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A Nobel approach  
to Real Estate™

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Willawong  
April—June 2016

THE **Adam**  
**Nobel** TEAM



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## Area Profile

The size of Willawong is approximately 7 square kilometres. It has 2 parks covering nearly 5% of total area.

The population of Willawong in 2006 was 225 people. By 2011 the population was 192 showing a population decline of 14% in the area during that time.

The predominant age group in Willawong is 15-24 years.

Households in Willawong are primarily couples with children and are likely to be repaying between under \$300 per month on mortgage repayments.

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

In 2006, 64.9% of the homes in Willawong were owner-occupied compared with 70.4% in 2011.

Currently the median sales price of houses in the area is 1,265,000.

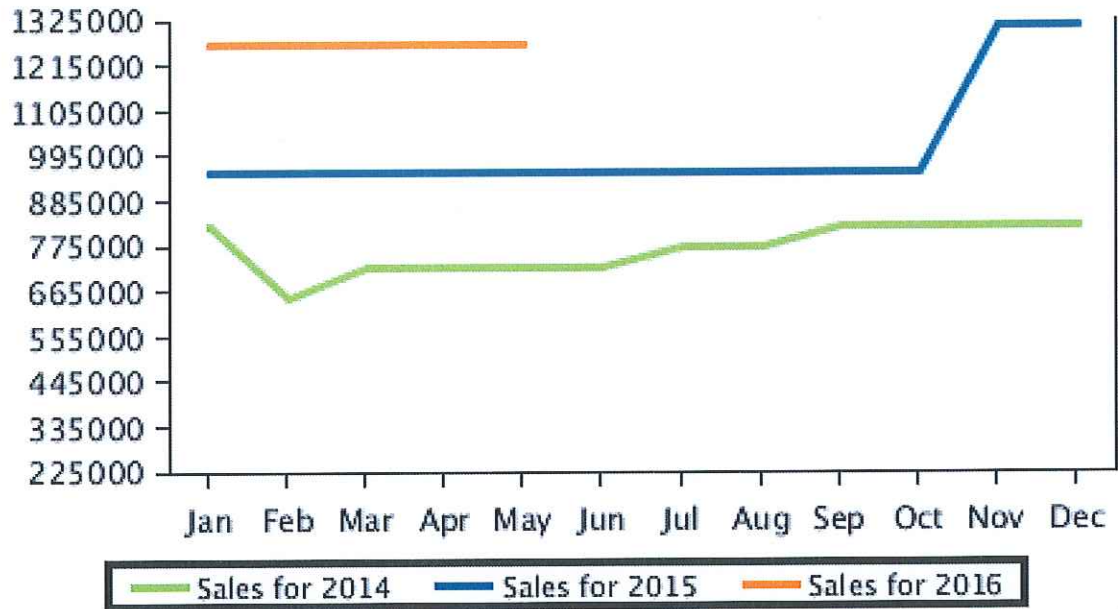
### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$825,000	\$950,000	\$1,265,000
February	\$650,000	\$950,000	\$1,265,000
March	\$725,000	\$950,000	\$1,265,000
April	\$725,000	\$950,000	\$1,265,000
May	\$725,000	\$950,000	\$1,265,000
June	\$725,000	\$950,000	\$0
July	\$775,000	\$950,000	\$0
August	\$775,000	\$950,000	\$0
September	\$820,000	\$950,000	\$0
October	\$820,000	\$950,000	\$0
November	\$820,000	\$1,310,000	\$0
December	\$820,000	\$1,310,000	\$0



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### Median Sale Price





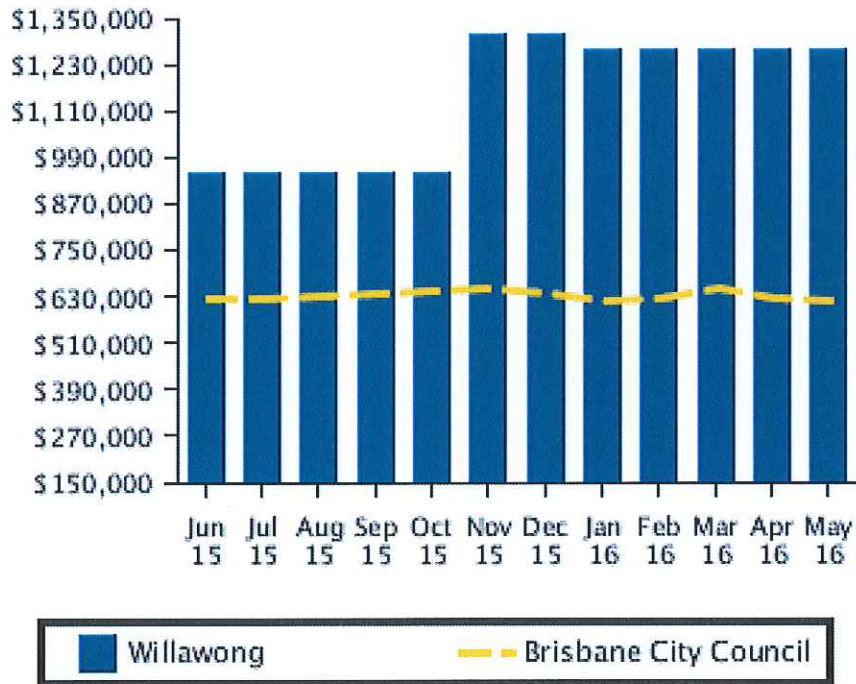
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# Recent Median Sale Prices

## Recent Median House Sale Prices

Period	Willawong	Brisbane City Council
	Median Price	Median Price
May 2016	\$1,265,000	\$615,000
April 2016	\$1,265,000	\$625,000
March 2016	\$1,265,000	\$647,847
February 2016	\$1,265,000	\$625,000
January 2016	\$1,265,000	\$615,000
December 2015	\$1,310,000	\$635,000
November 2015	\$1,310,000	\$650,000
October 2015	\$950,000	\$646,000
September 2015	\$950,000	\$635,000
August 2015	\$950,000	\$630,000
July 2015	\$950,000	\$625,000
June 2015	\$950,000	\$626,500

## Recent Median House Sale Prices



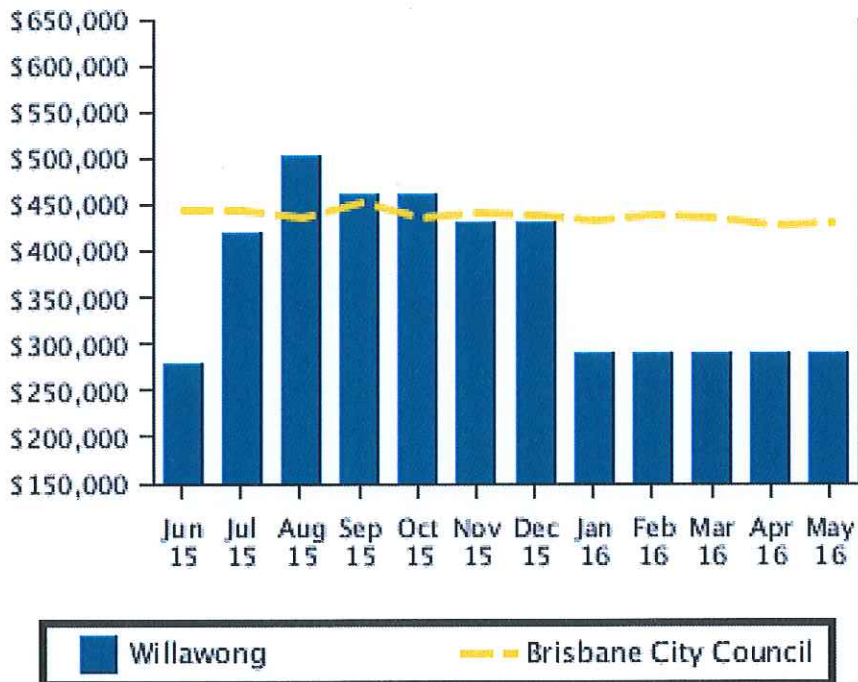


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### Recent Median Unit Sale Prices

Period	Willawong Median Price	Brisbane City Council Median Price
May 2016	\$288,500	\$431,100
April 2016	\$288,500	\$427,500
March 2016	\$288,500	\$435,750
February 2016	\$288,500	\$440,000
January 2016	\$288,500	\$433,000
December 2015	\$430,000	\$440,000
November 2015	\$430,000	\$441,500
October 2015	\$460,000	\$435,000
September 2015	\$460,000	\$452,000
August 2015	\$501,600	\$435,000
July 2015	\$420,000	\$445,000
June 2015	\$279,250	\$445,000

### Recent Median Unit Sale Prices



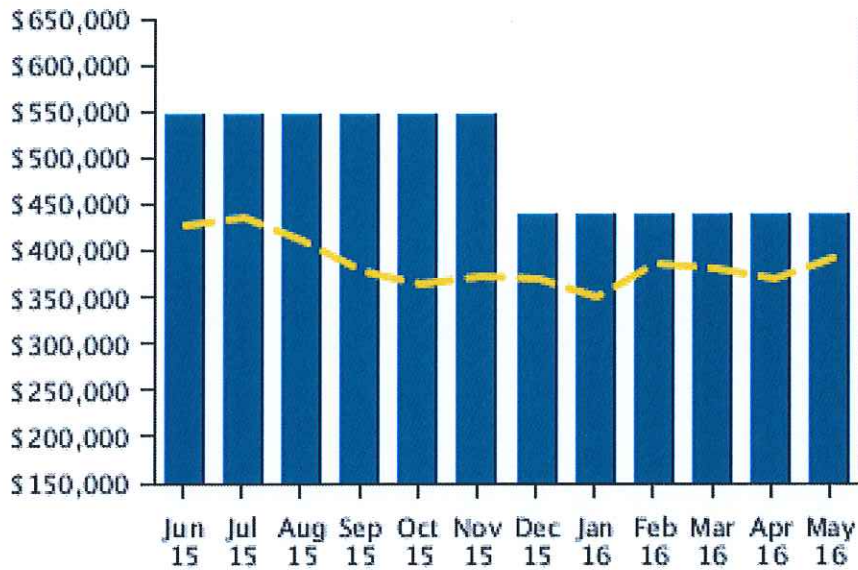


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### Recent Median Land Sale Prices

Period	Willawong Median Price	Brisbane City Council Median Price
May 2016	\$440,000	\$392,500
April 2016	\$440,000	\$370,000
March 2016	\$440,000	\$380,500
February 2016	\$440,000	\$385,000
January 2016	\$440,000	\$349,500
December 2015	\$440,000	\$370,000
November 2015	\$545,600	\$372,000
October 2015	\$545,600	\$364,250
September 2015	\$545,600	\$376,900
August 2015	\$545,600	\$410,555
July 2015	\$545,600	\$435,000
June 2015	\$545,600	\$427,500

### Recent Median Land Sale Prices





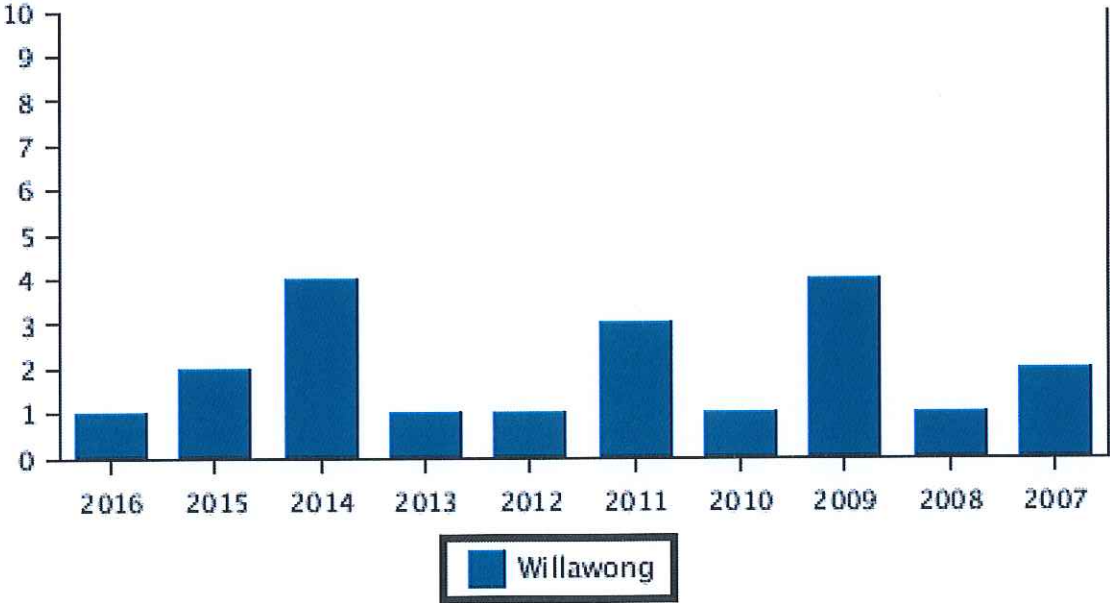
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# Sales Per Annum

## House Sales Per Annum

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

## House Sales Per Annum



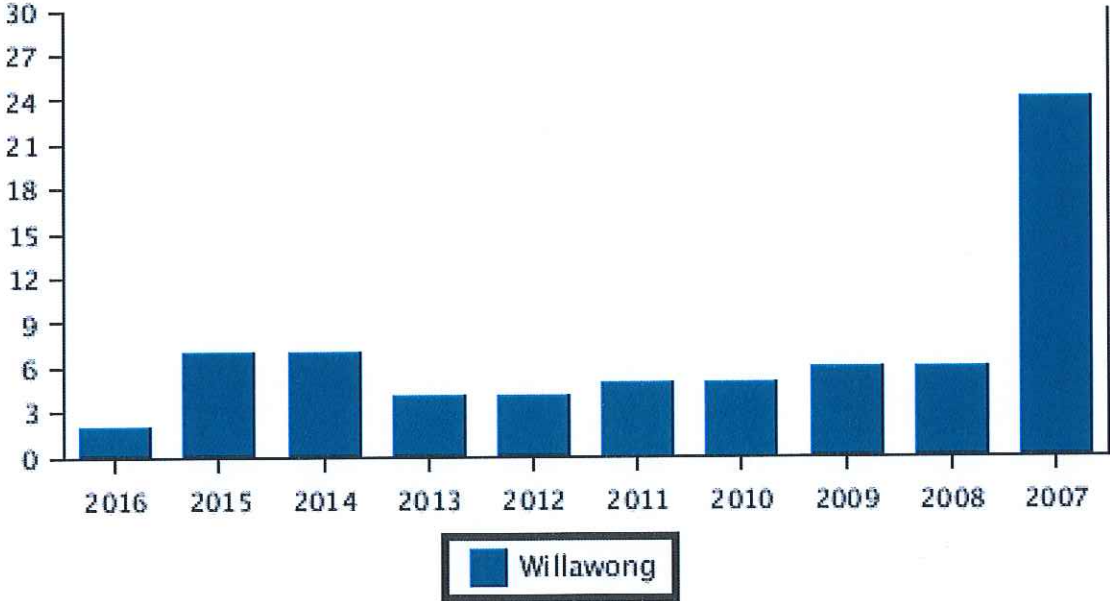


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**Unit Sales Per Annum**

Period	Willawong Number
2016	2
2015	7
2014	7
2013	4
2012	4
2011	5
2010	5
2009	6
2008	6
2007	24

**Unit Sales Per Annum**





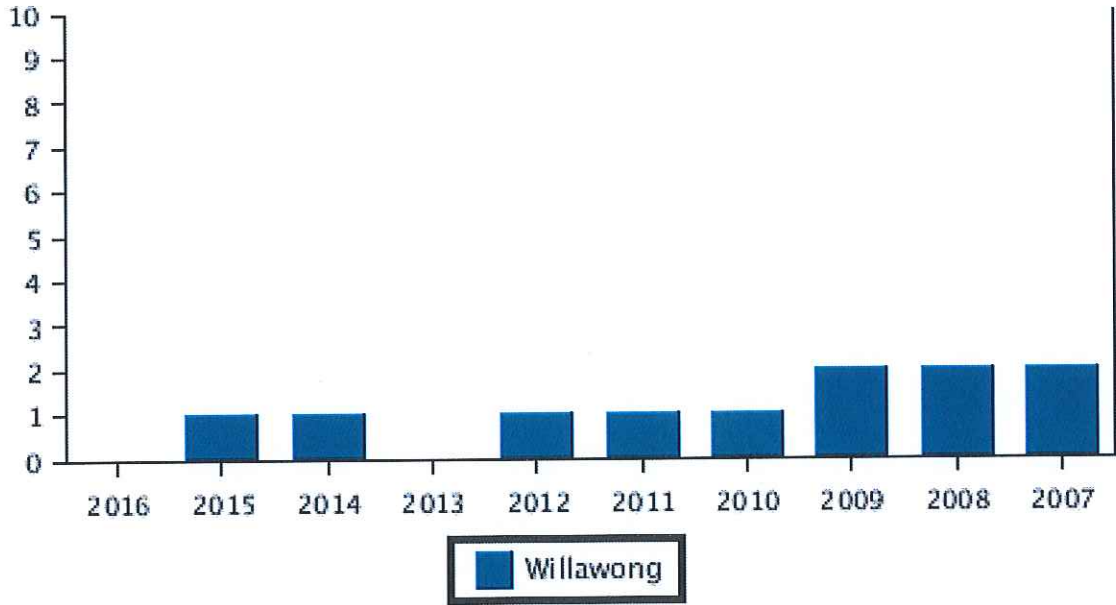


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**Land Sales Per Annum**

Period	Willawong Number
2016	0
2015	1
2014	1
2013	0
2012	1
2011	1
2010	1
2009	2
2008	2
2007	2

**Land Sales Per Annum**





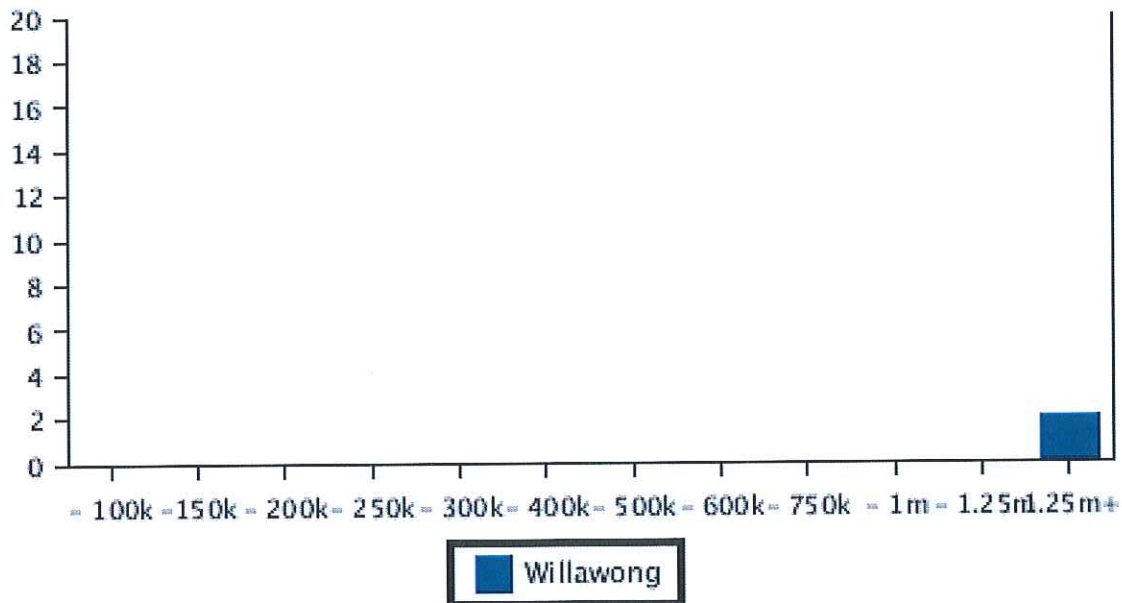
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## Sales By Price

### House Sale by Price (12 months)

Price	Willawong	
	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	0	
751 - 1m	0	
> 1m - 1.25m	0	
1.25m+	2	

### House Sales By Price (12 months)



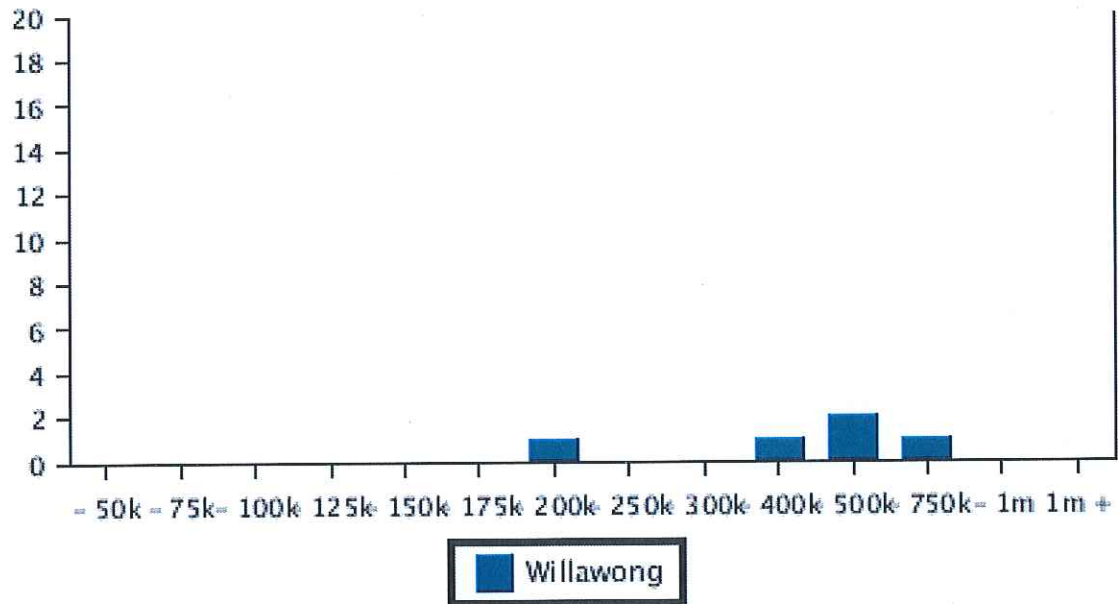


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### Unit Sale by Price (12 months)

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

### Unit Sales By Price (12 months)



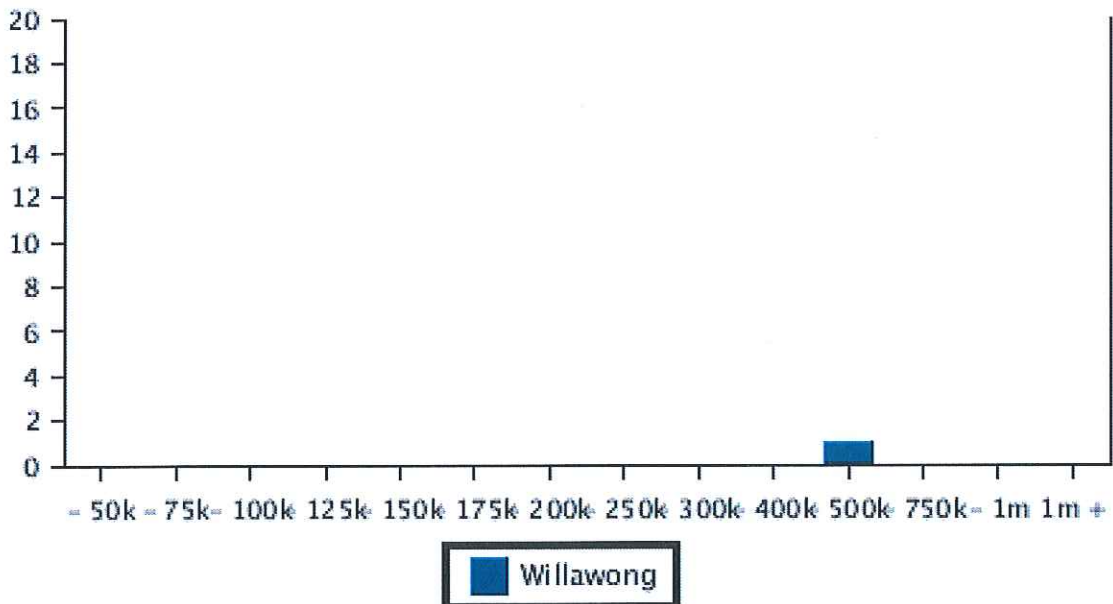


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### Land Sale by Price (12 months)

Price	Willawong 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)





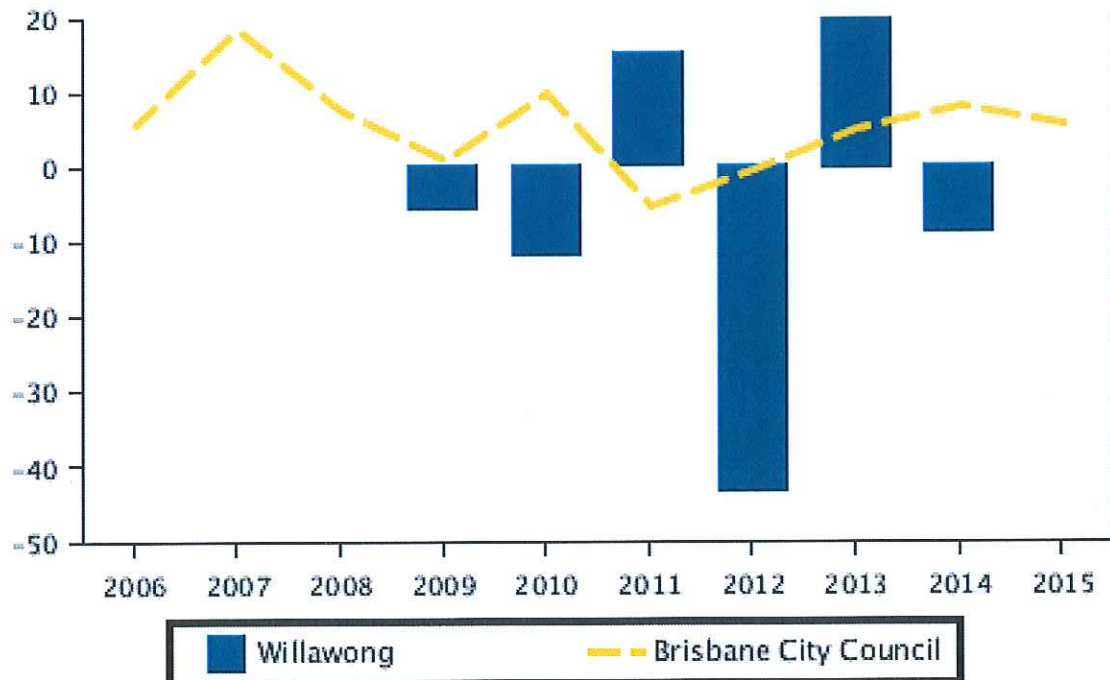
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# Capital Growth Median Prices

## Capital Growth in Median Prices (Houses)

Period	Willawong % Change	Brisbane City Council % Change
2015	0%	5.6%
2014	-9.1%	8.3%
2013	49.2%	5.2%
2012	-43.6%	-0.4%
2011	15.3%	-5.3%
2010	-12.3%	9.8%
2009	-5.9%	1%
2008	0%	7.6%
2007	0%	18.3%
2006	0%	5.7%

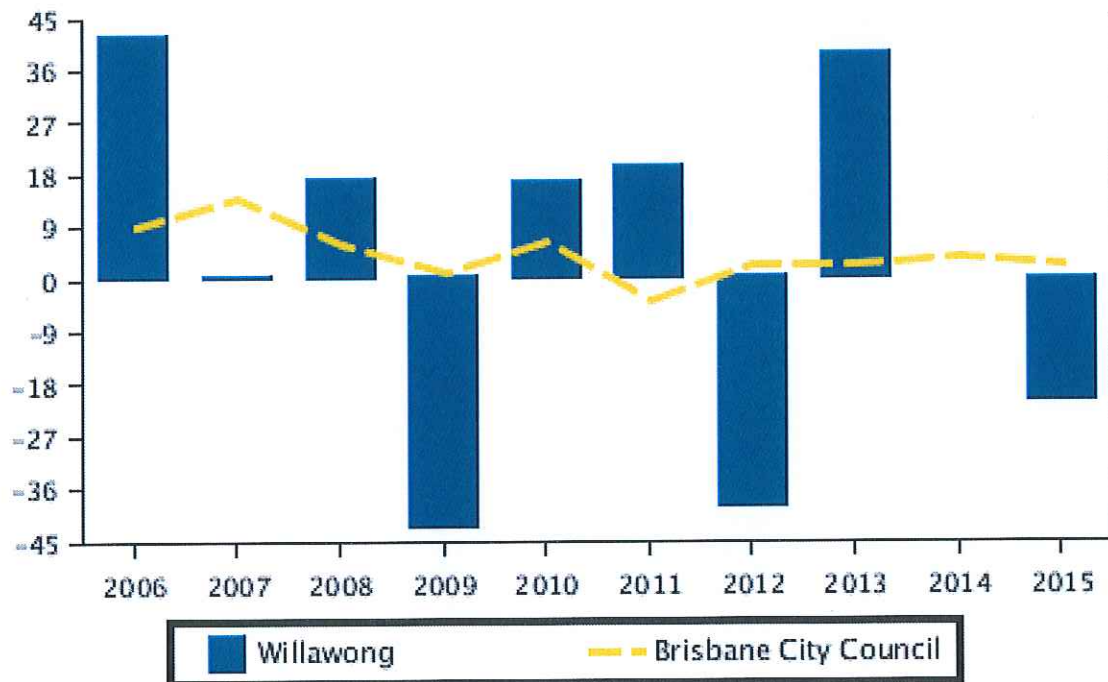
## Capital Growth in Median Prices (Houses)



### Capital Growth in Median Prices (Unit)

Period	Willawong % Change	Brisbane City Council % Change
2015	-21.3%	2.3%
2014	0%	3.6%
2013	39%	2.4%
2012	-40%	2.5%
2011	19.6%	-3.6%
2010	16.9%	6.4%
2009	-43.6%	1%
2008	17.6%	5.8%
2007	0.5%	14.1%
2006	42.1%	9.2%

### Capital Growth in Median Prices (Unit)



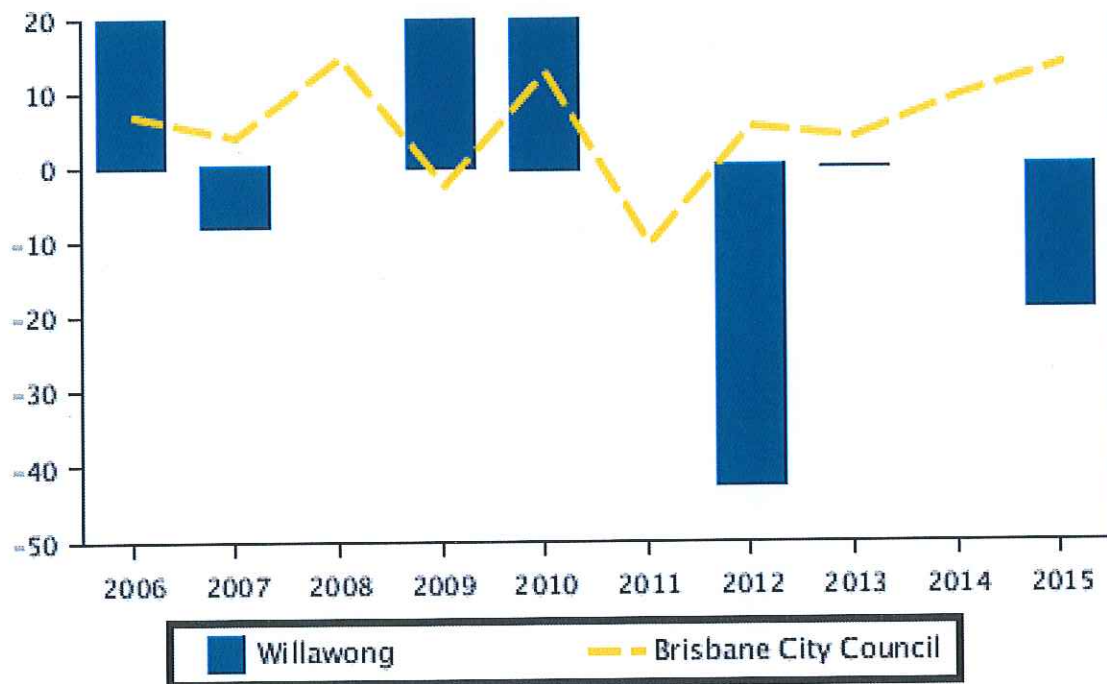


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### Capital Growth in Median Prices (Land)

Period	Willawong % Change	Brisbane City Council % Change
2015	-19.4%	13.6%
2014	0%	9.4%
2013	0%	4%
2012	-43%	5.3%
2011	0%	-10.2%
2010	42.6%	12.5%
2009	49.4%	-2.4%
2008	0%	14.8%
2007	-8.4%	4.2%
2006	34.5%	6.7%

### Capital Growth in Median Prices (Land)



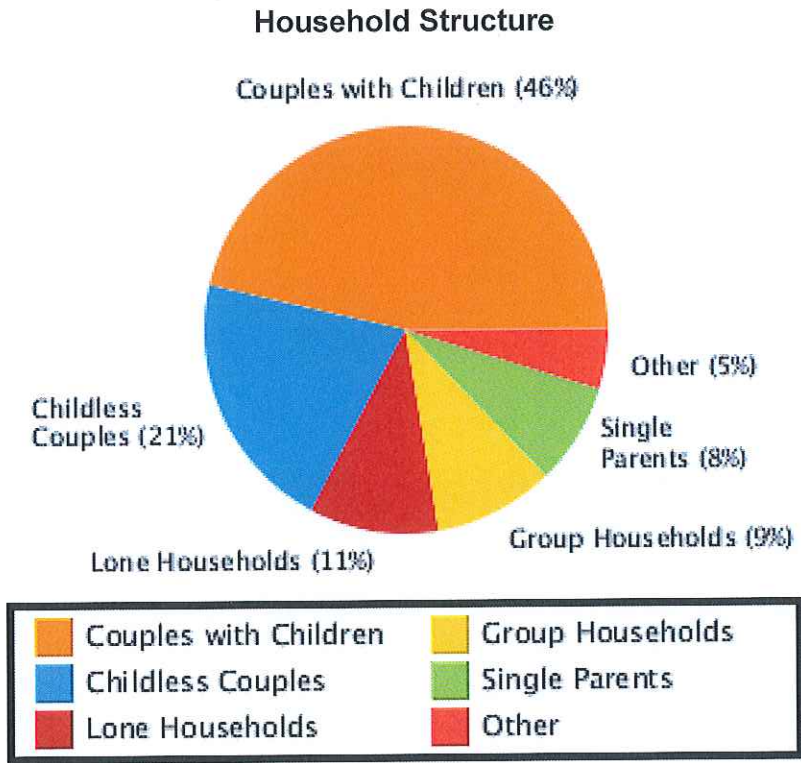


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# Household

## Household Structure

Type	Percent
Couples with Children	46.4
Childless Couples	20.8
Lone Households	10.4
Group Households	9.6
Single Parents	8.0
Other	4.8





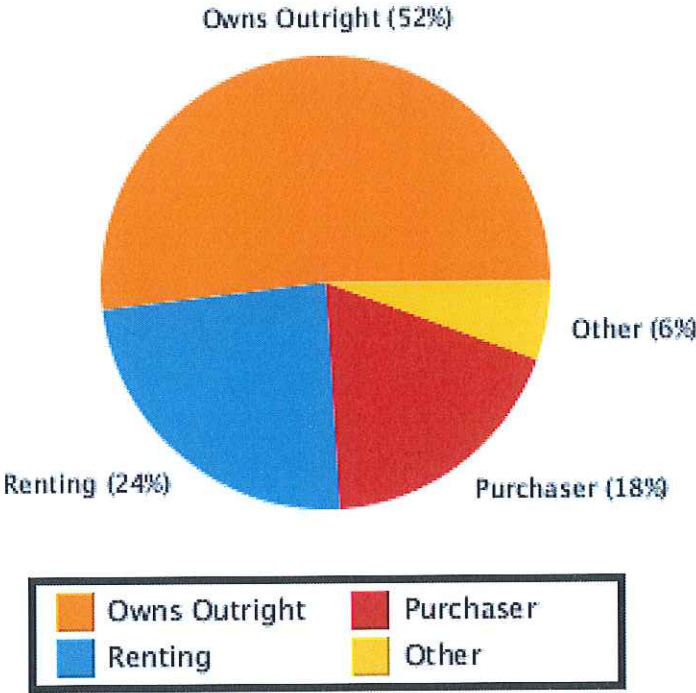


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### Household Occupancy

Type	Percent
Owns Outright	51.9
Renting	24.1
Purchaser	18.5
Other	5.6

### Household Occupancy

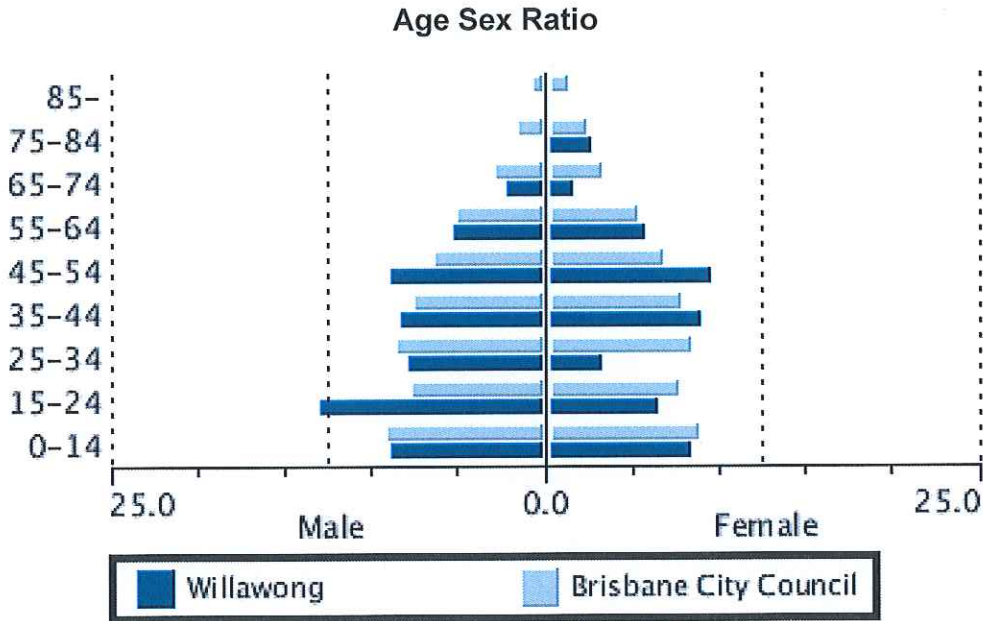




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# Age Sex Ratio

Age Group	Willawong		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	8.9	8.3	9.2	8.7
15-24	13.0	6.3	7.7	7.6
25-34	7.8	3.1	8.5	8.3
35-44	8.3	8.9	7.5	7.7
45-54	8.9	9.4	6.4	6.6
55-64	5.2	5.7	5.0	5.2
65-74	2.1	1.6	2.9	3.1
75-84	0.0	2.6	1.6	2.2
85-	0.0	0.0	0.6	1.2

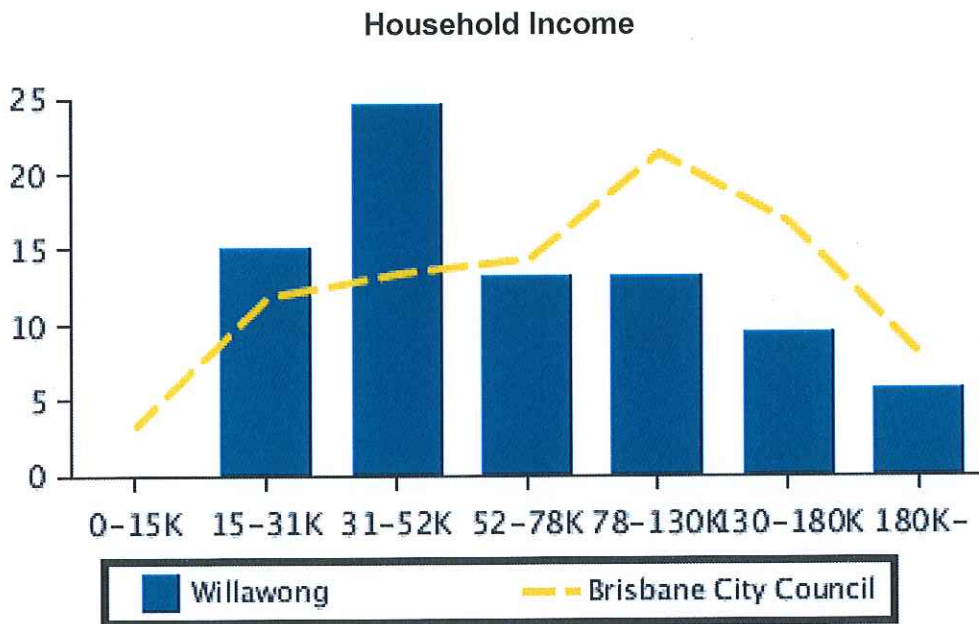




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# Household Income

Income Range	Willawong %	Brisbane City Council %
0-15K	0.0	3.3
15-31K	15.1	11.8
31-52K	24.5	13.4
52-78K	13.2	14.4
78-130K	13.2	21.3
130-180K	9.4	16.7
180K-	5.7	7.9





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## Sold Properties



### 222 Learoyd Road Willawong QLD 4110

Sale Price: Not Disclosed  
Sale Date: 15 Jun 2016  
Area: 1.01Ha

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



### 500 Learoyd Road Willawong QLD 4110

Sale Price: \$255,000  
Sale Date: 14 Apr 2016  
Area: 4,072m2

Attributes: 3 Baths

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## Disclaimer

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