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A Nobel approach  
to Real Estate™

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Westlake

April—June 2016

THE Adam  
Nobel TEAM



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# Suburb Statistics Report

Prepared on 08 Jul 2016

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## Area Profile

The size of Westlake is approximately 2 square kilometres. It has 2 parks covering nearly 1% of total area.

The population of Westlake in 2006 was 4,677 people. By 2011 the population was 4,379 showing a population decline of 6% in the area during that time.

The predominant age group in Westlake is 45-54 years.

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

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

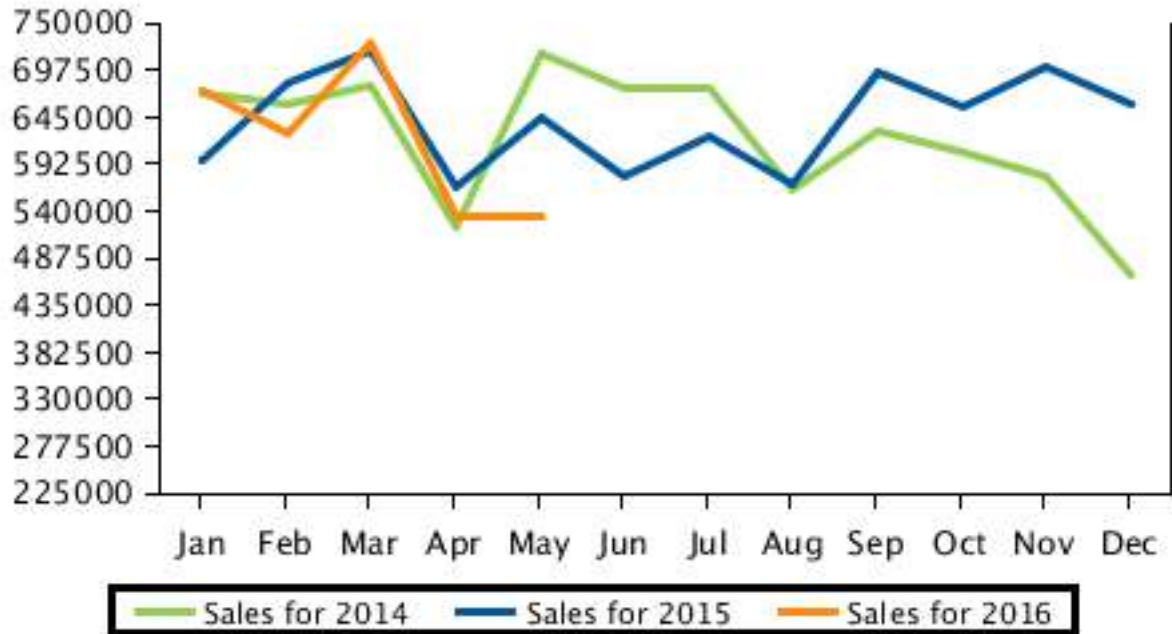
In 2006, 89.8% of the homes in Westlake were owner-occupied compared with 85.8% in 2011.

Currently the median sales price of houses in the area is 535,000.

### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$670,000	\$595,000	\$672,500
February	\$658,500	\$682,500	\$625,000
March	\$680,000	\$720,000	\$727,500
April	\$522,500	\$566,500	\$535,000
May	\$715,000	\$645,000	\$535,000
June	\$678,000	\$577,500	\$0
July	\$677,500	\$624,000	\$0
August	\$565,000	\$570,000	\$0
September	\$630,000	\$695,000	\$0
October	\$606,500	\$657,500	\$0
November	\$578,750	\$700,000	\$0
December	\$468,000	\$658,750	\$0

### Median Sale Price

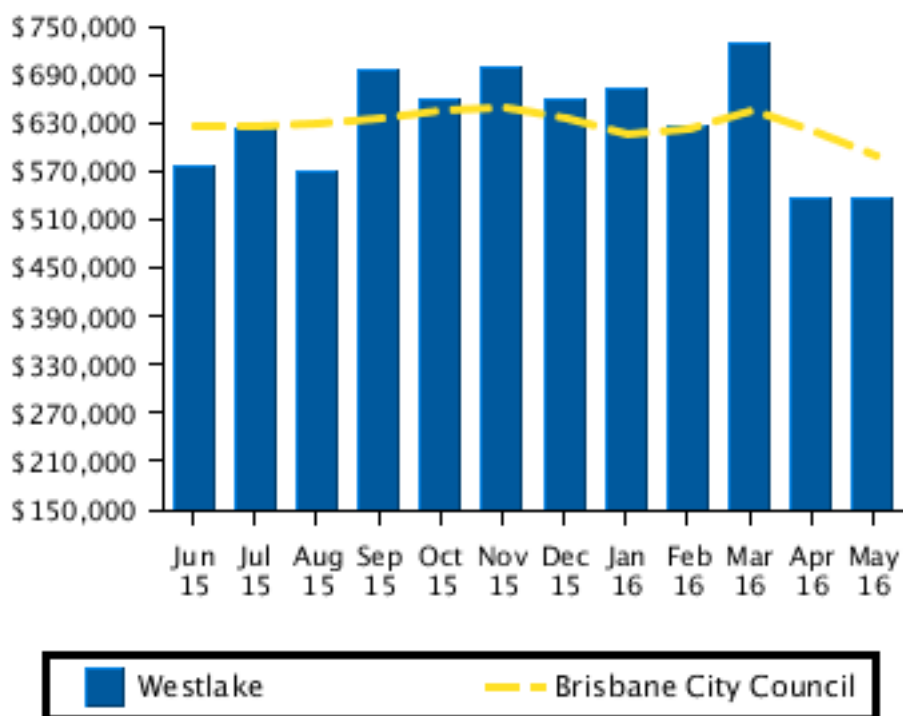


## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Westlake Median Price	Brisbane City Council Median Price
May 2016	\$535,000	\$588,065
April 2016	\$535,000	\$620,000
March 2016	\$727,500	\$645,000
February 2016	\$625,000	\$622,500
January 2016	\$672,500	\$614,875
December 2015	\$658,750	\$635,000
November 2015	\$700,000	\$649,900
October 2015	\$657,500	\$645,000
September 2015	\$695,000	\$635,000
August 2015	\$570,000	\$630,000
July 2015	\$624,000	\$625,000
June 2015	\$577,500	\$625,500

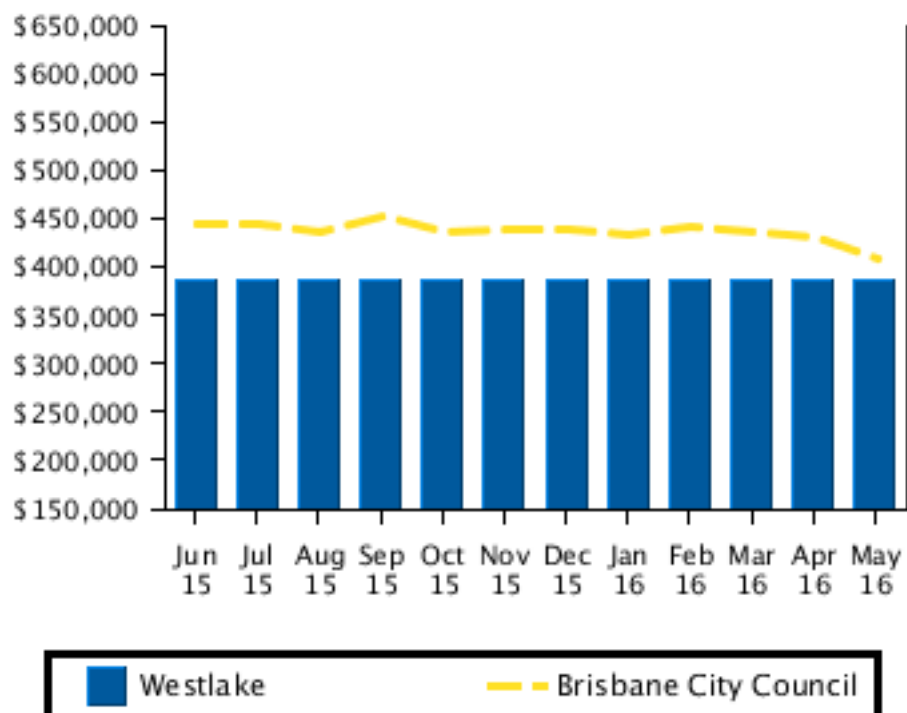
### Recent Median House Sale Prices



## Recent Median Unit Sale Prices

Period	Westlake Median Price	Brisbane City Council Median Price
May 2016	\$385,000	\$408,750
April 2016	\$385,000	\$429,500
March 2016	\$385,000	\$435,000
February 2016	\$385,000	\$441,050
January 2016	\$385,000	\$432,500
December 2015	\$385,000	\$440,000
November 2015	\$385,000	\$440,000
October 2015	\$385,000	\$435,000
September 2015	\$385,000	\$452,000
August 2015	\$385,000	\$435,500
July 2015	\$385,000	\$445,000
June 2015	\$385,000	\$443,000

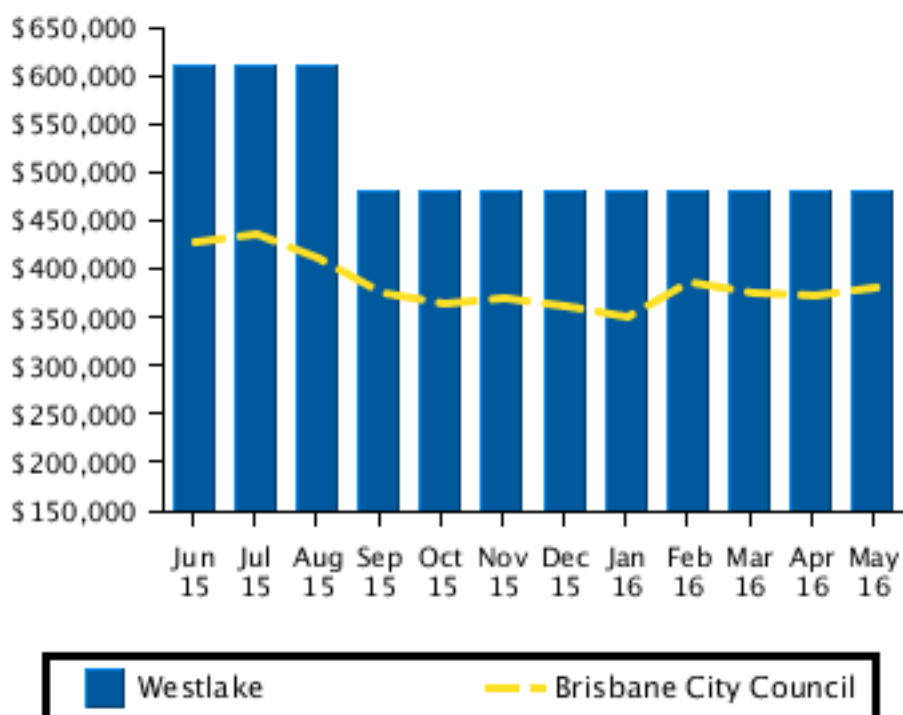
## Recent Median Unit Sale Prices



## Recent Median Land Sale Prices

Period	Westlake Median Price	Brisbane City Council Median Price
May 2016	\$480,000	\$380,000
April 2016	\$480,000	\$372,500
March 2016	\$480,000	\$376,000
February 2016	\$480,000	\$385,000
January 2016	\$480,000	\$349,000
December 2015	\$480,000	\$360,000
November 2015	\$480,000	\$370,000
October 2015	\$480,000	\$365,000
September 2015	\$480,000	\$376,050
August 2015	\$608,888	\$410,000
July 2015	\$608,888	\$435,000
June 2015	\$608,888	\$427,500

## Recent Median Land Sale Prices

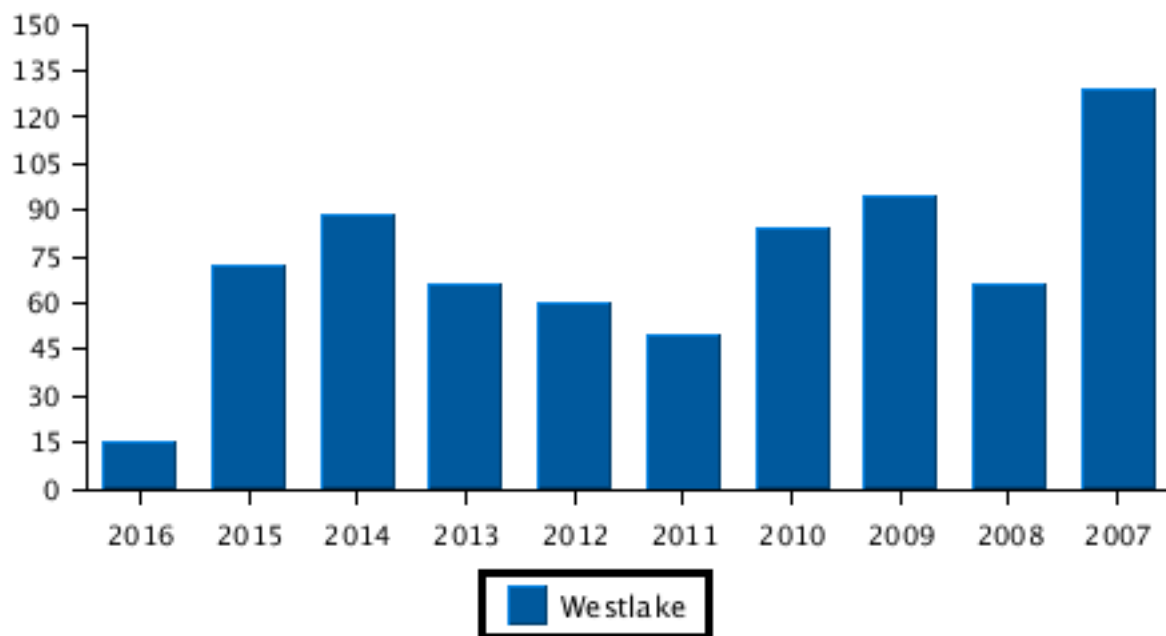


## Sales Per Annum

### House Sales Per Annum

Period	Westlake Number
2016	15
2015	72
2014	88
2013	66
2012	60
2011	50
2010	84
2009	94
2008	66
2007	129

### House Sales Per Annum

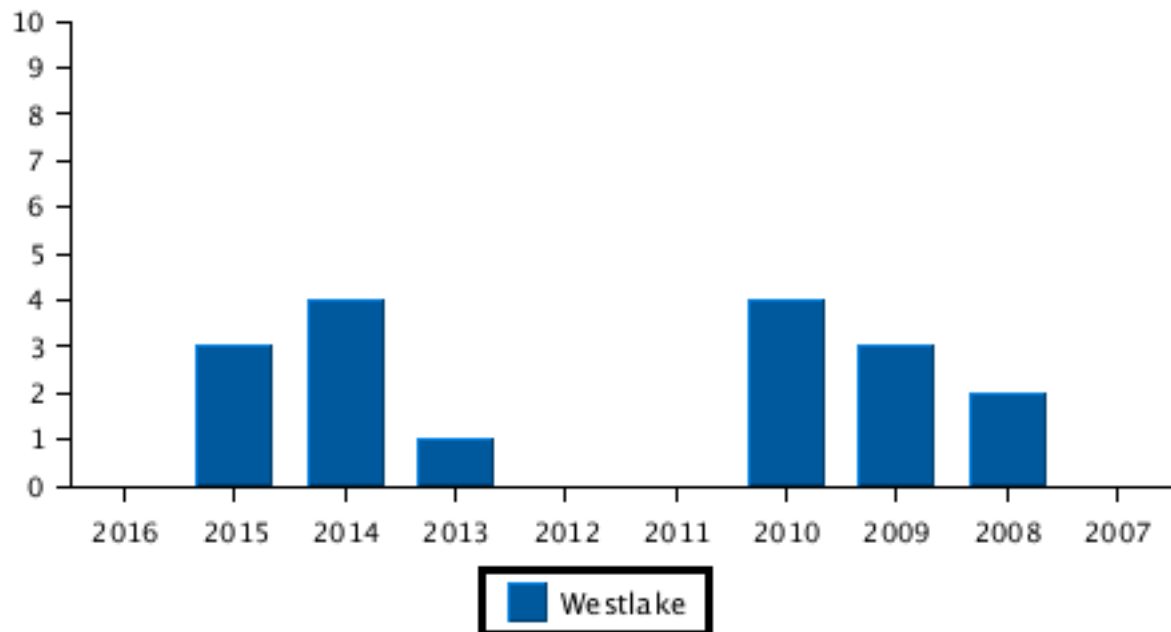




## Unit Sales Per Annum

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

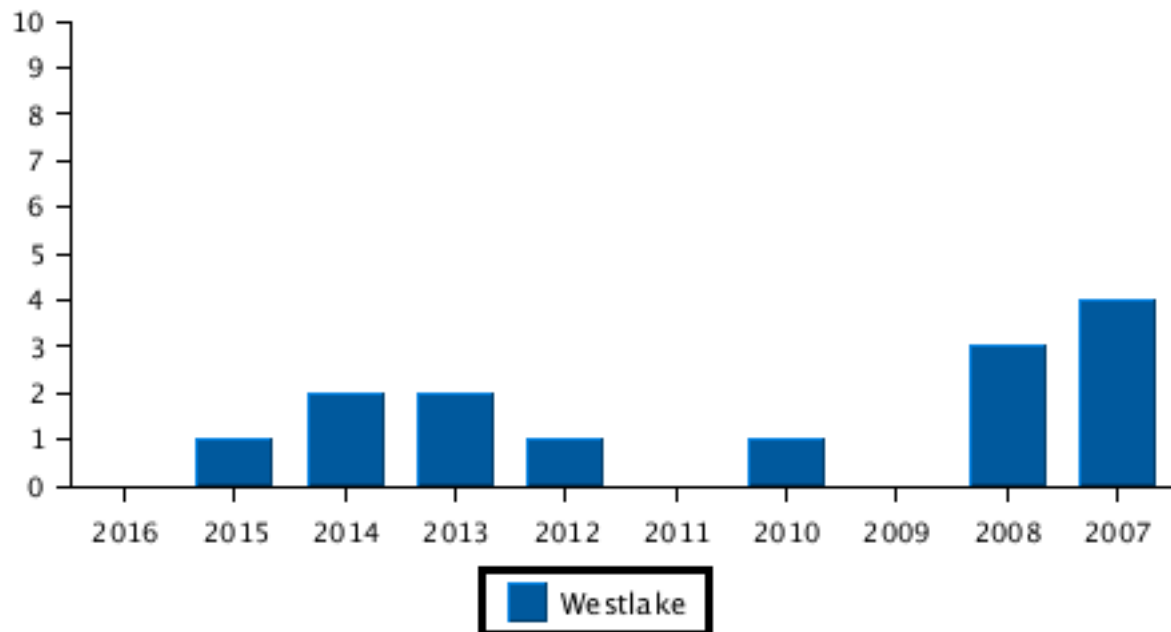
## Unit Sales Per Annum



## Land Sales Per Annum

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

## Land Sales Per Annum

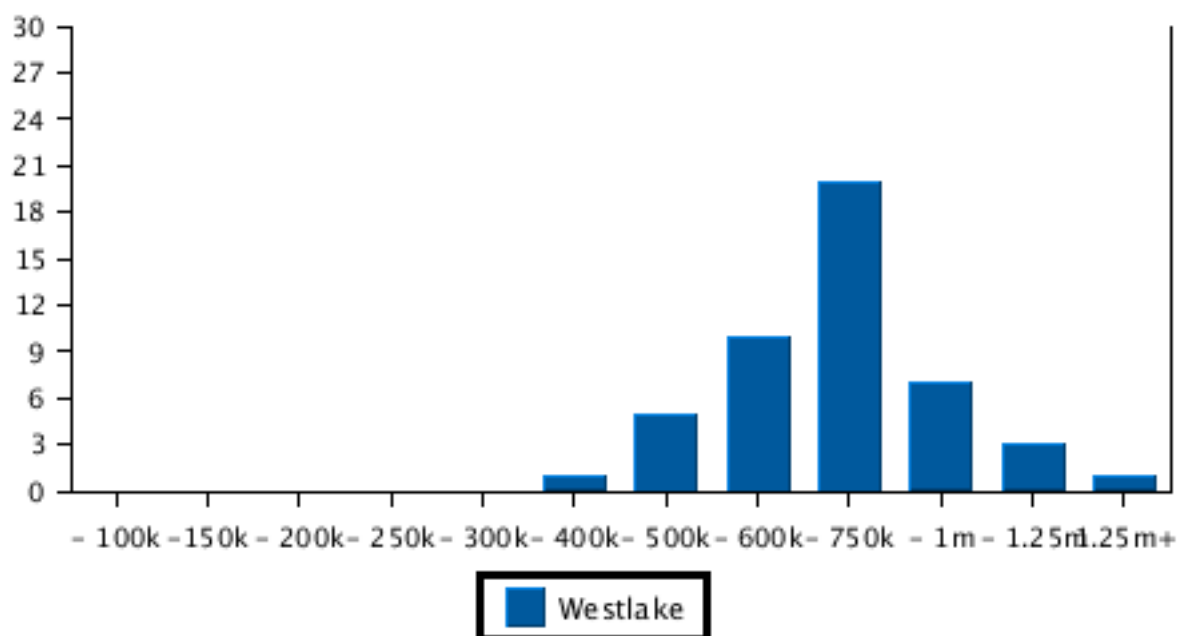


## Sales By Price

### House Sale by Price (12 months)

Price	Westlake
	Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	1
401 - 500k	5
501 - 600k	10
601 - 750k	20
751 - 1m	7
> 1m - 1.25m	3
1.25m+	1

### House Sales By Price (12 months)

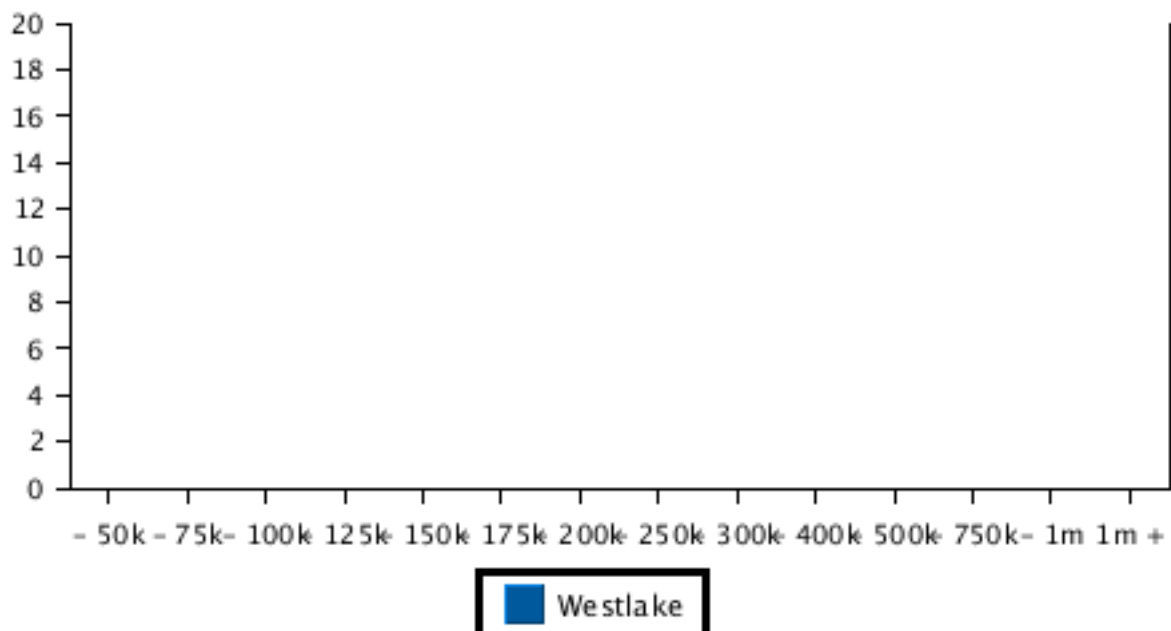




### Unit Sale by Price (12 months)

Price	Westlake 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

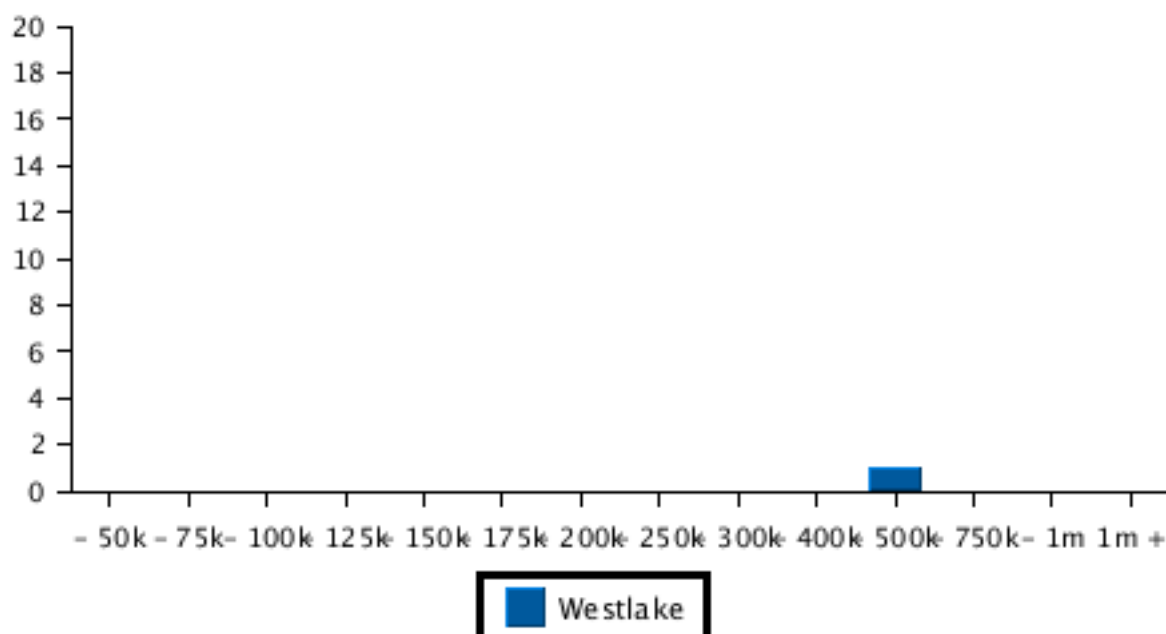
### Unit Sales By Price (12 months)



## Land Sale by Price (12 months)

Price	Westlake 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	1
501 - 750k	0
751 - 1m	0
1m +	0

## Land Sales By Price (12 months)

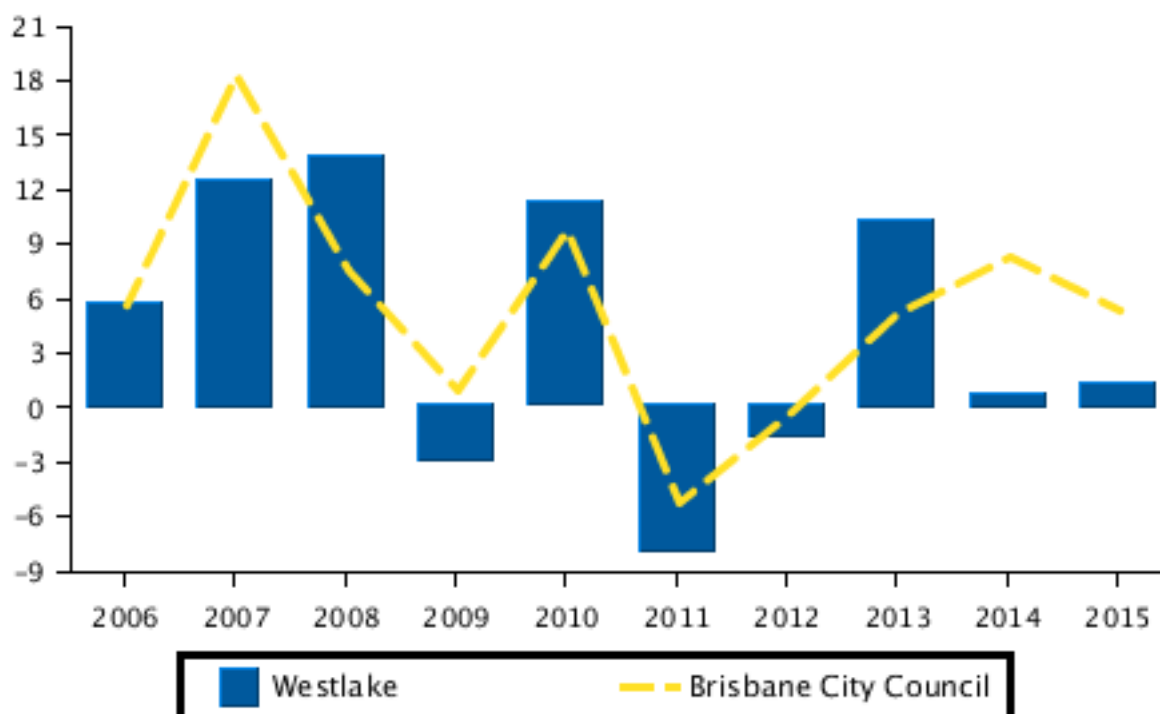


## Capital Growth Median Prices

### Capital Growth in Median Prices (Houses)

Period	Westlake % Change	Brisbane City Council % Change
2015	1.4%	5.4%
2014	0.8%	8.3%
2013	10.3%	5.2%
2012	-1.9%	-0.4%
2011	-8.2%	-5.3%
2010	11.3%	9.8%
2009	-3.2%	1%
2008	13.9%	7.6%
2007	12.6%	18.3%
2006	5.8%	5.7%

### Capital Growth in Median Prices (Houses)

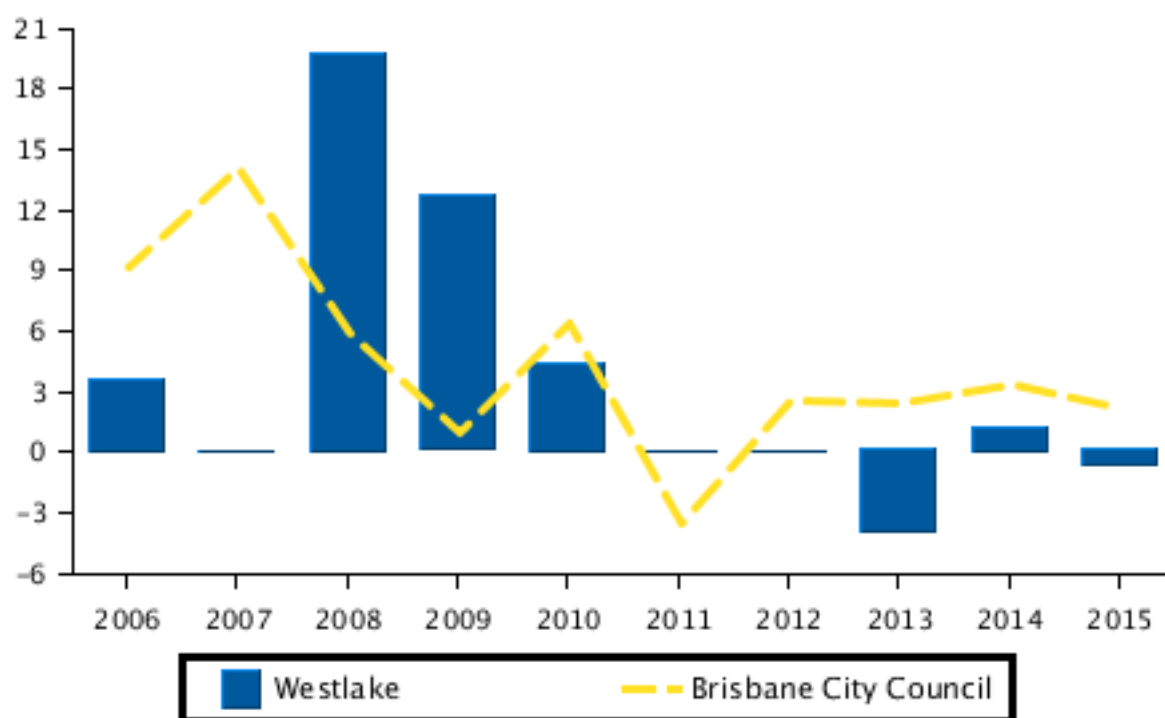




### Capital Growth in Median Prices (Unit)

Period	Westlake % Change	Brisbane City Council % Change
2015	-0.9%	2.1%
2014	1.2%	3.3%
2013	-4.2%	2.4%
2012	0%	2.5%
2011	0%	-3.6%
2010	4.4%	6.4%
2009	12.7%	1%
2008	19.8%	5.8%
2007	0%	14.1%
2006	3.6%	9.2%

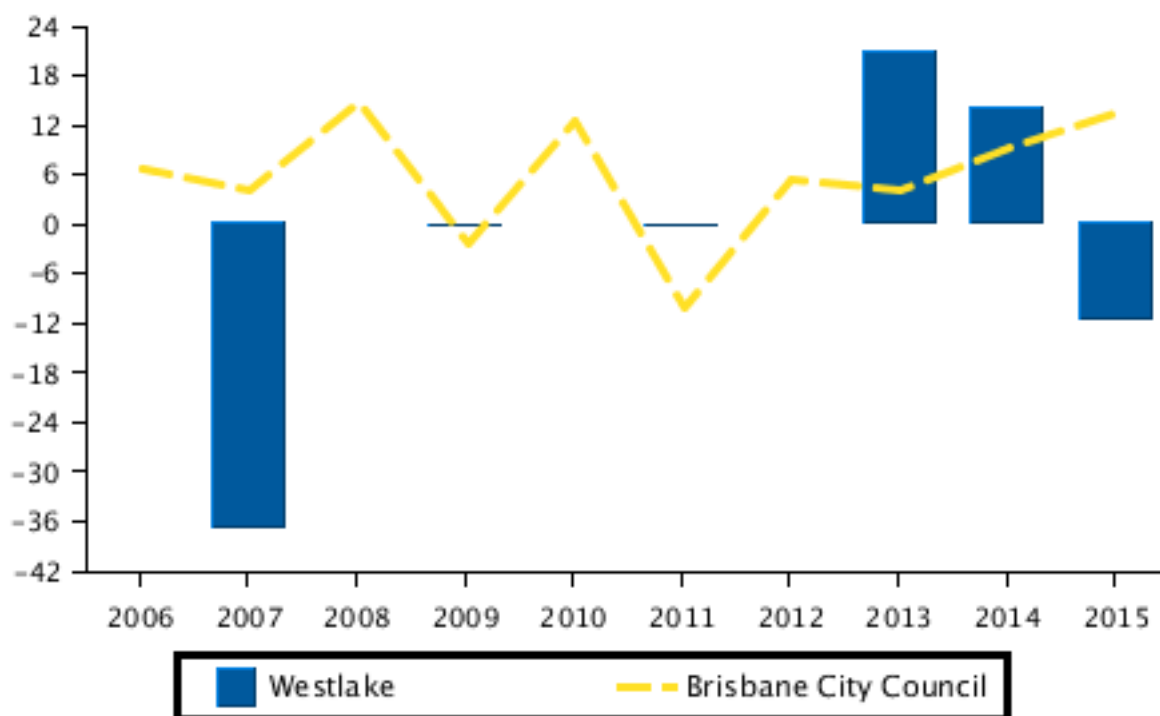
### Capital Growth in Median Prices (Unit)



### Capital Growth in Median Prices (Land)

Period	Westlake % Change	Brisbane City Council % Change
2015	-11.8%	13.6%
2014	14%	9.4%
2013	20.9%	4%
2012	0%	5.3%
2011	0%	-10.2%
2010	0%	12.5%
2009	0%	-2.4%
2008	0%	14.8%
2007	-37.2%	4.2%
2006	0%	6.7%

### Capital Growth in Median Prices (Land)

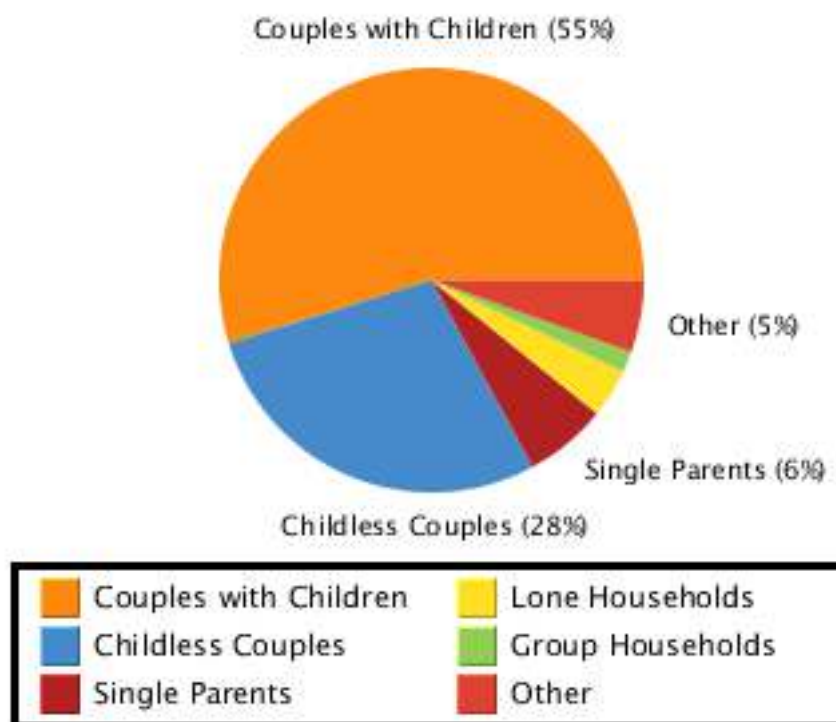


# Household

## Household Structure

Type	Percent
Couples with Children	54.8
Childless Couples	28.1
Single Parents	6.3
Other	5.5
Lone Households	3.7
Group Households	1.6

## Household Structure

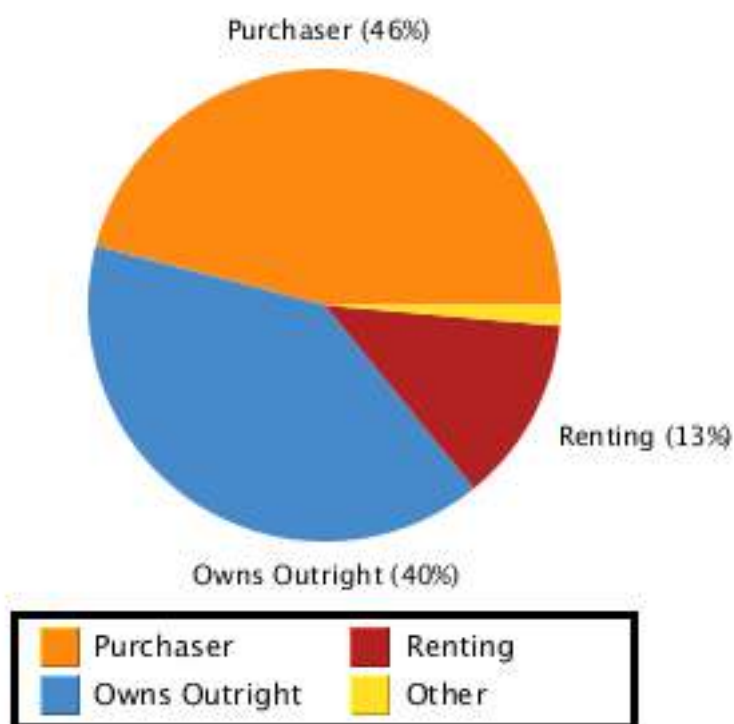




## Household Occupancy

Type	Percent
Purchaser	45.9
Owns Outright	39.9
Renting	12.7
Other	1.4

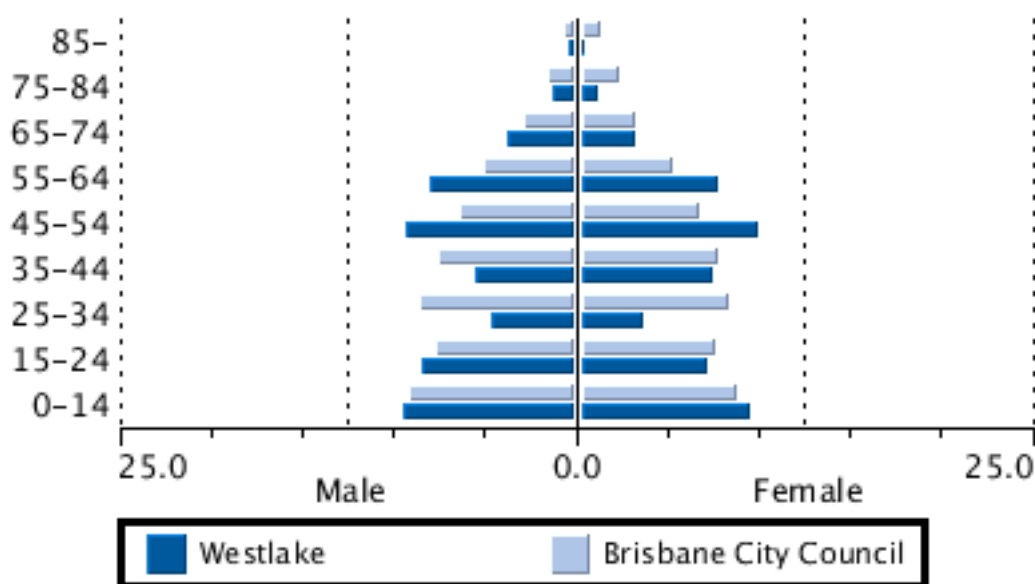
## Household Occupancy



## Age Sex Ratio

Age Group	Westlake		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	9.4	9.4	9.2	8.7
15-24	8.4	7.1	7.7	7.6
25-34	4.6	3.6	8.5	8.3
35-44	5.5	7.4	7.5	7.7
45-54	9.3	9.8	6.4	6.6
55-64	7.9	7.7	5.0	5.2
65-74	3.7	3.1	2.9	3.1
75-84	1.2	1.1	1.6	2.2
85-	0.4	0.3	0.6	1.2

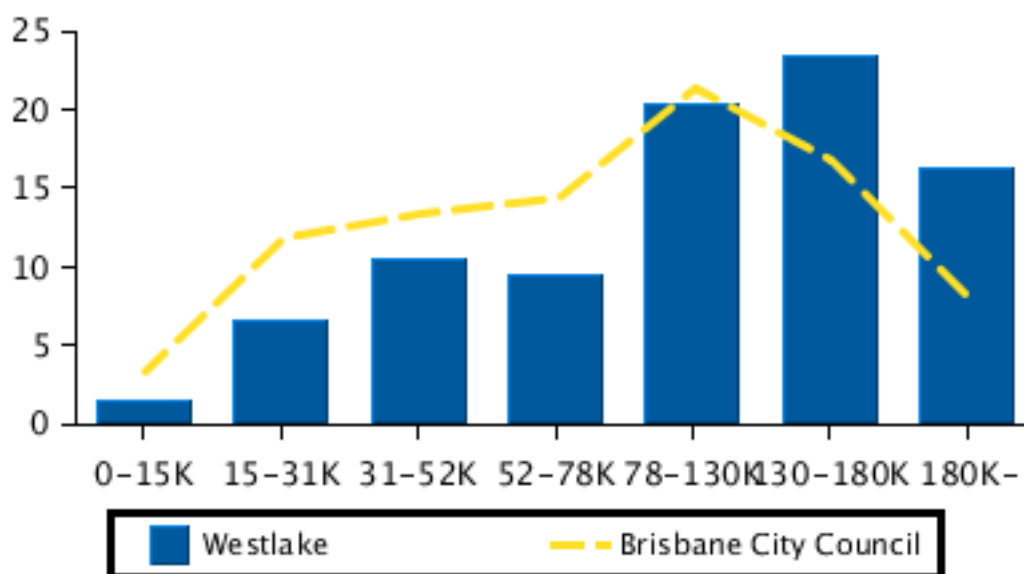
### Age Sex Ratio



## Household Income

Income Range	Westlake %	Brisbane City Council %
0-15K	1.4	3.3
15-31K	6.6	11.8
31-52K	10.5	13.4
52-78K	9.5	14.4
78-130K	20.4	21.3
130-180K	23.3	16.7
180K-	16.2	7.9

### Household Income





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# Sales History Report

Prepared on 08 Jul 2016

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## Sold Properties



### 52 Baikal Place Westlake QLD 4074

Sale Price: \$1,220,000

Sale Date: 19 Apr 2016

Area: 1,446m<sup>2</sup>

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



### 26 Bonney Place Westlake QLD 4074

Sale Price: \$835,000

Sale Date: 1 Apr 2016

Area: 915m<sup>2</sup>

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



### 2 Everard Street Westlake QLD 4074

Sale Price: \$753,000

Sale Date: 22 Jun 2016

Area: 761m<sup>2</sup>

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



### 1 Gidgi Close Westlake QLD 4074

Sale Price: \$740,000

Sale Date: 15 May 2016

Area: 773m<sup>2</sup>

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



### 246 Horizon Drive Westlake QLD 4074

Sale Price: \$510,000

Sale Date: 20 Apr 2016

Area: 770m<sup>2</sup>

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



## 24 Maribor Street Westlake QLD 4074

Sale Price: \$665,000

Sale Date: 1 May 2016

Area: 668m2

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



## 6 Tebera Street Westlake QLD 4074

Sale Price: \$515,000

Sale Date: 5 Apr 2016

Area: 783m2

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



## 17 Tekapo Street Westlake QLD 4074

Sale Price: \$589,000

Sale Date: 21 May 2016

Area: 680m2

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



## 53 Tekapo Street Westlake QLD 4074

Sale Price: \$535,000

Sale Date: 8 Apr 2016

Area: 687m2

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



## 141 Westlake Drive Westlake QLD 4074

Sale Price: \$550,000

Sale Date: 7 Jun 2016

Area: 708m2

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



## 289 Westlake Drive Westlake QLD 4074

Sale Price: \$695,000

Sale Date: 28 Apr 2016

Area: 660m2

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

## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
HOUSE	11	\$510,000	\$1,220,000	\$665,000	\$691,545	\$7,607,000
<b>TOTAL</b>	<b>11</b>					<b>\$7,607,000</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
HOUSE	3 Bed	4	\$515,000	\$589,000	\$542,500	\$547,250
	4 Bed	5	\$510,000	\$1,220,000	\$740,000	\$800,000
	5+ Bed	2	\$665,000	\$753,000	\$709,000	\$709,000
<b>TOTAL</b>		<b>11</b>				<b>\$691,545</b>



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