
A Nobel approach
to Real Estate™

Windsor

April—June 2016

THE Adam
Nobel TEAM



Mobile 0417 007 001
Facsimile 07 3844 7395
adam.nobel@spaceproperty.com.au
www.adamnobel.com.au
130 Vulture Street,
WEST END QLD 4101

Area Profile

The size of Windsor is approximately 3 square kilometres. It has 4 parks covering nearly 10% of total area.

The population of Windsor in 2006 was 6,163 people. By 2011 the population was 6,392 showing a population growth of 3% in the area during that time.

The predominant age group in Windsor is 25-34 years.

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

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

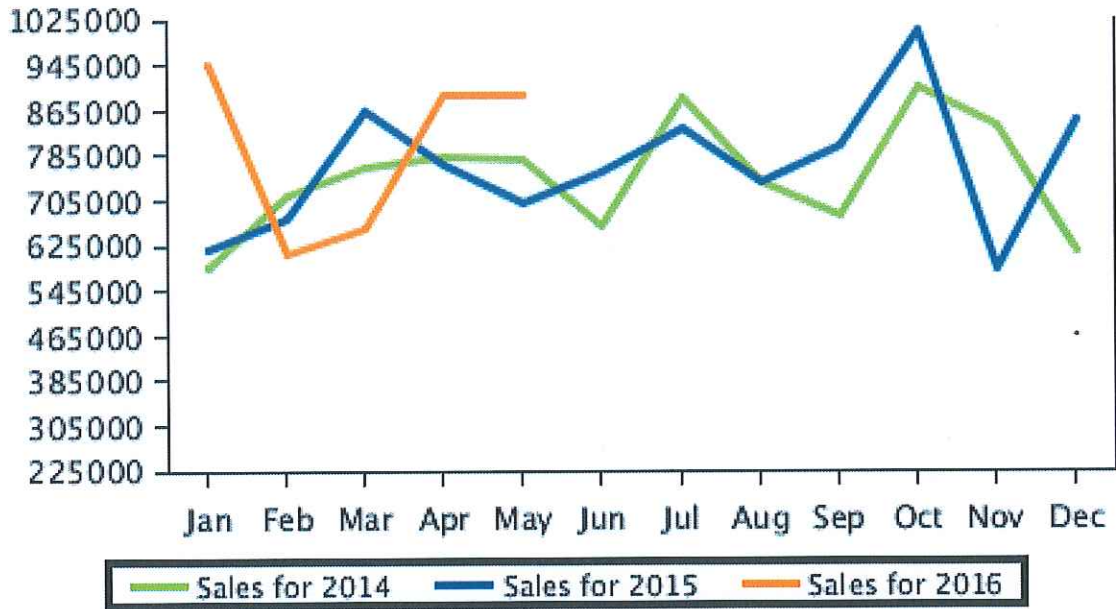
In 2006, 50.3% of the homes in Windsor were owner-occupied compared with 49.6% in 2011.

Currently the median sales price of houses in the area is 890,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$585,000	\$620,000	\$945,000
February	\$712,500	\$675,000	\$611,000
March	\$763,000	\$865,000	\$655,000
April	\$782,500	\$770,000	\$890,000
May	\$775,550	\$702,120	\$890,000
June	\$660,000	\$752,500	\$0
July	\$885,000	\$832,500	\$0
August	\$737,750	\$736,000	\$0
September	\$676,250	\$800,000	\$0
October	\$906,000	\$1,006,250	\$0
November	\$835,000	\$582,000	\$0
December	\$615,000	\$846,250	\$0

Median Sale Price

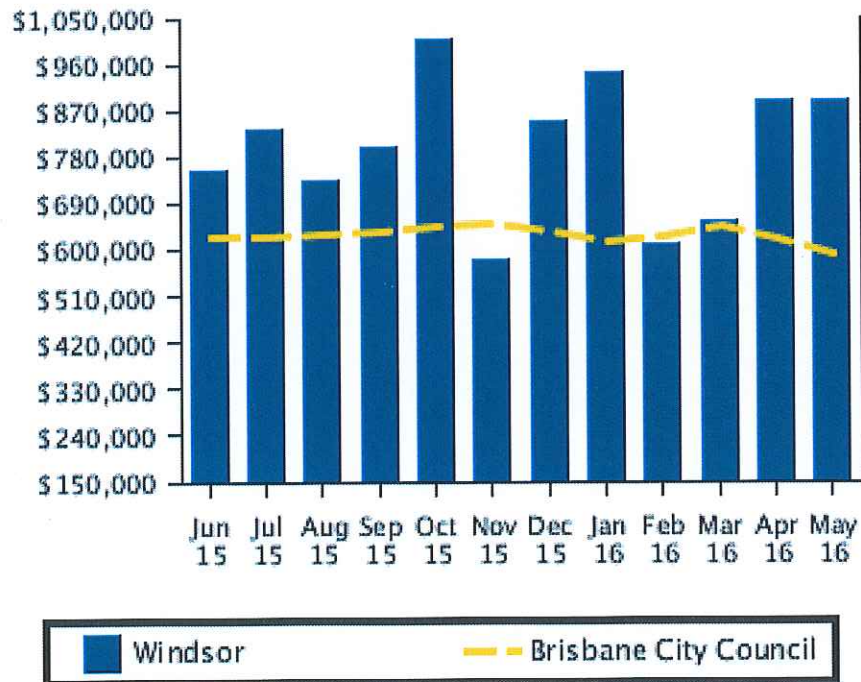


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Windsor	Brisbane City Council
	Median Price	Median Price
May 2016	\$890,000	\$588,065
April 2016	\$890,000	\$620,000
March 2016	\$655,000	\$645,000
February 2016	\$611,000	\$622,500
January 2016	\$945,000	\$614,875
December 2015	\$846,250	\$635,000
November 2015	\$582,000	\$649,900
October 2015	\$1,006,250	\$645,000
September 2015	\$800,000	\$635,000
August 2015	\$736,000	\$630,000
July 2015	\$832,500	\$625,000
June 2015	\$752,500	\$625,500

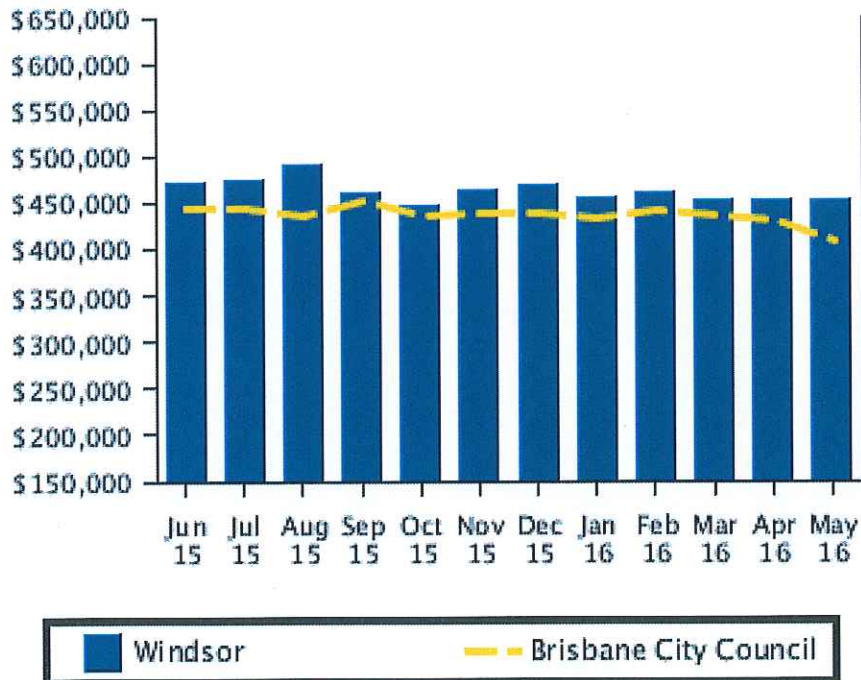
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Windsor Median Price	Brisbane City Council Median Price
May 2016	\$452,500	\$408,750
April 2016	\$452,500	\$429,500
March 2016	\$452,500	\$435,000
February 2016	\$459,500	\$441,050
January 2016	\$455,000	\$432,500
December 2015	\$470,000	\$440,000
November 2015	\$462,500	\$440,000
October 2015	\$446,250	\$435,000
September 2015	\$460,000	\$452,000
August 2015	\$490,000	\$435,500
July 2015	\$474,750	\$445,000
June 2015	\$473,000	\$443,000

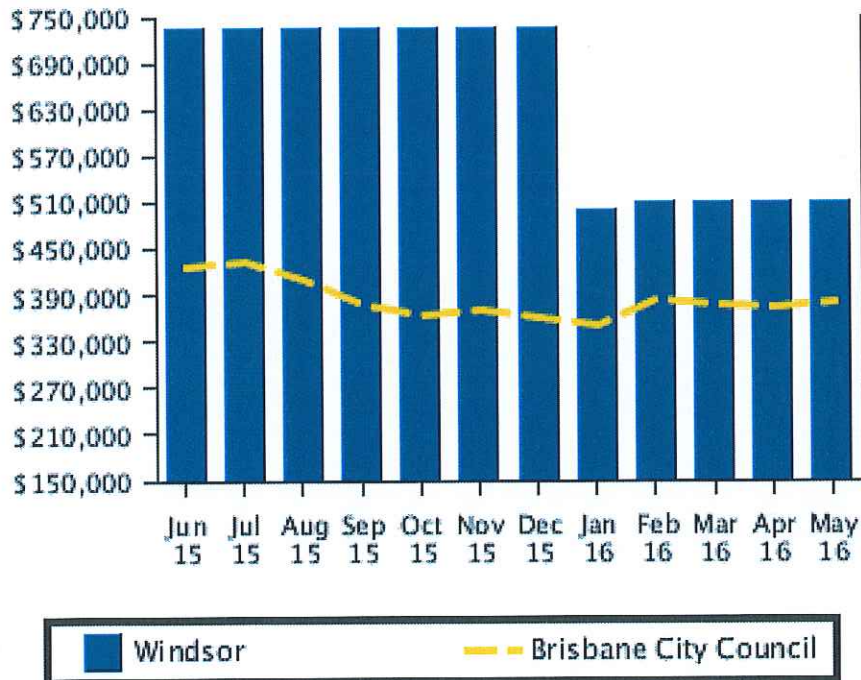
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Windsor	Brisbane City Council
	Median Price	Median Price
May 2016	\$510,000	\$380,000
April 2016	\$510,000	\$372,500
March 2016	\$510,000	\$376,000
February 2016	\$510,000	\$385,000
January 2016	\$500,000	\$349,000
December 2015	\$735,000	\$360,000
November 2015	\$735,000	\$370,000
October 2015	\$735,000	\$365,000
September 2015	\$735,000	\$376,050
August 2015	\$735,000	\$410,000
July 2015	\$735,000	\$435,000
June 2015	\$735,000	\$427,500

Recent Median Land Sale Prices

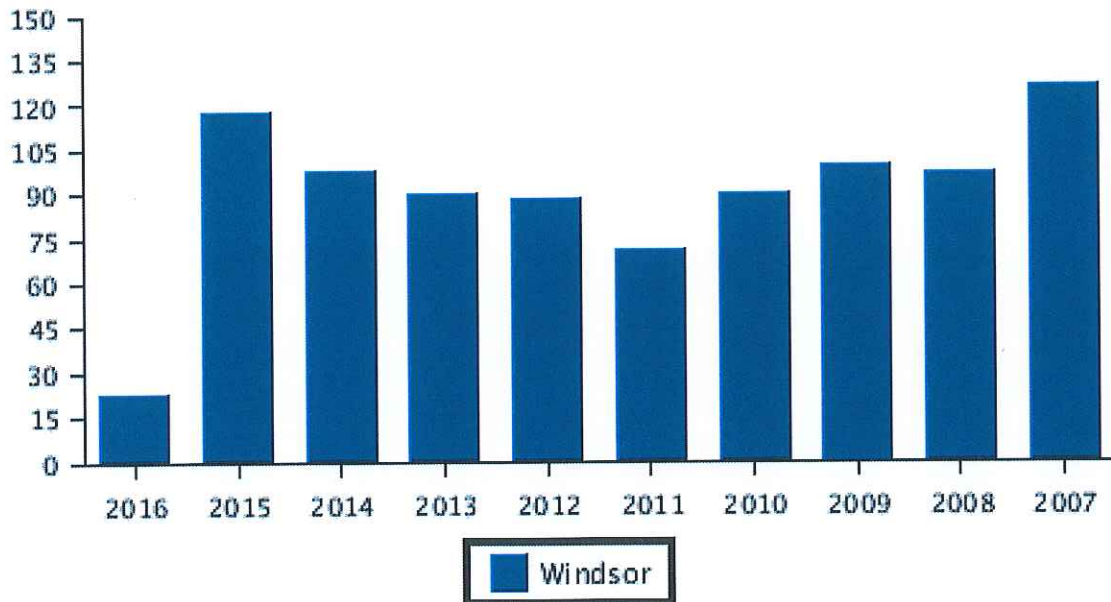


Sales Per Annum

House Sales Per Annum

Period	Windsor
	Number
2016	23
2015	118
2014	98
2013	90
2012	88
2011	71
2010	90
2009	100
2008	97
2007	126

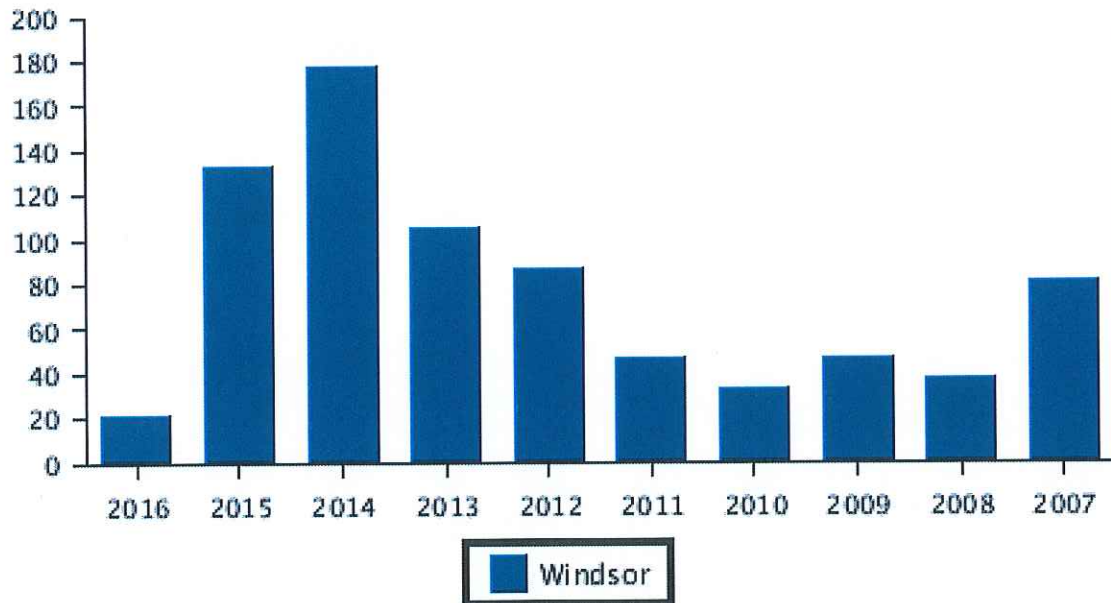
House Sales Per Annum



Unit Sales Per Annum

Period	Windsor Number
2016	21
2015	133
2014	178
2013	105
2012	87
2011	46
2010	33
2009	46
2008	37
2007	81

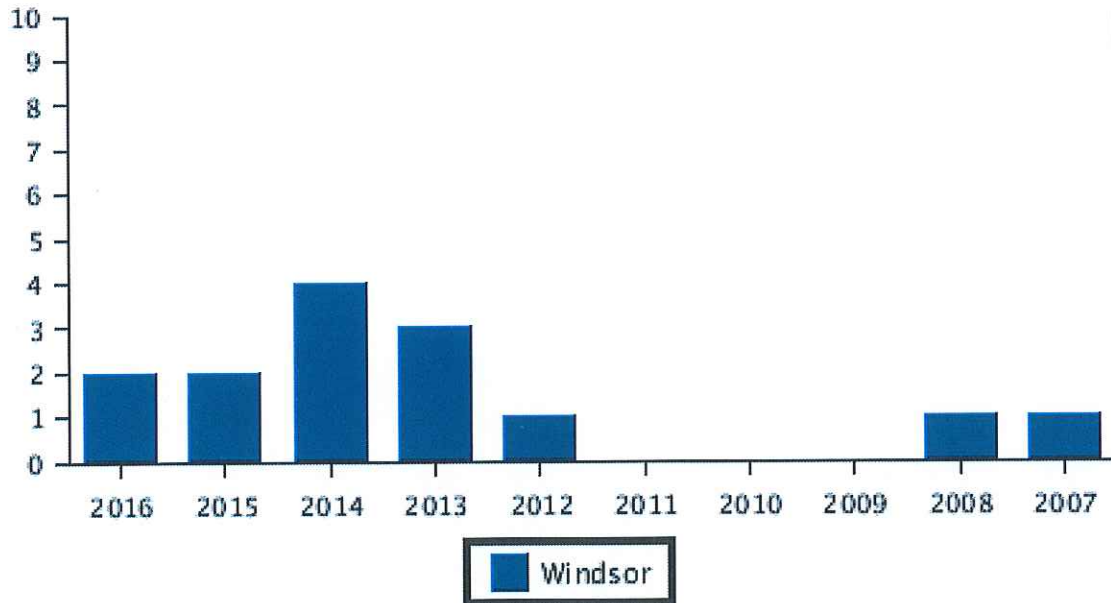
Unit Sales Per Annum



Land Sales Per Annum

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

Land Sales Per Annum

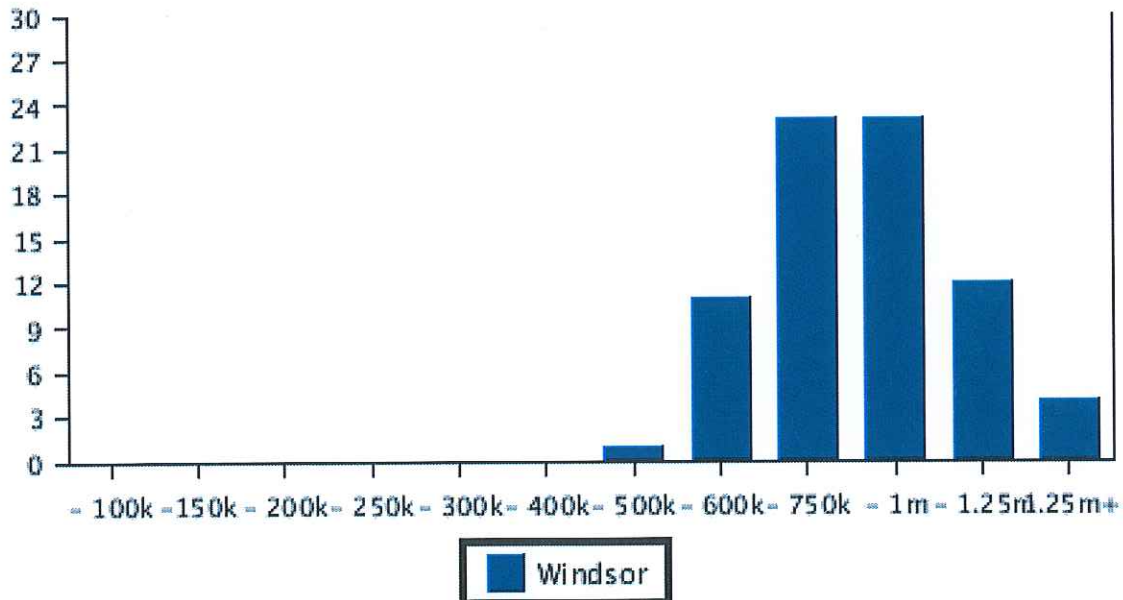


Sales By Price

House Sale by Price (12 months)

Price	Windsor	
	Number	
0 - 100k	0	
101 - 150k	0	
151 - 200k	0	
201 - 250k	0	
251 - 300k	0	
301 - 400k	0	
401 - 500k	1	
501 - 600k	11	
601 - 750k	23	
751 - 1m	23	
> 1m - 1.25m	12	
1.25m+	4	

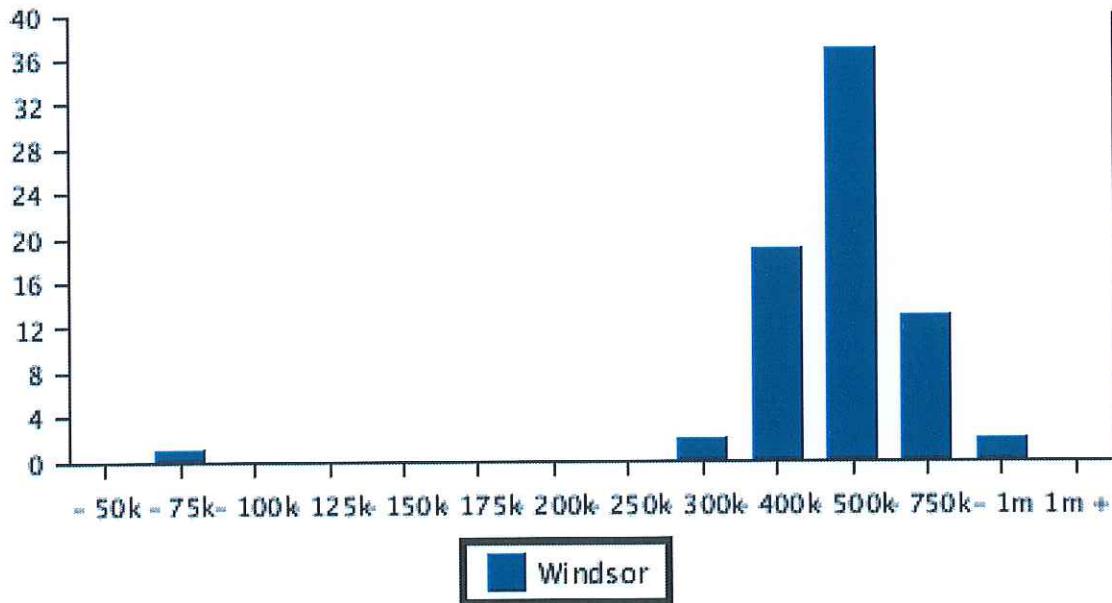
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Windsor Number
0 - 50k	0
51 - 75k	1
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	0
201 - 250k	0
251 - 300k	2
301 - 400k	19
401 - 500k	37
501 - 750k	13
751 - 1m	2
1m +	0

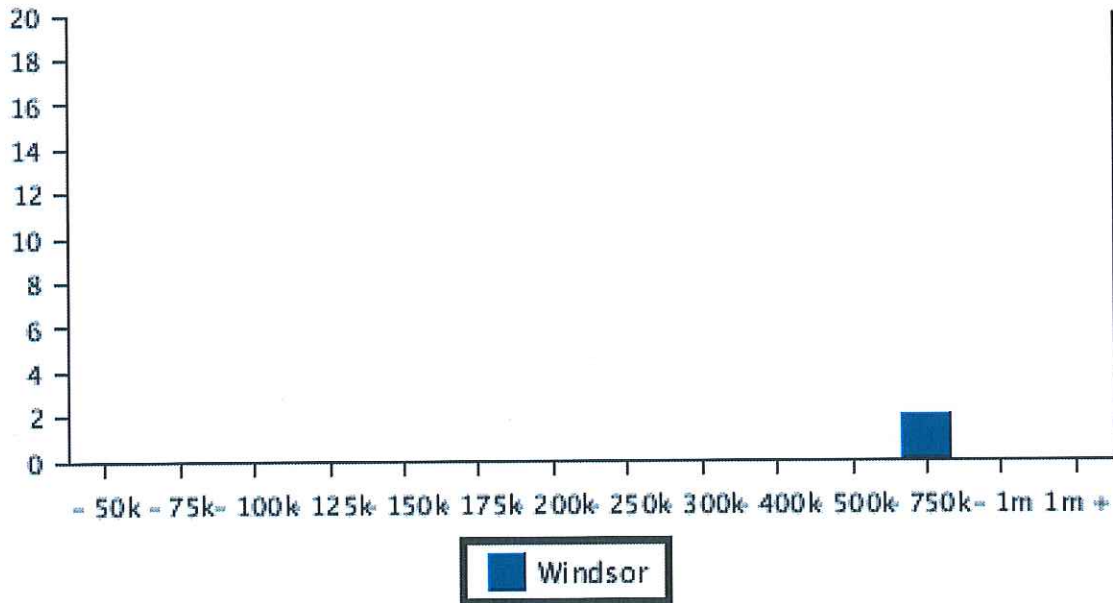
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Windsor 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	2
751 - 1m	0
1m +	0

Land Sales By Price (12 months)

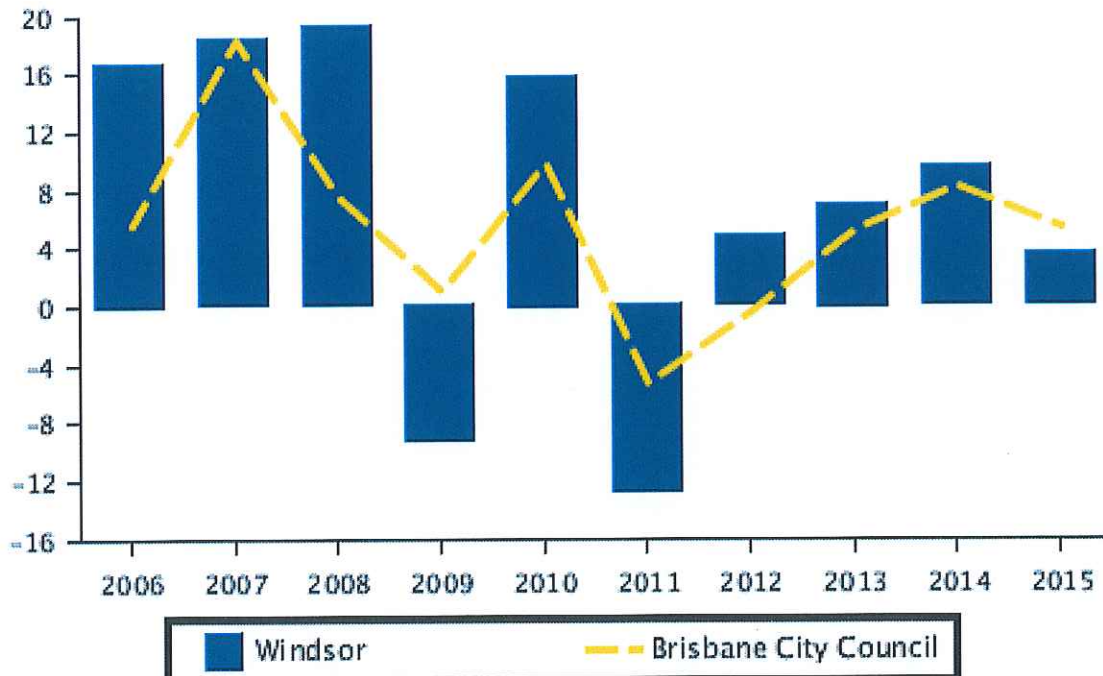


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Windsor % Change	Brisbane City Council % Change
2015	3.6%	5.4%
2014	9.6%	8.3%
2013	7.1%	5.2%
2012	4.9%	-0.4%
2011	-13%	-5.3%
2010	15.9%	9.8%
2009	-9.4%	1%
2008	19.4%	7.6%
2007	18.5%	18.3%
2006	16.8%	5.7%

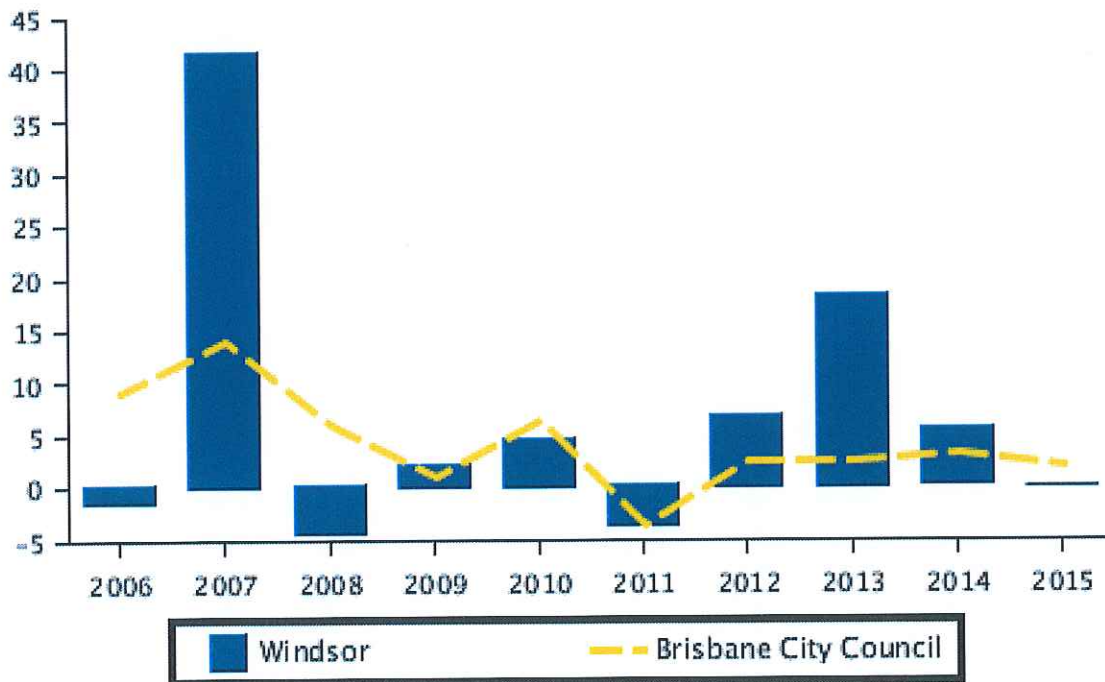
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Windsor % Change	Brisbane City Council % Change
2015	0%	2.1%
2014	5.6%	3.3%
2013	18.4%	2.4%
2012	7%	2.5%
2011	-4.1%	-3.6%
2010	4.8%	6.4%
2009	2.3%	1%
2008	-4.7%	5.8%
2007	41.8%	14.1%
2006	-1.8%	9.2%

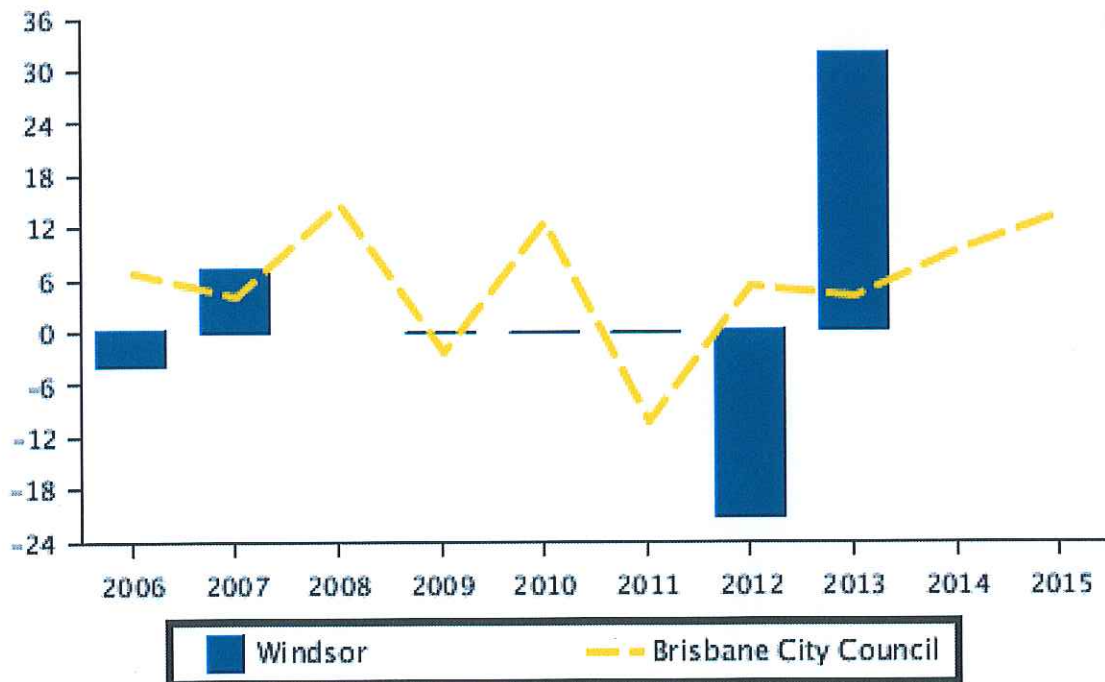
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Windsor % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	0%	9.4%
2013	31.9%	4%
2012	-21.7%	5.3%
2011	0%	-10.2%
2010	0%	12.5%
2009	0%	-2.4%
2008	0%	14.8%
2007	7.4%	4.2%
2006	-4.3%	6.7%

Capital Growth in Median Prices (Land)



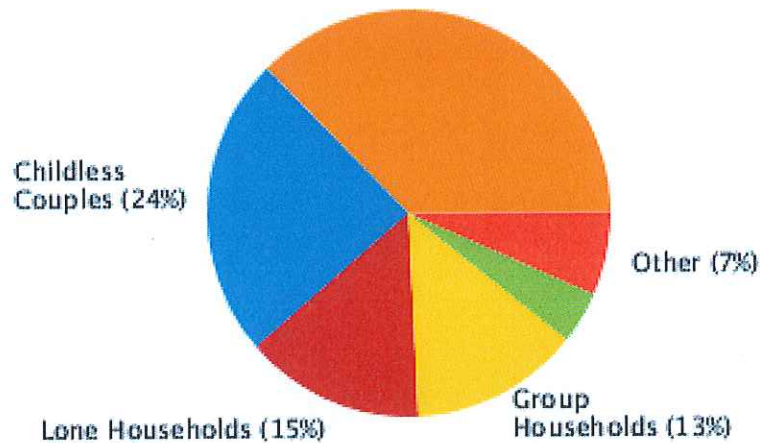
Household

Household Structure

Type	Percent
Couples with Children	37.3
Childless Couples	23.9
Lone Households	14.4
Group Households	13.6
Other	6.6
Single Parents	4.1

Household Structure

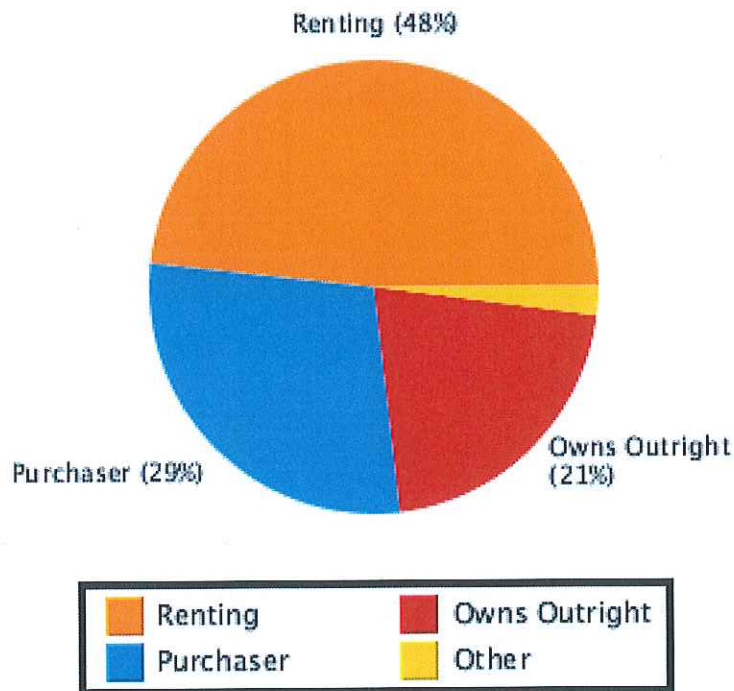
Couples with Children (37%)



Household Occupancy

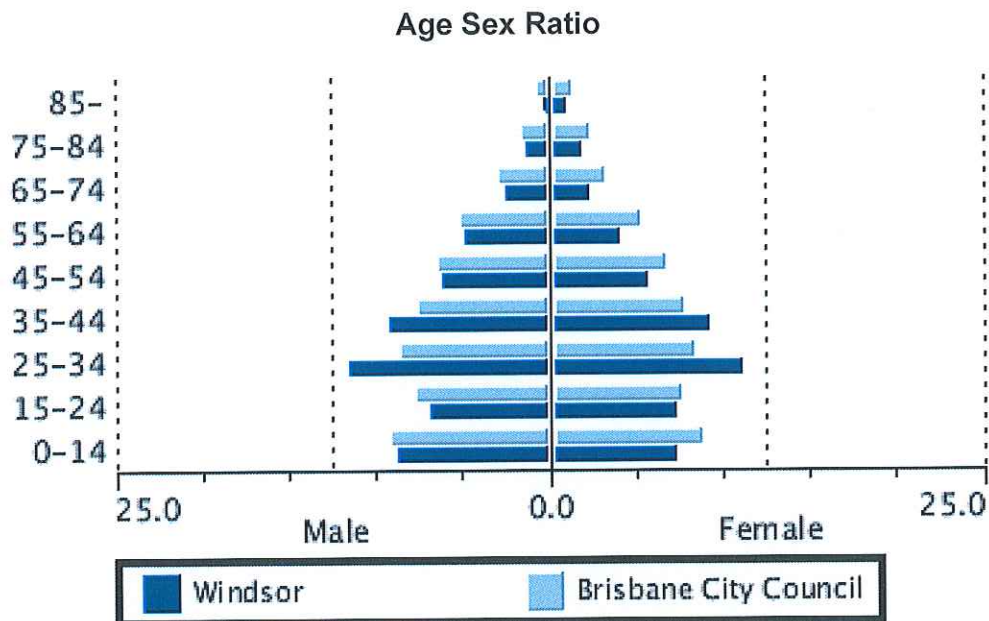
Type	Percent
Renting	48.2
Purchaser	28.5
Owns Outright	21.1
Other	2.1

Household Occupancy



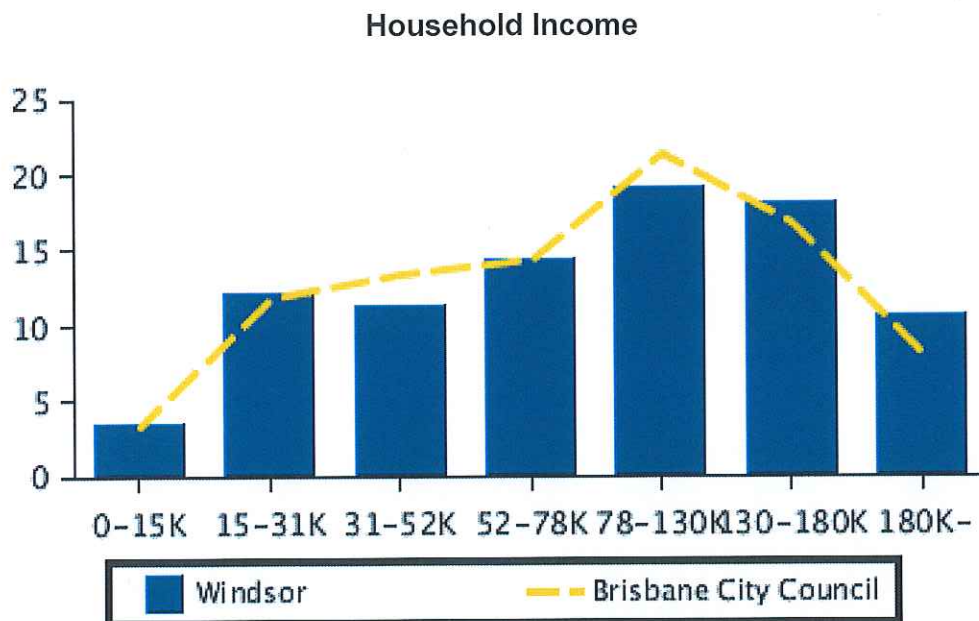
Age Sex Ratio

Age Group	Windsor		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	8.7	7.3	9.2	8.7
15-24	6.8	7.2	7.7	7.6
25-34	11.5	11.0	8.5	8.3
35-44	9.2	9.1	7.5	7.7
45-54	6.1	5.6	6.4	6.6
55-64	4.7	4.0	5.0	5.2
65-74	2.4	2.2	2.9	3.1
75-84	1.3	1.8	1.6	2.2
85-	0.1	1.0	0.6	1.2



Household Income

Income Range	Windsor %	Brisbane City Council %
0-15K	3.5	3.3
15-31K	12.2	11.8
31-52K	11.3	13.4
52-78K	14.3	14.4
78-130K	19.2	21.3
130-180K	18.1	16.7
180K-	10.6	7.9





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

Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	11					
COMMERCIAL	1	\$1,650,000	\$1,650,000	\$1,650,000	\$1,650,000	\$1,650,000
HOUSE	9	\$547,500	\$1,220,000	\$1,000,000	\$933,444	\$8,401,000
UNIT	3	\$290,000	\$385,000	\$365,000	\$346,666	\$1,040,000
TOTAL	24					\$11,091,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		11				
COMMERCIAL	N/A	1	\$1,650,000	\$1,650,000	\$1,650,000	\$1,650,000
HOUSE	2 Bed	2	\$615,000	\$710,000	\$662,500	\$662,500
	3 Bed	3	\$547,500	\$1,050,000	\$1,000,000	\$865,833
	4 Bed	2	\$998,500	\$1,190,000	\$1,094,250	\$1,094,250
	5+ Bed	2	\$1,070,000	\$1,220,000	\$1,145,000	\$1,145,000
UNIT	2 Bed	3	\$290,000	\$385,000	\$365,000	\$346,666
TOTAL		24				\$462,125



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Sold Properties



18 Ada Street Windsor QLD 4030

Sale Price: \$615,000
Sale Date: 27 May 2016
Area: 354m²

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



104 Albion Road Windsor QLD 4030

Sale Price: Not Disclosed
Sale Date: 24 Jun 2016
Area: 810m²

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



7 Cullen Street Windsor QLD 4030

Sale Price: \$547,500
Sale Date: 28 Apr 2016
Area: 405m²

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



49 Cumberland Street Windsor QLD 4030

Sale Price: \$1,070,000
Sale Date: 2 Apr 2016
Area: 607m²

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



25 Fairleigh Street Windsor QLD 4030

Sale Price: \$1,050,000
Sale Date: 8 May 2016
Area: 810m²

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



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QLD 4101 AUS
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149 Fifth Avenue Windsor QLD 4030

Sale Price: \$1,220,000
Sale Date: 17 Jun 2016
Area: 405m2

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



19 Graham Street Windsor QLD 4030

Sale Price: \$710,000
Sale Date: 30 Apr 2016
Area: 539m2

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



3/18 Hooker Street Windsor QLD 4030

Sale Price: \$385,000
Sale Date: 23 May 2016
Area: 511m2 Approx

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



36 Jessop Street Windsor QLD 4030

Sale Price: \$998,500
Sale Date: 1 Jun 2016
Area: 493m2

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



5/4 Mackay Street Windsor QLD 4030

Sale Price: Not Disclosed
Sale Date: 11 May 2016
Area: -

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



159 Maygar Street Windsor QLD 4030

Sale Price: Not Disclosed
Sale Date: 17 Jun 2016
Area: 349m2

Attributes: 2 Car Spaces



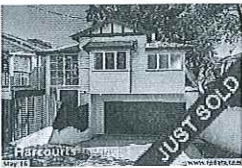
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2/101 Newmarket Road Windsor QLD 4030

Sale Price: \$1,650,000
Sale Date: 11 May 2016
Area: 437m2 Approx

Attributes: 6 Car Spaces



5 Rougham Street Windsor QLD 4030

Sale Price: \$1,190,000
Sale Date: 25 Jun 2016
Area: 405m2

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



26 Seventh Avenue Windsor QLD 4030

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

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



5/3 Thondley Street Windsor QLD 4030

Sale Price: \$290,000
Sale Date: 14 Jun 2016
Area: -

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



4/23 Thorne Street Windsor QLD 4030

Sale Price: \$365,000
Sale Date: 4 May 2016
Area: 214m2 Approx

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



203/21-23 Victoria Street Windsor QLD 4030

Sale Price: Not Disclosed
Sale Date: 21 Apr 2016
Area: 89m2

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



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204/21-23 Victoria Street Windsor QLD 4030

Sale Price: Not Disclosed
Sale Date: 21 Apr 2016
Area: 82m2

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



301/21-23 Victoria Street Windsor QLD 4030

Sale Price: Not Disclosed
Sale Date: 21 Apr 2016
Area: 88m2

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



302/21-23 Victoria Street Windsor QLD 4030

Sale Price: Not Disclosed
Sale Date: 21 Apr 2016
Area: 93m2

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



304/21-23 Victoria Street Windsor QLD 4030

Sale Price: Not Disclosed
Sale Date: 21 Apr 2016
Area: 80m2

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



401/21-23 Victoria Street Windsor QLD 4030

Sale Price: Not Disclosed
Sale Date: 21 Apr 2016
Area: 88m2

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



403/21-23 Victoria Street Windsor QLD 4030

Sale Price: Not Disclosed
Sale Date: 21 Apr 2016
Area: 84m2

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



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404/21-23 Victoria Street Windsor QLD 4030

Sale Price: Not Disclosed

Sale Date: 21 Apr 2016

Area: 80m2

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



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