
A Nobel approach
to Real Estate™

Wacol

April—June 2016

THE Adam
Nobel TEAM



Mobile 0417 007 001
Facsimile 07 3844 7395
adam.nobel@spaceproperty.com.au
www.adamnobel.com.au
130 Vulture Street,
WEST END QLD 4101



Space Property South Brisbane
130 Vulture Street, SOUTH BRISBANE
QLD 4101 AUS
Ph: +61(07)38464333 Fax: +61(07)38447395
Email: southbrisbane@spaceproperty.com.au

Area Profile

The size of Wacol is approximately 19 square kilometres. It has 4 parks covering nearly 5% of total area.

The population of Wacol in 2006 was 2,586 people. By 2011 the population was 2,963 showing a population growth of 14% in the area during that time.

The predominant age group in Wacol is 25-34 years.

Households in Wacol are primarily couples with children and are likely to be repaying between \$1400 - \$1800 per month on mortgage repayments.

In general, people in Wacol work in a non-specific occupation.

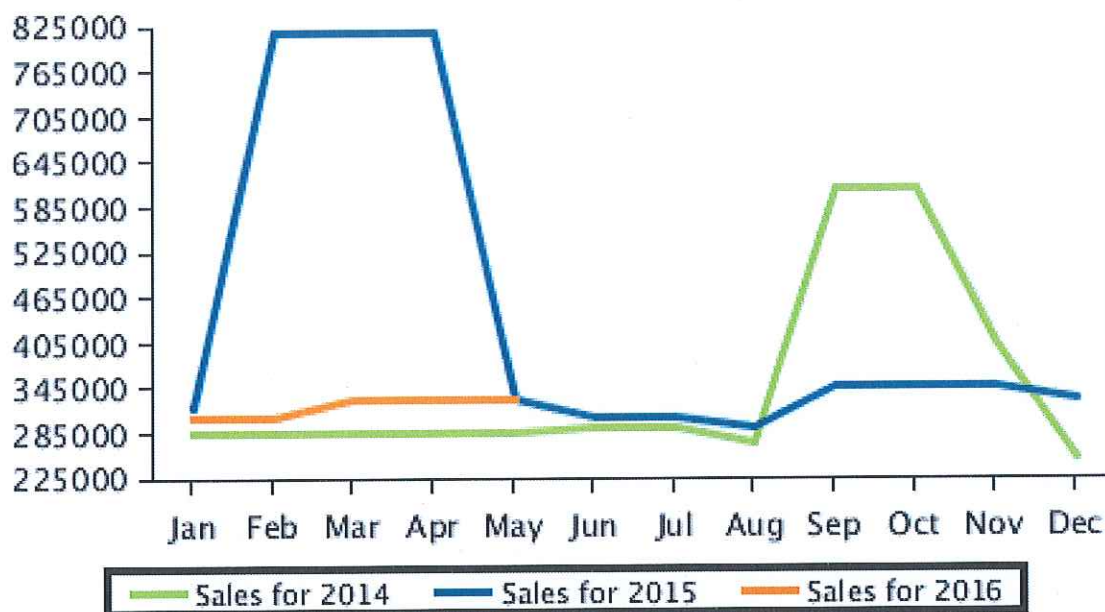
In 2006, 61.5% of the homes in Wacol were owner-occupied compared with 62.5% in 2011.

Currently the median sales price of houses in the area is 329,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$285,000	\$320,000	\$303,750
February	\$285,000	\$817,567	\$303,750
March	\$285,000	\$817,567	\$329,000
April	\$285,000	\$817,567	\$329,000
May	\$285,000	\$330,000	\$329,000
June	\$290,000	\$303,500	\$0
July	\$293,000	\$303,500	\$0
August	\$270,000	\$291,000	\$0
September	\$610,000	\$345,000	\$0
October	\$610,000	\$345,000	\$0
November	\$405,000	\$345,000	\$0
December	\$250,000	\$330,000	\$0

Median Sale Price

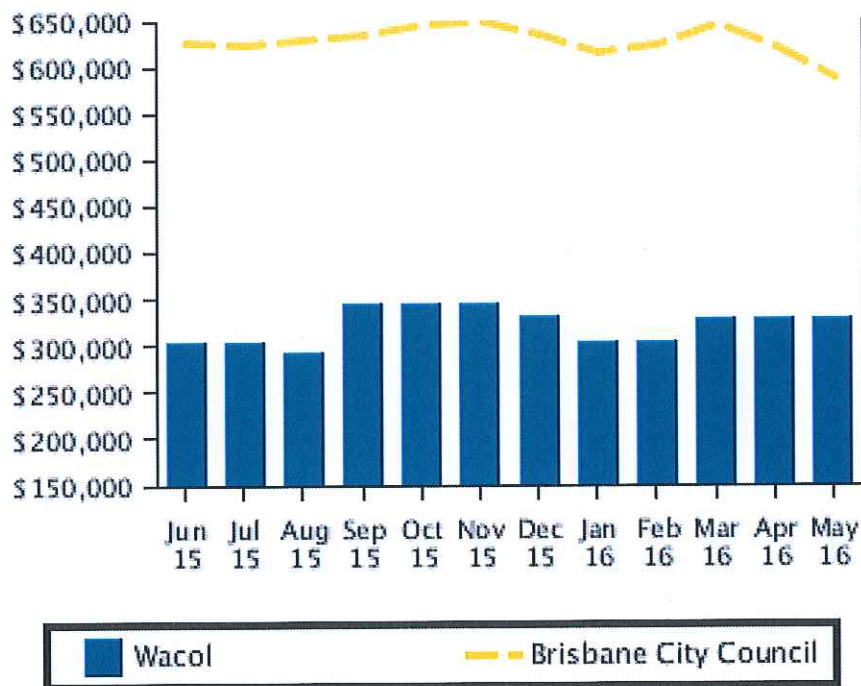


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Wacol	Brisbane City Council
	Median Price	Median Price
May 2016	\$329,000	\$588,065
April 2016	\$329,000	\$620,000
March 2016	\$329,000	\$645,000
February 2016	\$303,750	\$622,500
January 2016	\$303,750	\$614,875
December 2015	\$330,000	\$635,000
November 2015	\$345,000	\$649,900
October 2015	\$345,000	\$645,000
September 2015	\$345,000	\$635,000
August 2015	\$291,000	\$630,000
July 2015	\$303,500	\$625,000
June 2015	\$303,500	\$625,500

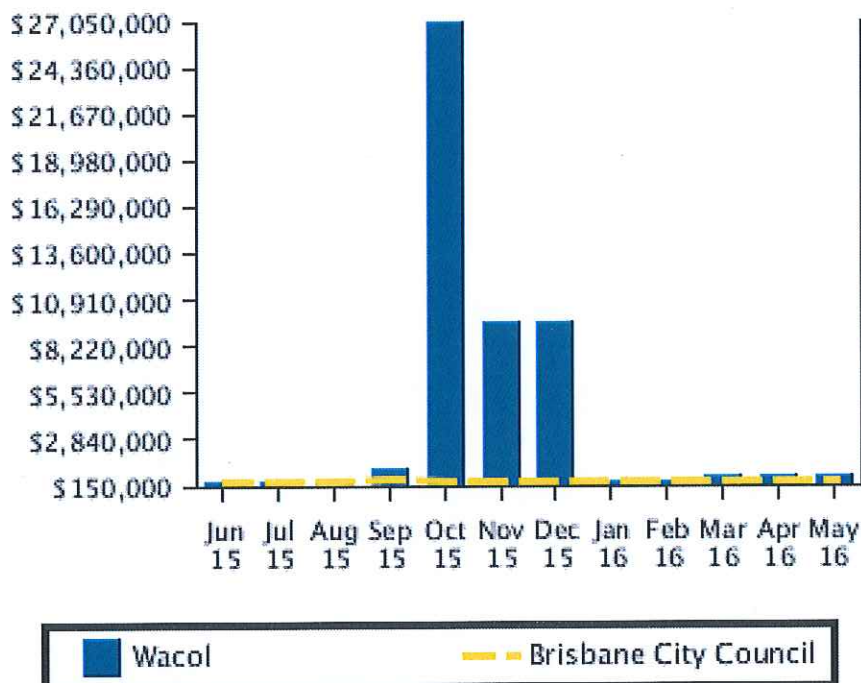
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Wacol Median Price	Brisbane City Council Median Price
May 2016	\$627,500	\$408,750
April 2016	\$627,500	\$429,500
March 2016	\$627,500	\$435,000
February 2016	\$343,000	\$441,050
January 2016	\$343,000	\$432,500
December 2015	\$9,570,000	\$440,000
November 2015	\$9,570,000	\$440,000
October 2015	\$27,000,000	\$435,000
September 2015	\$1,050,000	\$452,000
August 2015	\$414,000	\$435,500
July 2015	\$414,000	\$445,000
June 2015	\$414,000	\$443,000

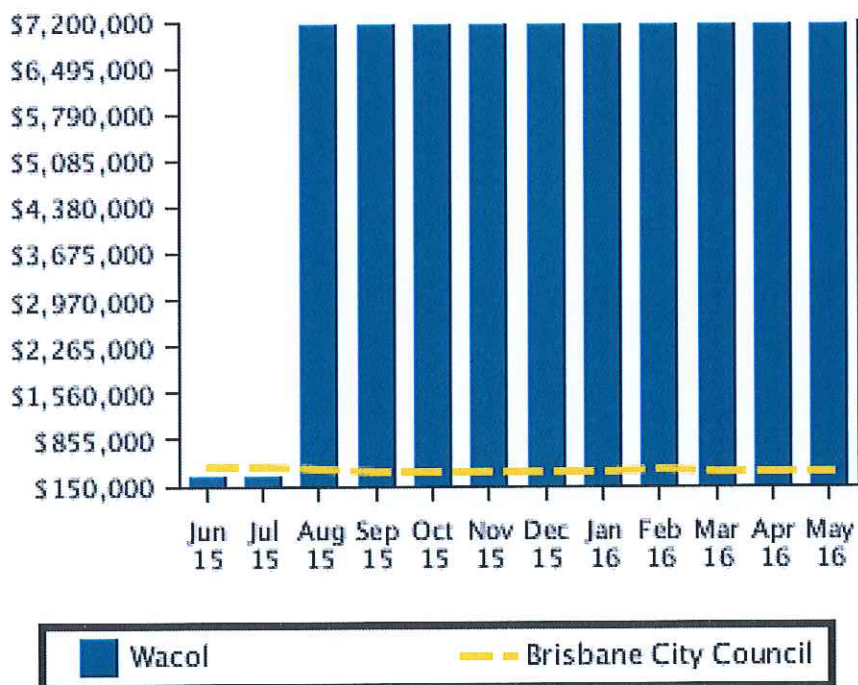
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Wacol Median Price	Brisbane City Council Median Price
May 2016	\$7,150,000	\$380,000
April 2016	\$7,150,000	\$372,500
March 2016	\$7,150,000	\$376,000
February 2016	\$7,150,000	\$385,000
January 2016	\$7,150,000	\$349,000
December 2015	\$7,150,000	\$360,000
November 2015	\$7,150,000	\$370,000
October 2015	\$7,150,000	\$365,000
September 2015	\$7,150,000	\$376,050
August 2015	\$7,150,000	\$410,000
July 2015	\$280,000	\$435,000
June 2015	\$280,000	\$427,500

Recent Median Land Sale Prices





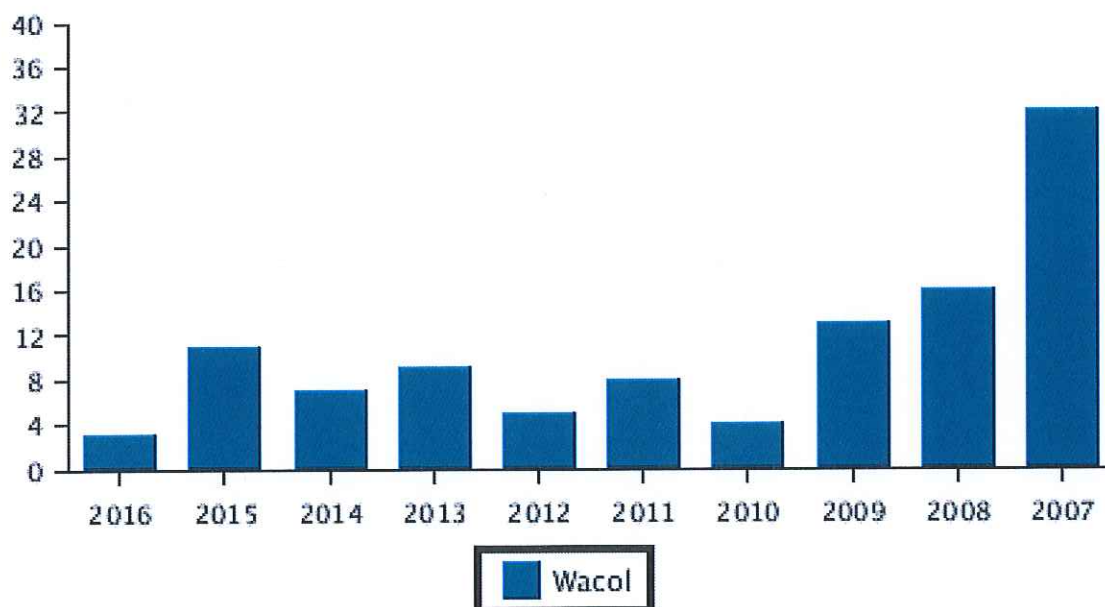
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 130 Vulture Street, SOUTH BRISBANE
 QLD 4101 AUS
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Sales Per Annum

House Sales Per Annum

Period	Wacol Number
2016	3
2015	11
2014	7
2013	9
2012	5
2011	8
2010	4
2009	13
2008	16
2007	32

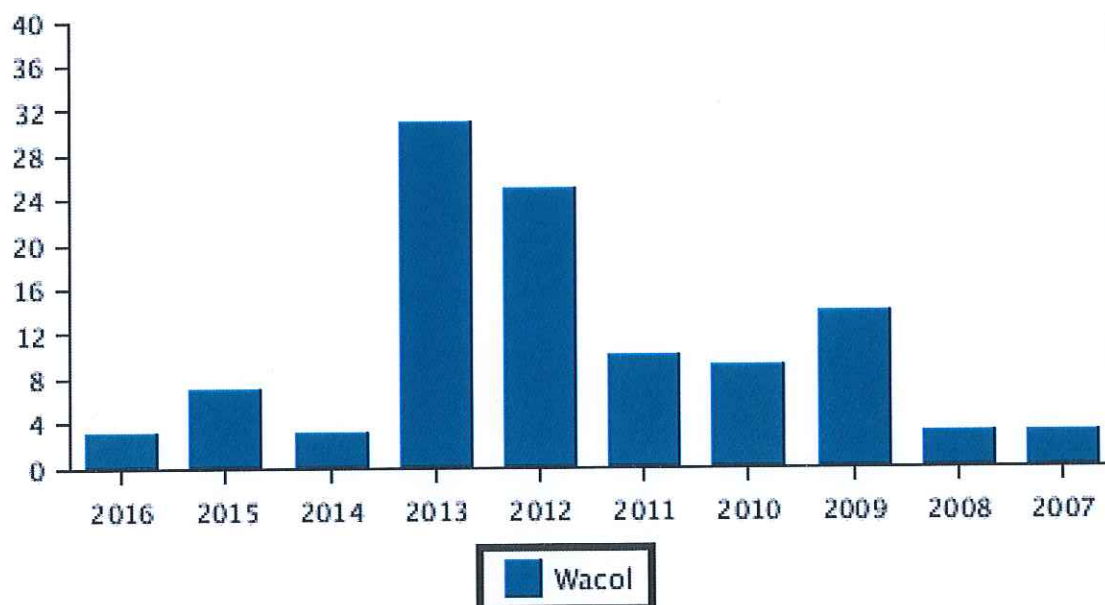
House Sales Per Annum



Unit Sales Per Annum

Period	Wacol Number
2016	3
2015	7
2014	3
2013	31
2012	25
2011	10
2010	9
2009	14
2008	3
2007	3

Unit Sales Per Annum



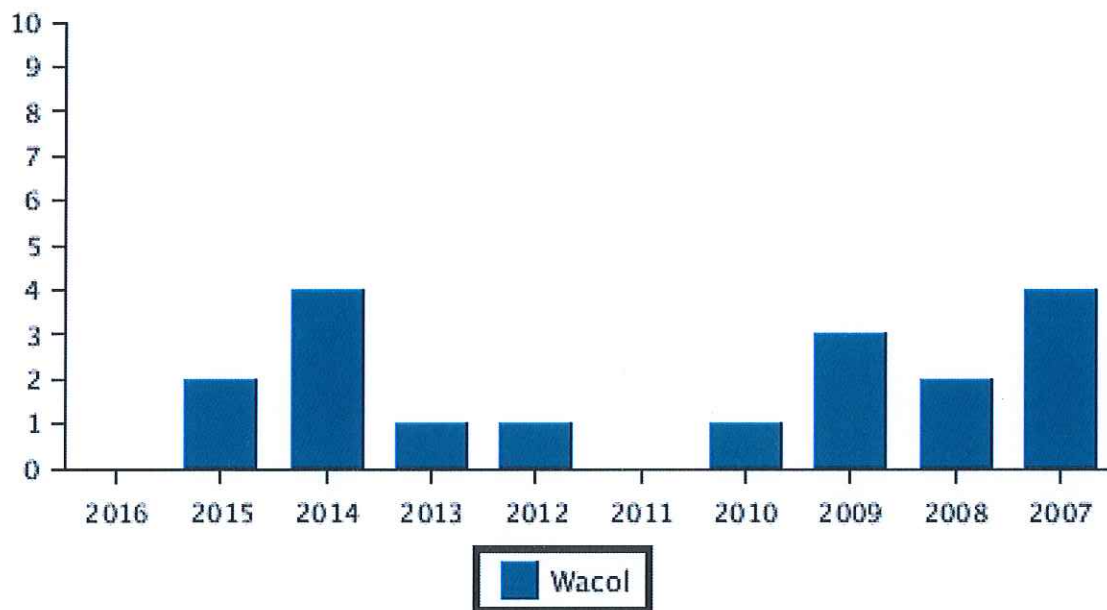


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Land Sales Per Annum

Period	Wacol Number
2016	0
2015	2
2014	4
2013	1
2012	1
2011	0
2010	1
2009	3
2008	2
2007	4

Land Sales Per Annum

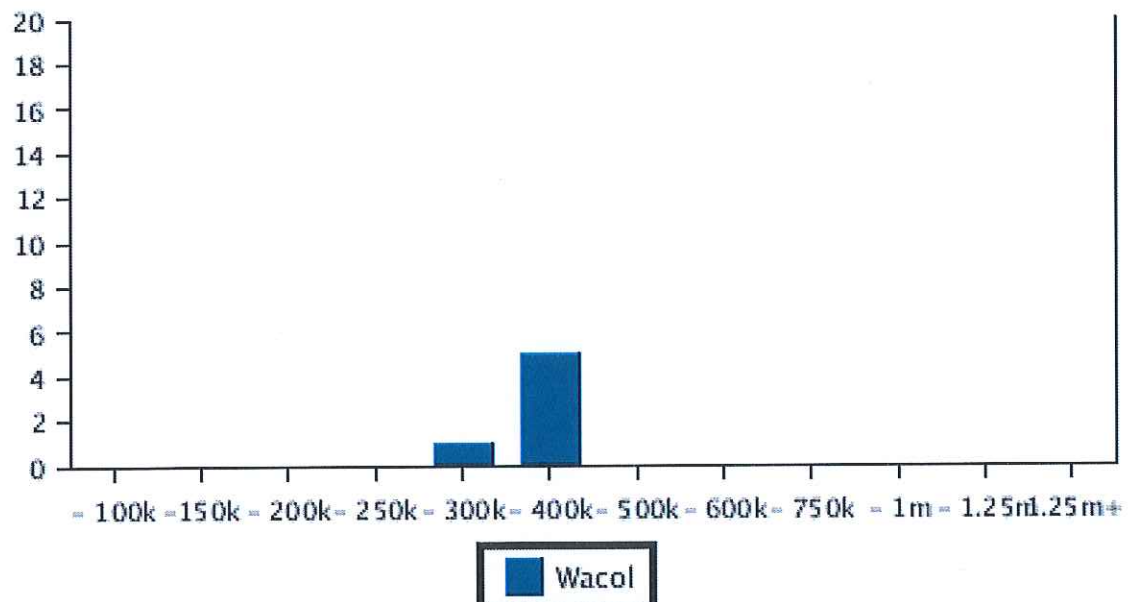


Sales By Price

House Sale by Price (12 months)

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

House Sales By Price (12 months)



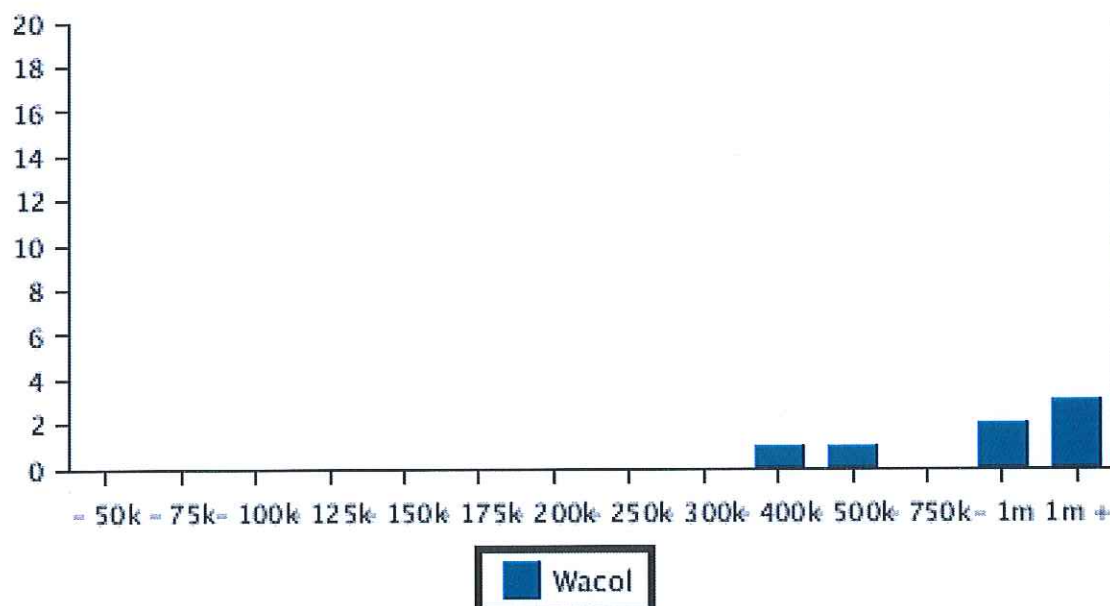


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Unit Sale by Price (12 months)

Price	Wacol 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	1
501 - 750k	0
751 - 1m	2
1m +	3

Unit Sales By Price (12 months)



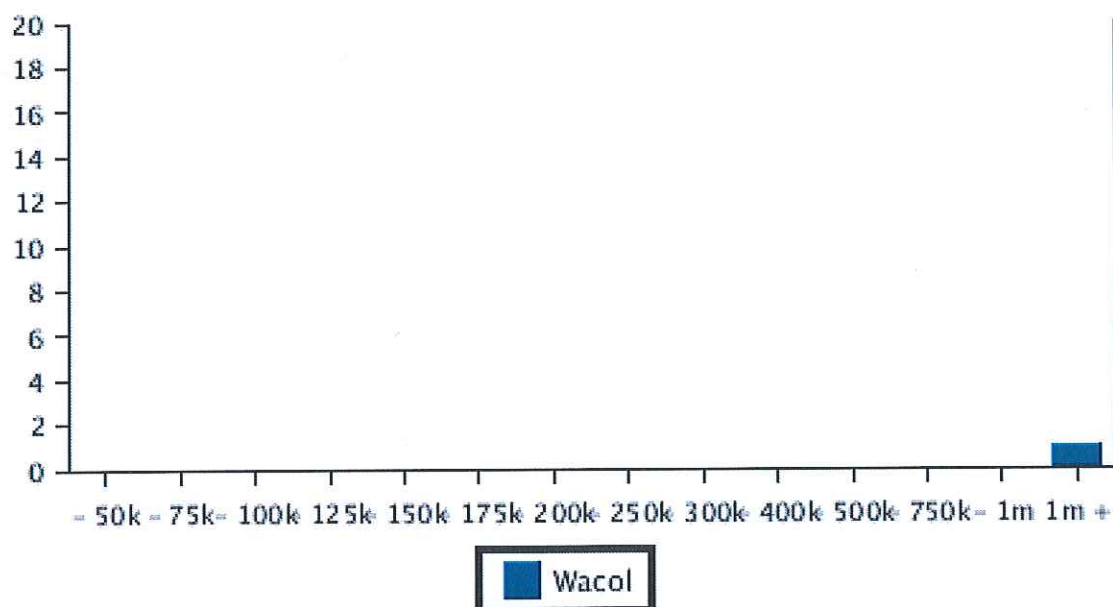


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Land Sale by Price (12 months)

Price	Wacol 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 +	1

Land Sales By Price (12 months)

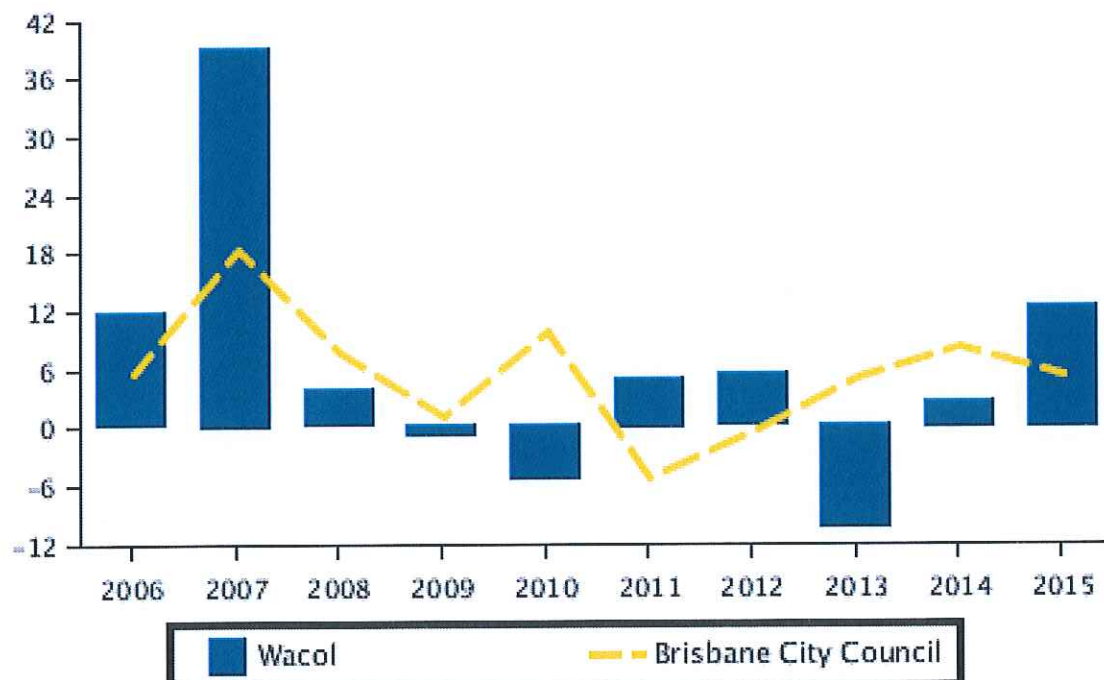


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Wacol	Brisbane City Council
	% Change	% Change
2015	12.6%	5.4%
2014	2.8%	8.3%
2013	-10.7%	5.2%
2012	5.5%	-0.4%
2011	5.2%	-5.3%
2010	-5.7%	9.8%
2009	-1.3%	1%
2008	3.9%	7.6%
2007	39.2%	18.3%
2006	11.9%	5.7%

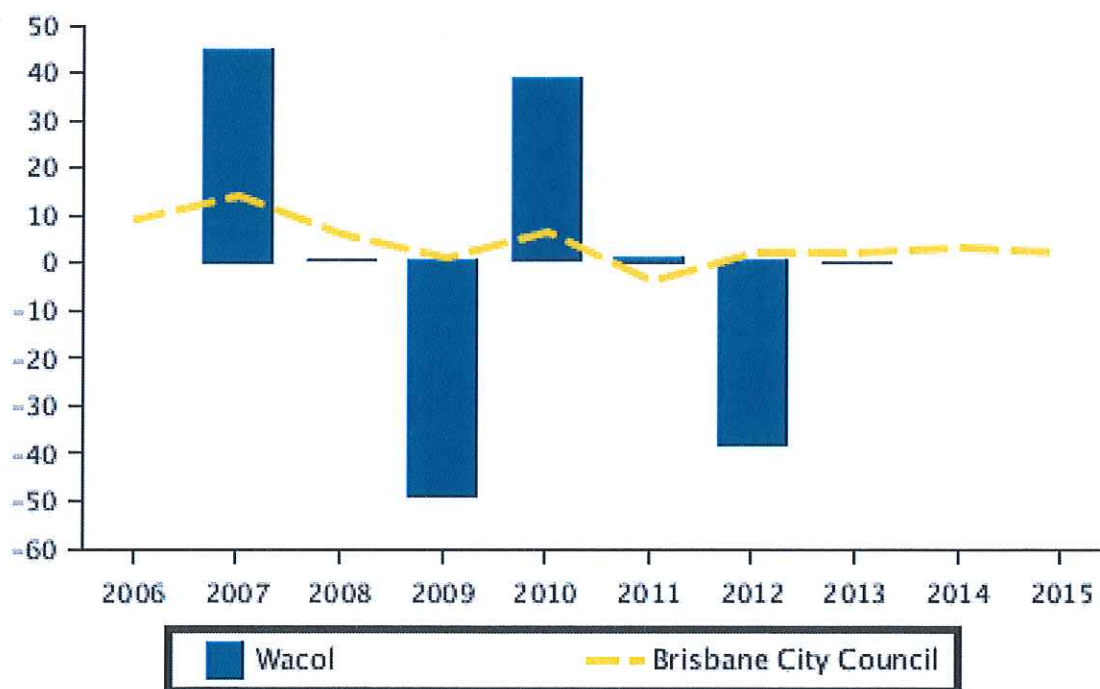
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Wacol % Change	Brisbane City Council % Change
2015	0%	2.1%
2014	0%	3.3%
2013	0%	2.4%
2012	-39.1%	2.5%
2011	1.2%	-3.6%
2010	38.8%	6.4%
2009	-50%	1%
2008	-0.1%	5.8%
2007	45.1%	14.1%
2006	0%	9.2%

Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Wacol	Brisbane City Council
	% Change	% Change
2015	0%	13.6%
2014	6.5%	9.4%
2013	0%	4%
2012	0%	5.3%
2011	0%	-10.2%
2010	0%	12.5%
2009	0%	-2.4%
2008	0%	14.8%
2007	19.9%	4.2%
2006	0%	6.7%

Capital Growth in Median Prices (Land)





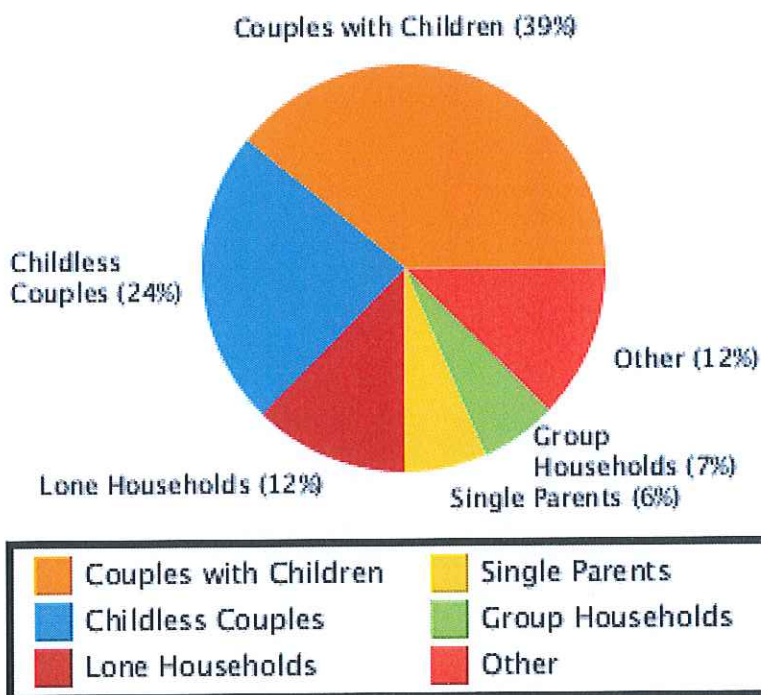
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Household

Household Structure

Type	Percent
Couples with Children	39.1
Childless Couples	23.5
Lone Households	12.3
Other	12.3
Single Parents	6.6
Group Households	6.2

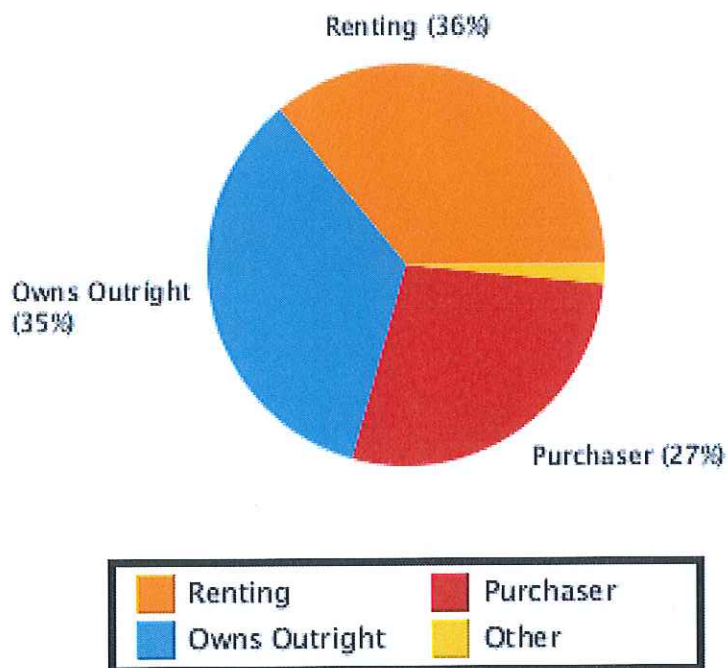
Household Structure



Household Occupancy

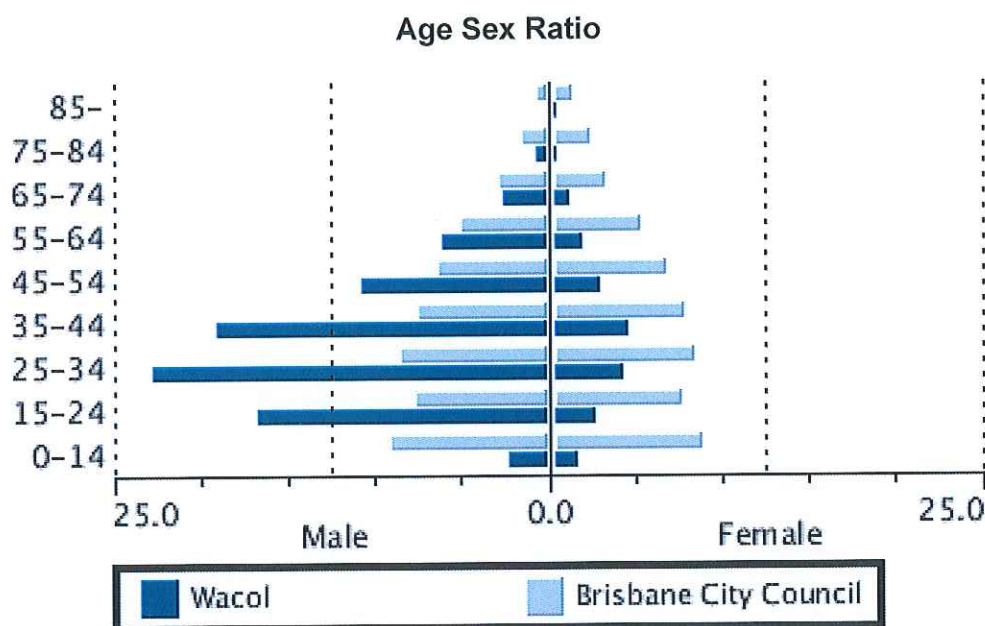
Type	Percent
Renting	35.9
Owns Outright	34.7
Purchaser	27.8
Other	1.6

Household Occupancy



Age Sex Ratio

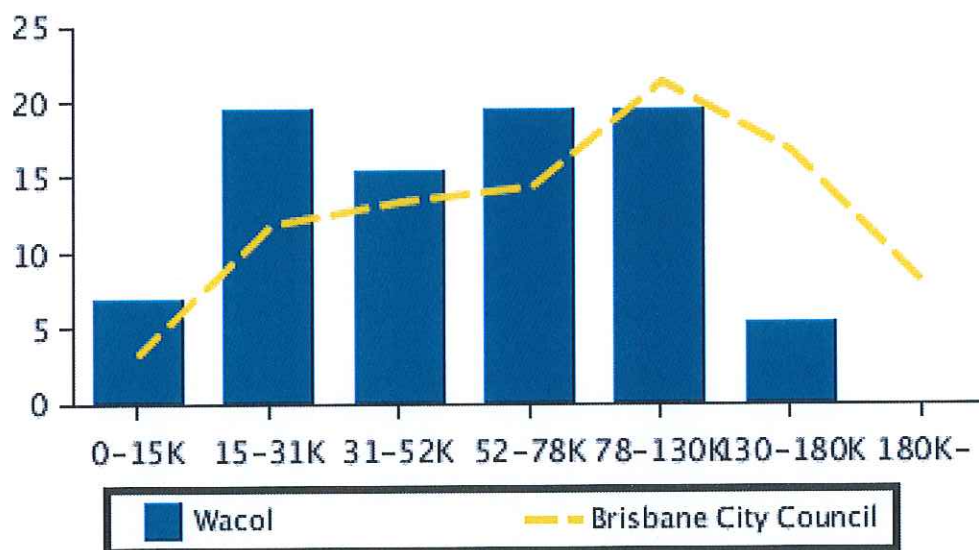
Age Group	Wacol		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	2.2	1.5	9.2	8.7
15-24	16.8	2.6	7.7	7.6
25-34	22.7	4.2	8.5	8.3
35-44	19.1	4.5	7.5	7.7
45-54	10.8	2.8	6.4	6.6
55-64	6.0	1.9	5.0	5.2
65-74	2.5	1.1	2.9	3.1
75-84	0.6	0.4	1.6	2.2
85-	0.0	0.3	0.6	1.2



Household Income

Income Range	Wacol %	Brisbane City Council %
0-15K	6.9	3.3
15-31K	19.5	11.8
31-52K	15.4	13.4
52-78K	19.5	14.4
78-130K	19.5	21.3
130-180K	5.3	16.7
180K-	0.0	7.9

Household Income



Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	1					
COMMERCIAL	2	\$880,000	\$3,520,000	\$2,200,000	\$2,200,000	\$4,400,000
HOUSE	4	\$270,000	\$329,000	\$303,750	\$301,625	\$1,206,500
OTHER	4	\$1,017	\$2,900,000	\$1,244,169	\$1,347,338	\$5,389,355
UNIT	3	\$343,000	\$775,000	\$480,000	\$532,666	\$1,598,000
TOTAL	14					\$12,593,855

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		1				
COMMERCIAL	N/A	2	\$880,000	\$3,520,000	\$2,200,000	\$2,200,000
HOUSE	3 Bed	4	\$270,000	\$329,000	\$303,750	\$301,625
OTHER	N/A	4	\$1,017	\$2,900,000	\$1,244,169	\$1,347,338
UNIT	2 Bed	1	\$343,000	\$343,000	\$343,000	\$343,000
	N/A	2	\$480,000	\$775,000	\$627,500	\$627,500
TOTAL		14				\$899,561

Sold Properties



20 Akenside Street Wacol QLD 4076

Sale Price: \$329,000

Sale Date: 16 Mar 2016

Area: 842m2

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



11/50 Coulson Street Wacol QLD 4076

Sale Price: \$775,000

Sale Date: 2 Mar 2016

Area: 1,187m2 Approx

Attributes:



3/60 Coulson Street Wacol QLD 4076

Sale Price: \$480,000

Sale Date: 14 Mar 2016

Area: 664m2 Approx

Attributes: 3 Car Spaces

176A Grindle Road Wacol QLD 4076

Sale Price: \$88,338

Sale Date: 26 Feb 2016

Area: 1.04Ha

Attributes:



2 Newton Place Wacol QLD 4076

Sale Price: \$305,000

Sale Date: 16 Jan 2016

Area: 441m2

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



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27 Palmer Crescent Wacol QLD 4076

Sale Price: \$302,500

Sale Date: 15 Jan 2016

Area: 503m2

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



1 Priority Street Wacol QLD 4076

Sale Price: \$2,400,000

Sale Date: 13 Jan 2016

Area: 7,916m2

Attributes:



6 Priority Street Wacol QLD 4076

Sale Price: \$3,520,000

Sale Date: 13 Jan 2016

Area: 8,641m2

Attributes:



12 Priority Street Wacol QLD 4076

Sale Price: \$2,900,000

Sale Date: 13 Jan 2016

Area: 5,184m2

Attributes:



16 Quindus Street Wacol QLD 4076

Sale Price: Not Disclosed

Sale Date: 17 May 2016

Area: 3,103m2

Attributes:



19 Quindus Street Wacol QLD 4076

Sale Price: \$880,000

Sale Date: 24 Mar 2016

Area: 4,401m2

Attributes:

267B Wacol Station Road Wacol QLD 4076

Sale Price: \$1,017

Sale Date: 16 May 2016

Area: 258m2

Attributes:



30 Wiglow Street Wacol QLD 4076

Sale Price: \$270,000

Sale Date: 15 Feb 2016

Area: 696m2

Attributes: 3 Beds, 1 Baths

35/18A Wilga Street Wacol QLD 4076

Sale Price: \$343,000

Sale Date: 11 Jan 2016

Area: 79m2 Approx

Attributes: 2 Beds, 2 Baths, 1 Car Spaces

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