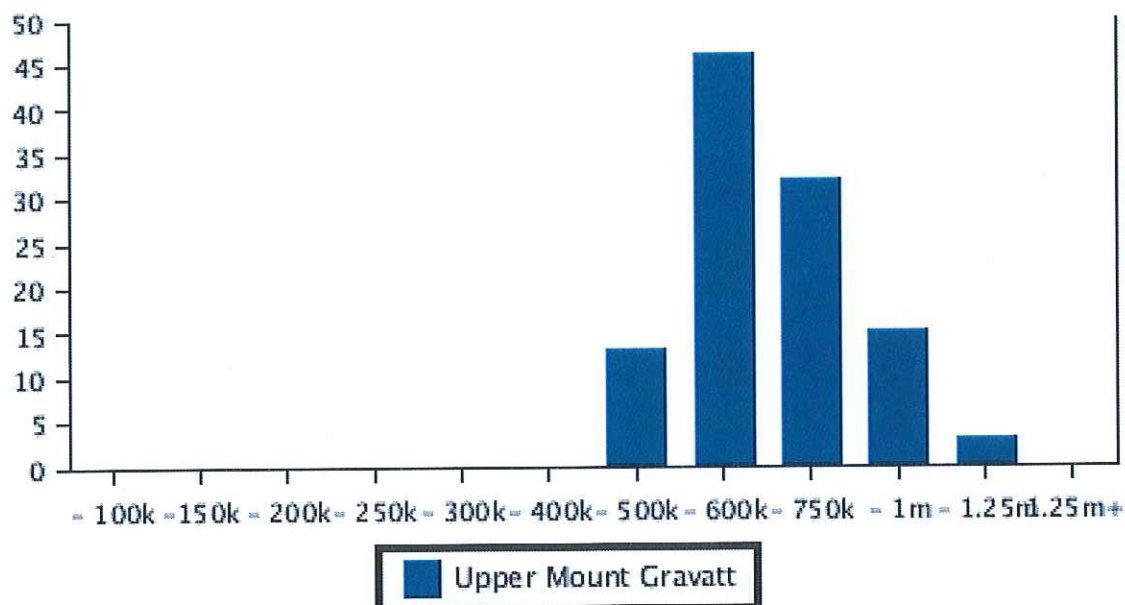


## Sales By Price

### House Sale by Price (12 months)

Price	Upper Mount Gravatt
	Number
0 - 100k	0
101 -150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	13
501 - 600k	46
601 - 750k	32
751 - 1m	15
> 1m - 1.25m	3
1.25m+	0

### House Sales By Price (12 months)

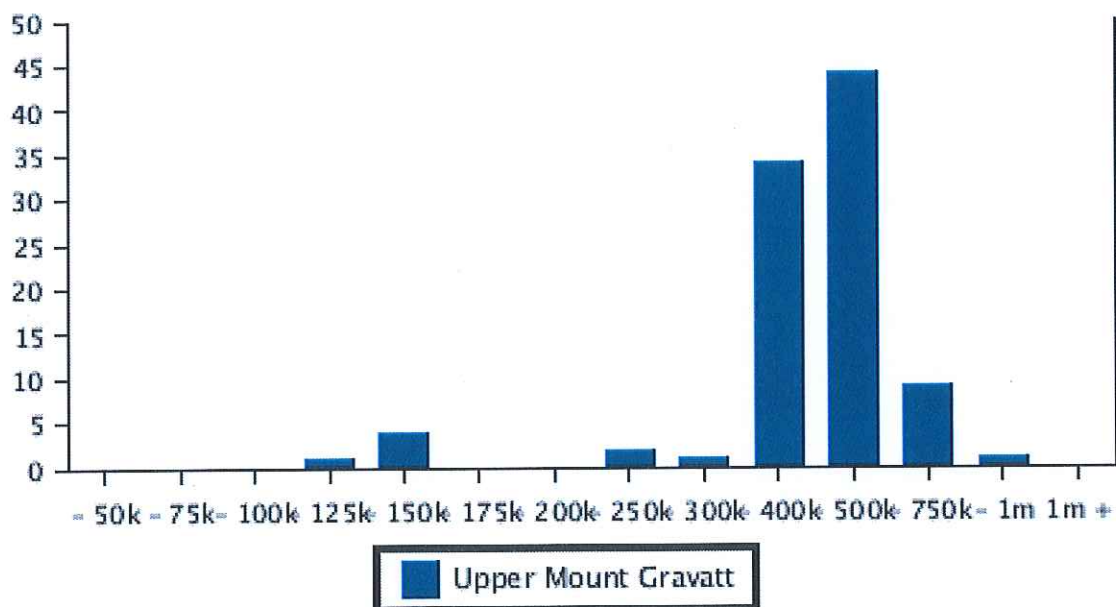




### Unit Sale by Price (12 months)

Price	Upper Mount Gravatt Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	1
126 - 150k	4
151 - 175k	0
176 - 200k	0
201 - 250k	2
251 - 300k	1
301 - 400k	34
401 - 500k	44
501 - 750k	9
751 - 1m	1
1m +	0

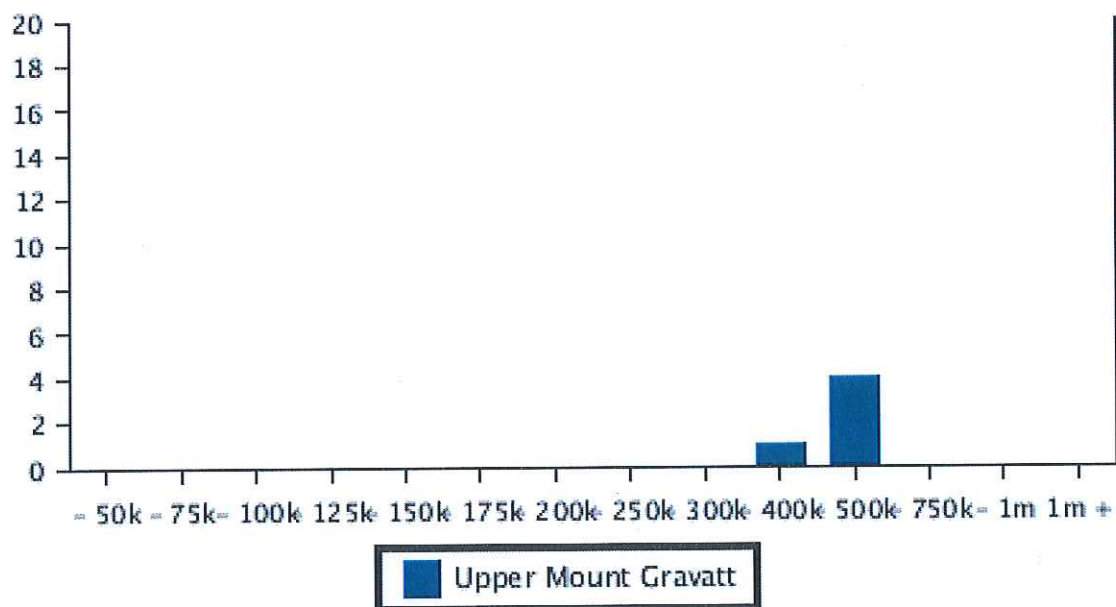
### Unit Sales By Price (12 months)



### Land Sale by Price (12 months)

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

### Land Sales By Price (12 months)



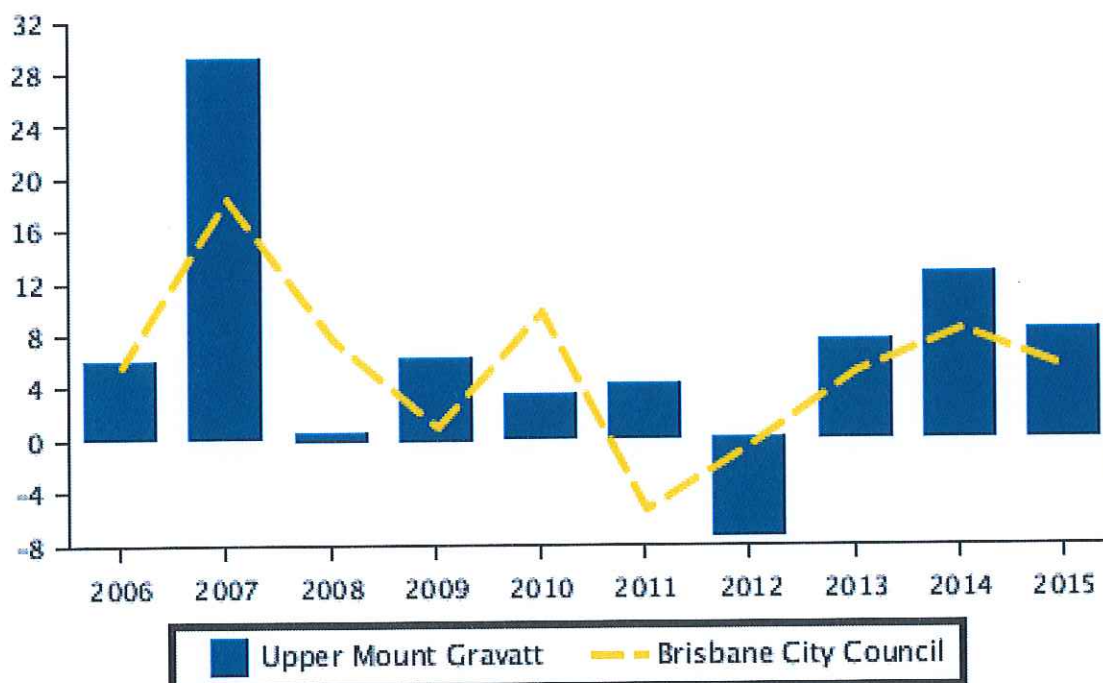


## Capital Growth Median Prices

### Capital Growth in Median Prices (Houses)

Period	Upper Mount Gravatt	Brisbane City Council
	% Change	% Change
2015	8.4%	5.4%
2014	12.7%	8.3%
2013	7.6%	5.2%
2012	-7.5%	-0.4%
2011	4.3%	-5.3%
2010	3.5%	9.8%
2009	6.3%	1%
2008	0.6%	7.6%
2007	29.2%	18.3%
2006	6%	5.7%

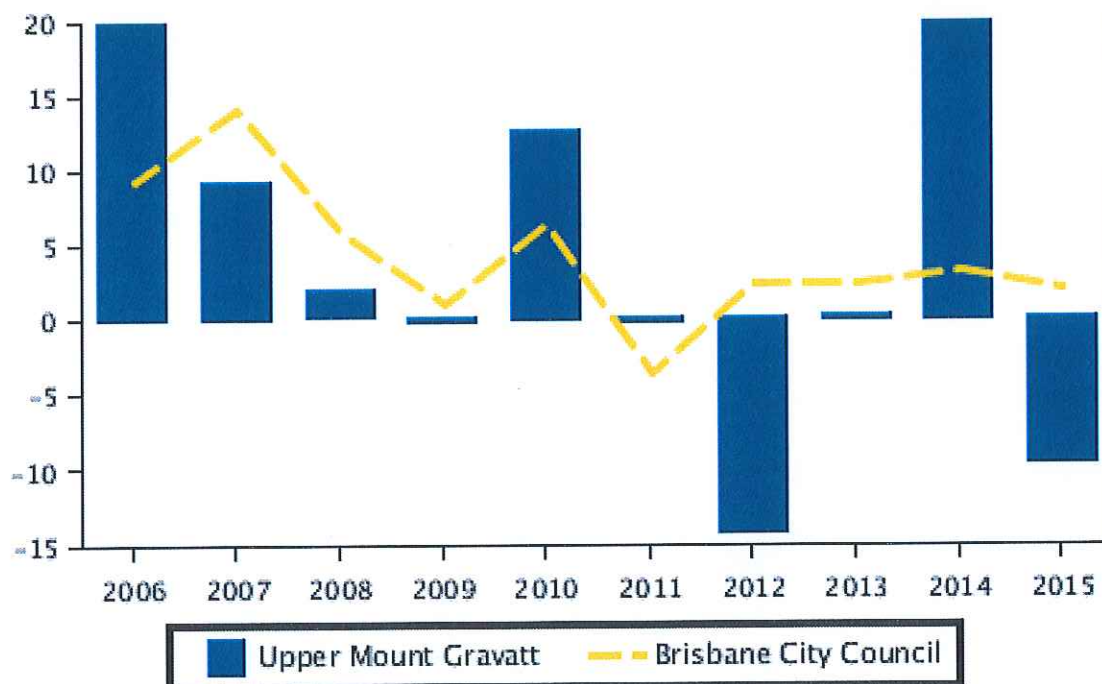
### Capital Growth in Median Prices (Houses)



### Capital Growth in Median Prices (Unit)

Period	Upper Mount Gravatt % Change	Brisbane City Council % Change
2015	-9.9%	2.1%
2014	29.5%	3.3%
2013	0.4%	2.4%
2012	-14.5%	2.5%
2011	-0.5%	-3.6%
2010	12.7%	6.4%
2009	-0.5%	1%
2008	2%	5.8%
2007	9.3%	14.1%
2006	25%	9.2%

### Capital Growth in Median Prices (Unit)

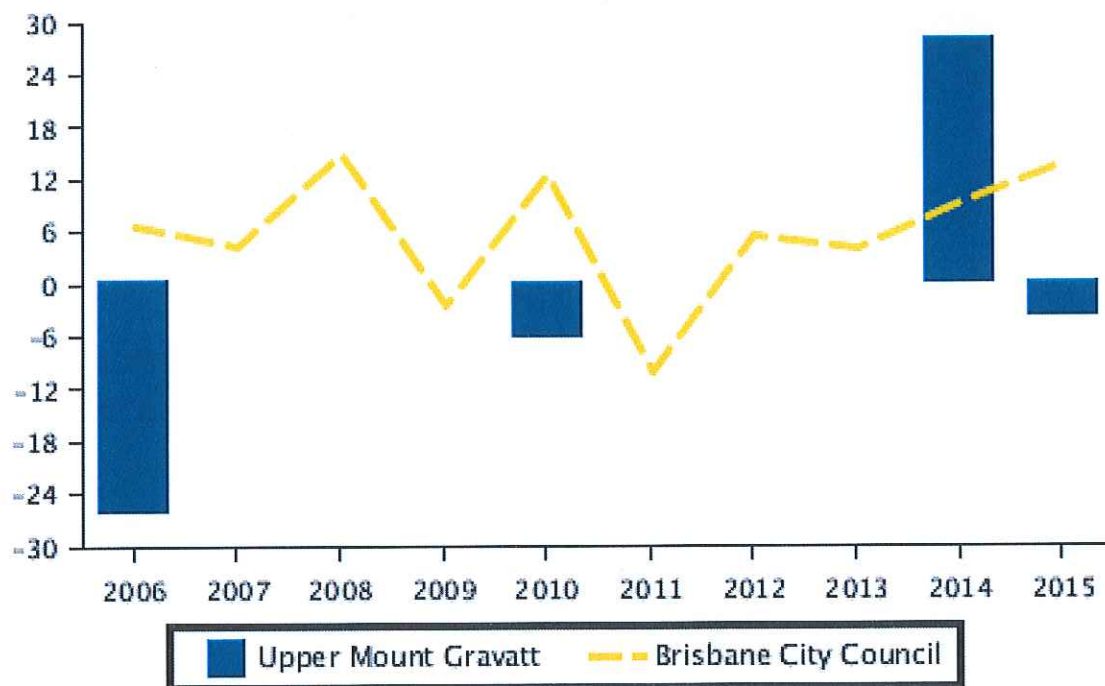




### Capital Growth in Median Prices (Land)

Period	Upper Mount Gravatt % Change	Brisbane City Council % Change
2015	-3.9%	13.6%
2014	28.2%	9.4%
2013	0%	4%
2012	0%	5.3%
2011	0%	-10.2%
2010	-6.4%	12.5%
2009	0%	-2.4%
2008	0%	14.8%
2007	0%	4.2%
2006	-26.7%	6.7%

### Capital Growth in Median Prices (Land)

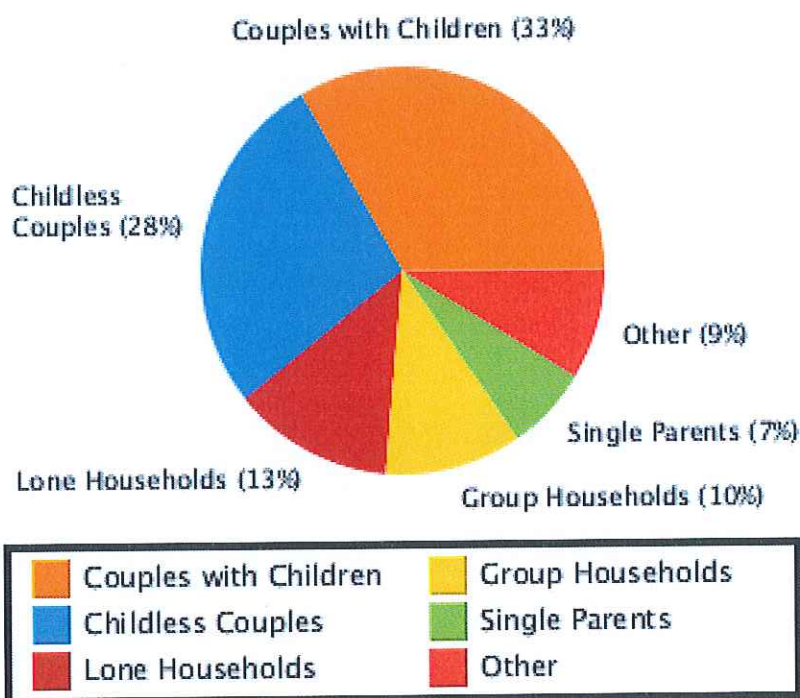


# Household

## Household Structure

Type	Percent
Couples with Children	33.3
Childless Couples	27.4
Lone Households	12.9
Group Households	10.9
Other	8.8
Single Parents	6.7

## Household Structure

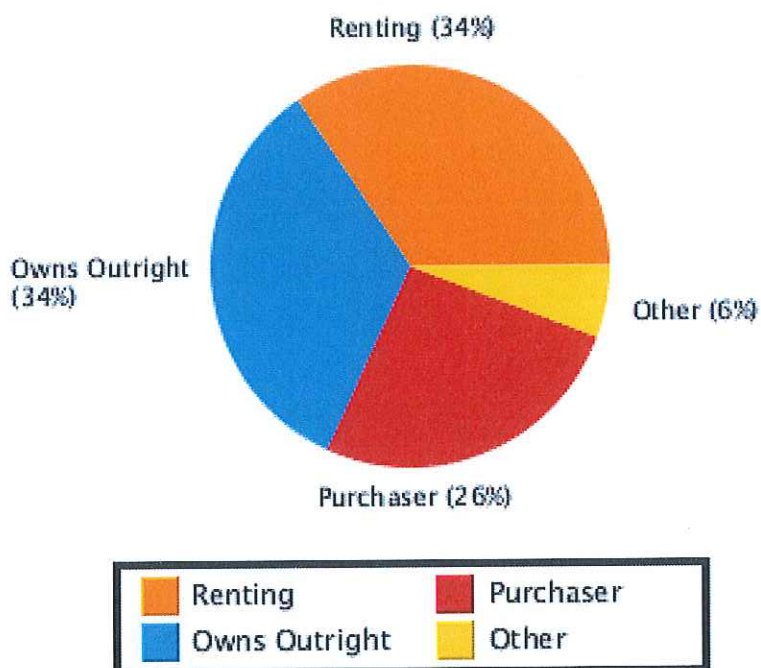




## Household Occupancy

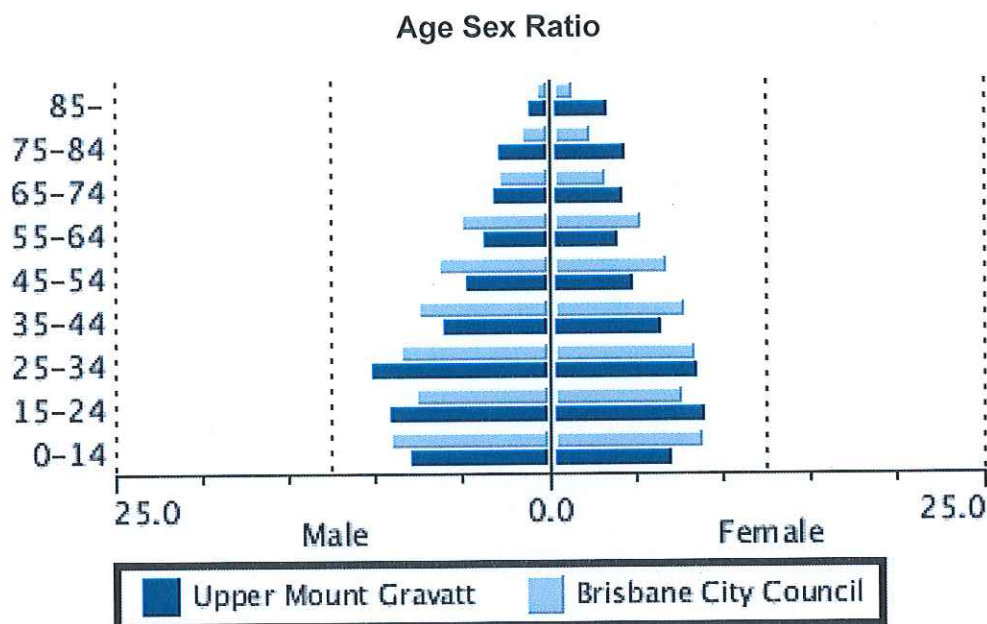
Type	Percent
Renting	34.5
Owns Outright	33.7
Purchaser	26.1
Other	5.8

## Household Occupancy



## Age Sex Ratio

Age Group	Upper Mount Gravatt		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	8.0	7.0	9.2	8.7
15-24	9.1	8.8	7.7	7.6
25-34	10.1	8.4	8.5	8.3
35-44	6.0	6.4	7.5	7.7
45-54	4.8	4.8	6.4	6.6
55-64	3.8	3.9	5.0	5.2
65-74	3.1	4.2	2.9	3.1
75-84	2.9	4.3	1.6	2.2
85-	1.1	3.3	0.6	1.2

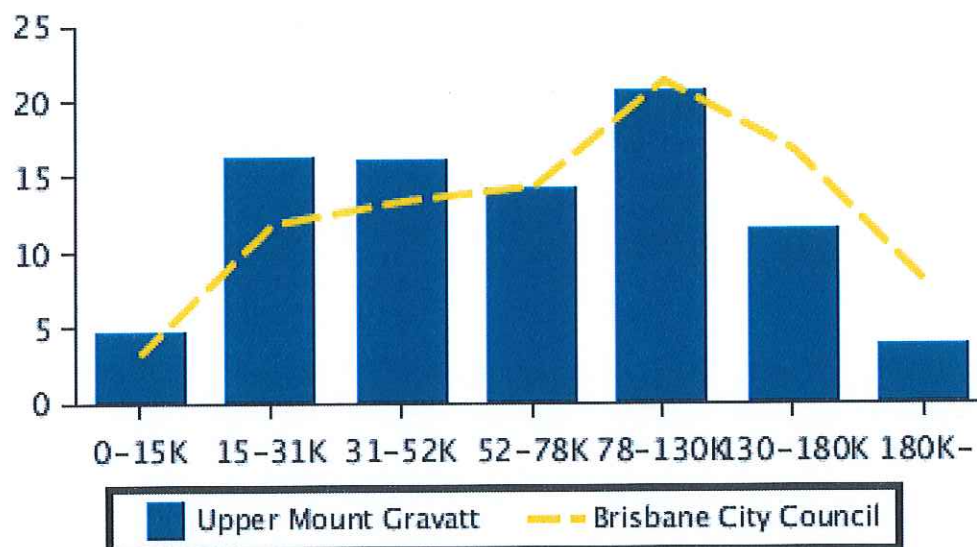




## Household Income

Income Range	Upper Mount Gravatt %	Brisbane City Council %
0-15K	4.6	3.3
15-31K	16.3	11.8
31-52K	16.1	13.4
52-78K	14.2	14.4
78-130K	20.6	21.3
130-180K	11.5	16.7
180K-	3.9	7.9

Household Income



## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
HOUSE	31	\$400,000	\$1,000,000	\$580,000	\$592,733	\$18,374,750
UNIT	16	\$345,000	\$531,000	\$434,000	\$426,906	\$6,830,500
<b>TOTAL</b>	<b>47</b>					<b>\$25,205,250</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
HOUSE	1 Bed	1	\$400,000	\$400,000	\$400,000	\$400,000
	3 Bed	21	\$495,000	\$1,000,000	\$580,000	\$586,250
	4 Bed	8	\$532,000	\$780,000	\$576,500	\$606,687
	5+ Bed	1	\$810,000	\$810,000	\$810,000	\$810,000
UNIT	2 Bed	10	\$345,000	\$512,000	\$387,000	\$409,950
	3 Bed	4	\$400,000	\$531,000	\$447,500	\$456,500
	N/A	2	\$430,000	\$475,000	\$452,500	\$452,500
<b>TOTAL</b>		<b>47</b>				<b>\$536,281</b>



## Sold Properties



### 6 Abbeville Street Upper Mount Gravatt QLD 4122

Sale Price: \$552,000

Sale Date: 9 Apr 2016

Area: 534m2

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



### 92 Barkoola Street Upper Mount Gravatt QLD 4122

Sale Price: \$580,000

Sale Date: 21 Jun 2016

Area: 476m2

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



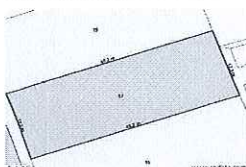
### 26 Belcaro Street Upper Mount Gravatt QLD 4122

Sale Price: \$530,000

Sale Date: 14 Jun 2016

Area: 680m2

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



### 17 Cremin Street Upper Mount Gravatt QLD 4122

Sale Price: \$1,000,000

Sale Date: 20 Jun 2016

Area: 764m2

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



### 95 Cremin Street Upper Mount Gravatt QLD 4122

Sale Price: \$810,000

Sale Date: 13 May 2016

Area: 761m2

Attributes: 6 Beds, 3 Baths, 5 Car Spaces, 5 Lock Up Garages



### **67 Dawson Road Upper Mount Gravatt QLD 4122**

Sale Price: \$580,000

Sale Date: 21 Apr 2016

Area: 485m2

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



### **27 Dupre Street Upper Mount Gravatt QLD 4122**

Sale Price: \$578,000

Sale Date: 25 May 2016

Area: 607m2

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



### **18/16 Hertford Street Upper Mount Gravatt QLD 4122**

Sale Price: \$445,000

Sale Date: 11 Jun 2016

Area: 168m2 Approx

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

### **11/20 Hertford Street Upper Mount Gravatt QLD 4122**

Sale Price: \$438,000

Sale Date: 15 Apr 2016

Area: 103m2

Attributes: 2 Beds, 2 Baths

### **12/20 Hertford Street Upper Mount Gravatt QLD 4122**

Sale Price: \$531,000

Sale Date: 13 Apr 2016

Area: 154m2

Attributes: 3 Beds, 2 Baths, 2 Car Spaces

### **15/20 Hertford Street Upper Mount Gravatt QLD 4122**

Sale Price: \$462,500

Sale Date: 13 Apr 2016

Area: 103m2

Attributes: 2 Beds, 2 Baths





### 7/44 Kelburn Street Upper Mount Gravatt QLD 4122

Sale Price: \$383,000

Sale Date: 24 May 2016

Area: 103m2

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



### 112 Kemsie Road Upper Mount Gravatt QLD 4122

Sale Price: \$532,000

Sale Date: 23 Apr 2016

Area: 546m2

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



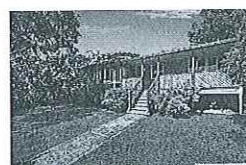
### 131 Kemsie Road Upper Mount Gravatt QLD 4122

Sale Price: \$598,000

Sale Date: 17 Jun 2016

Area: 688m2

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



### 37 Kingsway Street Upper Mount Gravatt QLD 4122

Sale Price: \$520,000

Sale Date: 2 Apr 2016

Area: 665m2

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



### 15/3 Lindwall Street Upper Mount Gravatt QLD 4122

Sale Price: \$389,000

Sale Date: 16 Apr 2016

Area: -

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



### 1681 Logan Road Upper Mount Gravatt QLD 4122

Sale Price: \$617,250

Sale Date: 16 Apr 2016

Area: 802m2

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



### 1723 Logan Road Upper Mount Gravatt QLD 4122

Sale Price: \$400,000

Sale Date: 23 Apr 2016

Area: 486m2

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



### 14/2200 Logan Road Upper Mount Gravatt QLD 4122

Sale Price: \$450,000

Sale Date: 16 Jun 2016

Area: 181m2

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

### 13/2240 Logan Road Upper Mount Gravatt QLD 4122

Sale Price: \$430,000

Sale Date: 11 Apr 2016

Area: 97m2

Attributes:

### 16/2240 Logan Road Upper Mount Gravatt QLD 4122

Sale Price: \$475,000

Sale Date: 11 Apr 2016

Area: 105m2

Attributes:



### 110 Lumley Street Upper Mount Gravatt QLD 4122

Sale Price: \$617,000

Sale Date: 3 Jun 2016

Area: 486m2

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



### 113 Lumley Street Upper Mount Gravatt QLD 4122

Sale Price: \$622,000

Sale Date: 2 May 2016

Area: 486m2

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





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### **5/8 Mascar Street Upper Mount Gravatt QLD 4122**

Sale Price: \$350,000

Sale Date: 3 Jun 2016

Area: 99m<sup>2</sup>

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



### **11/8 Mascar Street Upper Mount Gravatt QLD 4122**

Sale Price: \$355,000

Sale Date: 24 Jun 2016

Area: 117m<sup>2</sup>

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



### **5/18 Mascar Street Upper Mount Gravatt QLD 4122**

Sale Price: \$345,000

Sale Date: 23 Jun 2016

Area: 115m<sup>2</sup>

Attributes: 2 Beds, 2 Baths, 1 Car Spaces



### **13/18 Mascar Street Upper Mount Gravatt QLD 4122**

Sale Price: \$400,000

Sale Date: 19 Apr 2016

Area: 116m<sup>2</sup>

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



### **32 Nagle Street Upper Mount Gravatt QLD 4122**

Sale Price: \$780,000

Sale Date: 28 Apr 2016

Area: 584m<sup>2</sup>

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



### **330 Newnham Road Upper Mount Gravatt QLD 4122**

Sale Price: \$510,000

Sale Date: 22 Apr 2016

Area: 607m<sup>2</sup>

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



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### 417 Newnham Road Upper Mount Gravatt QLD 4122

Sale Price: \$561,000  
Sale Date: 10 Jun 2016  
Area: 698m2

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



### 472 Newnham Road Upper Mount Gravatt QLD 4122

Sale Price: \$520,000  
Sale Date: 21 Jun 2016  
Area: 584m2

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



### 1/26 Norton Street Upper Mount Gravatt QLD 4122

Sale Price: \$480,000  
Sale Date: 2 Jun 2016  
Area: -

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



### 77 Norton Street Upper Mount Gravatt QLD 4122

Sale Price: \$605,000  
Sale Date: 14 Apr 2016  
Area: 508m2

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



### 79 Norton Street Upper Mount Gravatt QLD 4122

Sale Price: \$572,500  
Sale Date: 2 Apr 2016  
Area: 508m2

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



### 73 Perkins Street Upper Mount Gravatt QLD 4122

Sale Price: \$610,000  
Sale Date: 23 May 2016  
Area: 486m2

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





### 24 Phoebus Street Upper Mount Gravatt QLD 4122

Sale Price: \$495,000

Sale Date: 7 Apr 2016

Area: 637m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces



### 8/34 Sanders Street Upper Mount Gravatt QLD 4122

Sale Price: \$512,000

Sale Date: 7 Apr 2016

Area: 974m2 Approx

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



### 101 Somerfield Street Upper Mount Gravatt QLD 4122

Sale Price: \$580,000

Sale Date: 2 Apr 2016

Area: 441m2

Attributes: 3 Beds, 1 Baths, 2 Car Spaces



### 10/40 Tryon Street Upper Mount Gravatt QLD 4122

Sale Price: \$385,000

Sale Date: 1 Jun 2016

Area: 141m2

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



### 19 Valmar Street Upper Mount Gravatt QLD 4122

Sale Price: \$590,000

Sale Date: 3 Apr 2016

Area: 640m2

Attributes: 3 Beds, 1 Baths



### 7 Vega Street Upper Mount Gravatt QLD 4122

Sale Price: \$573,000

Sale Date: 12 Jun 2016

Area: 541m2

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





### 13 Vega Street Upper Mount Gravatt QLD 4122

Sale Price: \$610,000  
Sale Date: 24 May 2016  
Area: 526m<sup>2</sup>

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



### 33 Wanda Road Upper Mount Gravatt QLD 4122

Sale Price: \$650,000  
Sale Date: 30 May 2016  
Area: 413m<sup>2</sup>

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



### 168 Wanda Road Upper Mount Gravatt QLD 4122

Sale Price: \$536,000  
Sale Date: 9 May 2016  
Area: 632m<sup>2</sup>

Attributes: 3 Beds, 1 Baths



### 42 Wemvern Street Upper Mount Gravatt QLD 4122

Sale Price: \$565,000  
Sale Date: 8 Jun 2016  
Area: 647m<sup>2</sup>

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



### 111 Wishart Road Upper Mount Gravatt QLD 4122

Sale Price: \$501,000  
Sale Date: 16 May 2016  
Area: 607m<sup>2</sup>

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



### 184 Wishart Road Upper Mount Gravatt QLD 4122

Sale Price: \$580,000  
Sale Date: 17 May 2016  
Area: 696m<sup>2</sup>

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



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