
A Nobel approach
to Real Estate™

Wilston

April—June 2016

THE **Adam**
Nobel TEAM



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Area Profile

The size of Wilston is approximately 1 square kilometres. It has 1 park covering nearly 8% of total area.

The population of Wilston in 2006 was 3,648 people. By 2011 the population was 3,866 showing a population growth of 5% in the area during that time.

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

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

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

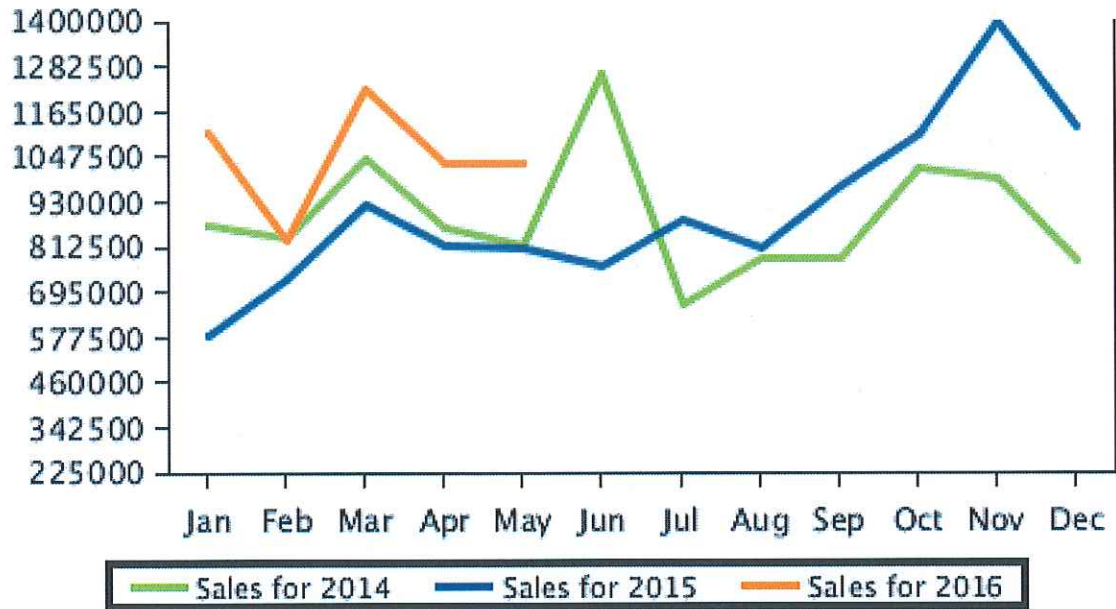
In 2006, 61.3% of the homes in Wilston were owner-occupied compared with 62.6% in 2011.

Currently the median sales price of houses in the area is 1,030,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$870,000	\$580,000	\$1,110,000
February	\$833,500	\$730,000	\$829,000
March	\$1,040,000	\$922,500	\$1,220,250
April	\$862,000	\$812,750	\$1,030,000
May	\$818,100	\$810,000	\$1,030,000
June	\$1,265,000	\$763,000	\$0
July	\$664,000	\$880,000	\$0
August	\$785,000	\$806,000	\$0
September	\$780,500	\$970,000	\$0
October	\$1,018,000	\$1,100,000	\$0
November	\$987,500	\$1,395,000	\$0
December	\$777,250	\$1,120,000	\$0

Median Sale Price

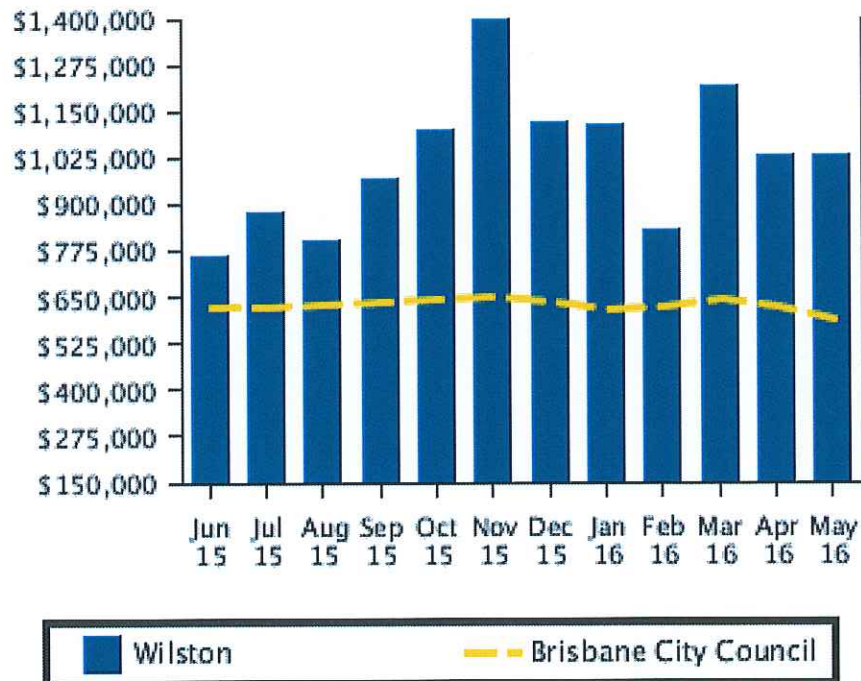


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Wilston	Brisbane City Council
	Median Price	Median Price
May 2016	\$1,030,000	\$588,065
April 2016	\$1,030,000	\$620,000
March 2016	\$1,220,250	\$645,000
February 2016	\$829,000	\$622,500
January 2016	\$1,110,000	\$614,875
December 2015	\$1,120,000	\$635,000
November 2015	\$1,395,000	\$649,900
October 2015	\$1,100,000	\$645,000
September 2015	\$970,000	\$635,000
August 2015	\$806,000	\$630,000
July 2015	\$880,000	\$625,000
June 2015	\$763,000	\$625,500

Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Wilston Median Price	Brisbane City Council Median Price
May 2016	\$268,000	\$408,750
April 2016	\$268,000	\$429,500
March 2016	\$435,000	\$435,000
February 2016	\$500,000	\$441,050
January 2016	\$500,000	\$432,500
December 2015	\$500,000	\$440,000
November 2015	\$528,000	\$440,000
October 2015	\$484,875	\$435,000
September 2015	\$460,000	\$452,000
August 2015	\$357,500	\$435,500
July 2015	\$442,500	\$445,000
June 2015	\$442,000	\$443,000

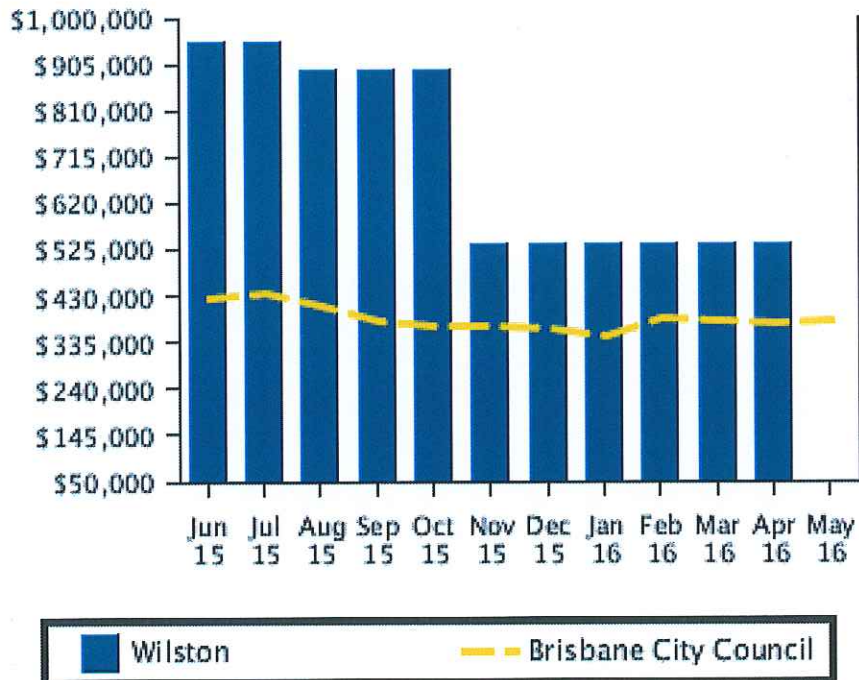
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Wilston Median Price	Brisbane City Council Median Price
May 2016	\$22,000	\$380,000
April 2016	\$535,000	\$372,500
March 2016	\$535,000	\$376,000
February 2016	\$535,000	\$385,000
January 2016	\$535,000	\$349,000
December 2015	\$535,000	\$360,000
November 2015	\$535,000	\$370,000
October 2015	\$895,000	\$365,000
September 2015	\$895,000	\$376,050
August 2015	\$895,000	\$410,000
July 2015	\$950,000	\$435,000
June 2015	\$950,000	\$427,500

Recent Median Land Sale Prices

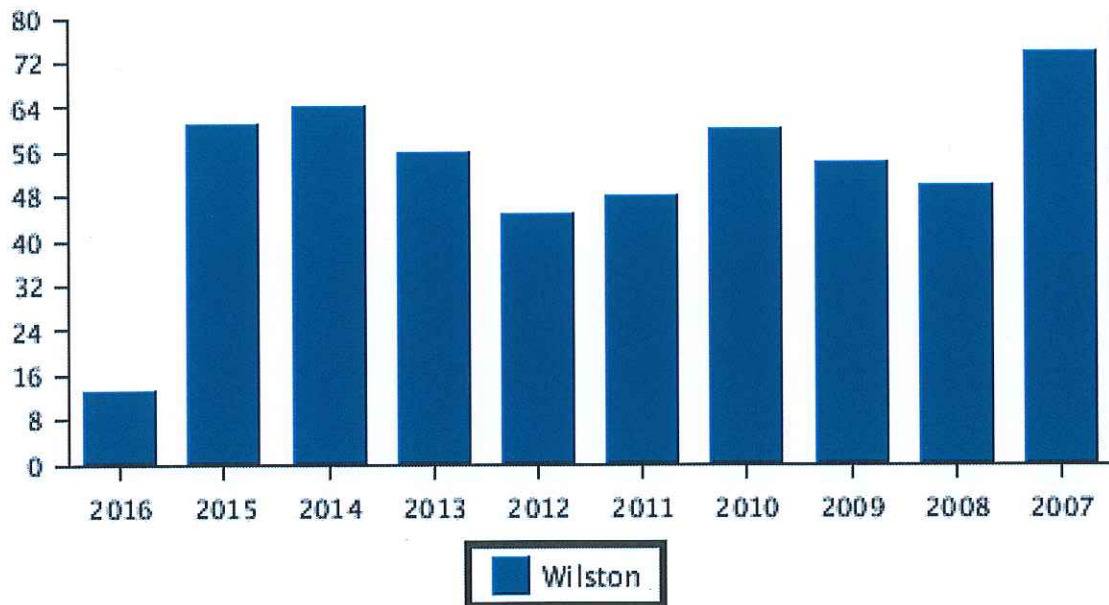


Sales Per Annum

House Sales Per Annum

Period	Wilston
	Number
2016	13
2015	61
2014	64
2013	56
2012	45
2011	48
2010	60
2009	54
2008	50
2007	74

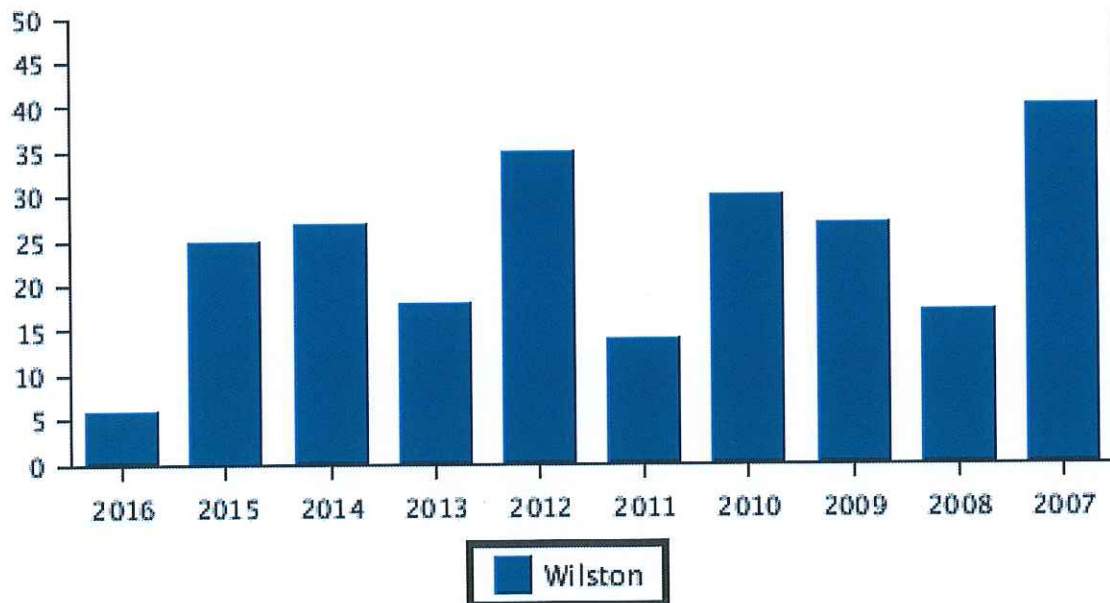
House Sales Per Annum



Unit Sales Per Annum

Period	Wilston Number
2016	6
2015	25
2014	27
2013	18
2012	35
2011	14
2010	30
2009	27
2008	17
2007	40

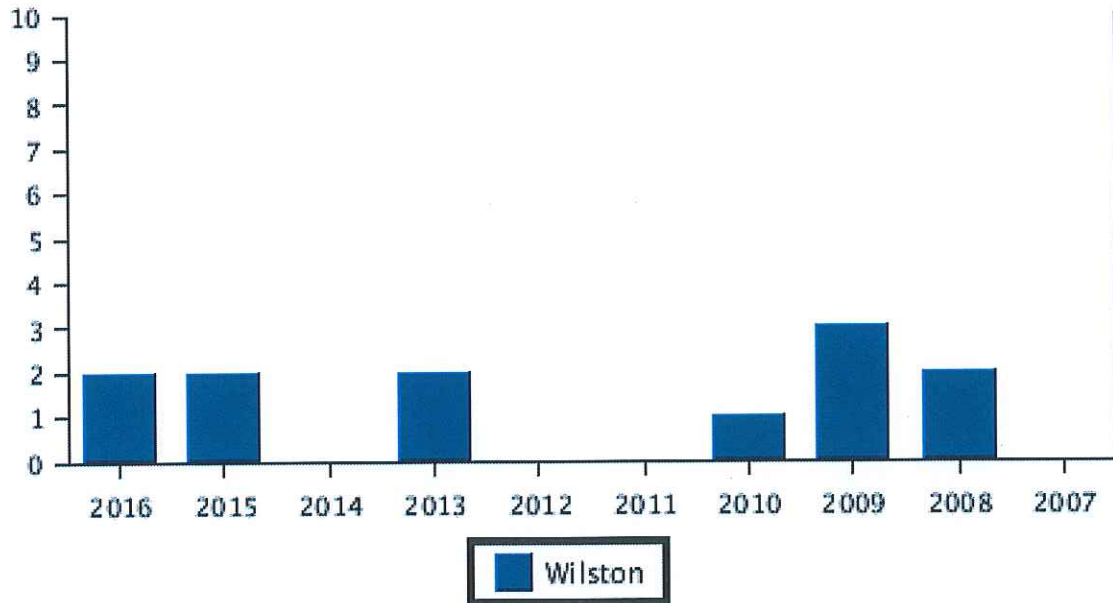
Unit Sales Per Annum



Land Sales Per Annum

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

Land Sales Per Annum

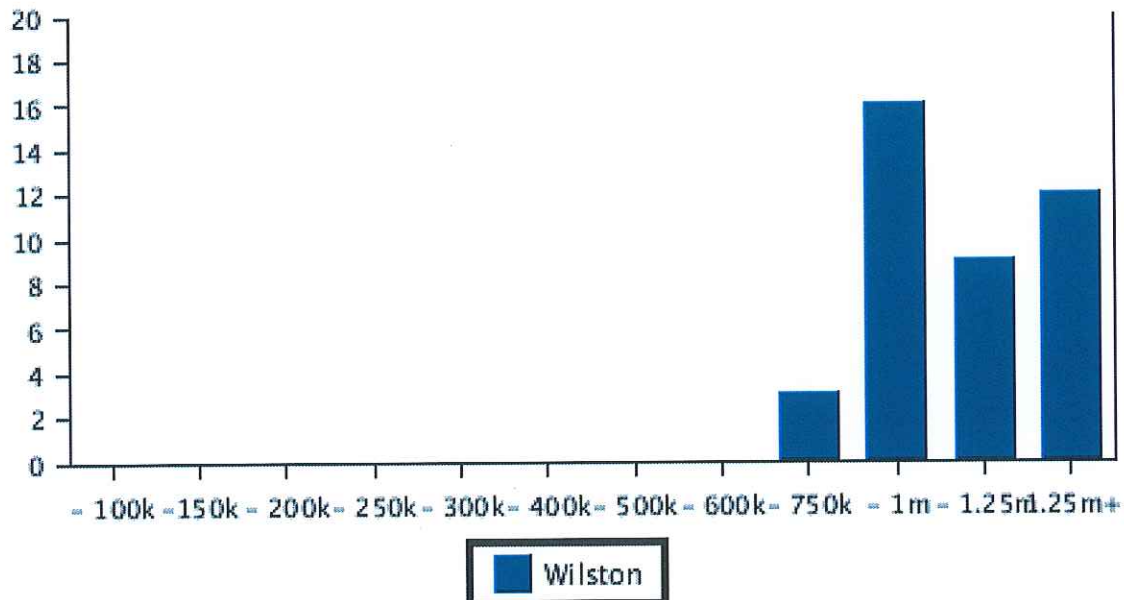


Sales By Price

House Sale by Price (12 months)

Price	Wilston	
	Price	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		16
> 1m - 1.25m		9
1.25m+		12

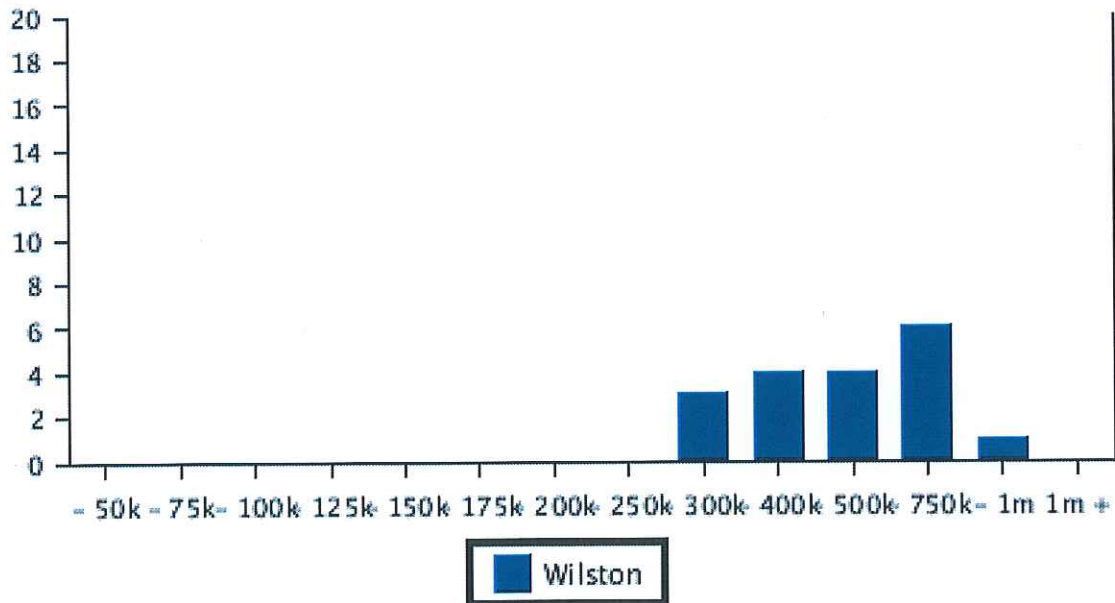
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Wilston	
	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	3	
301 - 400k	4	
401 - 500k	4	
501 - 750k	6	
751 - 1m	1	
1m +	0	

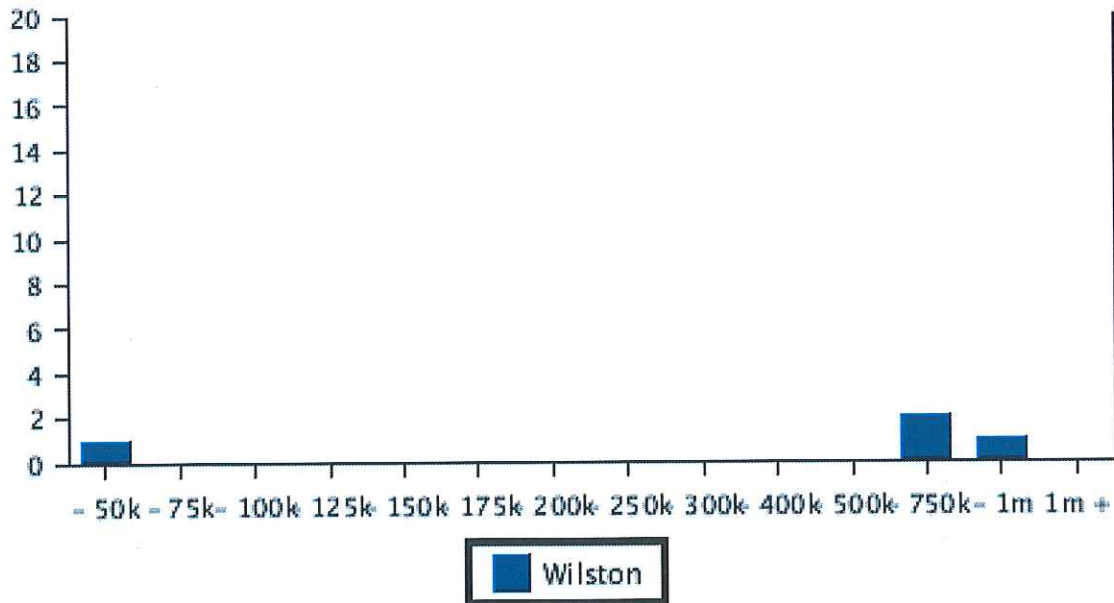
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

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

Land Sales By Price (12 months)

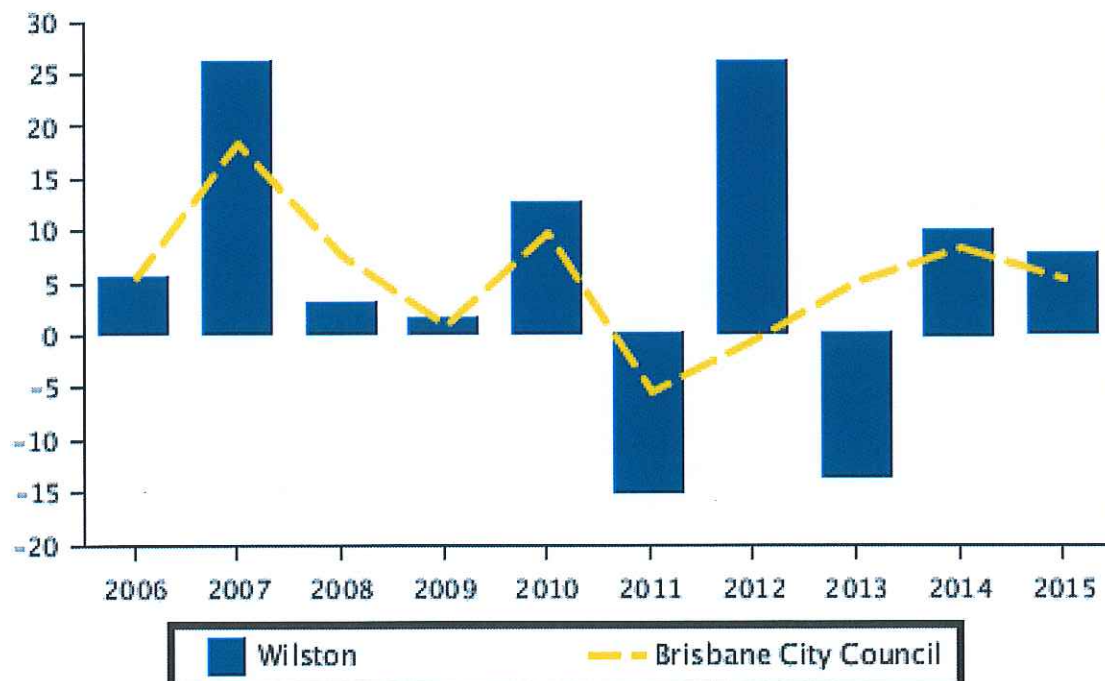


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Wilston	Brisbane City Council
	% Change	% Change
2015	7.7%	5.4%
2014	10.1%	8.3%
2013	-13.8%	5.2%
2012	26.1%	-0.4%
2011	-15.2%	-5.3%
2010	12.6%	9.8%
2009	1.7%	1%
2008	3.1%	7.6%
2007	26.1%	18.3%
2006	5.5%	5.7%

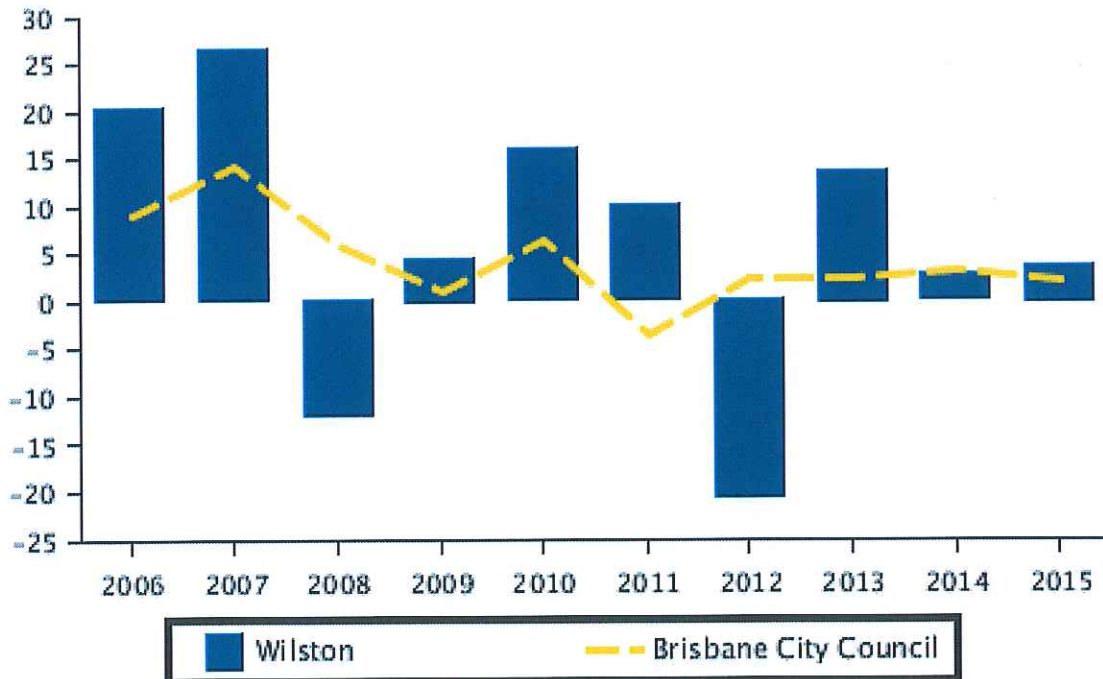
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Wilston % Change	Brisbane City Council % Change
2015	3.8%	2.1%
2014	2.8%	3.3%
2013	13.8%	2.4%
2012	-21%	2.5%
2011	10.2%	-3.6%
2010	16%	6.4%
2009	4.6%	1%
2008	-12.2%	5.8%
2007	26.6%	14.1%
2006	20.4%	9.2%

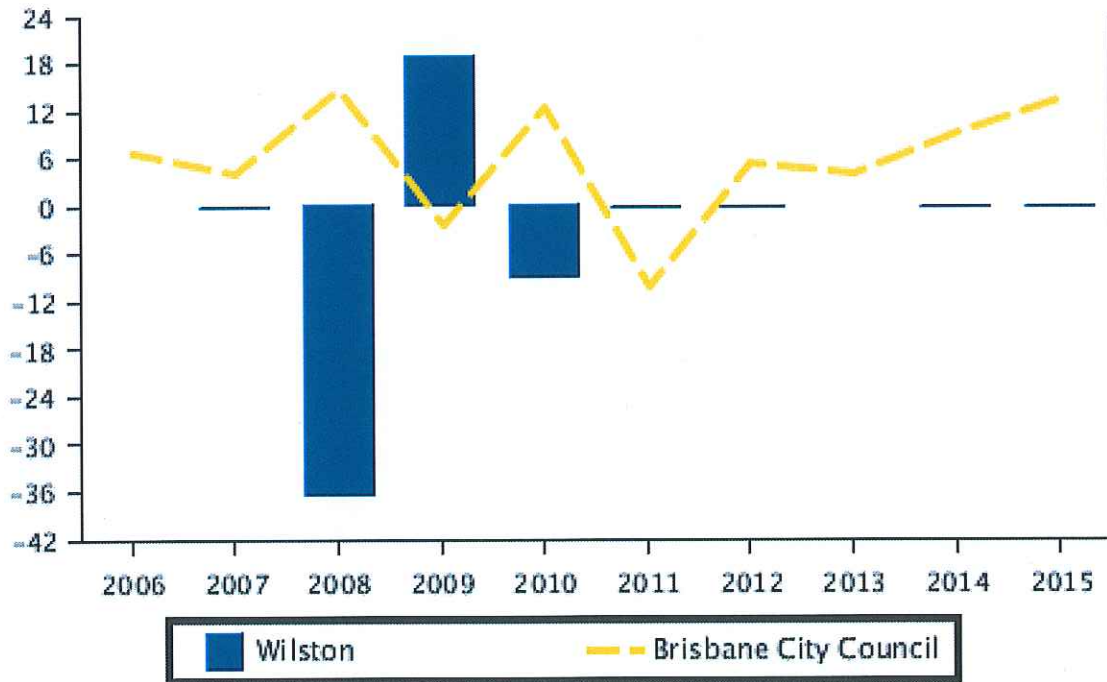
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Wilston % 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	-9.1%	12.5%
2009	18.9%	-2.4%
2008	-36.8%	14.8%
2007	0%	4.2%
2006	0%	6.7%

Capital Growth in Median Prices (Land)



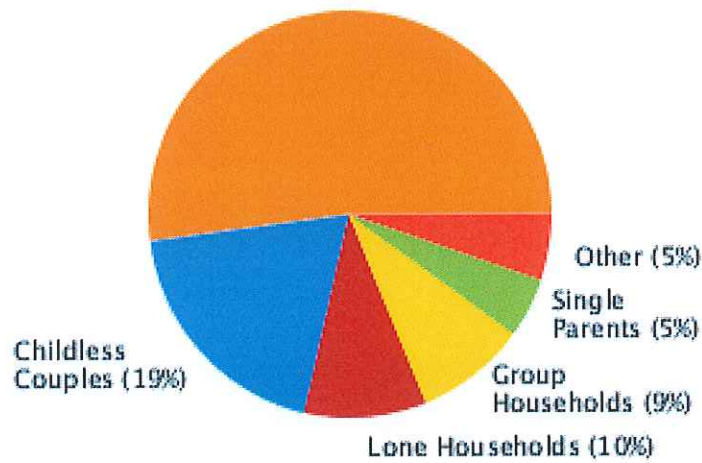
Household

Household Structure

Type	Percent
Couples with Children	52.0
Childless Couples	19.3
Lone Households	9.7
Group Households	8.9
Other	5.3
Single Parents	4.7

Household Structure

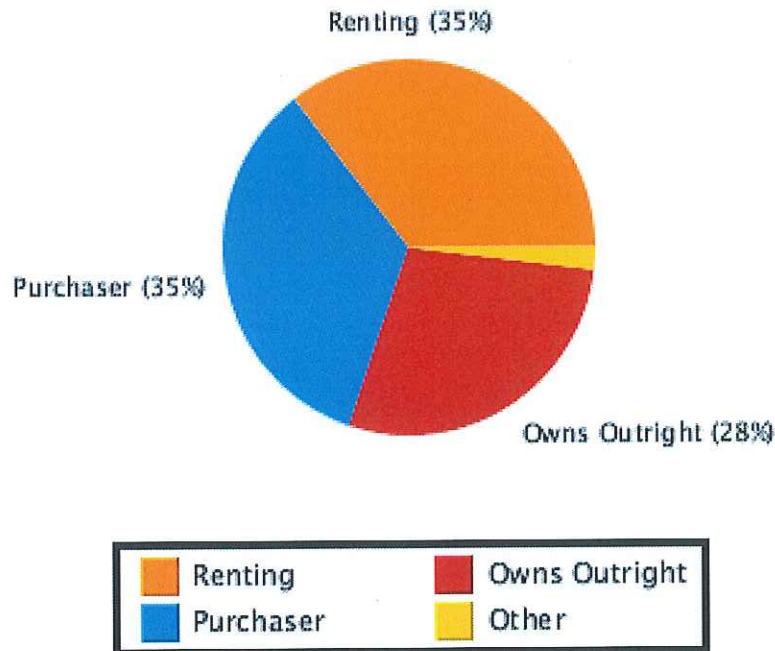
Couples with Children (52%)



Household Occupancy

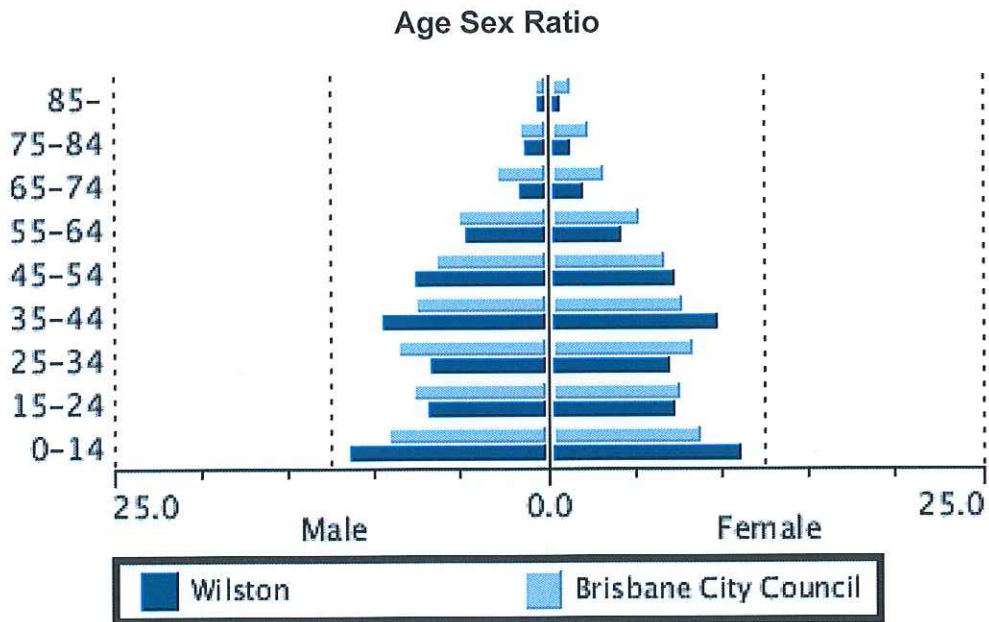
Type	Percent
Renting	35.5
Purchaser	34.3
Owns Outright	28.3
Other	2.0

Household Occupancy



Age Sex Ratio

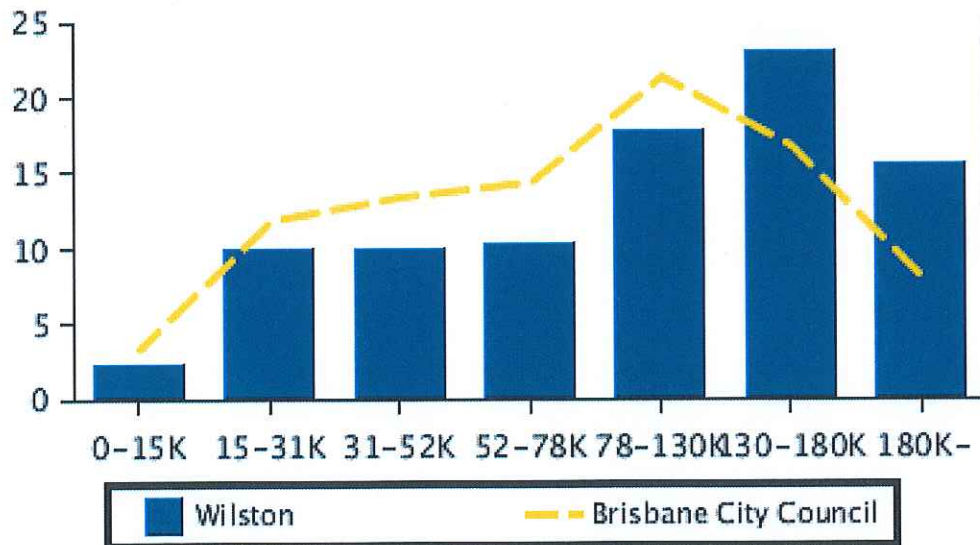
Age Group	Wilston		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	11.3	11.0	9.2	8.7
15-24	6.8	7.2	7.7	7.6
25-34	6.7	7.0	8.5	8.3
35-44	9.5	9.7	7.5	7.7
45-54	7.5	7.2	6.4	6.6
55-64	4.6	4.2	5.0	5.2
65-74	1.6	2.0	2.9	3.1
75-84	1.3	1.3	1.6	2.2
85-	0.5	0.6	0.6	1.2



Household Income

Income Range	Wilston %	Brisbane City Council %
0-15K	2.3	3.3
15-31K	10.0	11.8
31-52K	9.9	13.4
52-78K	10.3	14.4
78-130K	17.8	21.3
130-180K	23.0	16.7
180K-	15.5	7.9

Household Income





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	2					
COMMERCIAL	2	\$2,980,000	\$2,980,000	\$2,980,000	\$2,980,000	\$5,960,000
HOUSE	12	\$721,000	\$1,662,000	\$792,500	\$1,076,833	\$12,922,000
UNIT	3	\$268,000	\$465,000	\$380,000	\$371,000	\$1,113,000
TOTAL	19					\$19,995,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		2				
COMMERCIAL	N/A	2	\$2,980,000	\$2,980,000	\$2,980,000	\$2,980,000
HOUSE	2 Bed	1	\$780,000	\$780,000	\$780,000	\$780,000
	3 Bed	5	\$721,000	\$1,260,000	\$782,500	\$867,800
	4 Bed	4	\$780,000	\$1,662,000	\$1,105,500	\$1,163,250
	5+ Bed	2	\$1,500,000	\$1,650,000	\$1,575,000	\$1,575,000
UNIT	2 Bed	2	\$268,000	\$380,000	\$324,000	\$324,000
	3 Bed	1	\$465,000	\$465,000	\$465,000	\$465,000
TOTAL		19				\$1,052,368



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Sold Properties



16 Antill Street Wilston QLD 4051

Sale Price: \$780,000

Sale Date: 28 May 2016

Area: 615m2

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



1/39 Antill Street Wilston QLD 4051

Sale Price: Not Disclosed

Sale Date: 10 May 2016

Area: 82m2

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



68 Dover Street Wilston QLD 4051

Sale Price: \$721,000

Sale Date: 28 May 2016

Area: 405m2

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



101 Heather Street Wilston QLD 4051

Sale Price: \$1,662,000

Sale Date: 20 Apr 2016

Area: 810m2

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



63 Kedron Brook Road Wilston QLD 4051

Sale Price: \$800,000

Sale Date: 3 Apr 2016

Area: 655m2

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



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8/69 Kedron Brook Road Wilston QLD 4051

Sale Price: \$380,000
Sale Date: 3 May 2016
Area: 344m2 Approx

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



169 Kedron Brook Road Wilston QLD 4051

Sale Price: \$1,500,000
Sale Date: 27 Jun 2016
Area: 405m2

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



1/57 Lamont Road Wilston QLD 4051

Sale Price: \$465,000
Sale Date: 2 Jun 2016
Area: 64m2 Approx

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



89 Lamont Road Wilston QLD 4051

Sale Price: Not Disclosed
Sale Date: 4 Apr 2016
Area: 810m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces



32 Langley Avenue Wilston QLD 4051

Sale Price: \$782,500
Sale Date: 11 Jun 2016
Area: 405m2

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



6 Lovedale Street Wilston QLD 4051

Sale Price: \$785,000
Sale Date: 23 Apr 2016
Area: 582m2

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



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34 Lovedale Street Wilston QLD 4051

Sale Price: \$1,260,000
Sale Date: 20 Apr 2016
Area: 809m2

Attributes: 3 Beds, 1 Baths



5/254 Newmarket Road Wilston QLD 4051

Sale Price: \$268,000
Sale Date: 14 Apr 2016
Area: 527m2 Approx

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



276 Newmarket Road Wilston QLD 4051

Sale Price: \$2,980,000
Sale Date: 11 May 2016
Area: 2,825m2

Attributes: 40 Car Spaces



280 Newmarket Road Wilston QLD 4051

Sale Price: \$2,980,000
Sale Date: 11 May 2016
Area: 3,485m2

Attributes:



17 Noble Street Wilston QLD 4051

Sale Price: \$780,000
Sale Date: 3 Jun 2016
Area: 607m2

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



63 Paling Avenue Wilston QLD 4051

Sale Price: \$1,650,000
Sale Date: 14 Apr 2016
Area: 607m2

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



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3 Ralston Street Wilston QLD 4051

Sale Price: \$775,500
Sale Date: 9 Apr 2016
Area: 647m2

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



77 Vardon Street Wilston QLD 4051

Sale Price: \$1,426,000
Sale Date: 14 May 2016
Area: 607m2

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



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