
A Nobel approach
to Real Estate™

West End
April—June 2016

THE Adam
Nobel TEAM



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Area Profile

The size of West End is approximately 2 square kilometres. It has 4 parks covering nearly 4% of total area.

The population of West End in 2006 was 6,198 people. By 2011 the population was 8,068 showing a population growth of 30% in the area during that time.

The predominant age group in West End is 25-34 years.

Households in West End are primarily childless couples and are likely to be repaying between \$3000 - \$4000 per month on mortgage repayments.

In general, people in West End work in a Professional occupation.

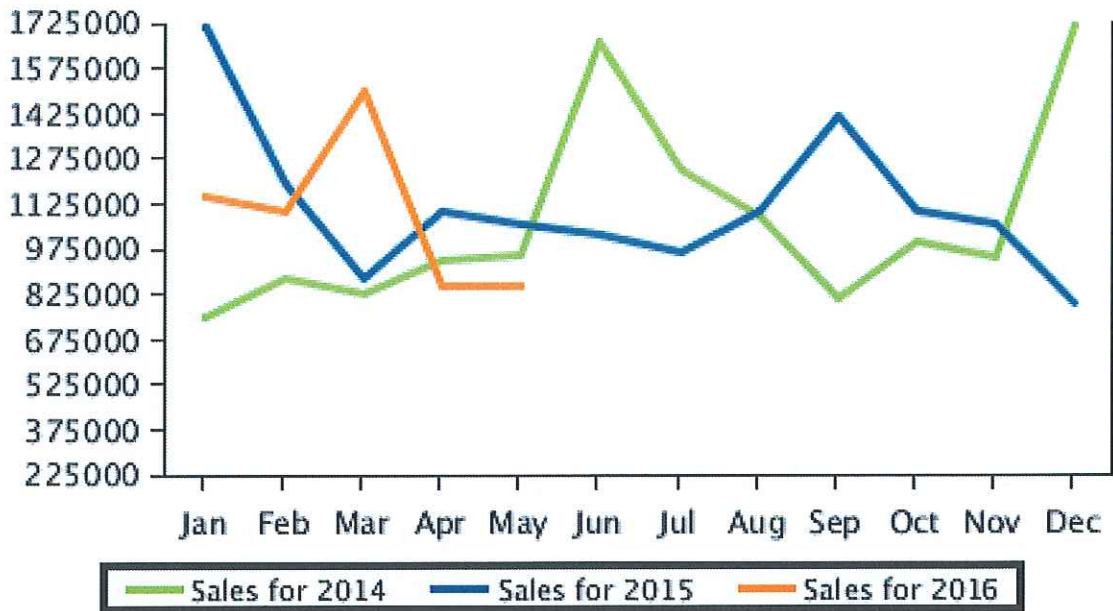
In 2006, 38.2% of the homes in West End were owner-occupied compared with 36.9% in 2011.

Currently the median sales price of houses in the area is 850,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$750,000	\$1,714,500	\$1,150,000
February	\$875,000	\$1,196,000	\$1,101,000
March	\$830,000	\$877,500	\$1,500,000
April	\$932,500	\$1,100,500	\$850,000
May	\$950,000	\$1,055,000	\$850,000
June	\$1,660,000	\$1,020,000	\$0
July	\$1,235,000	\$965,000	\$0
August	\$1,081,000	\$1,100,000	\$0
September	\$811,000	\$1,410,000	\$0
October	\$992,500	\$1,100,000	\$0
November	\$943,000	\$1,060,000	\$0
December	\$1,714,500	\$796,000	\$0

Median Sale Price





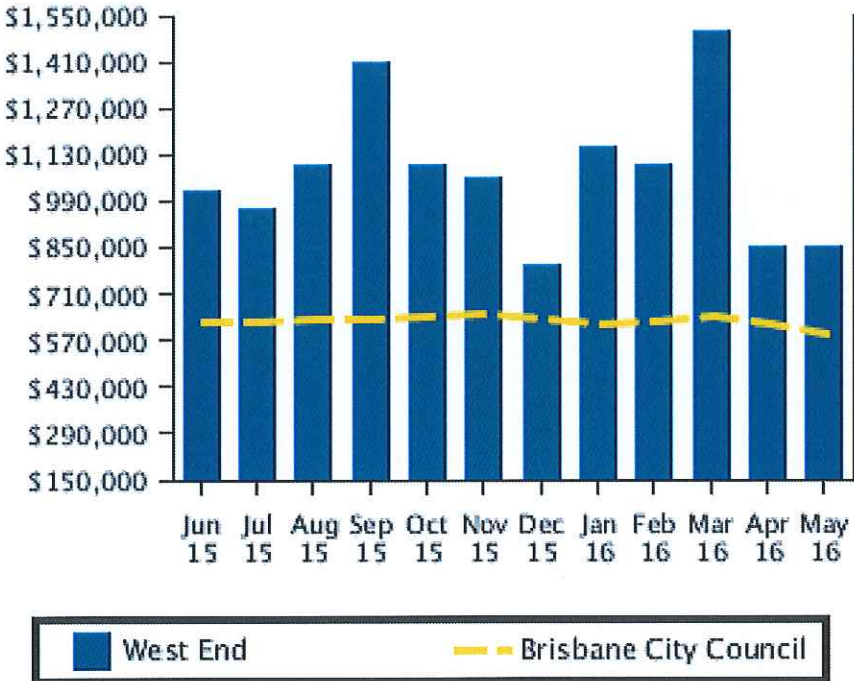
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Recent Median Sale Prices

Recent Median House Sale Prices

Period	West End Median Price	Brisbane City Council Median Price
May 2016	\$850,000	\$588,065
April 2016	\$850,000	\$620,000
March 2016	\$1,500,000	\$645,000
February 2016	\$1,101,000	\$622,500
January 2016	\$1,150,000	\$614,875
December 2015	\$796,000	\$635,000
November 2015	\$1,060,000	\$649,900
October 2015	\$1,100,000	\$645,000
September 2015	\$1,410,000	\$635,000
August 2015	\$1,100,000	\$630,000
July 2015	\$965,000	\$625,000
June 2015	\$1,020,000	\$625,500

Recent Median House Sale Prices



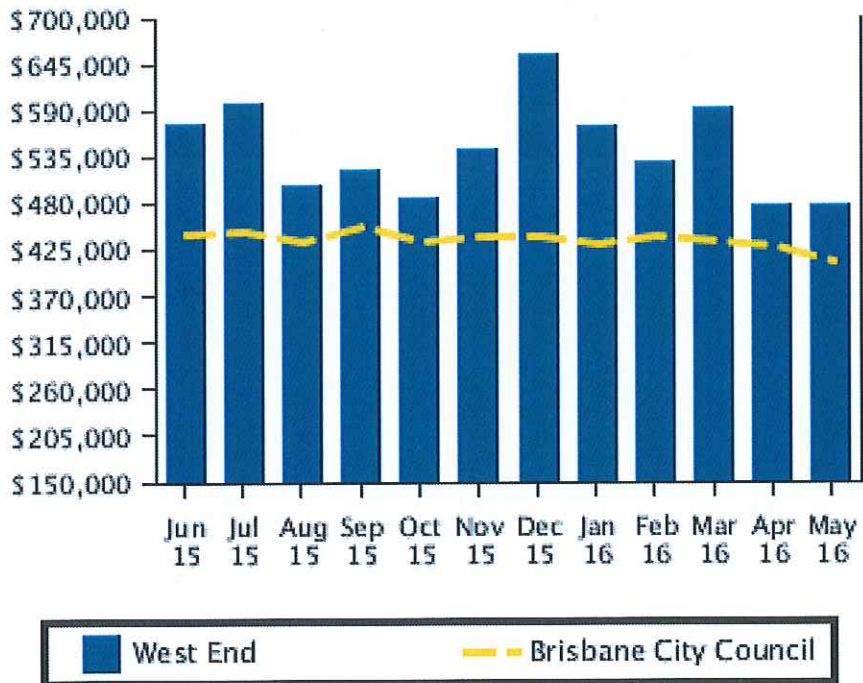


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Recent Median Unit Sale Prices

Period	West End Median Price	Brisbane City Council Median Price
May 2016	\$477,250	\$408,750
April 2016	\$477,250	\$429,500
March 2016	\$592,500	\$435,000
February 2016	\$527,500	\$441,050
January 2016	\$571,000	\$432,500
December 2015	\$654,500	\$440,000
November 2015	\$542,500	\$440,000
October 2015	\$485,500	\$435,000
September 2015	\$520,000	\$452,000
August 2015	\$500,500	\$435,500
July 2015	\$599,500	\$445,000
June 2015	\$574,000	\$443,000

Recent Median Unit Sale Prices



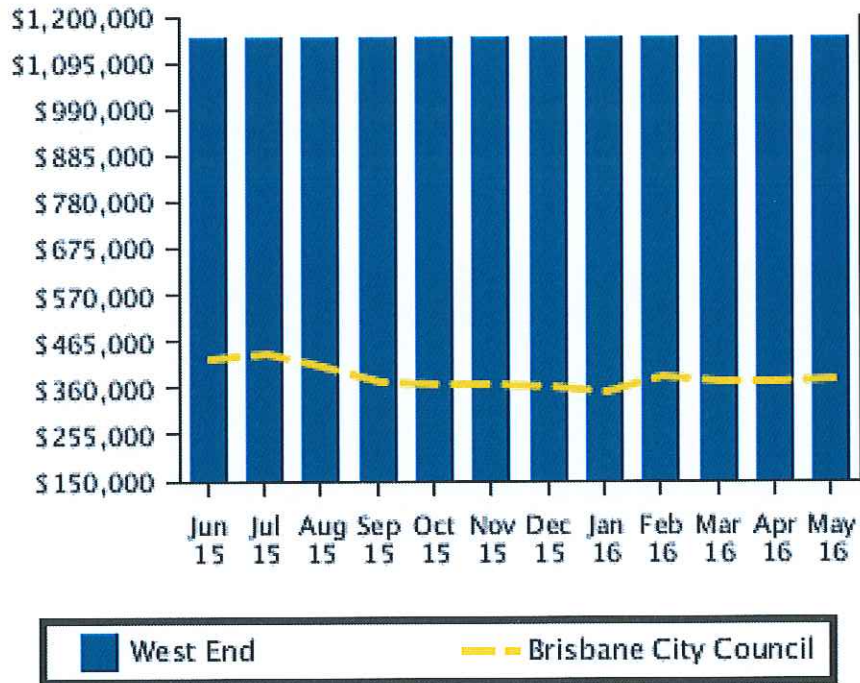


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Recent Median Land Sale Prices

Period	West End Median Price	Brisbane City Council Median Price
May 2016	\$1,150,000	\$380,000
April 2016	\$1,150,000	\$372,500
March 2016	\$1,150,000	\$376,000
February 2016	\$1,150,000	\$385,000
January 2016	\$1,150,000	\$349,000
December 2015	\$1,150,000	\$360,000
November 2015	\$1,150,000	\$370,000
October 2015	\$1,150,000	\$365,000
September 2015	\$1,150,000	\$376,050
August 2015	\$1,150,000	\$410,000
July 2015	\$1,150,000	\$435,000
June 2015	\$1,150,000	\$427,500

Recent Median Land Sale Prices





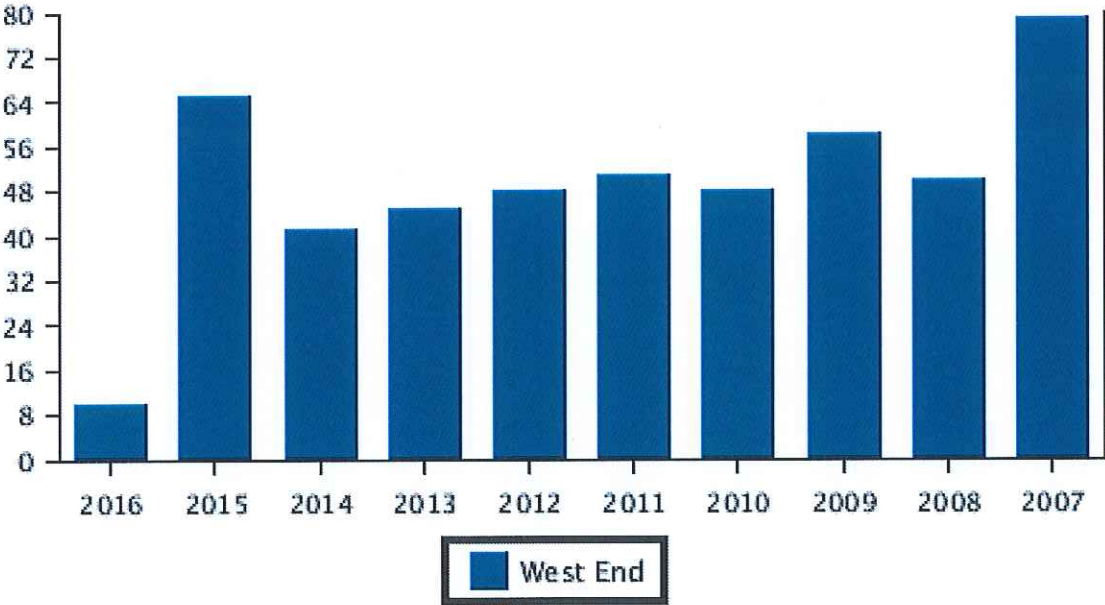
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Sales Per Annum

House Sales Per Annum

Period	West End Number
2016	10
2015	65
2014	41
2013	45
2012	48
2011	51
2010	48
2009	58
2008	50
2007	79

House Sales Per Annum



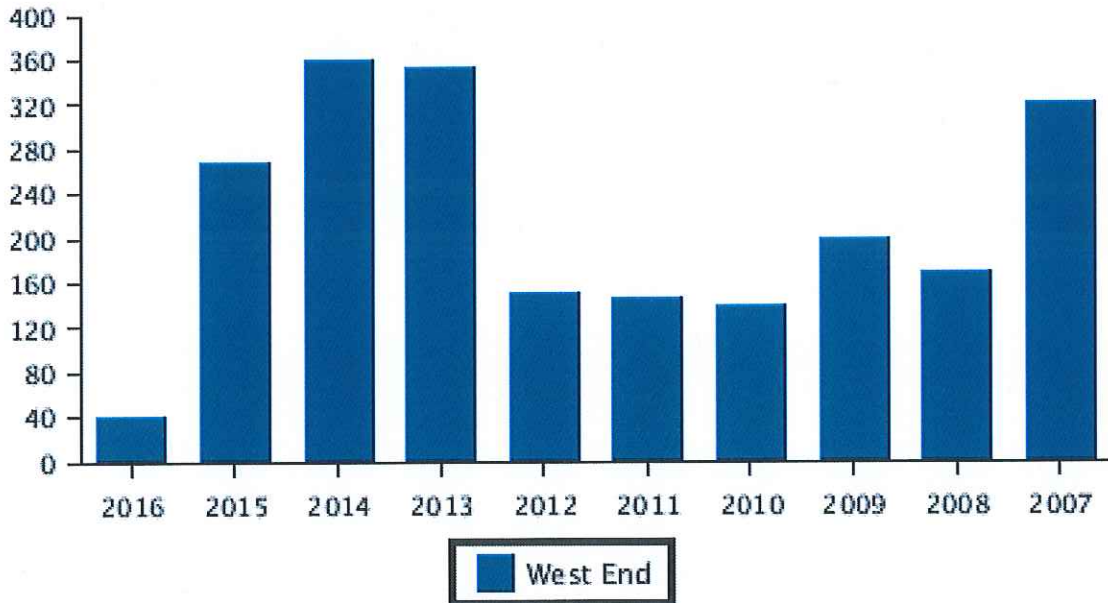


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Unit Sales Per Annum

Period	West End Number
2016	40
2015	268
2014	359
2013	352
2012	150
2011	146
2010	140
2009	199
2008	169
2007	320

Unit Sales Per Annum



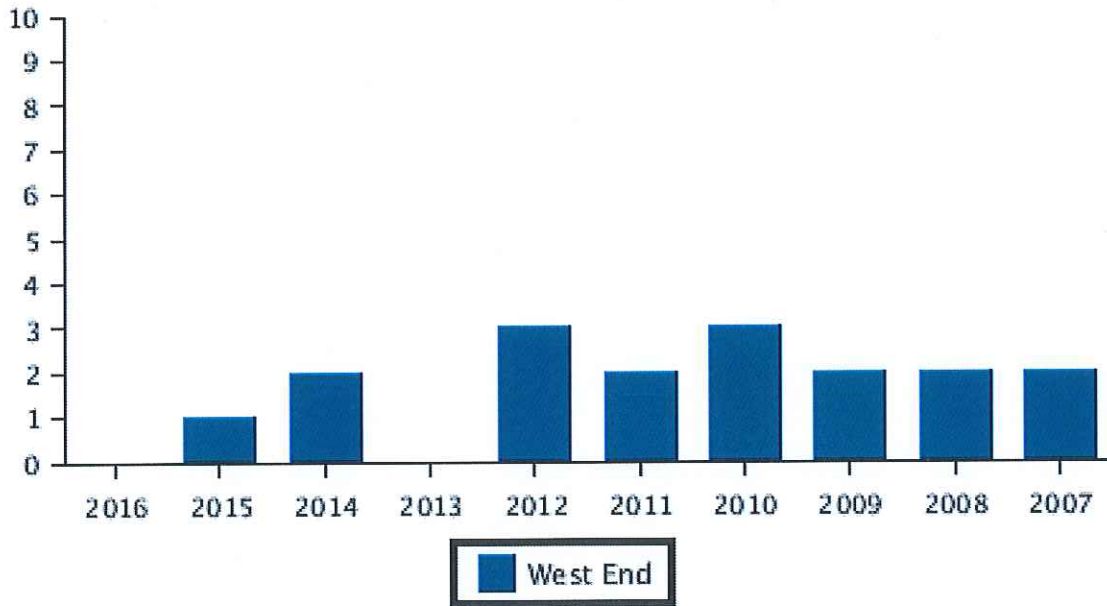


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Land Sales Per Annum

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

Land Sales Per Annum





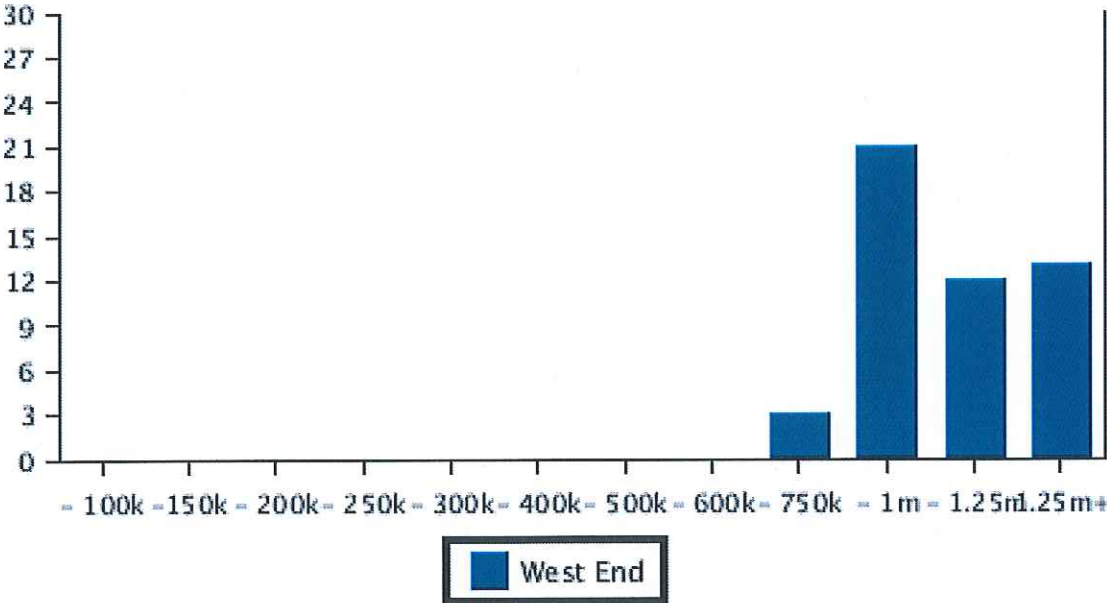
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Sales By Price

House Sale by Price (12 months)

Price	West End	
	Number	
0 - 100k	0	
101 -150k	0	
151 - 200k	0	
201 - 250k	0	
251 - 300k	0	
301 - 400k	0	
401 - 500k	0	
501 - 600k	0	
601 - 750k	3	
751 - 1m	21	
> 1m - 1.25m	12	
1.25m+	13	

House Sales By Price (12 months)



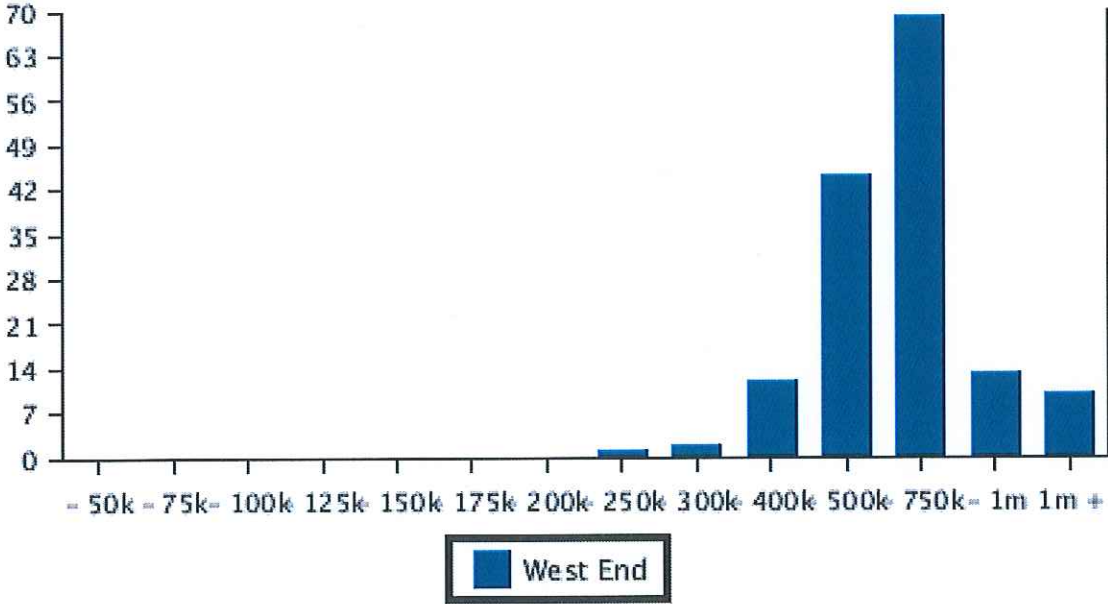


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Unit Sale by Price (12 months)

Price	West End	
	Number	
0 - 50k	0	
51 - 75k	0	
76 - 100k	0	
101 - 125k	0	
126 - 150k	0	
151 - 175k	0	
176 - 200k	0	
201 - 250k	1	
251 - 300k	2	
301 - 400k	12	
401 - 500k	44	
501 - 750k	69	
751 - 1m	13	
1m +	10	

Unit Sales By Price (12 months)



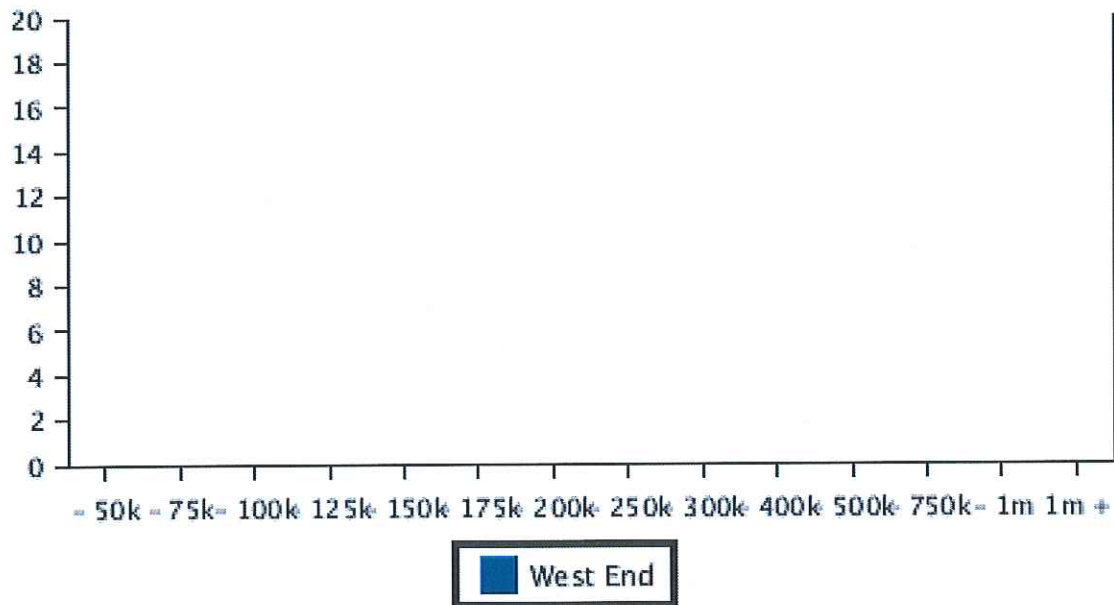


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Land Sale by Price (12 months)

Price	West End
	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 +	0

Land Sales By Price (12 months)





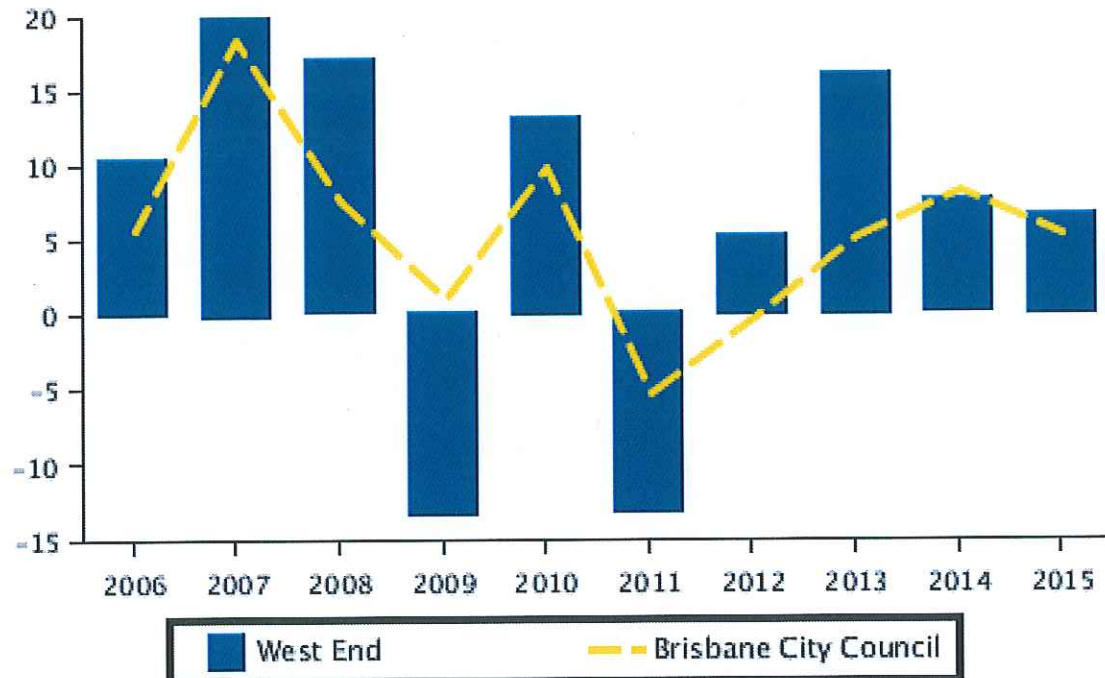
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Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	West End % Change	Brisbane City Council % Change
2015	6.7%	5.4%
2014	7.7%	8.3%
2013	16.2%	5.2%
2012	5.4%	-0.4%
2011	-13.4%	-5.3%
2010	13.3%	9.8%
2009	-13.6%	1%
2008	17.1%	7.6%
2007	29.4%	18.3%
2006	10.5%	5.7%

Capital Growth in Median Prices (Houses)



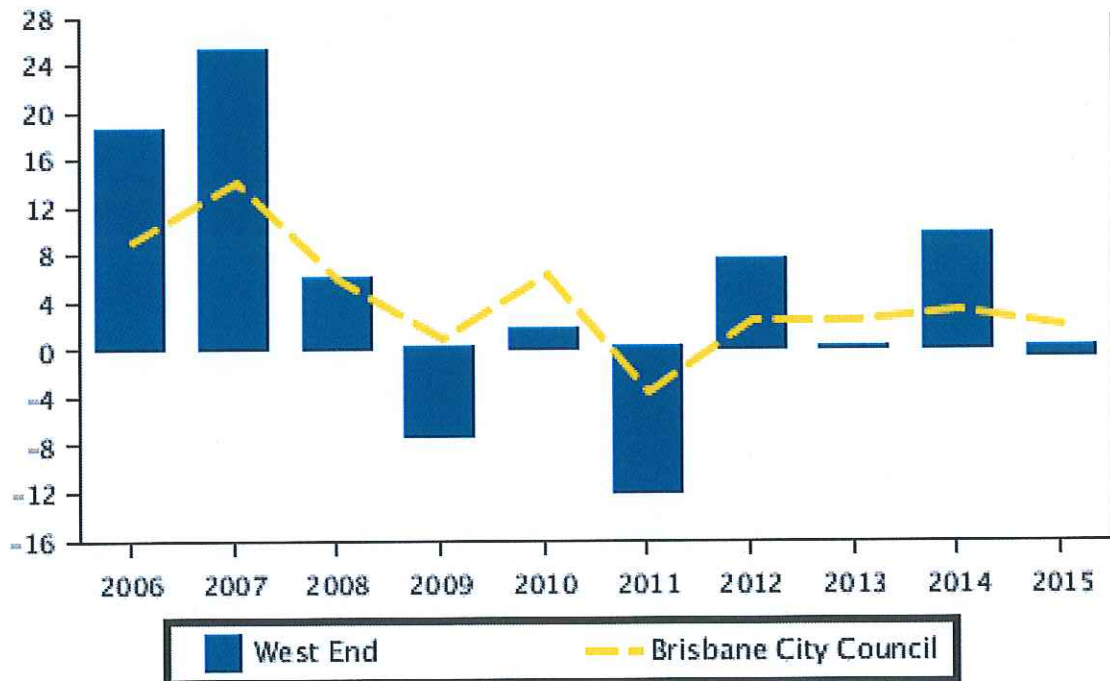


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Capital Growth in Median Prices (Unit)

Period	West End % Change	Brisbane City Council % Change
2015	-0.9%	2.1%
2014	9.8%	3.3%
2013	0.3%	2.4%
2012	7.7%	2.5%
2011	-12.4%	-3.6%
2010	1.8%	6.4%
2009	-7.7%	1%
2008	6.2%	5.8%
2007	25.3%	14.1%
2006	18.6%	9.2%

Capital Growth in Median Prices (Unit)





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Capital Growth in Median Prices (Land)

Period	West End % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	0%	9.4%
2013	0%	4%
2012	0%	5.3%
2011	0%	-10.2%
2010	19.7%	12.5%
2009	-15.1%	-2.4%
2008	0%	14.8%
2007	-44.5%	4.2%
2006	0%	6.7%

Capital Growth in Median Prices (Land)





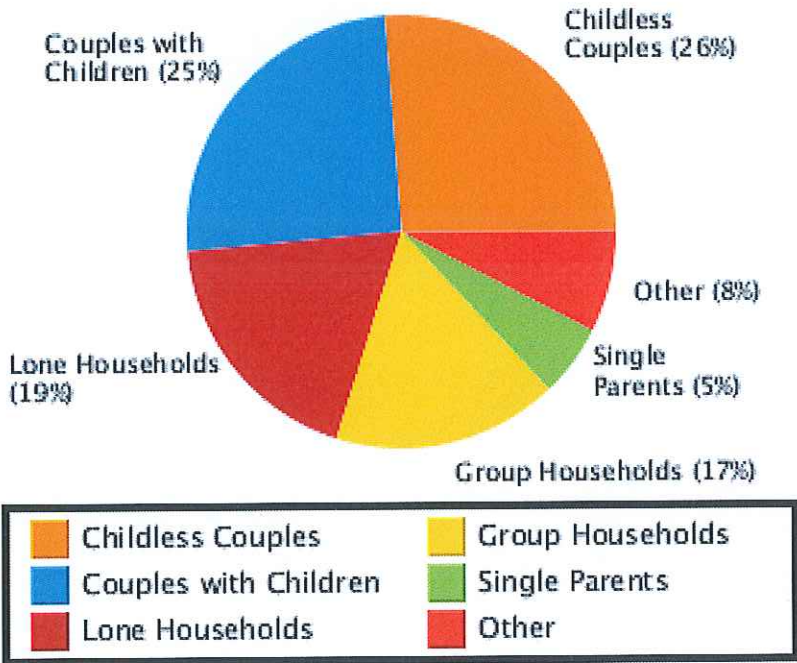
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Household

Household Structure

Type	Percent
Childless Couples	26.2
Couples with Children	25.1
Lone Households	18.7
Group Households	16.9
Other	7.6
Single Parents	5.4

Household Structure



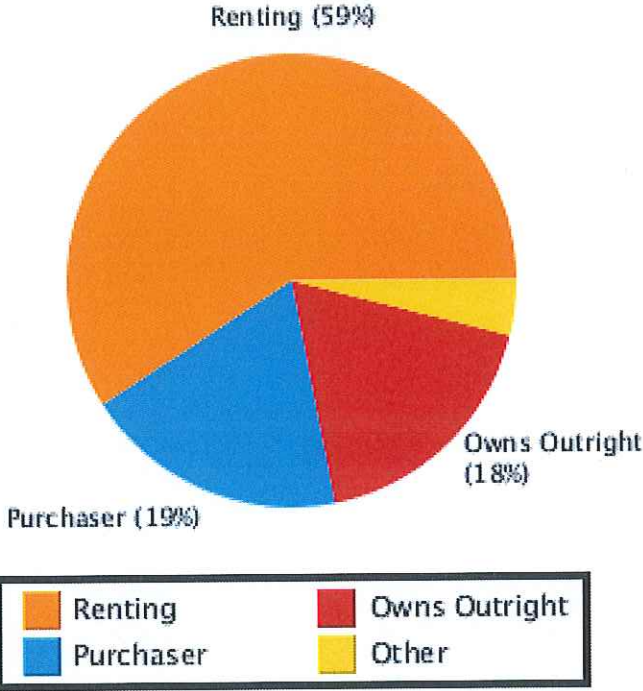


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Household Occupancy

Type	Percent
Renting	59.1
Purchaser	18.9
Owns Outright	18.0
Other	4.0

Household Occupancy

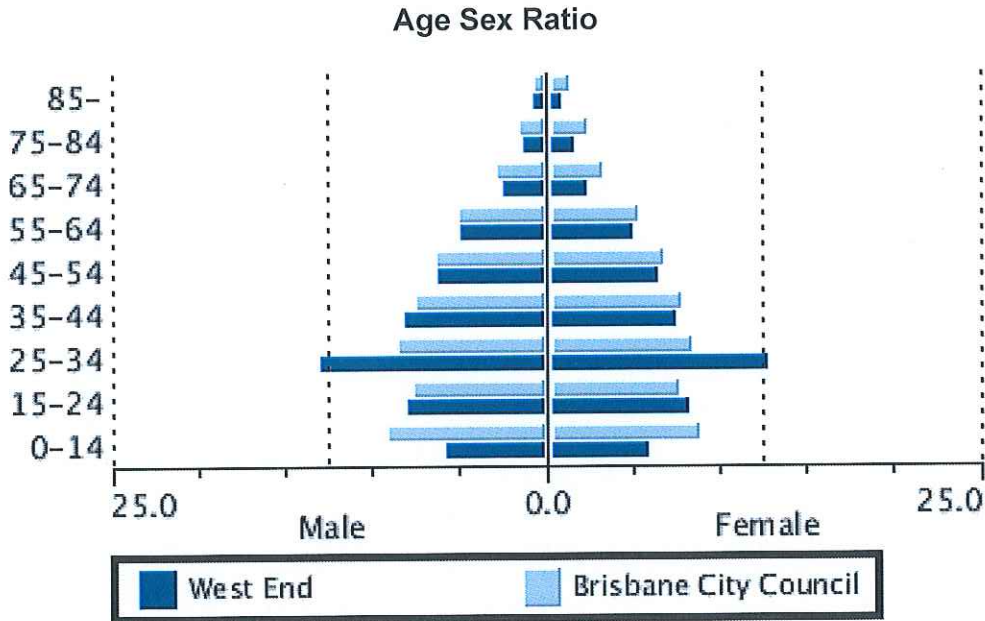




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Age Sex Ratio

Age Group	West End		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	5.8	5.8	9.2	8.7
15-24	7.9	8.1	7.7	7.6
25-34	12.9	12.7	8.5	8.3
35-44	8.1	7.4	7.5	7.7
45-54	6.2	6.4	6.4	6.6
55-64	4.9	4.9	5.0	5.2
65-74	2.4	2.3	2.9	3.1
75-84	1.2	1.6	1.6	2.2
85-	0.6	0.8	0.6	1.2

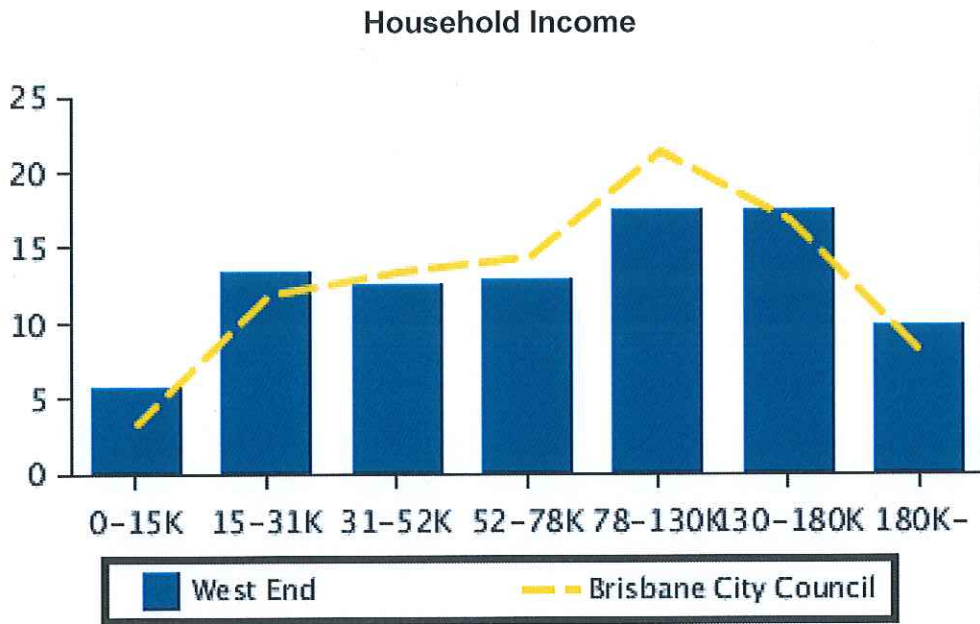




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Household Income

Income Range	West End %	Brisbane City Council %
0-15K	5.7	3.3
15-31K	13.3	11.8
31-52K	12.5	13.4
52-78K	12.9	14.4
78-130K	17.5	21.3
130-180K	17.4	16.7
180K-	9.7	7.9





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	6					
HOUSE	12	\$640,000	\$1,239,000	\$837,500	\$904,750	\$10,857,000
UNIT	20	\$277,000	\$1,305,000	\$477,500	\$515,475	\$10,309,500
TOTAL	38					\$21,166,500

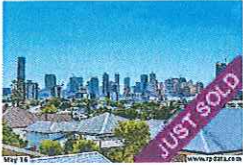
Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		6				
HOUSE	2 Bed	4	\$741,000	\$1,080,000	\$823,500	\$867,000
	3 Bed	4	\$640,000	\$925,000	\$792,500	\$787,500
	4 Bed	4	\$800,000	\$1,239,000	\$1,100,000	\$1,059,750
UNIT	1 Bed	4	\$277,000	\$355,000	\$313,000	\$314,500
	2 Bed	14	\$355,000	\$620,000	\$490,000	\$507,035
	3 Bed	2	\$648,000	\$1,305,000	\$976,500	\$976,500
TOTAL		38				\$557,013



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Sold Properties



13/15 Archibald Street West End QLD 4101

Sale Price: \$317,000
Sale Date: 22 Jun 2016
Area: 506m2 Approx

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



6 Avebury Street West End QLD 4101

Sale Price: \$1,150,000
Sale Date: 18 Jun 2016
Area: 304m2

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



23/24 Bailey Street West End QLD 4101

Sale Price: Not Disclosed
Sale Date: 31 May 2016
Area: 860m2

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



55 Bristol Street West End QLD 4101

Sale Price: \$1,239,000
Sale Date: 30 Apr 2016
Area: 410m2

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



56/35 Buchanan Street West End QLD 4101

Sale Price: \$619,000
Sale Date: 20 May 2016
Area: 129m2

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



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10/10 Carlow Street West End QLD 4101

Sale Price: \$475,000

Sale Date: 12 May 2016

Area: -

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



44 Daventry Street West End QLD 4101

Sale Price: \$925,000

Sale Date: 2 Apr 2016

Area: 329m2

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



65/20 Donkin Street West End QLD 4101

Sale Price: \$550,000

Sale Date: 3 Jun 2016

Area: -

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



5/8 Doris Street West End QLD 4101

Sale Price: \$460,000

Sale Date: 6 Jun 2016

Area: 336m2 Approx

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



29/8 Doris Street West End QLD 4101

Sale Price: Not Disclosed

Sale Date: 7 May 2016

Area: 336m2 Approx

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



4/18 Dornoch Terrace West End QLD 4101

Sale Price: \$450,000

Sale Date: 18 Apr 2016

Area: -

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



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45 Dornoch Terrace West End QLD 4101

Sale Price: Not Disclosed
Sale Date: 25 Jun 2016
Area: 607m²

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



5/33 Drake Street West End QLD 4101

Sale Price: \$442,000
Sale Date: 7 Apr 2016
Area: -

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



27 Drury Street West End QLD 4101

Sale Price: \$1,080,000
Sale Date: 25 Jun 2016
Area: 405m²

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



14/37 Duncan Street West End QLD 4101

Sale Price: \$640,000
Sale Date: 7 Jun 2016
Area: -

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



29/28 Ferry Road West End QLD 4101

Sale Price: Not Disclosed
Sale Date: 19 May 2016
Area: -

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



52/28 Ferry Road West End QLD 4101

Sale Price: Not Disclosed
Sale Date: 21 Apr 2016
Area: -

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



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4305/55 Forbes Street West End QLD 4101

Sale Price: \$1,305,000
Sale Date: 29 Apr 2016
Area: -

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



13/17 Ganges Street West End QLD 4101

Sale Price: \$512,500
Sale Date: 4 Apr 2016
Area: -

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



66 Granville Street West End QLD 4101

Sale Price: \$822,000
Sale Date: 21 Apr 2016
Area: 271m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces



81 Granville Street West End QLD 4101

Sale Price: \$1,050,000
Sale Date: 21 May 2016
Area: 253m2

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



2/75 Hardgrave Road West End QLD 4101

Sale Price: \$355,000
Sale Date: 17 Jun 2016
Area: 67m2

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



24/134 Hardgrave Road West End QLD 4101

Sale Price: \$309,000
Sale Date: 15 Apr 2016
Area: -

Attributes: 1 Beds, 1 Baths, 1 Car Spaces



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402/9 Kurilpa Street West End QLD 4101

Sale Price: \$480,000
Sale Date: 21 Apr 2016
Area: 1,119m2

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



25/22 Little Jane Street West End QLD 4101

Sale Price: \$277,000
Sale Date: 7 Jun 2016
Area: -

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



5/370 Montague Road West End QLD 4101

Sale Price: \$355,000
Sale Date: 6 Apr 2016
Area: -

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



143/8 Musgrave Street West End QLD 4101

Sale Price: \$468,000
Sale Date: 19 May 2016
Area: -

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



4/69 Orleigh Street West End QLD 4101

Sale Price: \$582,000
Sale Date: 6 Jun 2016
Area: -

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



16 Paris Street West End QLD 4101

Sale Price: \$735,000
Sale Date: 5 May 2016
Area: 253m2

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



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239/10 Pidgeon Close West End QLD 4101

Sale Price: \$620,000
Sale Date: 10 Apr 2016
Area: -

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



307/10 Pidgeon Close West End QLD 4101

Sale Price: \$585,000
Sale Date: 5 Apr 2016
Area: -

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



3/26 Raven Street West End QLD 4101

Sale Price: \$648,000
Sale Date: 21 Apr 2016
Area: 361m2 Approx

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



24 Rogers Street West End QLD 4101

Sale Price: \$825,000
Sale Date: 13 Apr 2016
Area: 486m2

Attributes: 2 Beds, 1 Baths, 2 Car Spaces



104 Ryan Street West End QLD 4101

Sale Price: \$741,000
Sale Date: 21 Apr 2016
Area: 405m2

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



15/149 Ryan Street West End QLD 4101

Sale Price: \$500,000
Sale Date: 28 Apr 2016
Area: -

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



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



13 Scott Street West End QLD 4101

Sale Price: \$850,000
Sale Date: 22 Apr 2016
Area: 410m2

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



402/57 Vulture Street West End QLD 4101

Sale Price: Not Disclosed
Sale Date: 16 May 2016
Area: 91m2

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



44 Whynot Street West End QLD 4101

Sale Price: \$800,000
Sale Date: 6 Apr 2016
Area: 421m2

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



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