
A Nobel approach
to Real Estate™

Virginia

April—June 2016

THE Adam
Nobel TEAM



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Area Profile

The size of Virginia is approximately 3 square kilometres. It has 4 parks covering nearly 13% of total area.

The population of Virginia in 2006 was 1,842 people. By 2011 the population was 2,060 showing a population growth of 11% in the area during that time.

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

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

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

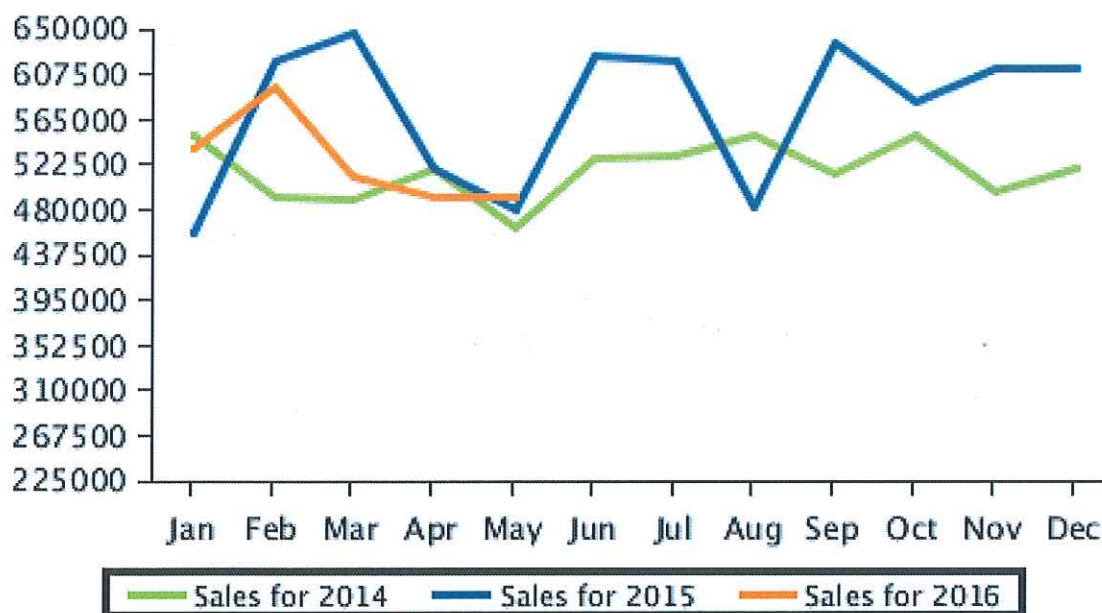
In 2006, 73.3% of the homes in Virginia were owner-occupied compared with 71.6% in 2011.

Currently the median sales price of houses in the area is 492,500.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$550,000	\$458,000	\$538,750
February	\$492,000	\$620,000	\$595,500
March	\$490,500	\$647,500	\$510,000
April	\$519,500	\$517,750	\$492,500
May	\$463,000	\$480,000	\$492,500
June	\$529,000	\$625,000	\$0
July	\$530,000	\$620,000	\$0
August	\$550,000	\$483,249	\$0
September	\$512,500	\$636,000	\$0
October	\$550,000	\$580,000	\$0
November	\$497,000	\$613,250	\$0
December	\$519,500	\$613,250	\$0

Median Sale Price

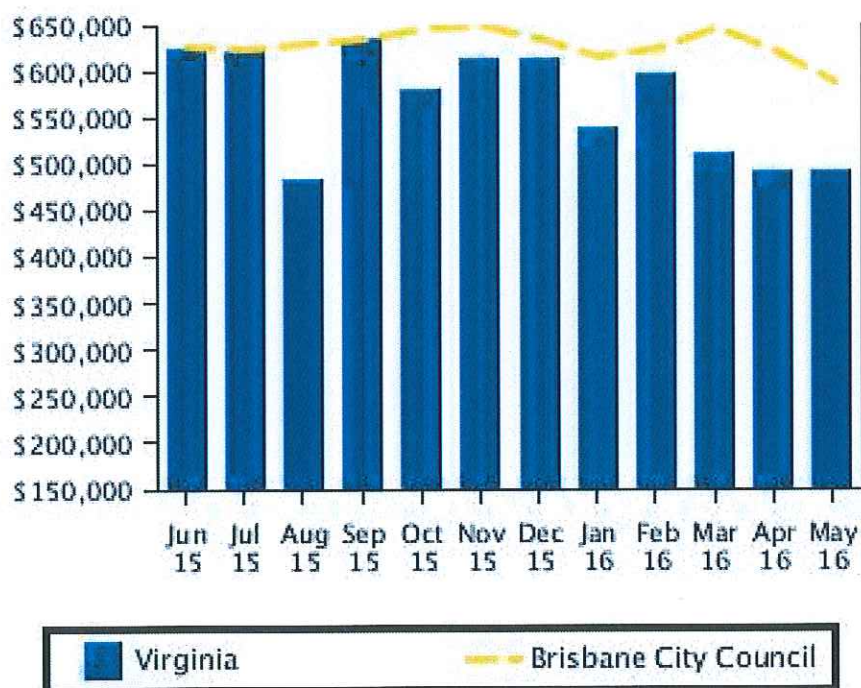


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Virginia Median Price	Brisbane City Council Median Price
May 2016	\$492,500	\$588,065
April 2016	\$492,500	\$620,000
March 2016	\$510,000	\$645,000
February 2016	\$595,500	\$622,500
January 2016	\$538,750	\$614,875
December 2015	\$613,250	\$635,000
November 2015	\$613,250	\$649,900
October 2015	\$580,000	\$645,000
September 2015	\$636,000	\$635,000
August 2015	\$483,249	\$630,000
July 2015	\$620,000	\$625,000
June 2015	\$625,000	\$625,500

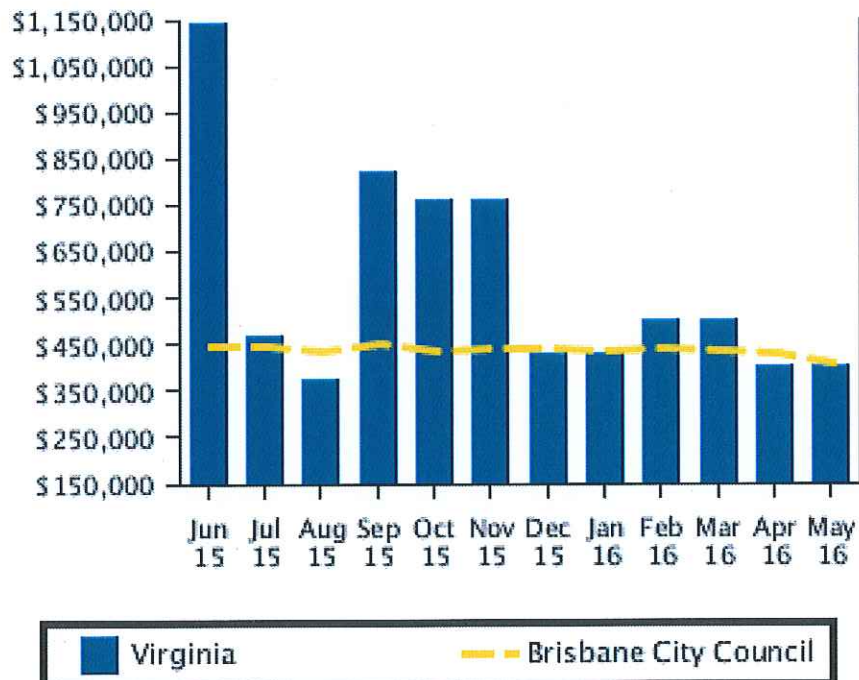
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Virginia Median Price	Brisbane City Council Median Price
May 2016	\$400,000	\$408,750
April 2016	\$400,000	\$429,500
March 2016	\$500,000	\$435,000
February 2016	\$500,000	\$441,050
January 2016	\$427,500	\$432,500
December 2015	\$427,500	\$440,000
November 2015	\$760,000	\$440,000
October 2015	\$760,000	\$435,000
September 2015	\$820,000	\$452,000
August 2015	\$375,000	\$435,500
July 2015	\$470,000	\$445,000
June 2015	\$1,142,500	\$443,000

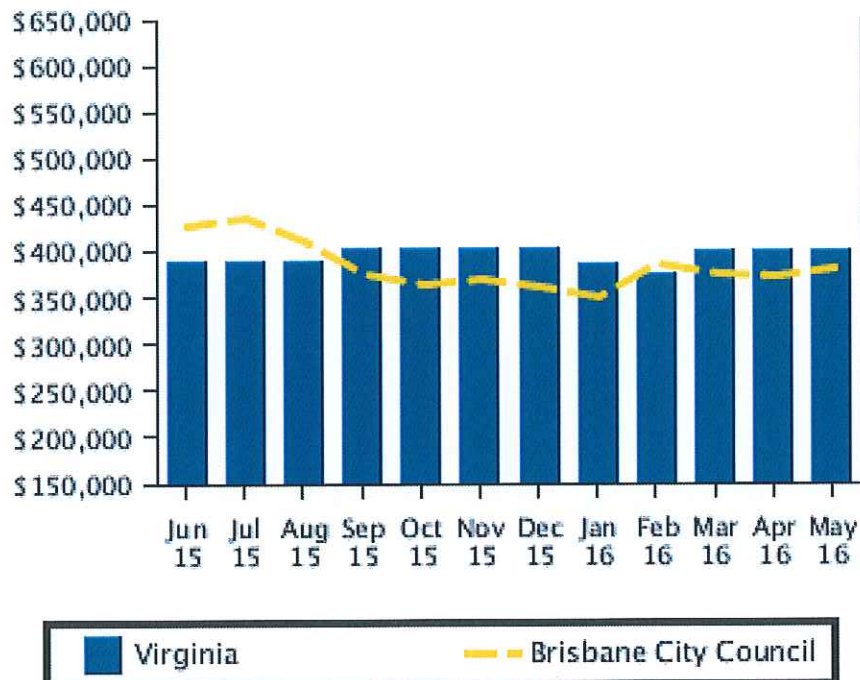
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Virginia Median Price	Brisbane City Council Median Price
May 2016	\$400,000	\$380,000
April 2016	\$400,000	\$372,500
March 2016	\$400,000	\$376,000
February 2016	\$375,000	\$385,000
January 2016	\$385,000	\$349,000
December 2015	\$402,500	\$360,000
November 2015	\$402,500	\$370,000
October 2015	\$402,500	\$365,000
September 2015	\$402,500	\$376,050
August 2015	\$389,000	\$410,000
July 2015	\$389,000	\$435,000
June 2015	\$389,000	\$427,500

Recent Median Land Sale Prices

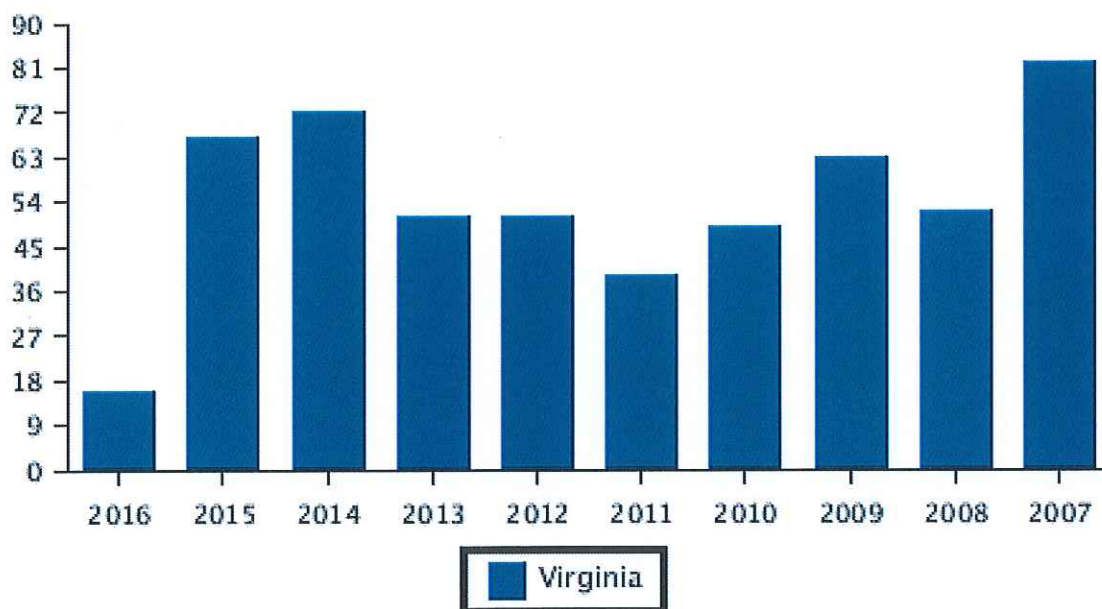


Sales Per Annum

House Sales Per Annum

Period	Virginia Number
2016	16
2015	67
2014	72
2013	51
2012	51
2011	39
2010	49
2009	63
2008	52
2007	82

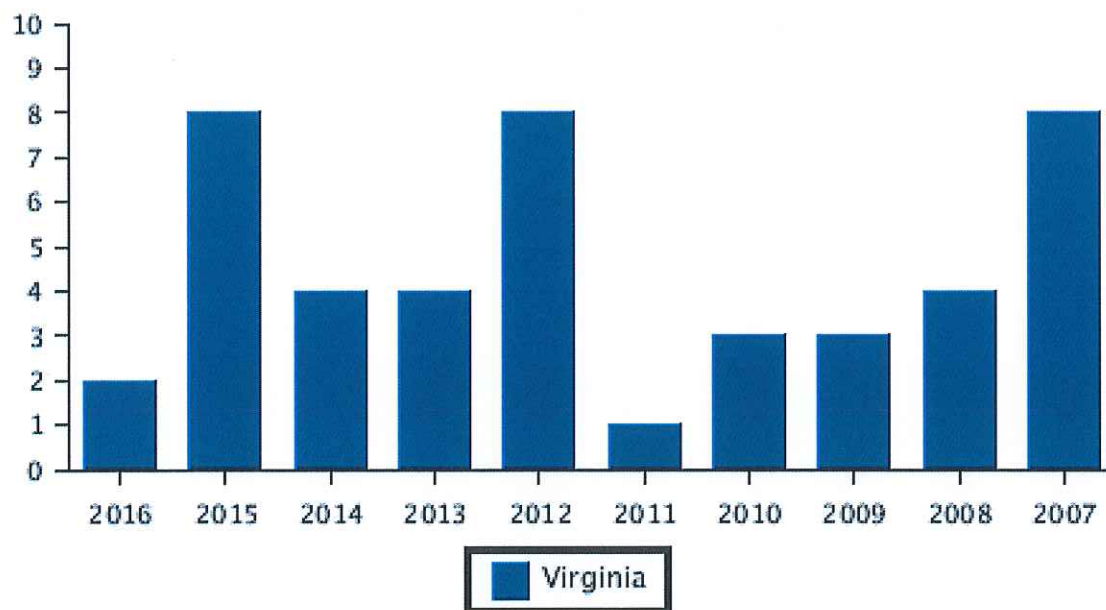
House Sales Per Annum



Unit Sales Per Annum

Period	Virginia Number
2016	2
2015	8
2014	4
2013	4
2012	8
2011	1
2010	3
2009	3
2008	4
2007	8

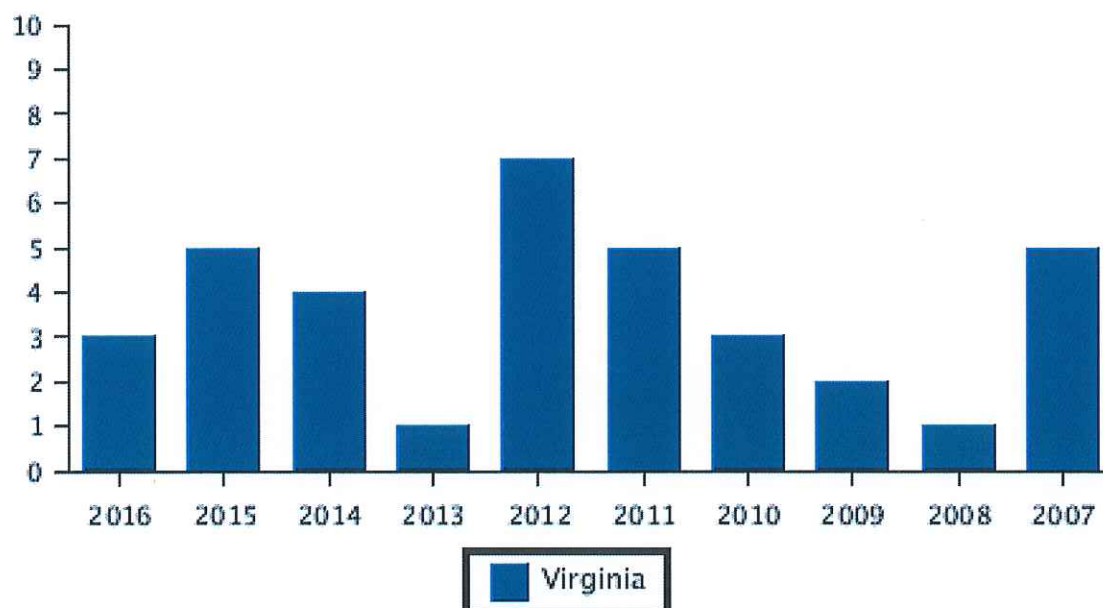
Unit Sales Per Annum



Land Sales Per Annum

Period	Virginia Number
2016	3
2015	5
2014	4
2013	1
2012	7
2011	5
2010	3
2009	2
2008	1
2007	5

Land Sales Per Annum

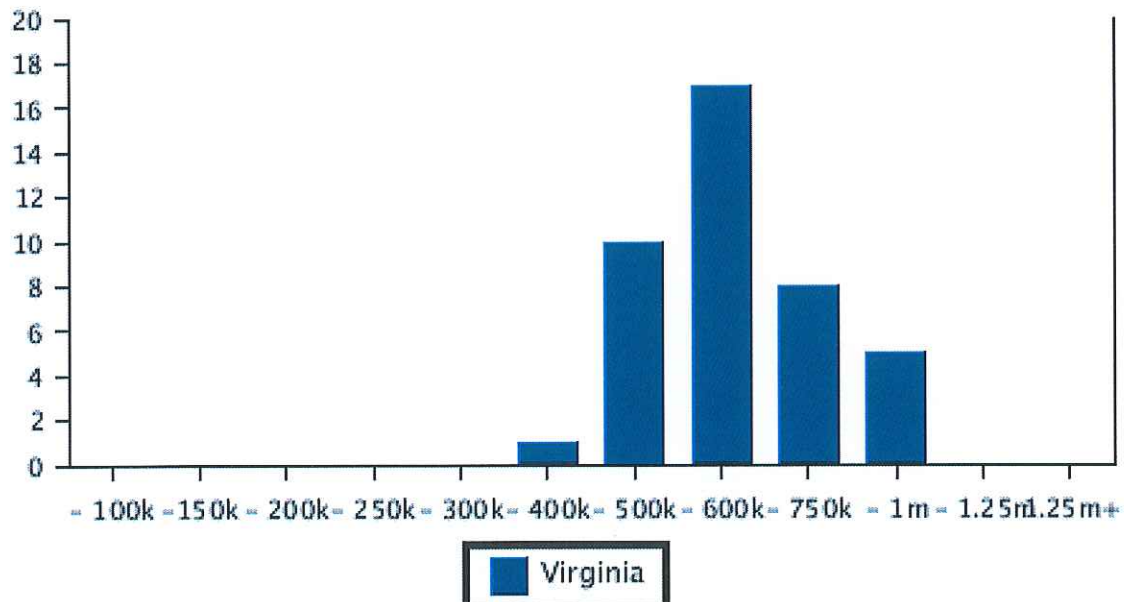


Sales By Price

House Sale by Price (12 months)

Price	Virginia
	Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	1
401 - 500k	10
501 - 600k	17
601 - 750k	8
751 - 1m	5
> 1m - 1.25m	0
1.25m+	0

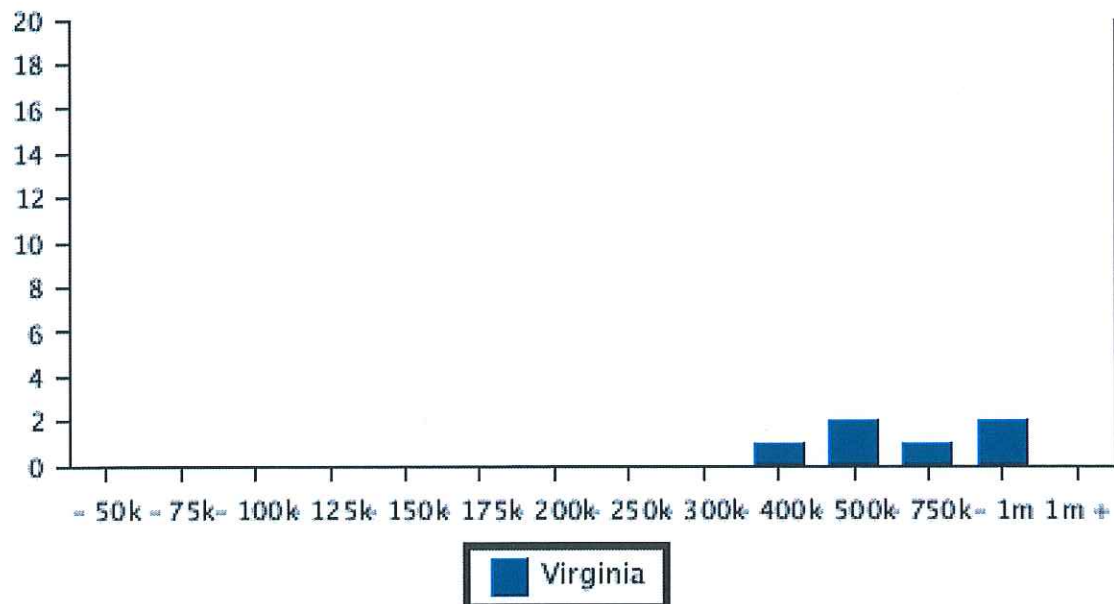
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Virginia 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	2
501 - 750k	1
751 - 1m	2
1m +	0

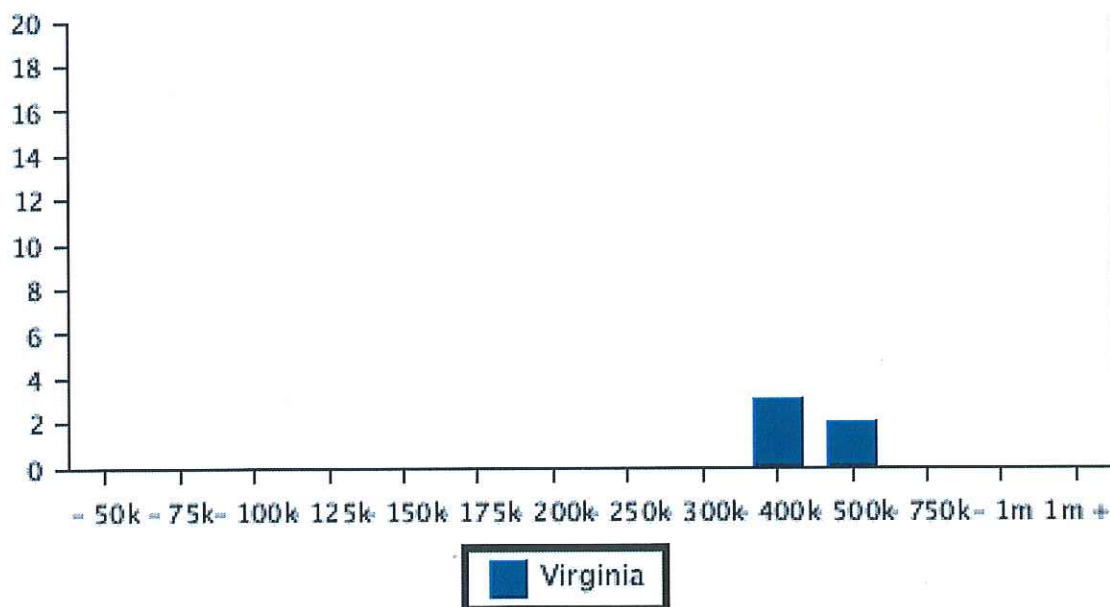
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Virginia 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	3
401 - 500k	2
501 - 750k	0
751 - 1m	0
1m +	0

Land Sales By Price (12 months)

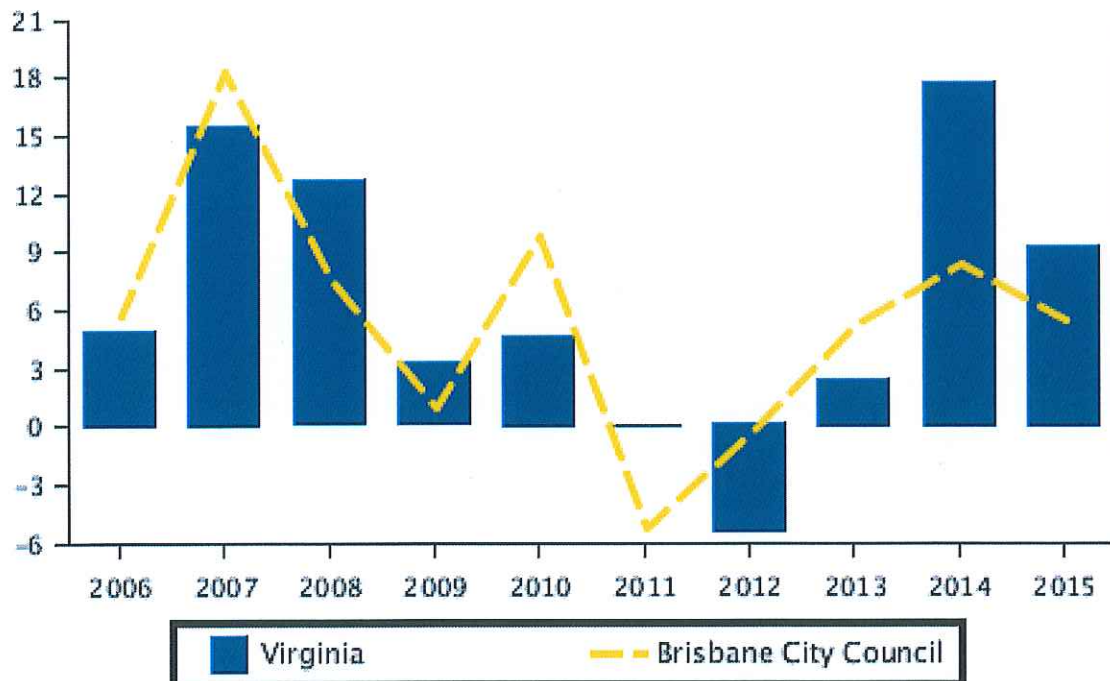


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Virginia % Change	Brisbane City Council % Change
2015	9.3%	5.4%
2014	17.8%	8.3%
2013	2.4%	5.2%
2012	-5.6%	-0.4%
2011	0%	-5.3%
2010	4.7%	9.8%
2009	3.3%	1%
2008	12.7%	7.6%
2007	15.5%	18.3%
2006	4.9%	5.7%

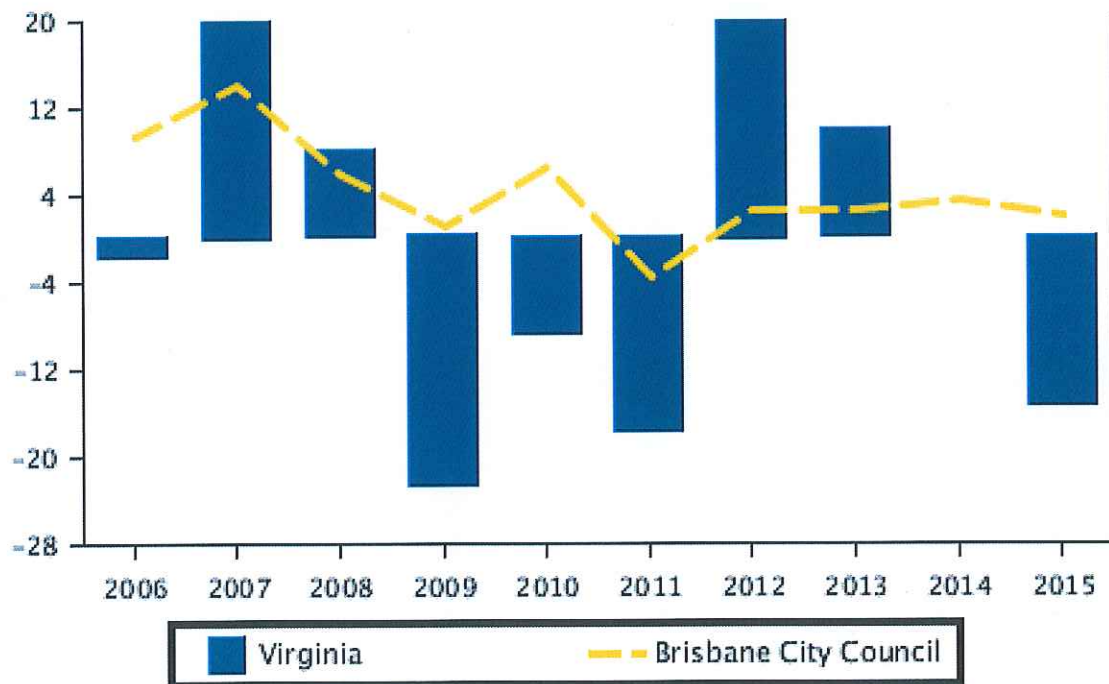
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Virginia % Change	Brisbane City Council % Change
2015	-15.7%	2.1%
2014	0%	3.3%
2013	10.1%	2.4%
2012	27.1%	2.5%
2011	-17.9%	-3.6%
2010	-9%	6.4%
2009	-23.1%	1%
2008	8.1%	5.8%
2007	41.4%	14.1%
2006	-2%	9.2%

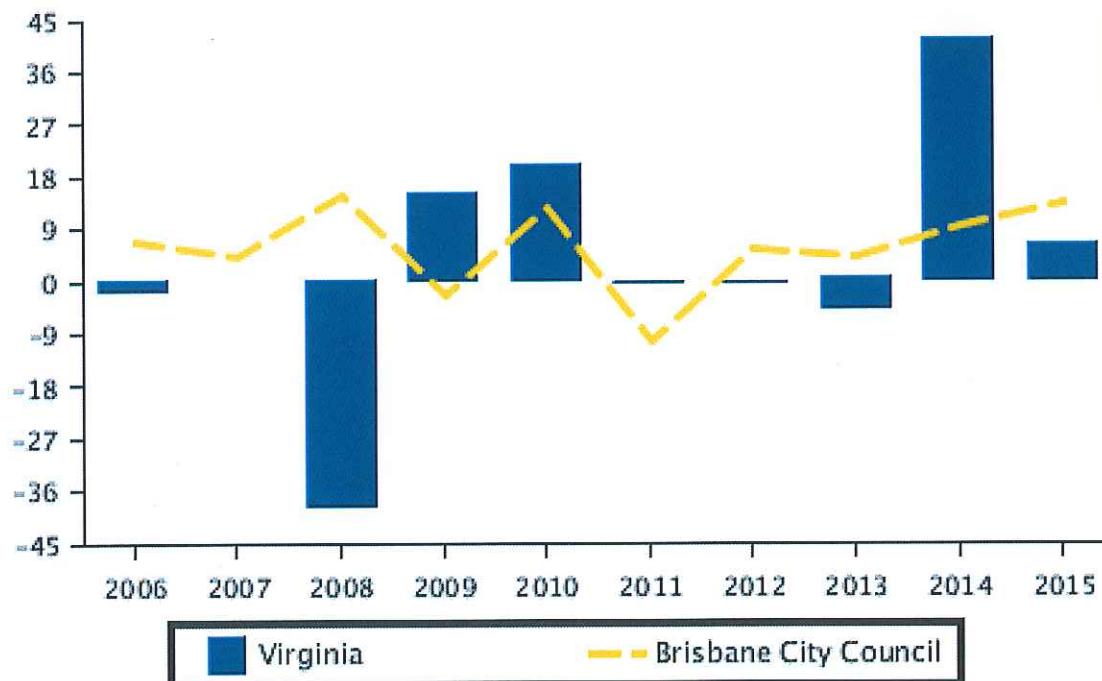
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Virginia % Change	Brisbane City Council % Change
2015	6.2%	13.6%
2014	41.9%	9.4%
2013	-5.4%	4%
2012	0%	5.3%
2011	0%	-10.2%
2010	20%	12.5%
2009	15.4%	-2.4%
2008	-38.9%	14.8%
2007	0%	4.2%
2006	-2%	6.7%

Capital Growth in Median Prices (Land)

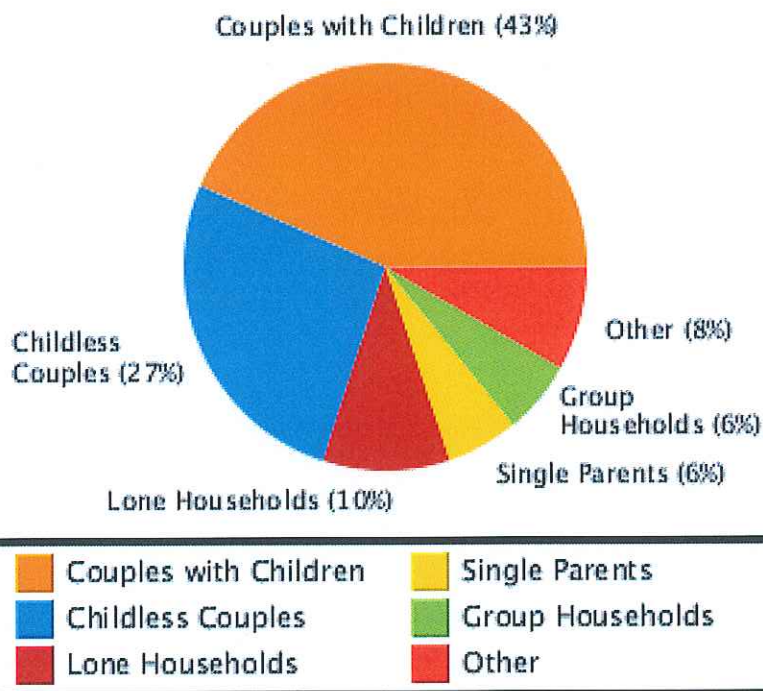


Household

Household Structure

Type	Percent
Couples with Children	43.4
Childless Couples	26.5
Lone Households	10.2
Other	8.3
Single Parents	5.8
Group Households	5.8

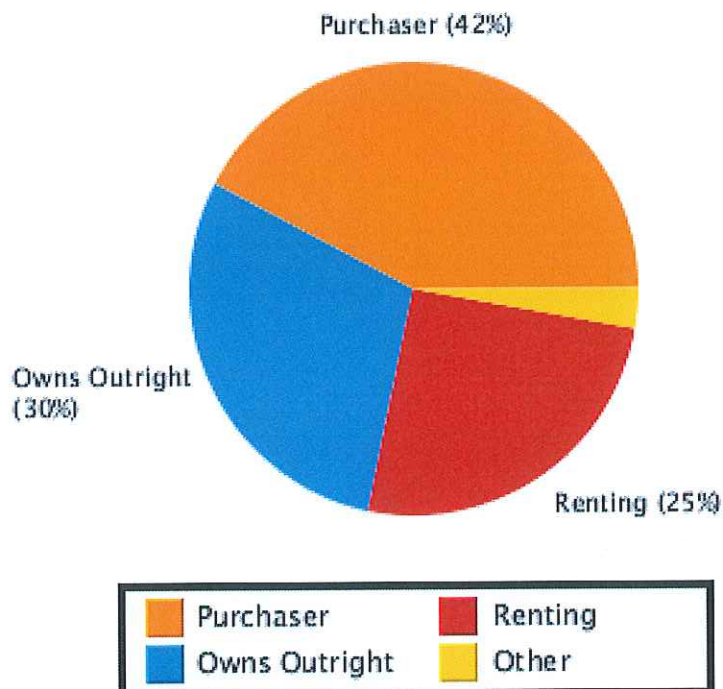
Household Structure



Household Occupancy

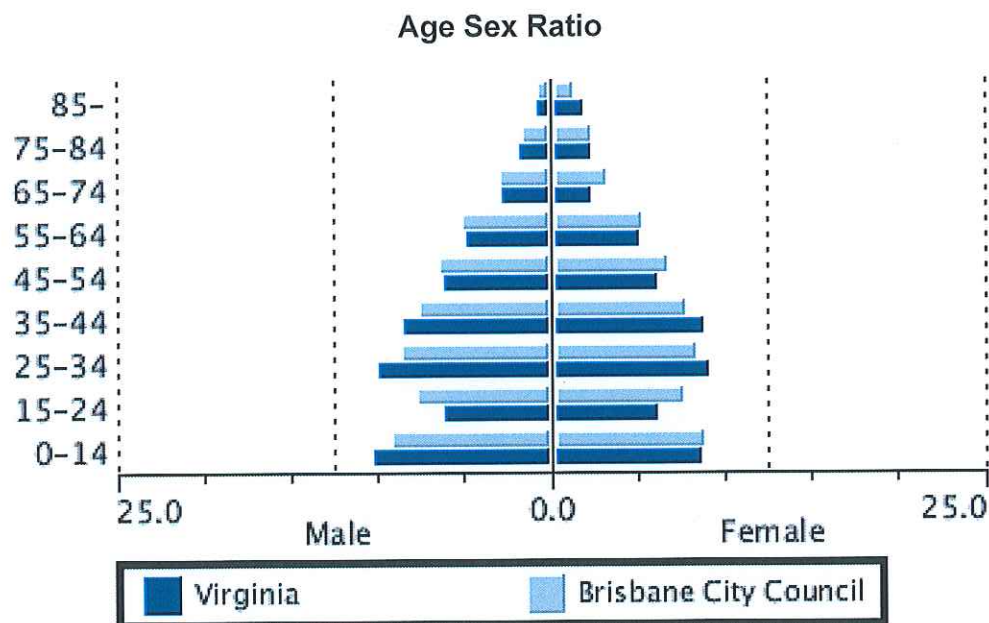
Type	Percent
Purchaser	42.2
Owns Outright	29.4
Renting	25.4
Other	2.9

Household Occupancy



Age Sex Ratio

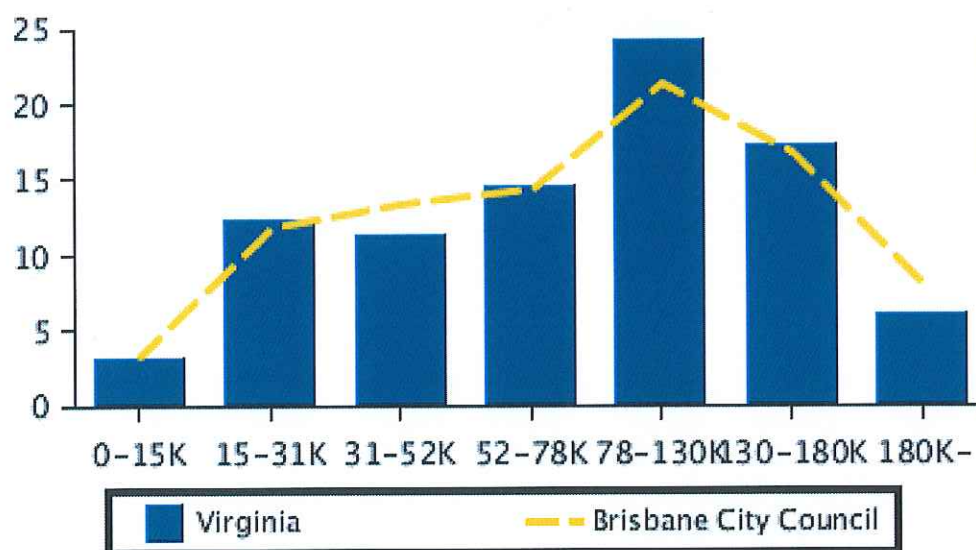
Age Group	Virginia		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	10.2	8.5	9.2	8.7
15-24	6.1	6.1	7.7	7.6
25-34	9.8	9.0	8.5	8.3
35-44	8.4	8.7	7.5	7.7
45-54	6.1	6.0	6.4	6.6
55-64	4.7	5.0	5.0	5.2
65-74	2.7	2.3	2.9	3.1
75-84	1.7	2.2	1.6	2.2
85-	0.6	1.8	0.6	1.2



Household Income

Income Range	Virginia %	Brisbane City Council %
0-15K	3.1	3.3
15-31K	12.3	11.8
31-52K	11.3	13.4
52-78K	14.5	14.4
78-130K	24.3	21.3
130-180K	17.2	16.7
180K-	6.1	7.9

Household Income





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	1					
COMMERCIAL	2	\$1,900,000	\$2,300,000	\$2,100,000	\$2,100,000	\$4,200,000
HOUSE	5	\$476,500	\$750,050	\$505,000	\$551,310	\$2,756,550
LAND	1	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000
UNIT	2	\$400,000	\$450,000	\$425,000	\$425,000	\$850,000
TOTAL	11					\$8,206,550

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		1				
COMMERCIAL	N/A	2	\$1,900,000	\$2,300,000	\$2,100,000	\$2,100,000
HOUSE	2 Bed	2	\$476,500	\$480,000	\$478,250	\$478,250
	3 Bed	1	\$545,000	\$545,000	\$545,000	\$545,000
	4 Bed	1	\$750,050	\$750,050	\$750,050	\$750,050
	N/A	1	\$505,000	\$505,000	\$505,000	\$505,000
LAND	3 Bed	1	\$400,000	\$400,000	\$400,000	\$400,000
UNIT	4 Bed	1	\$450,000	\$450,000	\$450,000	\$450,000
	N/A	1	\$400,000	\$400,000	\$400,000	\$400,000
TOTAL		11				\$746,050



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Sold Properties

14 Kelly Road Virginia QLD 4014

Sale Price: \$505,000
Sale Date: 13 Apr 2016
Area: 600m2

Attributes:



20 Kelly Road Virginia QLD 4014

Sale Price: \$400,000
Sale Date: 14 Apr 2016
Area: 731m2

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



97 Northlink Place Virginia QLD 4014

Sale Price: \$2,300,000
Sale Date: 18 May 2016
Area: 2,094m2

Attributes:



73 Pilliga Street Virginia QLD 4014

Sale Price: \$750,050
Sale Date: 16 Jun 2016
Area: 420m2

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



7 Prince Street Virginia QLD 4014

Sale Price: \$476,500
Sale Date: 5 Apr 2016
Area: 405m2

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



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17 Raleigh Road Virginia QLD 4014

Sale Price: Not Disclosed

Sale Date: 13 May 2016

Area: 726m2

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



61 Royal Street Virginia QLD 4014

Sale Price: \$545,000

Sale Date: 22 Apr 2016

Area: 607m2

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



43/1 Saltash Street Virginia QLD 4014

Sale Price: \$450,000

Sale Date: 5 Apr 2016

Area: 4,780m2

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



4/8 Shannon Place Virginia QLD 4014

Sale Price: \$400,000

Sale Date: 11 Apr 2016

Area: 191m2 Approx

Attributes: 4 Car Spaces



25 Wellington Street Virginia QLD 4014

Sale Price: \$480,000

Sale Date: 28 Apr 2016

Area: 647m2

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



45 Yarraman Place Virginia QLD 4014

Sale Price: \$1,900,000

Sale Date: 1 Apr 2016

Area: 3,135m2

Attributes: 18 Car Spaces



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