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A Nobel approach  
to Real Estate™

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Wavell Heights  
April—June 2016

THE Adam  
Nobel TEAM



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## Area Profile

The size of Wavell Heights is approximately 4 square kilometres. It has 3 parks covering nearly 1% of total area.

The population of Wavell Heights in 2006 was 8,760 people. By 2011 the population was 9,430 showing a population growth of 7% in the area during that time.

The predominant age group in Wavell Heights is 0-14 years.

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

In general, people in Wavell Heights work in a Professional occupation.

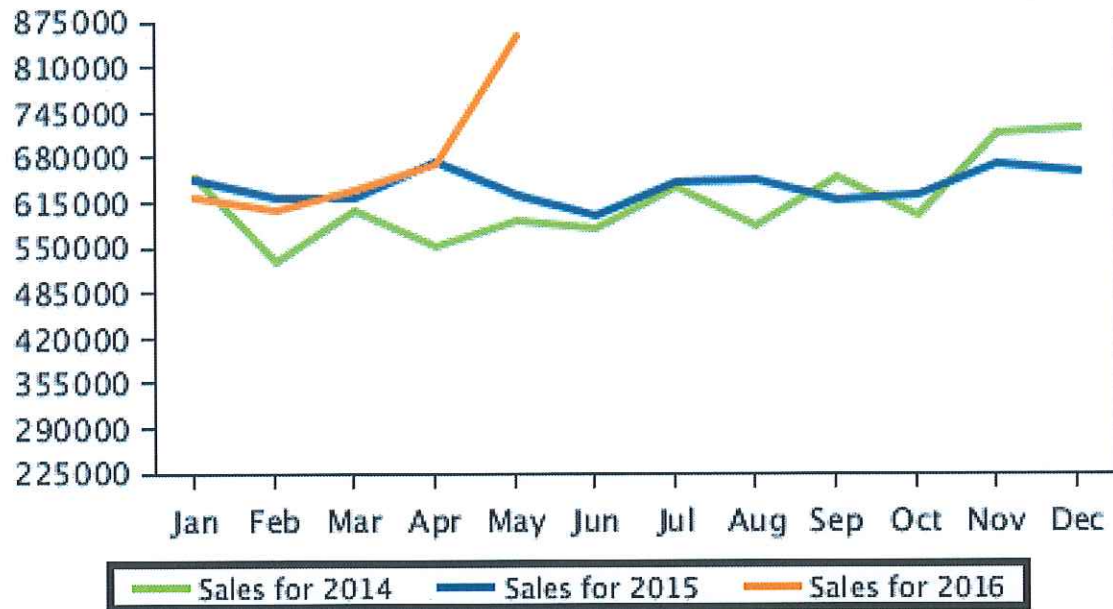
In 2006, 73.6% of the homes in Wavell Heights were owner-occupied compared with 71.4% in 2011.

Currently the median sales price of houses in the area is 853,000.

### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$650,000	\$646,125	\$620,600
February	\$530,000	\$622,500	\$603,500
March	\$602,500	\$623,750	\$632,500
April	\$551,275	\$675,000	\$668,784
May	\$588,000	\$624,000	\$853,000
June	\$579,000	\$595,000	\$0
July	\$635,700	\$645,000	\$0
August	\$580,250	\$647,000	\$0
September	\$650,000	\$620,000	\$0
October	\$595,000	\$625,500	\$0
November	\$715,000	\$670,000	\$0
December	\$720,000	\$660,000	\$0

### Median Sale Price

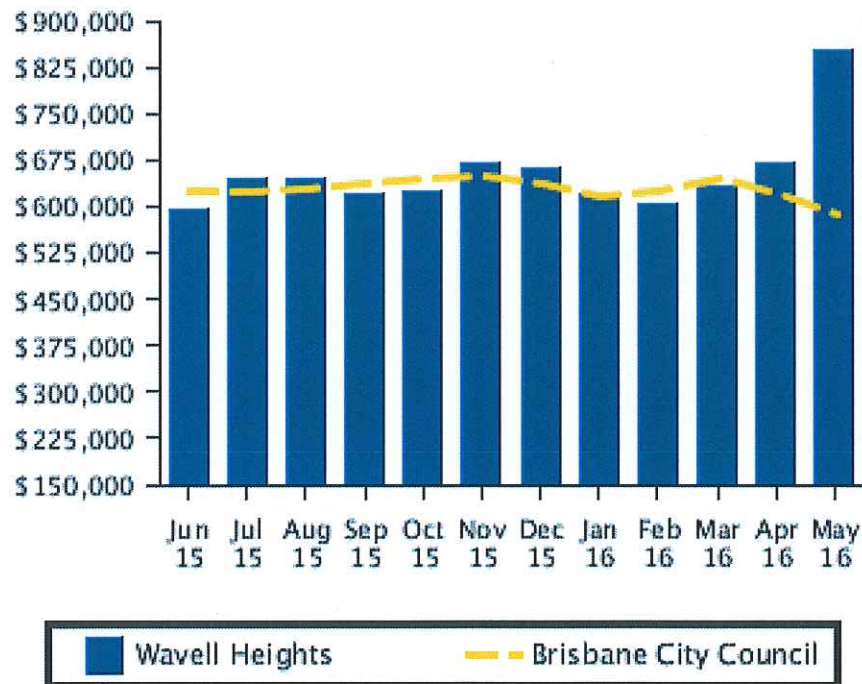


## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Wavell Heights Median Price	Brisbane City Council Median Price
May 2016	\$853,000	\$588,065
April 2016	\$668,784	\$620,000
March 2016	\$632,500	\$645,000
February 2016	\$603,500	\$622,500
January 2016	\$620,600	\$614,875
December 2015	\$660,000	\$635,000
November 2015	\$670,000	\$649,900
October 2015	\$625,500	\$645,000
September 2015	\$620,000	\$635,000
August 2015	\$647,000	\$630,000
July 2015	\$645,000	\$625,000
June 2015	\$595,000	\$625,500

### Recent Median House Sale Prices

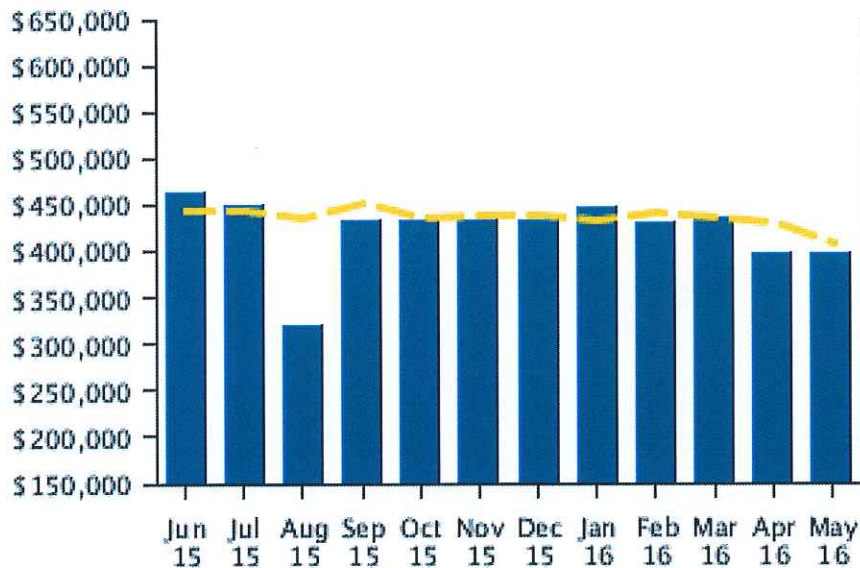




### Recent Median Unit Sale Prices

Period	Wavell Heights Median Price	Brisbane City Council Median Price
May 2016	\$396,000	\$408,750
April 2016	\$396,000	\$429,500
March 2016	\$435,500	\$435,000
February 2016	\$430,000	\$441,050
January 2016	\$447,500	\$432,500
December 2015	\$433,749	\$440,000
November 2015	\$433,749	\$440,000
October 2015	\$433,749	\$435,000
September 2015	\$433,749	\$452,000
August 2015	\$320,000	\$435,500
July 2015	\$450,000	\$445,000
June 2015	\$462,500	\$443,000

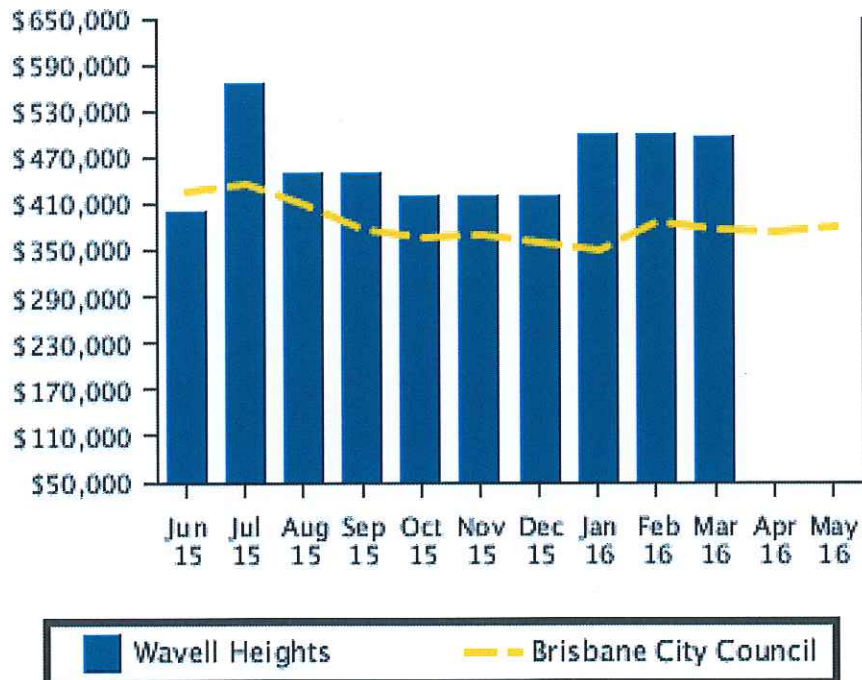
### Recent Median Unit Sale Prices



### Recent Median Land Sale Prices

Period	Wavell Heights Median Price	Brisbane City Council Median Price
May 2016	\$5,500	\$380,000
April 2016	\$5,500	\$372,500
March 2016	\$495,000	\$376,000
February 2016	\$500,000	\$385,000
January 2016	\$500,000	\$349,000
December 2015	\$420,000	\$360,000
November 2015	\$420,000	\$370,000
October 2015	\$420,000	\$365,000
September 2015	\$449,000	\$376,050
August 2015	\$449,000	\$410,000
July 2015	\$564,500	\$435,000
June 2015	\$400,000	\$427,500

### Recent Median Land Sale Prices

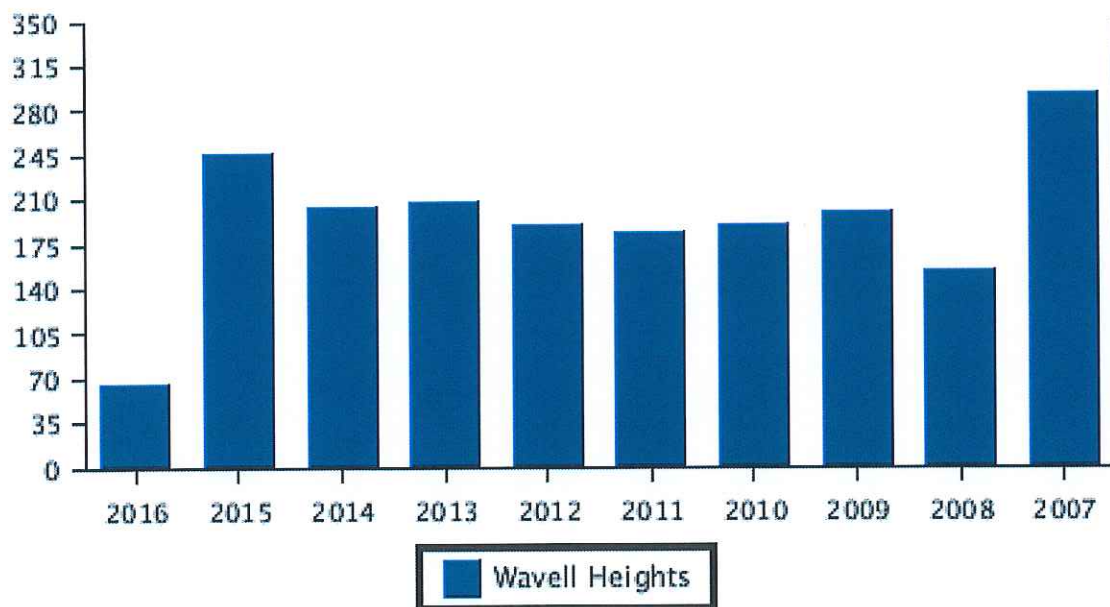


## Sales Per Annum

### House Sales Per Annum

Period	Wavell Heights
	Number
2016	65
2015	246
2014	204
2013	208
2012	190
2011	185
2010	191
2009	200
2008	153
2007	293

### House Sales Per Annum

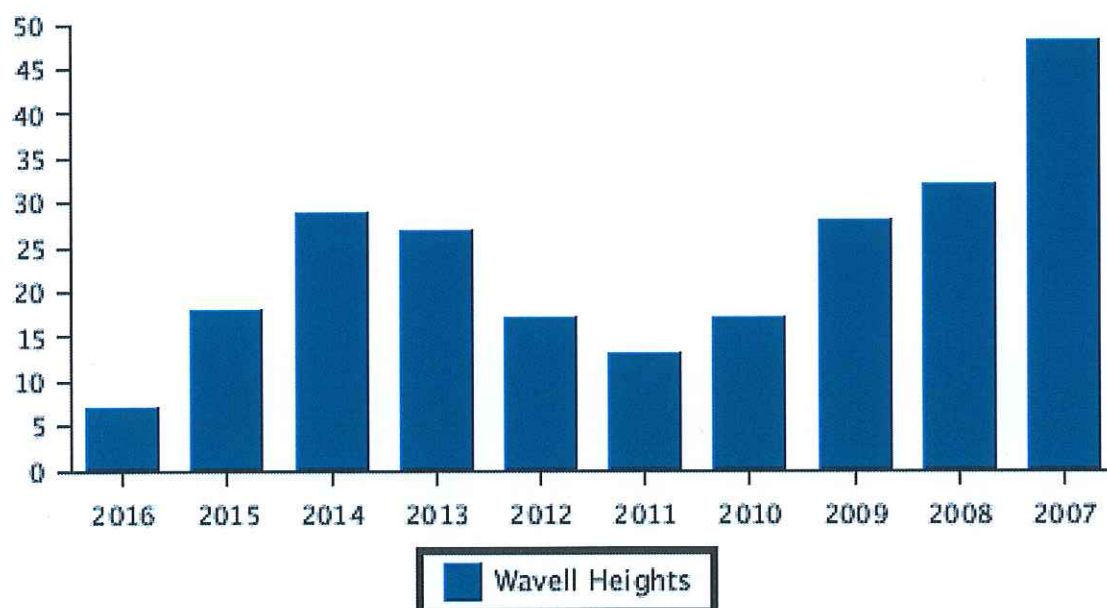




### Unit Sales Per Annum

Period	Wavell Heights
	Number
2016	7
2015	18
2014	29
2013	27
2012	17
2011	13
2010	17
2009	28
2008	32
2007	48

### Unit Sales Per Annum

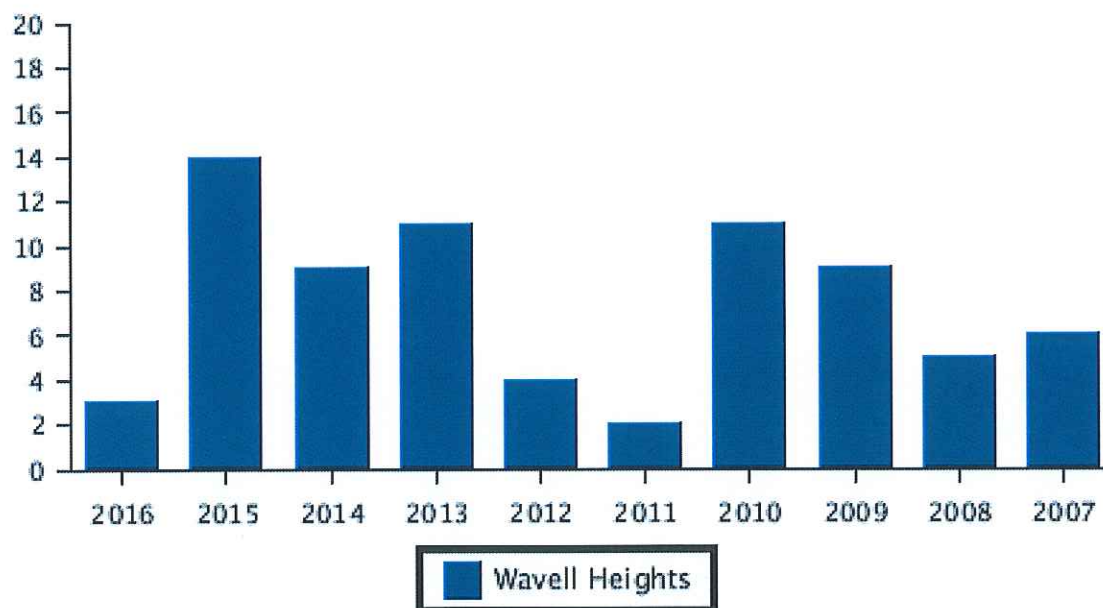




### Land Sales Per Annum

Period	Wavell Heights
	Number
2016	3
2015	14
2014	9
2013	11
2012	4
2011	2
2010	11
2009	9
2008	5
2007	6

### Land Sales Per Annum

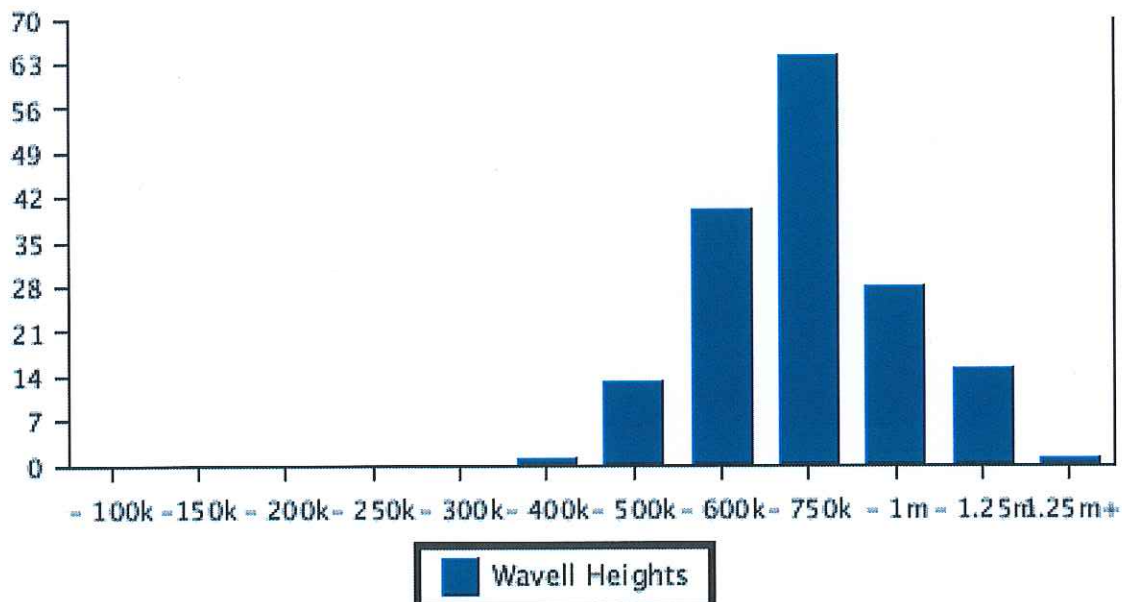


## Sales By Price

### House Sale by Price (12 months)

Price	Wavell Heights
	Number
0 - 100k	0
101 -150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	1
401 - 500k	13
501 - 600k	40
601 - 750k	64
751 - 1m	28
> 1m - 1.25m	15
1.25m+	1

### House Sales By Price (12 months)

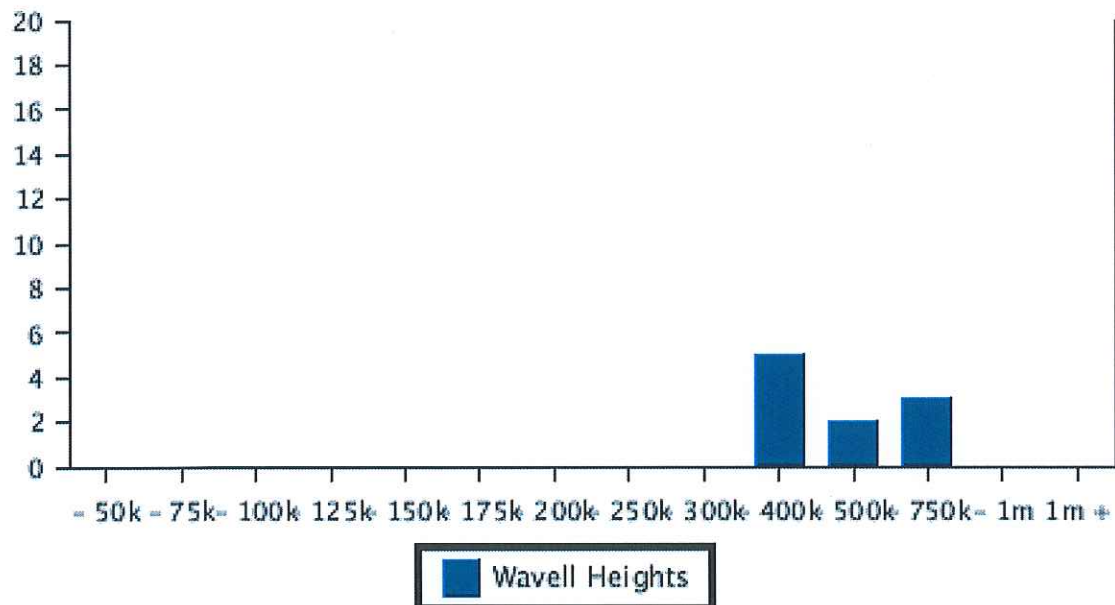




### Unit Sale by Price (12 months)

Price	Wavell Heights
	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	5
401 - 500k	2
501 - 750k	3
751 - 1m	0
1m +	0

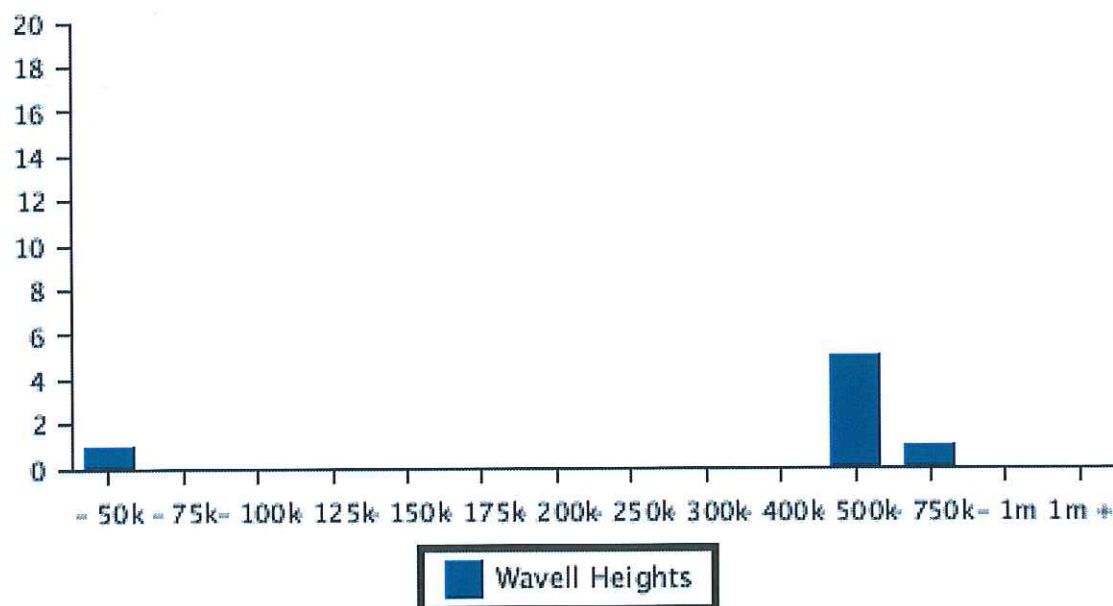
### Unit Sales By Price (12 months)



### Land Sale by Price (12 months)

Price	Wavell Heights
	Number
0 - 50k	1
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	5
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	Wavell Heights % Change	Brisbane City Council % Change
2015	6.8%	5.4%
2014	9.4%	8.3%
2013	4.8%	5.2%
2012	-0.4%	-0.4%
2011	-4.3%	-5.3%
2010	10.2%	9.8%
2009	4.3%	1%
2008	5.6%	7.6%
2007	20.9%	18.3%
2006	8.2%	5.7%

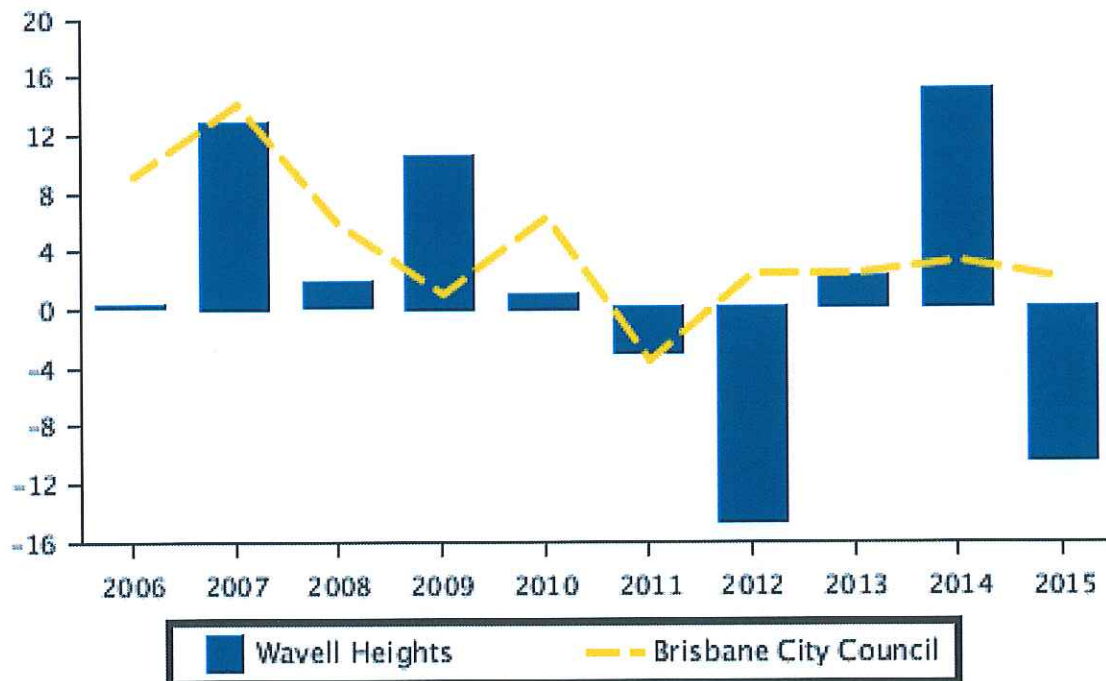
### Capital Growth in Median Prices (Houses)



### Capital Growth in Median Prices (Unit)

Period	Wavell Heights % Change	Brisbane City Council % Change
2015	-10.6%	2.1%
2014	15.1%	3.3%
2013	2.2%	2.4%
2012	-14.9%	2.5%
2011	-3.3%	-3.6%
2010	1.1%	6.4%
2009	10.6%	1%
2008	1.9%	5.8%
2007	12.9%	14.1%
2006	0.3%	9.2%

### Capital Growth in Median Prices (Unit)

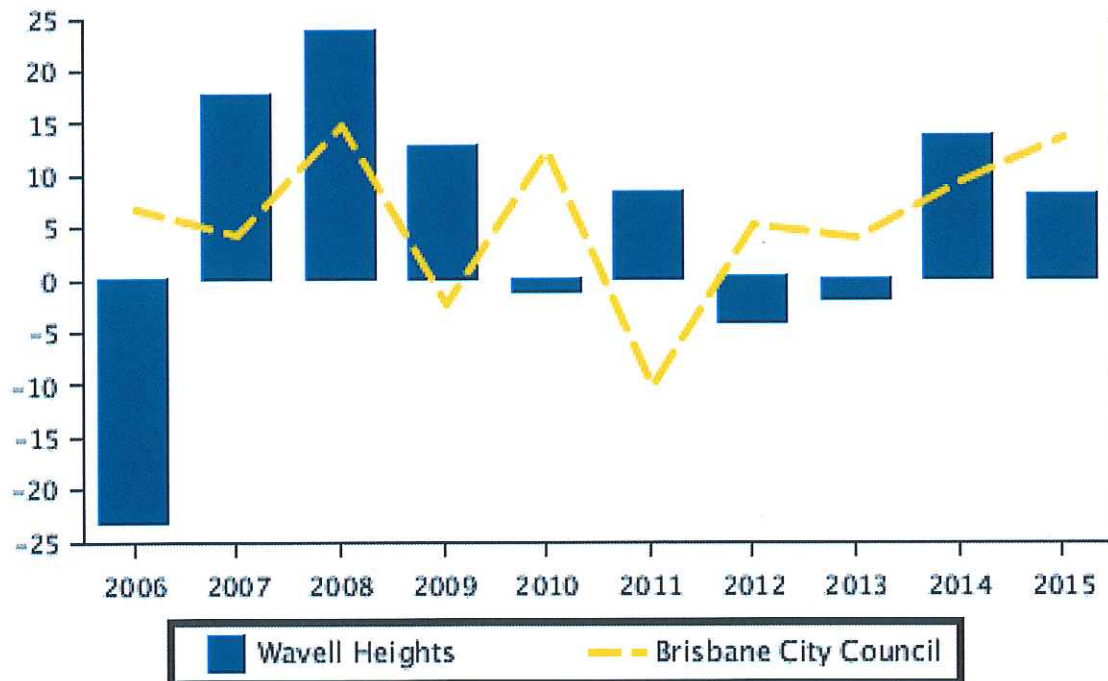




### Capital Growth in Median Prices (Land)

Period	Wavell Heights % Change	Brisbane City Council % Change
2015	8.3%	13.6%
2014	13.9%	9.4%
2013	-2%	4%
2012	-4.5%	5.3%
2011	8.5%	-10.2%
2010	-1.4%	12.5%
2009	12.9%	-2.4%
2008	23.9%	14.8%
2007	17.7%	4.2%
2006	-23.4%	6.7%

### Capital Growth in Median Prices (Land)

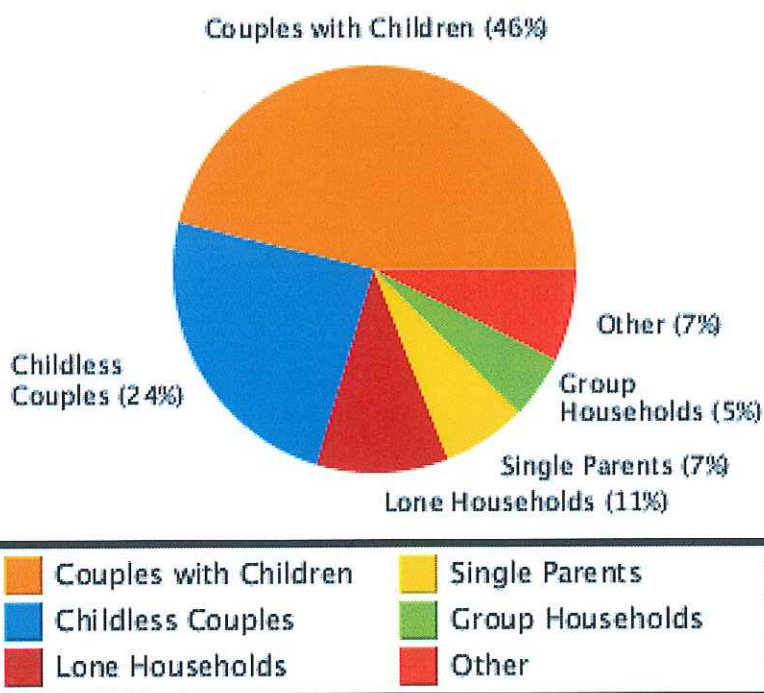


# Household

## Household Structure

Type	Percent
Couples with Children	46.3
Childless Couples	24.1
Lone Households	10.6
Other	7.4
Single Parents	6.7
Group Households	5.0

## Household Structure

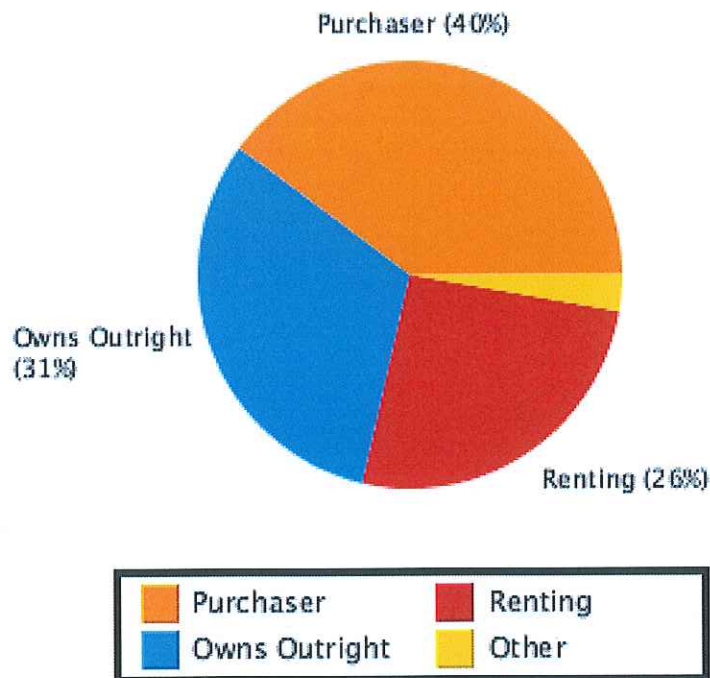




## Household Occupancy

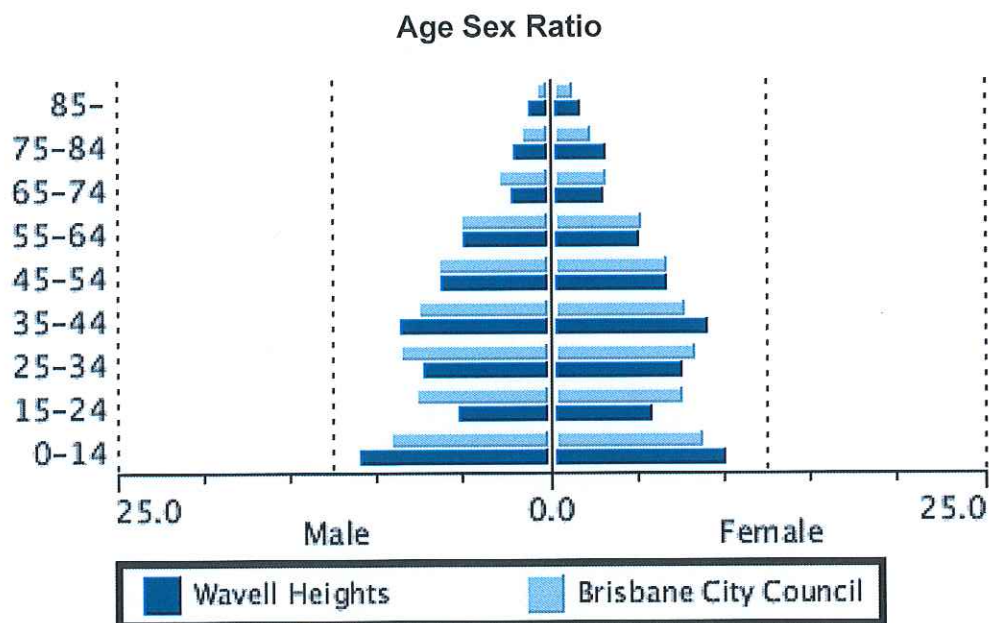
Type	Percent
Purchaser	39.9
Owns Outright	31.5
Renting	25.9
Other	2.8

## Household Occupancy



## Age Sex Ratio

Age Group	Wavell Heights		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	10.9	10.0	9.2	8.7
15-24	5.2	5.8	7.7	7.6
25-34	7.3	7.6	8.5	8.3
35-44	8.5	9.0	7.5	7.7
45-54	6.2	6.6	6.4	6.6
55-64	4.9	5.0	5.0	5.2
65-74	2.1	3.0	2.9	3.1
75-84	2.0	3.1	1.6	2.2
85-	1.1	1.7	0.6	1.2

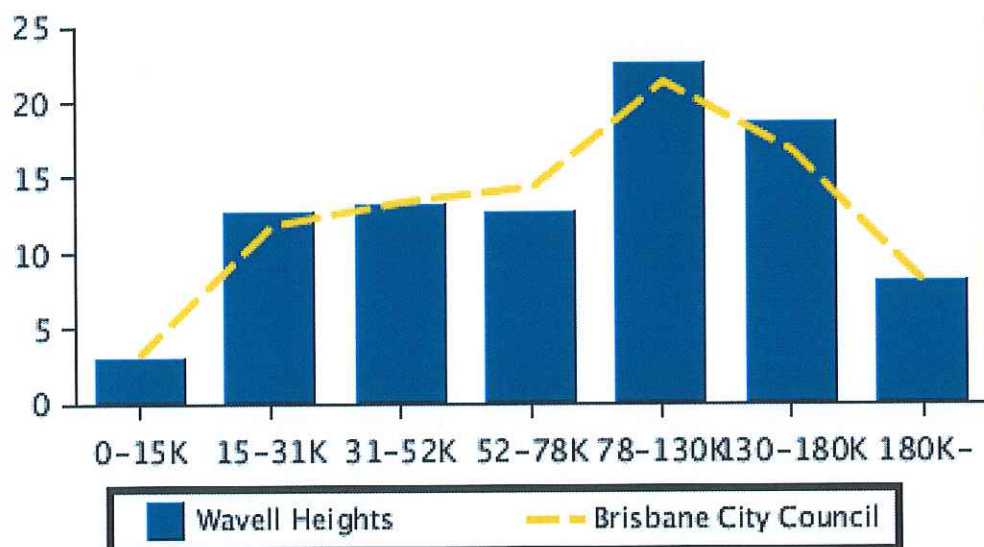




## Household Income

Income Range	Wavell Heights %	Brisbane City Council %
0-15K	2.9	3.3
15-31K	12.7	11.8
31-52K	13.1	13.4
52-78K	12.6	14.4
78-130K	22.6	21.3
130-180K	18.6	16.7
180K-	8.1	7.9

Household Income



## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	1					
HOUSE	40	\$380,000	\$1,235,000	\$668,784	\$715,799	\$28,631,988
UNIT	1	\$396,000	\$396,000	\$396,000	\$396,000	\$396,000
<b>TOTAL</b>	<b>42</b>					<b>\$29,027,988</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		1				
HOUSE	2 Bed	2	\$380,000	\$570,000	\$475,000	\$475,000
	3 Bed	22	\$462,429	\$1,235,000	\$655,000	\$682,499
	4 Bed	7	\$500,000	\$1,200,000	\$853,000	\$774,428
	5+ Bed	8	\$675,000	\$1,051,000	\$807,500	\$854,375
	N/A	1	\$411,000	\$411,000	\$411,000	\$411,000
UNIT	3 Bed	1	\$396,000	\$396,000	\$396,000	\$396,000
<b>TOTAL</b>		<b>42</b>				<b>\$691,142</b>



## Sold Properties

### 6 Bayview Terrace Wavell Heights QLD 4012

Sale Price: \$853,000

Sale Date: 14 May 2016

Area: 808m<sup>2</sup>

Attributes: 4 Beds, 2 Baths



### 82 Bayview Terrace Wavell Heights QLD 4012

Sale Price: \$828,000

Sale Date: 6 Apr 2016

Area: 536m<sup>2</sup>

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



### 23 Beeby Street Wavell Heights QLD 4012

Sale Price: \$570,000

Sale Date: 30 Apr 2016

Area: 668m<sup>2</sup>

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



### 17 Benyon Street Wavell Heights QLD 4012

Sale Price: \$665,990

Sale Date: 12 Apr 2016

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

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



### 127 Bilsen Road Wavell Heights QLD 4012

Sale Price: \$565,000

Sale Date: 18 May 2016

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

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



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### 208 Bilsen Road Wavell Heights QLD 4012

Sale Price: \$411,000  
Sale Date: 6 May 2016  
Area: 420m2

Attributes:



### 31 Charlotte Street Wavell Heights QLD 4012

Sale Price: \$785,000  
Sale Date: 27 May 2016  
Area: 604m2

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



### 4 Corowa Street Wavell Heights QLD 4012

Sale Price: \$959,000  
Sale Date: 7 Apr 2016  
Area: 401m2

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



### 9 Deramore Street Wavell Heights QLD 4012

Sale Price: \$655,000  
Sale Date: 31 May 2016  
Area: 708m2

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



### 7 Ennor Street Wavell Heights QLD 4012

Sale Price: \$1,200,000  
Sale Date: 15 Jun 2016  
Area: 814m2

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



### 18 Ennor Street Wavell Heights QLD 4012

Sale Price: \$975,000  
Sale Date: 8 May 2016  
Area: 405m2

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

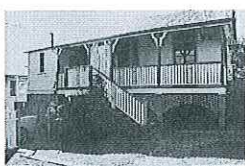




### 33 Glenside Street Wavell Heights QLD 4012

Sale Price: \$655,000  
Sale Date: 3 Jun 2016  
Area: 875m2

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



### 11 Hamilton Road Wavell Heights QLD 4012

Sale Price: \$380,000  
Sale Date: 5 May 2016  
Area: 506m2

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



### 126 Hamilton Road Wavell Heights QLD 4012

Sale Price: \$520,000  
Sale Date: 7 Apr 2016  
Area: 607m2

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



### 164 Hamilton Road Wavell Heights QLD 4012

Sale Price: \$508,000  
Sale Date: 1 Apr 2016  
Area: 637m2

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



### 36 Highcrest Avenue Wavell Heights QLD 4012

Sale Price: \$1,235,000  
Sale Date: 6 Jun 2016  
Area: 1,220m2

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



### 23 Highlands Street Wavell Heights QLD 4012

Sale Price: \$1,051,000  
Sale Date: 4 Apr 2016  
Area: 594m2

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



### 26 Hubbard Street Wavell Heights QLD 4012

Sale Price: \$680,000  
Sale Date: 7 May 2016  
Area: 789m2

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



### 42 Hubbard Street Wavell Heights QLD 4012

Sale Price: \$700,000  
Sale Date: 16 May 2016  
Area: 728m2

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



### 35 Jeffcott Street Wavell Heights QLD 4012

Sale Price: \$500,000  
Sale Date: 20 Apr 2016  
Area: 536m2

Attributes: 4 Beds, 2 Baths, 5 Car Spaces, 5 Lock Up Garages



### 9 Kenya Street Wavell Heights QLD 4012

Sale Price: \$625,000  
Sale Date: 19 Apr 2016  
Area: 607m2

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



### 61 Kinmond Avenue Wavell Heights QLD 4012

Sale Price: \$787,000  
Sale Date: 2 Jun 2016  
Area: 536m2

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



### 14/70 Magenta Street Wavell Heights QLD 4012

Sale Price: \$396,000  
Sale Date: 3 Apr 2016  
Area: 403m2 Approx

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





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### 16 Ontario Street Wavell Heights QLD 4012

Sale Price: \$525,000

Sale Date: 19 Apr 2016

Area: 405m2

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



### 58 Pfingst Road Wavell Heights QLD 4012

Sale Price: \$605,000

Sale Date: 20 May 2016

Area: 466m2

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



### 195 Pfingst Road Wavell Heights QLD 4012

Sale Price: \$815,000

Sale Date: 20 May 2016

Area: 604m2

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



### 12 Power Street Wavell Heights QLD 4012

Sale Price: \$667,000

Sale Date: 11 Apr 2016

Area: 607m2

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



### 68 Rilatt Street Wavell Heights QLD 4012

Sale Price: \$625,000

Sale Date: 14 May 2016

Area: 541m2

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



### 157 Rode Road Wavell Heights QLD 4012

Sale Price: \$610,000

Sale Date: 18 May 2016

Area: 825m2

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



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### 218 Rode Road Wavell Heights QLD 4012

Sale Price: \$767,000

Sale Date: 16 May 2016

Area: 655m2

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



### 164 Shaw Road Wavell Heights QLD 4012

Sale Price: \$675,000

Sale Date: 6 Jun 2016

Area: 607m2

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



### 101 Spence Road Wavell Heights QLD 4012

Sale Price: \$640,000

Sale Date: 15 Apr 2016

Area: 668m2

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



### 104 Spence Road Wavell Heights QLD 4012

Sale Price: \$540,000

Sale Date: 27 Jun 2016

Area: 615m2

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



### 46 Tarm Street Wavell Heights QLD 4012

Sale Price: \$880,000

Sale Date: 16 May 2016

Area: 541m2

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



### 22 Vauclose Street Wavell Heights QLD 4012

Sale Price: \$655,000

Sale Date: 11 Apr 2016

Area: 607m2

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





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### 15 Wade Street Wavell Heights QLD 4012

Sale Price: \$804,000  
Sale Date: 9 Apr 2016  
Area: 1,012m<sup>2</sup>

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



### 19 Wade Street Wavell Heights QLD 4012

Sale Price: Not Disclosed  
Sale Date: 2 Jun 2016  
Area: 1,012m<sup>2</sup>

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



### 6 Watcombe Street Wavell Heights QLD 4012

Sale Price: \$775,000  
Sale Date: 6 Jun 2016  
Area: 432m<sup>2</sup>

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



### 47 Watcombe Street Wavell Heights QLD 4012

Sale Price: \$670,569  
Sale Date: 16 Apr 2016  
Area: 617m<sup>2</sup>

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



### 16 Westwood Street Wavell Heights QLD 4012

Sale Price: \$930,000  
Sale Date: 18 Apr 2016  
Area: 506m<sup>2</sup>

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



### 108 White Street Wavell Heights QLD 4012

Sale Price: \$878,000  
Sale Date: 26 May 2016  
Area: 412m<sup>2</sup>

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





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### **109 White Street Wavell Heights QLD 4012**

Sale Price: \$462,429

Sale Date: 16 Jun 2016

Area: 405m2

Attributes: 3 Beds, 1 Baths

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