
A Nobel approach
to Real Estate™

Wakerley

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

Suburb Statistics Report

Prepared on 08 Jul 2016

Adam Nobel
Mob: 0417007001
Ph: 0738464333
Email: adam.nobel@spaceproperty.com.au



Area Profile

The size of Wakerley is approximately 5 square kilometres. It has 3 parks covering nearly 4% of total area.

The population of Wakerley in 2006 was 3,909 people. By 2011 the population was 7,803 showing a population growth of 99% in the area during that time.

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

Households in Wakerley are primarily couples with children and are likely to be repaying between \$3000 - \$4000 per month on mortgage repayments.

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

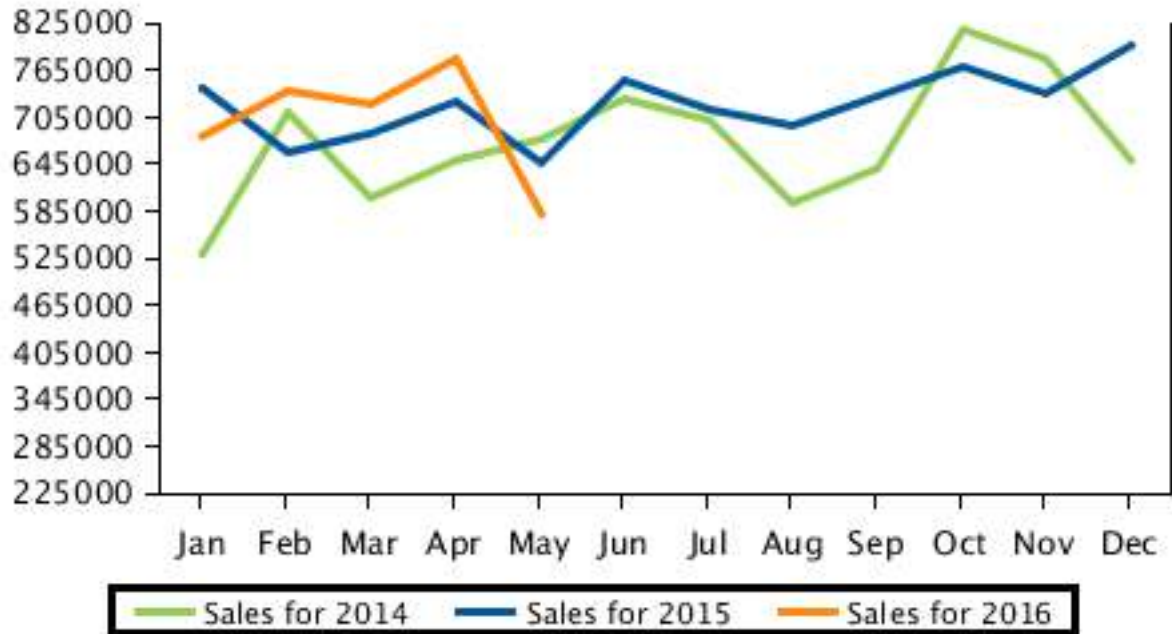
In 2006, 72.9% of the homes in Wakerley were owner-occupied compared with 69.9% in 2011.

Currently the median sales price of houses in the area is 580,000.

Median Sale Price

Period	Year 2014 Median Price	Year 2015 Median Price	Year 2016 Median Price
January	\$530,000	\$740,000	\$680,000
February	\$710,250	\$660,000	\$739,500
March	\$602,000	\$685,000	\$720,000
April	\$650,500	\$725,123	\$780,000
May	\$677,500	\$645,000	\$580,000
June	\$727,000	\$752,000	\$0
July	\$700,000	\$715,000	\$0
August	\$595,000	\$693,000	\$0
September	\$640,000	\$730,025	\$0
October	\$816,000	\$770,000	\$0
November	\$778,250	\$734,500	\$0
December	\$650,000	\$795,000	\$0

Median Sale Price

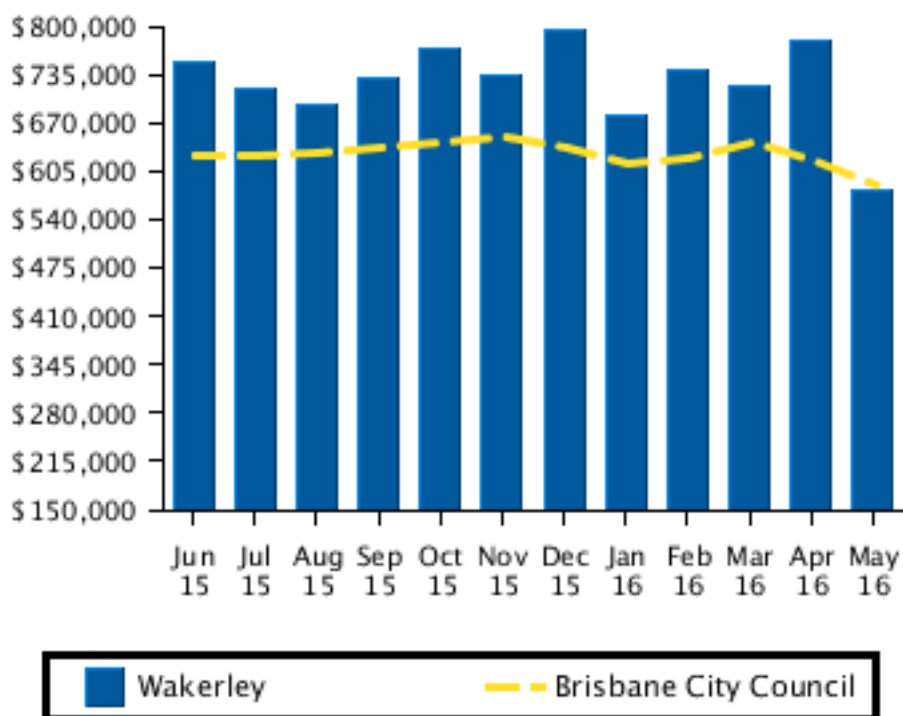


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Wakerley Median Price	Brisbane City Council Median Price
May 2016	\$580,000	\$588,065
April 2016	\$780,000	\$620,000
March 2016	\$720,000	\$645,000
February 2016	\$739,500	\$622,500
January 2016	\$680,000	\$614,875
December 2015	\$795,000	\$635,000
November 2015	\$734,500	\$649,900
October 2015	\$770,000	\$645,000
September 2015	\$730,025	\$635,000
August 2015	\$693,000	\$630,000
July 2015	\$715,000	\$625,000
June 2015	\$752,000	\$625,500

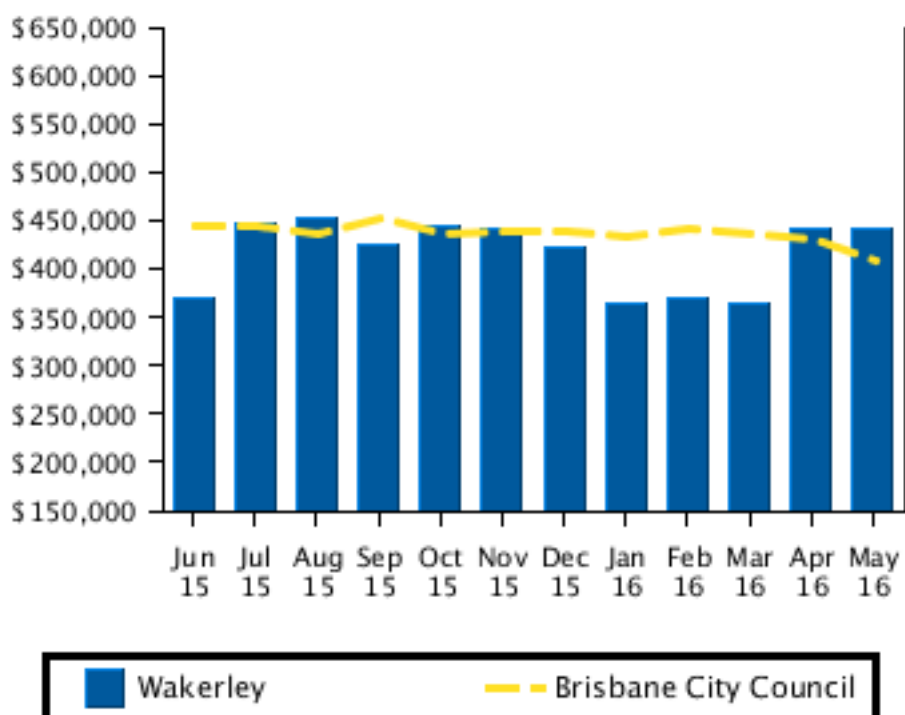
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Wakerley Median Price	Brisbane City Council Median Price
May 2016	\$441,750	\$408,750
April 2016	\$441,750	\$429,500
March 2016	\$365,000	\$435,000
February 2016	\$370,000	\$441,050
January 2016	\$365,000	\$432,500
December 2015	\$422,500	\$440,000
November 2015	\$441,000	\$440,000
October 2015	\$443,500	\$435,000
September 2015	\$425,000	\$452,000
August 2015	\$451,500	\$435,500
July 2015	\$446,000	\$445,000
June 2015	\$370,000	\$443,000

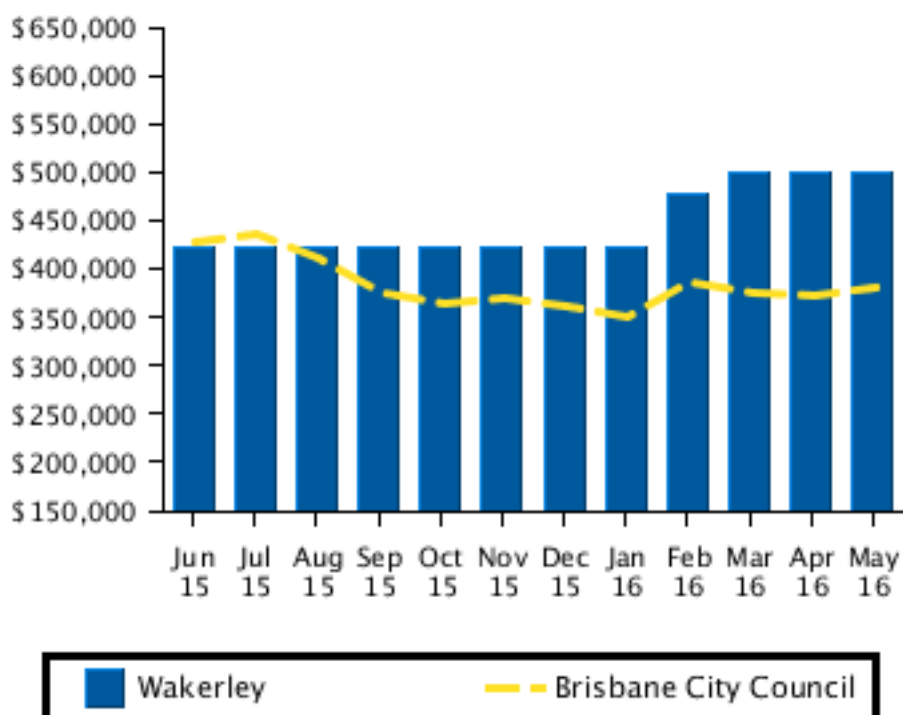
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Wakerley Median Price	Brisbane City Council Median Price
May 2016	\$500,000	\$380,000
April 2016	\$500,000	\$372,500
March 2016	\$500,000	\$376,000
February 2016	\$477,500	\$385,000
January 2016	\$422,500	\$349,000
December 2015	\$422,500	\$360,000
November 2015	\$422,500	\$370,000
October 2015	\$422,500	\$365,000
September 2015	\$422,500	\$376,050
August 2015	\$422,500	\$410,000
July 2015	\$422,500	\$435,000
June 2015	\$422,500	\$427,500

Recent Median Land Sale Prices

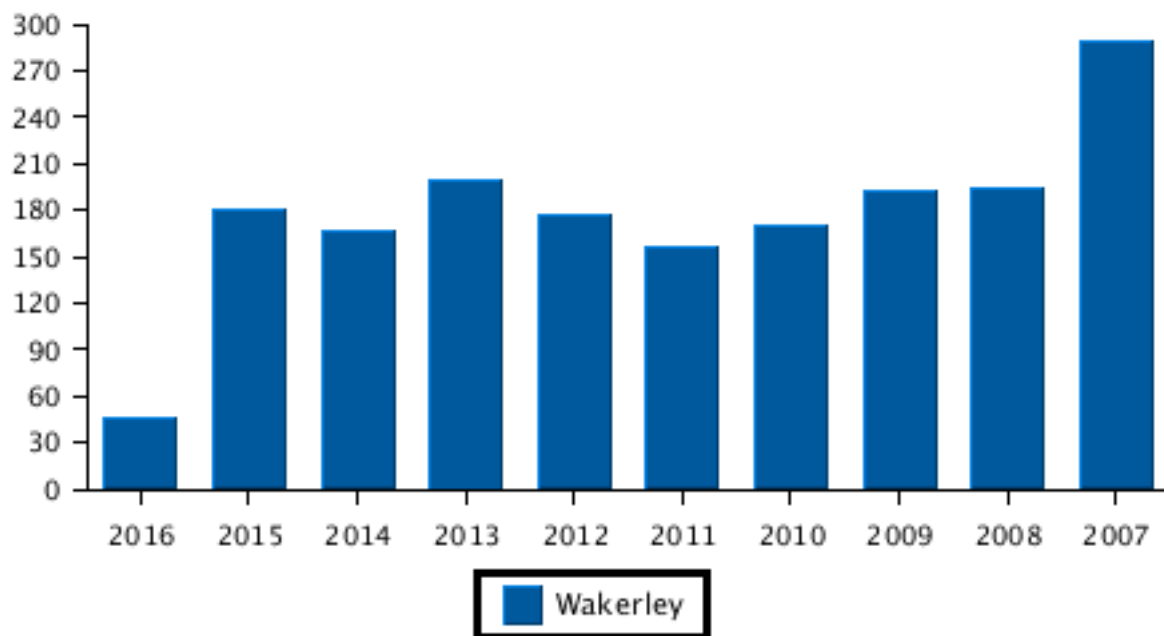


Sales Per Annum

House Sales Per Annum

Period	Wakerley Number
2016	46
2015	181
2014	166
2013	200
2012	177
2011	156
2010	170
2009	193
2008	194
2007	288

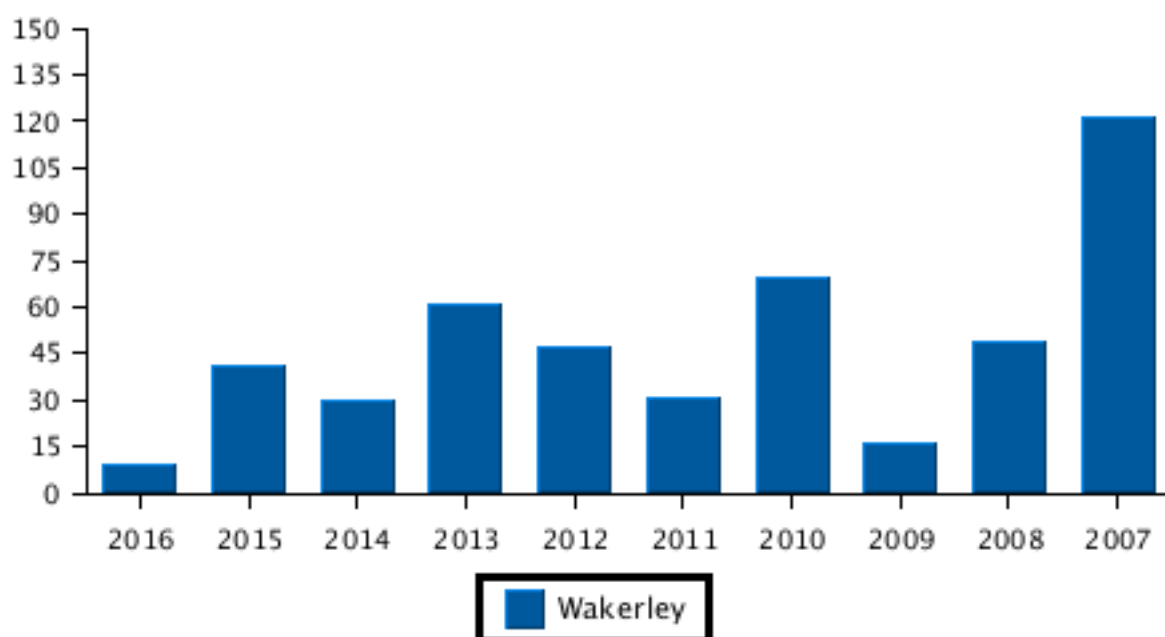
House Sales Per Annum



Unit Sales Per Annum

Period	Wakerley Number
2016	9
2015	41
2014	30
2013	61
2012	47
2011	31
2010	69
2009	16
2008	49
2007	121

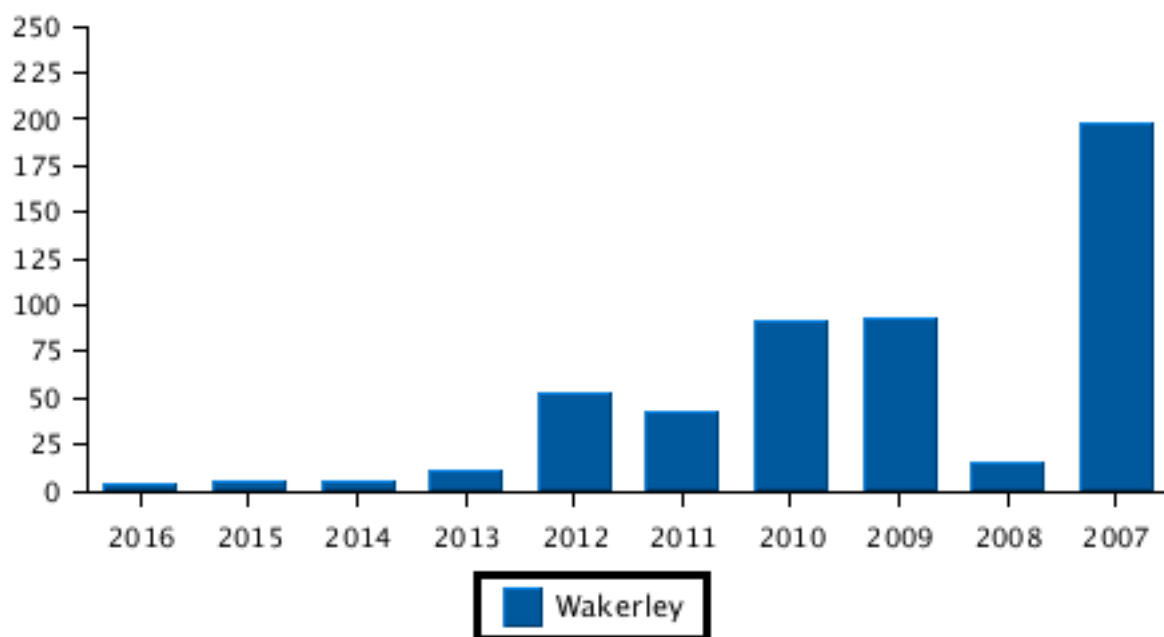
Unit Sales Per Annum



Land Sales Per Annum

Period	Wakerley Number
2016	3
2015	5
2014	5
2013	11
2012	53
2011	43
2010	91
2009	92
2008	15
2007	197

Land Sales Per Annum

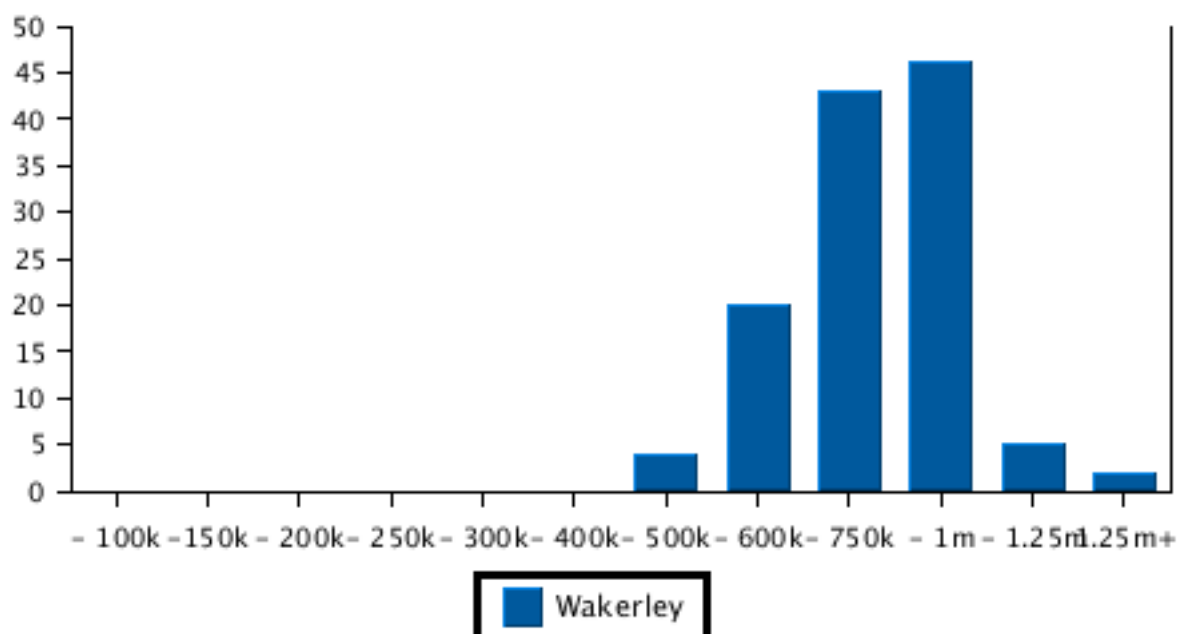


Sales By Price

House Sale by Price (12 months)

Price	Wakerley
	Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	4
501 - 600k	20
601 - 750k	43
751 - 1m	46
> 1m - 1.25m	5
1.25m+	2

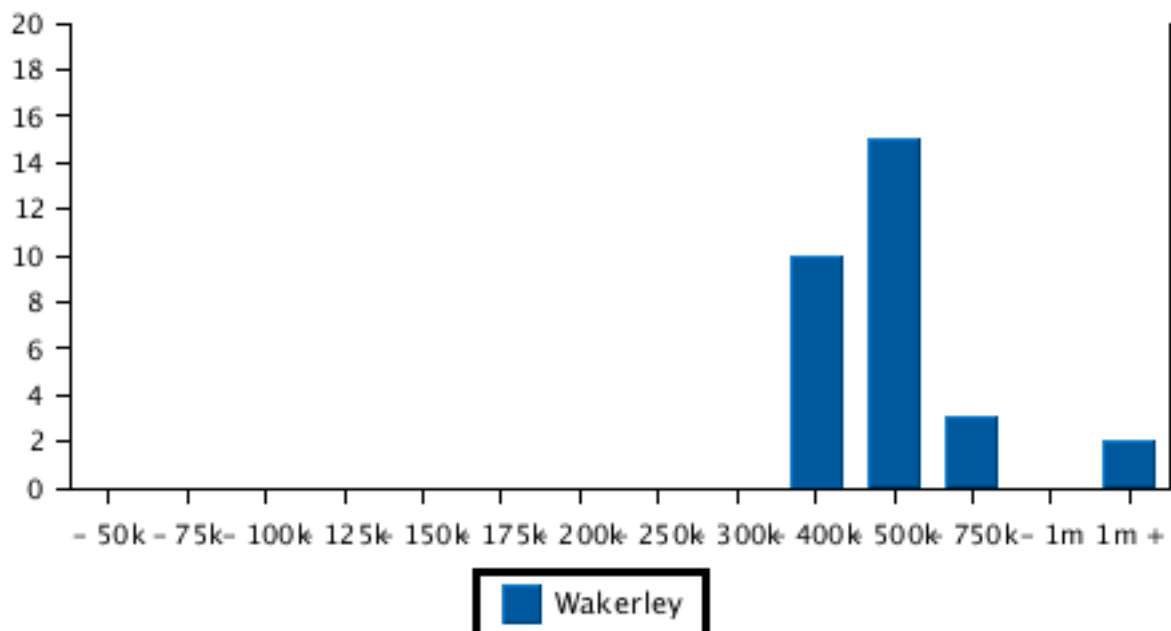
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Wakerley 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	10
401 - 500k	15
501 - 750k	3
751 - 1m	0
1m +	2

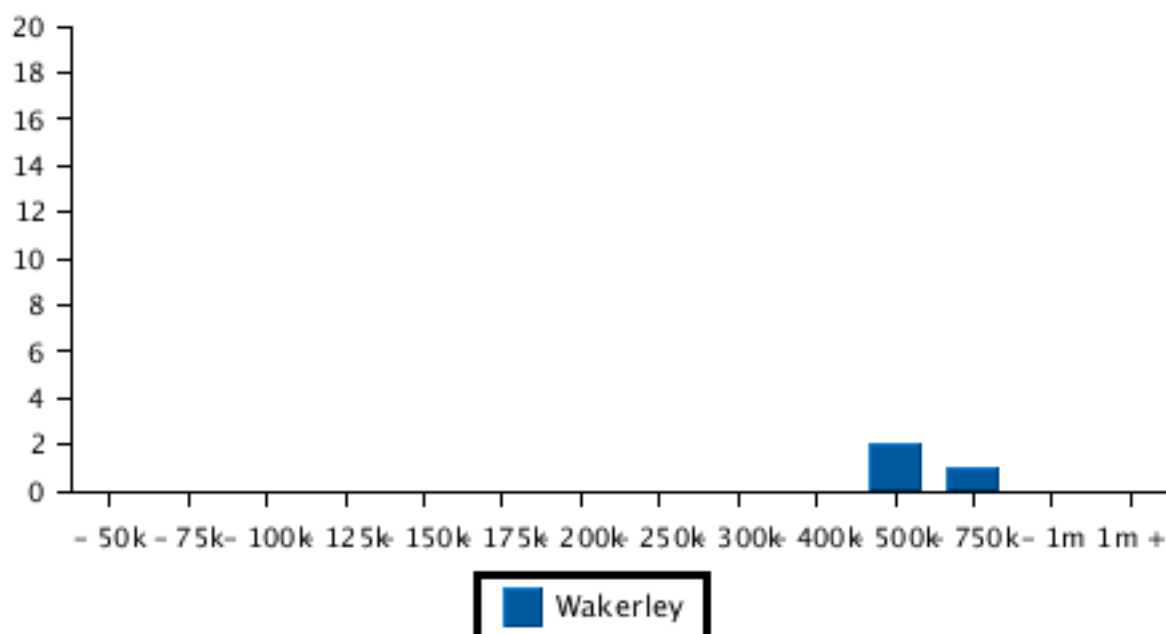
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

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

Land Sales By Price (12 months)

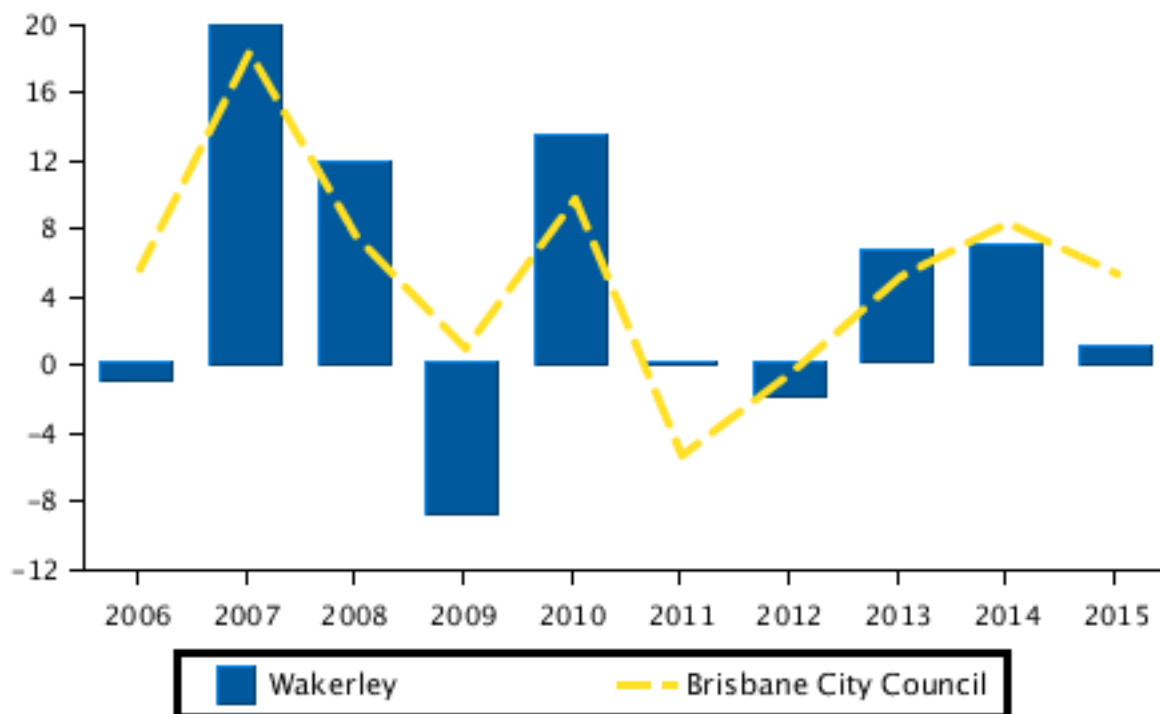


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Wakerley % Change	Brisbane City Council % Change
2015	1.1%	5.4%
2014	7.1%	8.3%
2013	6.7%	5.2%
2012	-2.1%	-0.4%
2011	-0.3%	-5.3%
2010	13.5%	9.8%
2009	-9%	1%
2008	12%	7.6%
2007	23.8%	18.3%
2006	-1.1%	5.7%

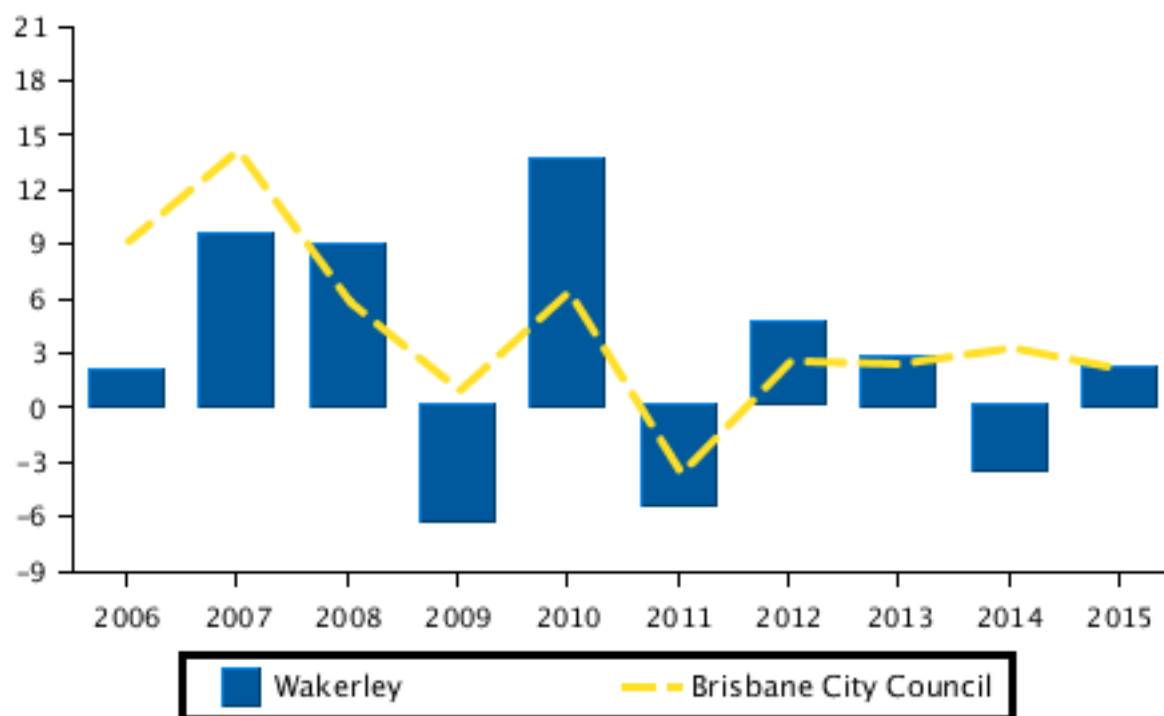
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Wakerley % Change	Brisbane City Council % Change
2015	2.3%	2.1%
2014	-3.8%	3.3%
2013	2.8%	2.4%
2012	4.7%	2.5%
2011	-5.6%	-3.6%
2010	13.7%	6.4%
2009	-6.6%	1%
2008	9%	5.8%
2007	9.6%	14.1%
2006	2.1%	9.2%

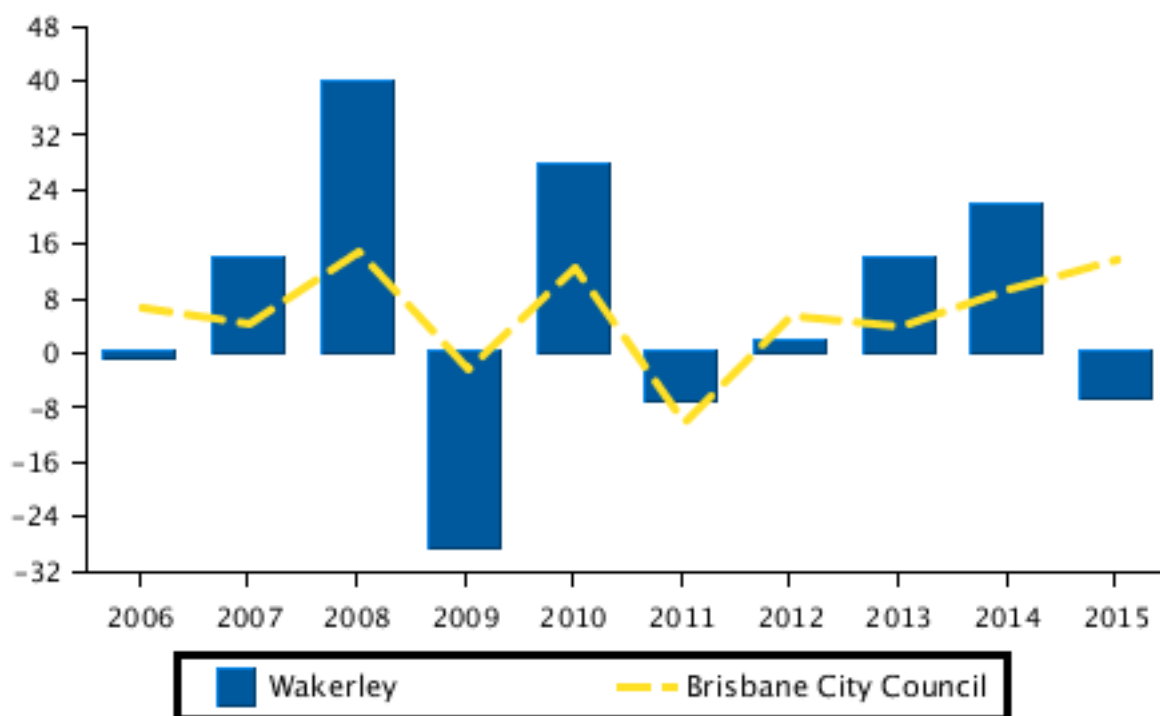
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Wakerley % Change	Brisbane City Council % Change
2015	-7.4%	13.6%
2014	22.1%	9.4%
2013	14.2%	4%
2012	2.1%	5.3%
2011	-7.8%	-10.2%
2010	27.9%	12.5%
2009	-29.1%	-2.4%
2008	40.1%	14.8%
2007	14.2%	4.2%
2006	-1.2%	6.7%

Capital Growth in Median Prices (Land)

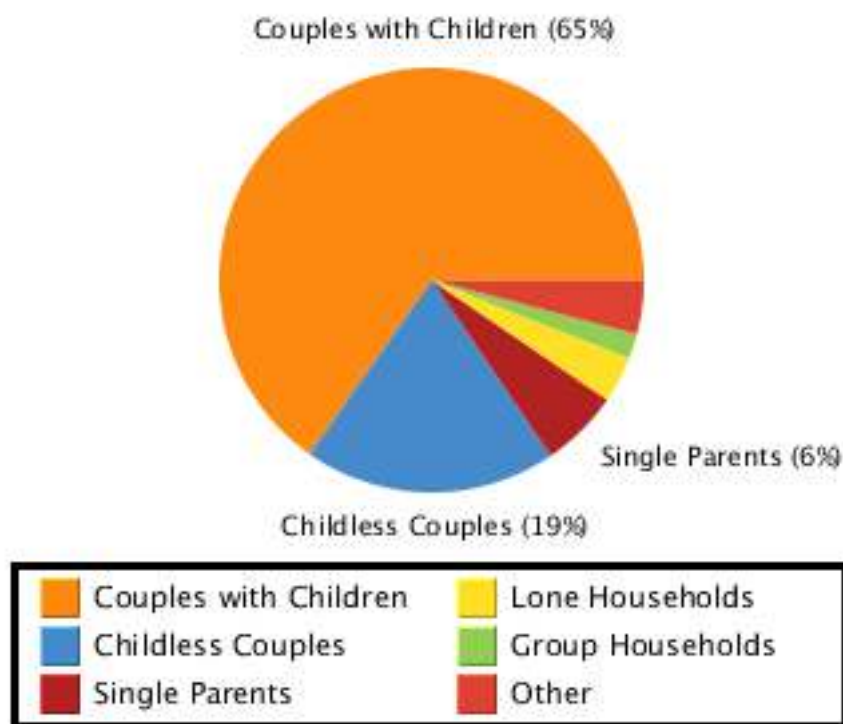


Household

Household Structure

Type	Percent
Couples with Children	65.2
Childless Couples	19.2
Single Parents	6.0
Other	4.1
Lone Households	3.5
Group Households	1.9

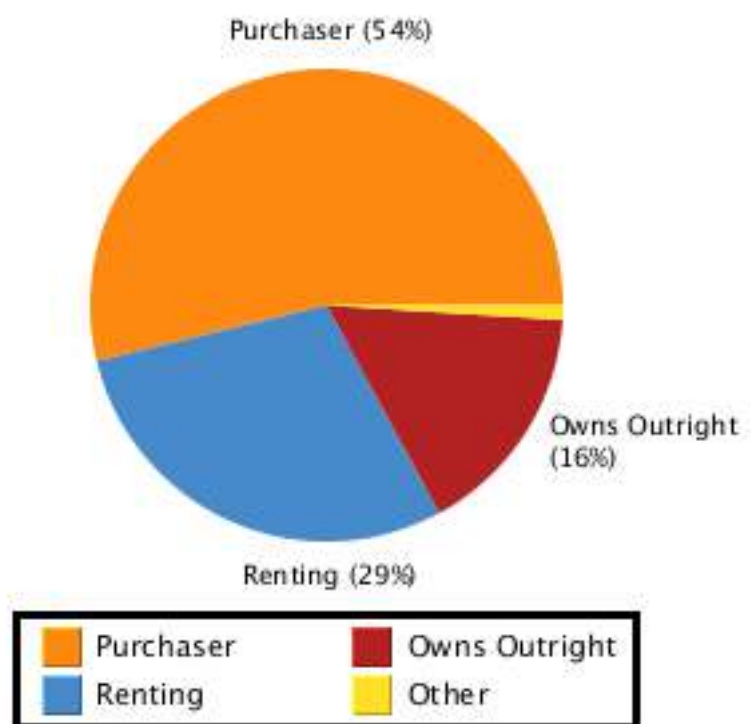
Household Structure



Household Occupancy

Type	Percent
Purchaser	53.8
Renting	29.1
Owns Outright	16.1
Other	1.0

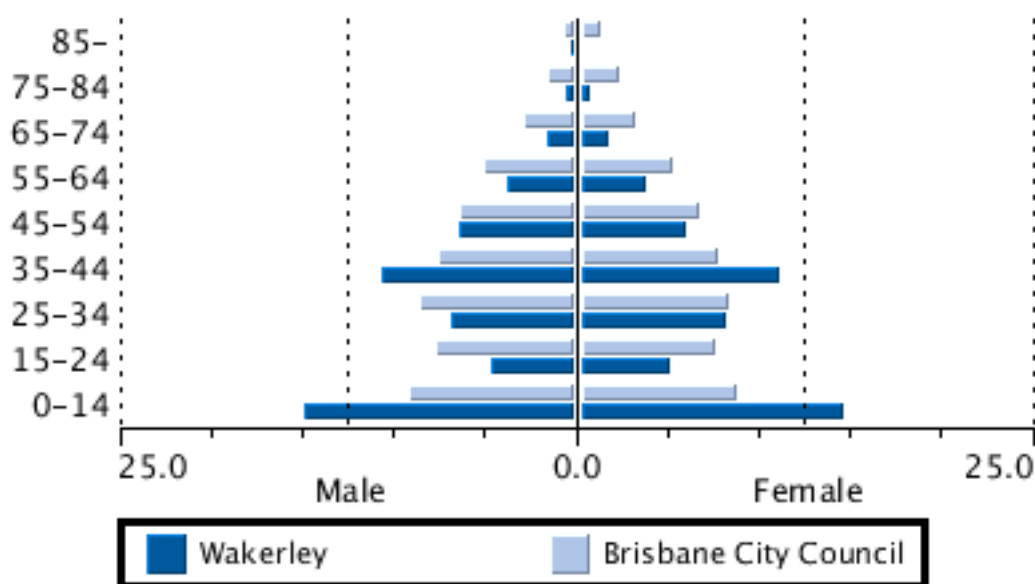
Household Occupancy



Age Sex Ratio

Age Group	Wakerley		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	14.8	14.6	9.2	8.7
15-24	4.6	5.0	7.7	7.6
25-34	6.8	8.1	8.5	8.3
35-44	10.6	11.1	7.5	7.7
45-54	6.4	5.9	6.4	6.6
55-64	3.7	3.8	5.0	5.2
65-74	1.6	1.7	2.9	3.1
75-84	0.5	0.6	1.6	2.2
85-	0.2	0.0	0.6	1.2

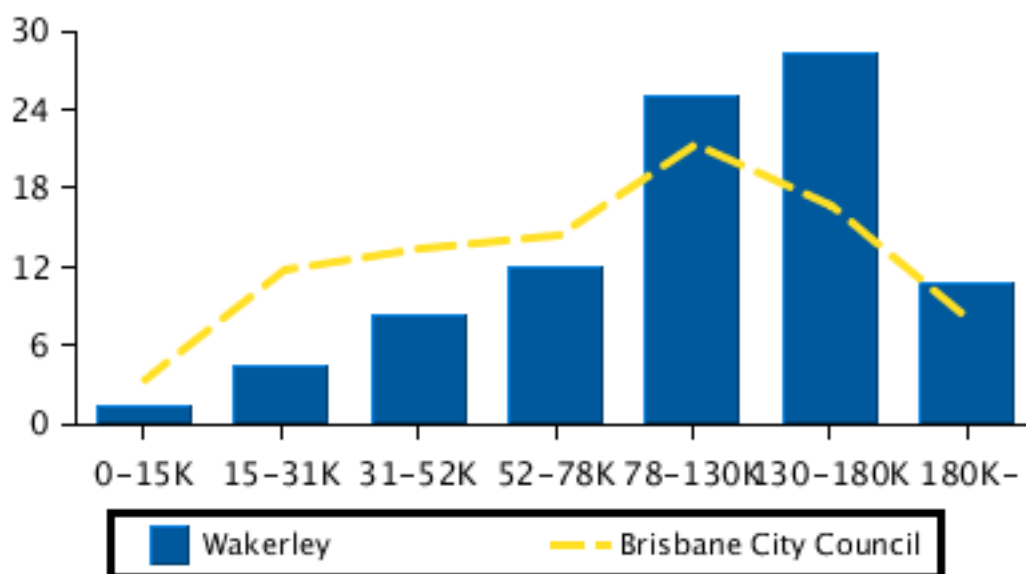
Age Sex Ratio



Household Income

Income Range	Wakerley %	Brisbane City Council %
0-15K	1.4	3.3
15-31K	4.4	11.8
31-52K	8.2	13.4
52-78K	12.0	14.4
78-130K	24.9	21.3
130-180K	28.3	16.7
180K-	10.7	7.9

Household Income



Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2016. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

Sales History Report

Prepared on 04 Jul 2016

Adam Nobel
Mob: 0417007001
Ph: 0738464333
Email: adam.nobel@spaceproperty.com.au



Sold Properties



13 Bailey Street Wakerley QLD 4154

Sale Price: \$635,000

Sale Date: 13 May 2016

Area: 400m2

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



6 Barrington Crescent Wakerley QLD 4154

Sale Price: \$840,000

Sale Date: 9 Apr 2016

Area: 720m2

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



17 Barwin Street Wakerley QLD 4154

Sale Price: \$780,000

Sale Date: 2 Apr 2016

Area: 717m2

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



58 Behan Crescent Wakerley QLD 4154

Sale Price: \$1,200,000

Sale Date: 11 May 2016

Area: 1,505m2

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



37 Brook Street Wakerley QLD 4154

Sale Price: \$772,000

Sale Date: 5 Apr 2016

Area: 450m2

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



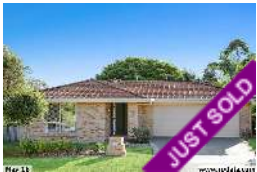
26 Caladium Street Wakerley QLD 4154

Sale Price: \$590,000

Sale Date: 6 Apr 2016

Area: 518m2

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



2 Campbell Street Wakerley QLD 4154

Sale Price: \$554,500

Sale Date: 24 Jun 2016

Area: 501m2

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



14 Clarence Street Wakerley QLD 4154

Sale Price: \$880,000

Sale Date: 2 Apr 2016

Area: 661m2

Attributes: 4 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



11 Esk Crescent Wakerley QLD 4154

Sale Price: \$810,000

Sale Date: 14 May 2016

Area: 600m2

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



28 Esk Crescent Wakerley QLD 4154

Sale Price: \$812,000

Sale Date: 30 Jun 2016

Area: 622m2

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



74 Feathertail Place Wakerley QLD 4154

Sale Price: Not Disclosed

Sale Date: 16 May 2016

Area: 509m2

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



83 Feathertail Place Wakerley QLD 4154

Sale Price: \$985,000

Sale Date: 9 Apr 2016

Area: 501m2

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



83 Gordon Crescent Wakerley QLD 4154

Sale Price: \$655,000

Sale Date: 8 Jun 2016

Area: 669m2

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



12 Hayes Street Wakerley QLD 4154

Sale Price: \$695,000

Sale Date: 6 Apr 2016

Area: 540m2

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



10 Hyndes Close Wakerley QLD 4154

Sale Price: \$580,000

Sale Date: 9 May 2016

Area: 464m2

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



43 Isaacs Way Wakerley QLD 4154

Sale Price: \$543,000

Sale Date: 13 May 2016

Area: 450m2

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



3 Joy Place Wakerley QLD 4154

Sale Price: \$795,000

Sale Date: 6 May 2016

Area: 700m2

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



36/29 Lachlan Drive Wakerley QLD 4154

Sale Price: \$413,500

Sale Date: 4 Apr 2016

Area: 85m2 Approx

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



8 Macchion Close Wakerley QLD 4154

Sale Price: \$602,500

Sale Date: 4 Apr 2016

Area: 450m2

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



35 Margaret Crescent Wakerley QLD 4154

Sale Price: \$840,000

Sale Date: 30 Jun 2016

Area: 438m2

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



28 Matthews Way Wakerley QLD 4154

Sale Price: \$550,000

Sale Date: 20 Jun 2016

Area: 468m2

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

70 Matthews Way Wakerley QLD 4154

Sale Price: \$250,000

Sale Date: 29 Apr 2016

Area: 457m2

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



91 Matthews Way Wakerley QLD 4154

Sale Price: \$530,000

Sale Date: 28 Jun 2016

Area: 474m2

Attributes: 3 Beds, 2 Baths, 4 Car Spaces, 2 Lock Up Garages, 1 Ensuites



35/57 Moss Road Wakerley QLD 4154

Sale Price: \$595,000
Sale Date: 24 Apr 2016
Area: 417m2 Approx

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



46/57 Moss Road Wakerley QLD 4154

Sale Price: \$640,000
Sale Date: 9 Jun 2016
Area: 408m2 Approx

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



57/57 Moss Road Wakerley QLD 4154

Sale Price: \$470,000
Sale Date: 4 Apr 2016
Area: 190m2

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



83 Mossvale Drive Wakerley QLD 4154

Sale Price: \$825,000
Sale Date: 30 Jun 2016
Area: 640m2

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



105 Mossvale Drive Wakerley QLD 4154

Sale Price: \$745,000
Sale Date: 13 May 2016
Area: 620m2

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



43 Olsen Crescent Wakerley QLD 4154

Sale Price: \$585,000
Sale Date: 24 Jun 2016
Area: 419m2

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



61 Olsen Crescent Wakerley QLD 4154

Sale Price: \$580,000

Sale Date: 29 Apr 2016

Area: 480m2

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

12/19 Oreilly Street Wakerley QLD 4154

Sale Price: \$390,000

Sale Date: 4 Apr 2016

Area: 139m2

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



20 Paige Crescent Wakerley QLD 4154

Sale Price: \$450,000

Sale Date: 19 Jun 2016

Area: 1,084m2

Attributes:



51 Rowland Avenue Wakerley QLD 4154

Sale Price: \$850,000

Sale Date: 22 Apr 2016

Area: 603m2

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



72 Rowland Avenue Wakerley QLD 4154

Sale Price: \$825,000

Sale Date: 29 Apr 2016

Area: 617m2

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



3 Stendell Street Wakerley QLD 4154

Sale Price: \$626,000

Sale Date: 5 Apr 2016

Area: 562m2

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



7 Stendell Street Wakerley QLD 4154

Sale Price: \$640,000

Sale Date: 22 Apr 2016

Area: 559m2

Attributes: 4 Beds, 2 Baths, 3 Car Spaces, 3 Lock Up Garages, 1 Ensuites



13/24 Tallis Street Wakerley QLD 4154

Sale Price: Not Disclosed

Sale Date: 3 Jun 2016

Area: 72m2 Approx

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



41 Talltrees Circuit Wakerley QLD 4154

Sale Price: \$825,000

Sale Date: 8 Jun 2016

Area: 500m2

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



6 Thomson Place Wakerley QLD 4154

Sale Price: \$885,000

Sale Date: 30 May 2016

Area: 600m2

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



8 Torrens Crescent Wakerley QLD 4154

Sale Price: \$825,000

Sale Date: 19 Apr 2016

Area: 600m2

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



8 Watervale Parade Wakerley QLD 4154

Sale Price: \$850,000

Sale Date: 2 Jun 2016

Area: 660m2

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



41 Williams Street Wakerley QLD 4154

Sale Price: \$700,000

Sale Date: 24 Jun 2016

Area: 400m2

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

Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	2					
HOUSE	35	\$250,000	\$1,200,000	\$745,000	\$722,857	\$25,300,000
LAND	1	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000
UNIT	4	\$390,000	\$595,000	\$441,750	\$467,125	\$1,868,500
TOTAL	42					\$27,618,500

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		2				
HOUSE	3 Bed	2	\$530,000	\$554,500	\$542,250	\$542,250
	4 Bed	25	\$250,000	\$985,000	\$655,000	\$685,740
	5+ Bed	8	\$812,000	\$1,200,000	\$837,500	\$884,000
LAND	N/A	1	\$450,000	\$450,000	\$450,000	\$450,000
UNIT	3 Bed	4	\$390,000	\$595,000	\$441,750	\$467,125
TOTAL		42				\$657,583

Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2016. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.