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A Nobel approach  
to Real Estate™

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Woolloongabba  
April—June 2016

THE Adam  
Nobel TEAM



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## Area Profile

The size of Woolloongabba is approximately 2 square kilometres. It has 2 parks.

The population of Woolloongabba in 2006 was 3,913 people. By 2011 the population was 4,793 showing a population growth of 22% in the area during that time.

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

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

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

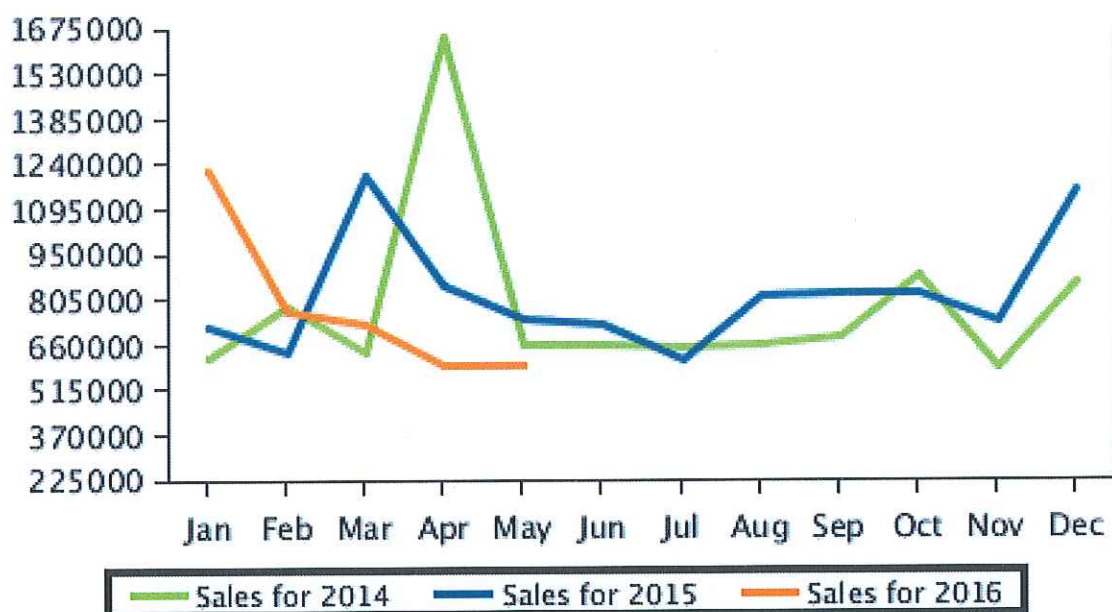
In 2006, 40.4% of the homes in Woolloongabba were owner-occupied compared with 38.4% in 2011.

Currently the median sales price of houses in the area is 590,000.

### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$613,000	\$715,000	\$1,215,000
February	\$780,000	\$635,000	\$767,500
March	\$635,000	\$1,200,000	\$720,000
April	\$1,650,000	\$850,000	\$590,000
May	\$660,000	\$740,000	\$590,000
June	\$660,000	\$725,000	\$0
July	\$649,000	\$608,000	\$0
August	\$657,500	\$814,500	\$0
September	\$685,000	\$825,000	\$0
October	\$876,000	\$820,000	\$0
November	\$583,500	\$735,000	\$0
December	\$858,750	\$1,150,000	\$0

### Median Sale Price

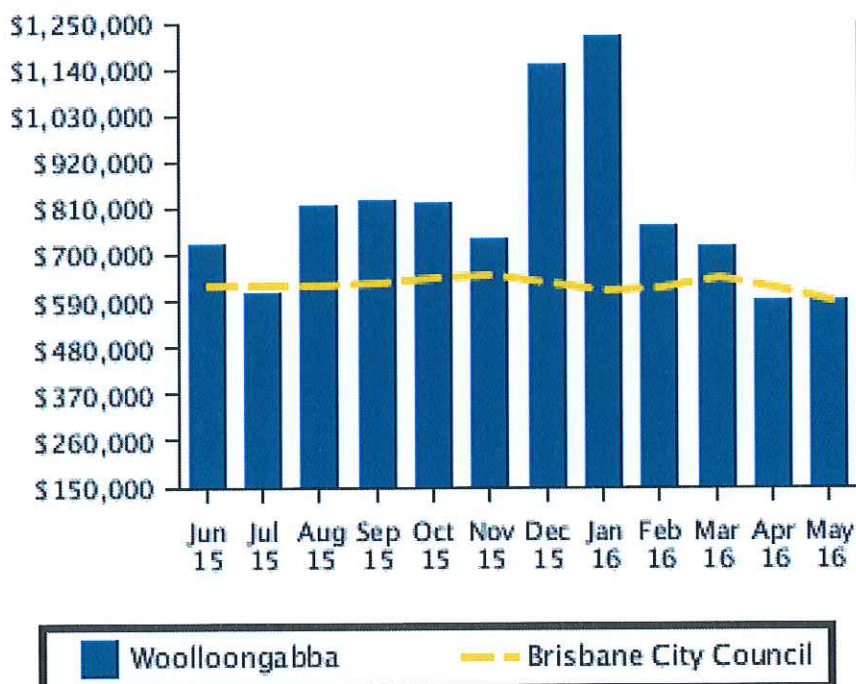


## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Woolloongabba Median Price	Brisbane City Council Median Price
May 2016	\$590,000	\$588,065
April 2016	\$590,000	\$620,000
March 2016	\$720,000	\$645,000
February 2016	\$767,500	\$622,500
January 2016	\$1,215,000	\$614,875
December 2015	\$1,150,000	\$635,000
November 2015	\$735,000	\$649,900
October 2015	\$820,000	\$645,000
September 2015	\$825,000	\$635,000
August 2015	\$814,500	\$630,000
July 2015	\$608,000	\$625,000
June 2015	\$725,000	\$625,500

### Recent Median House Sale Prices

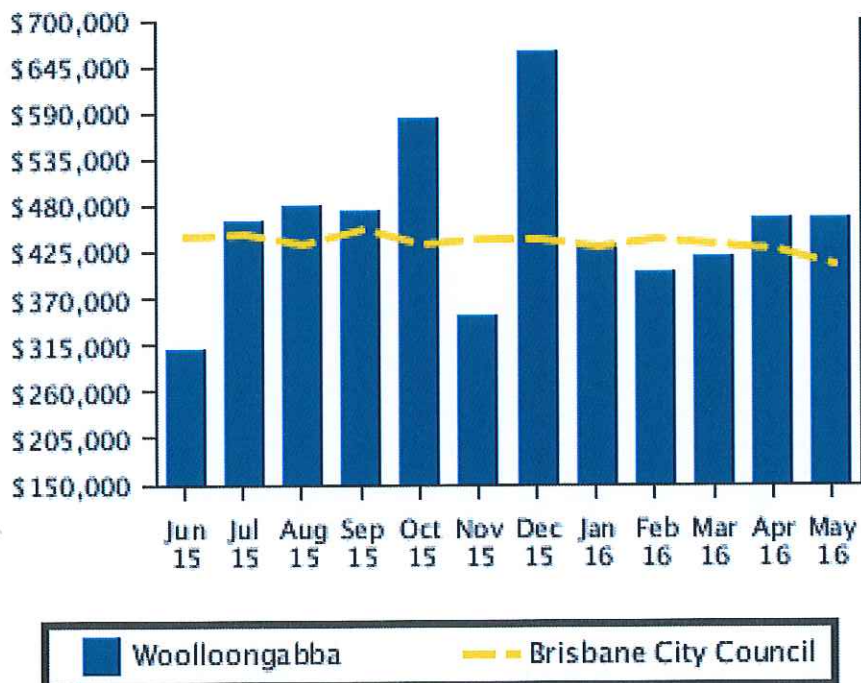




## Recent Median Unit Sale Prices

Period	Woolloongabba Median Price	Brisbane City Council Median Price
May 2016	\$466,000	\$408,750
April 2016	\$466,000	\$429,500
March 2016	\$419,000	\$435,000
February 2016	\$400,000	\$441,050
January 2016	\$435,000	\$432,500
December 2015	\$662,500	\$440,000
November 2015	\$349,000	\$440,000
October 2015	\$582,500	\$435,000
September 2015	\$475,000	\$452,000
August 2015	\$480,000	\$435,500
July 2015	\$460,000	\$445,000
June 2015	\$310,000	\$443,000

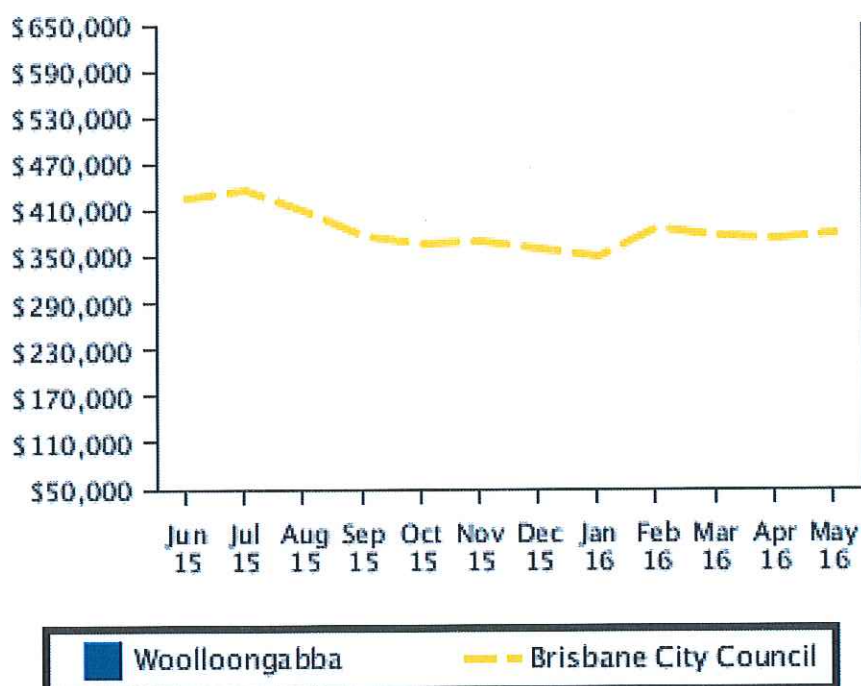
## Recent Median Unit Sale Prices



## Recent Median Land Sale Prices

Period	Woolloongabba Median Price	Brisbane City Council Median Price
May 2016	\$12,527	\$380,000
April 2016	\$12,527	\$372,500
March 2016	\$12,527	\$376,000
February 2016	\$12,527	\$385,000
January 2016	\$12,527	\$349,000
December 2015	\$12,527	\$360,000
November 2015	\$12,527	\$370,000
October 2015	\$12,527	\$365,000
September 2015	\$12,527	\$376,050
August 2015	\$12,527	\$410,000
July 2015	\$12,527	\$435,000
June 2015	\$12,527	\$427,500

## Recent Median Land Sale Prices





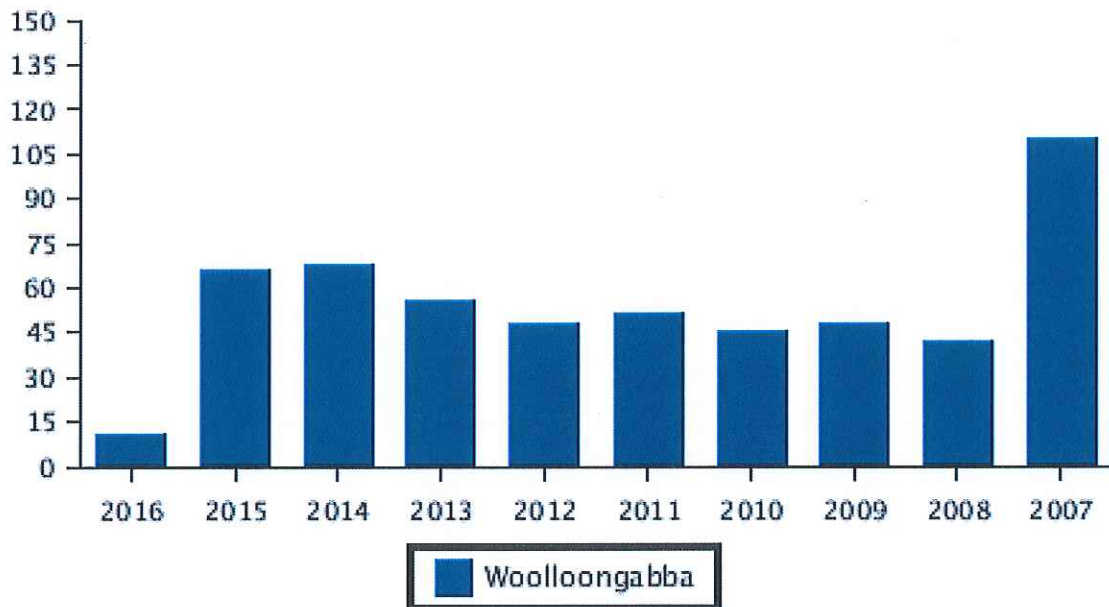
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## Sales Per Annum

### House Sales Per Annum

Period	Woolloongabba
	Number
2016	11
2015	66
2014	68
2013	56
2012	48
2011	51
2010	45
2009	48
2008	42
2007	110

### House Sales Per Annum

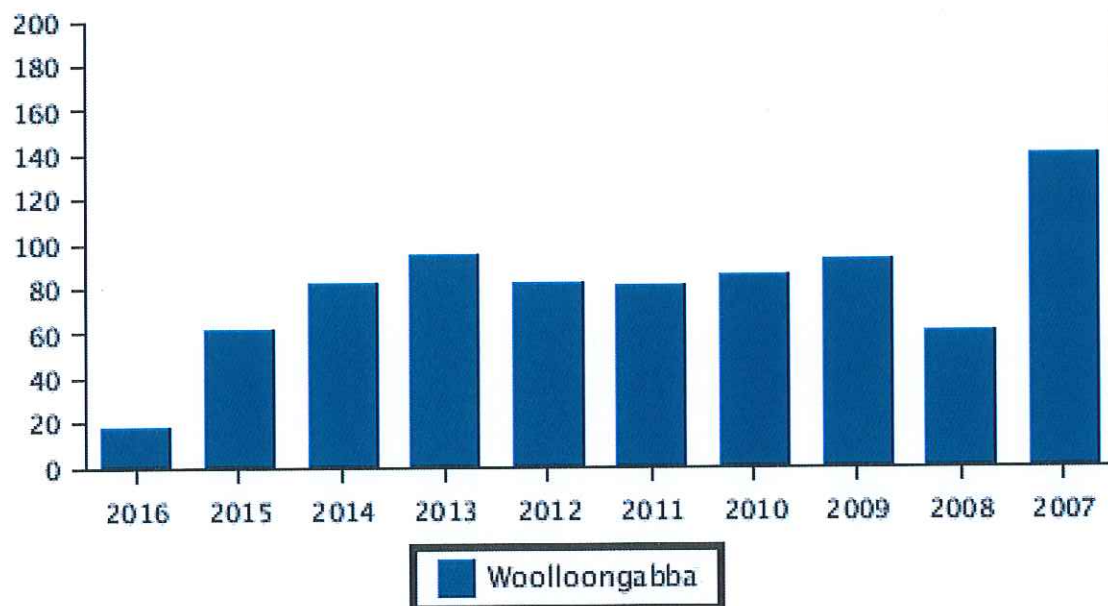




### Unit Sales Per Annum

Period	Woolloongabba
	Number
2016	18
2015	61
2014	82
2013	95
2012	82
2011	81
2010	86
2009	92
2008	60
2007	140

### Unit Sales Per Annum

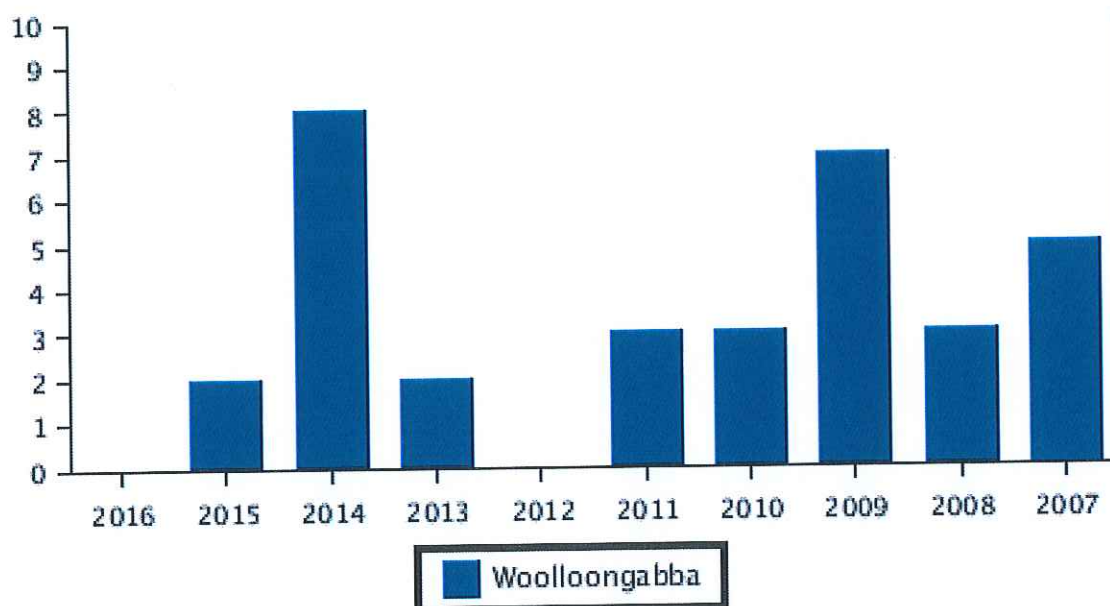




### Land Sales Per Annum

Period	Woolloongabba
	Number
2016	0
2015	2
2014	8
2013	2
2012	0
2011	3
2010	3
2009	7
2008	3
2007	5

### Land Sales Per Annum





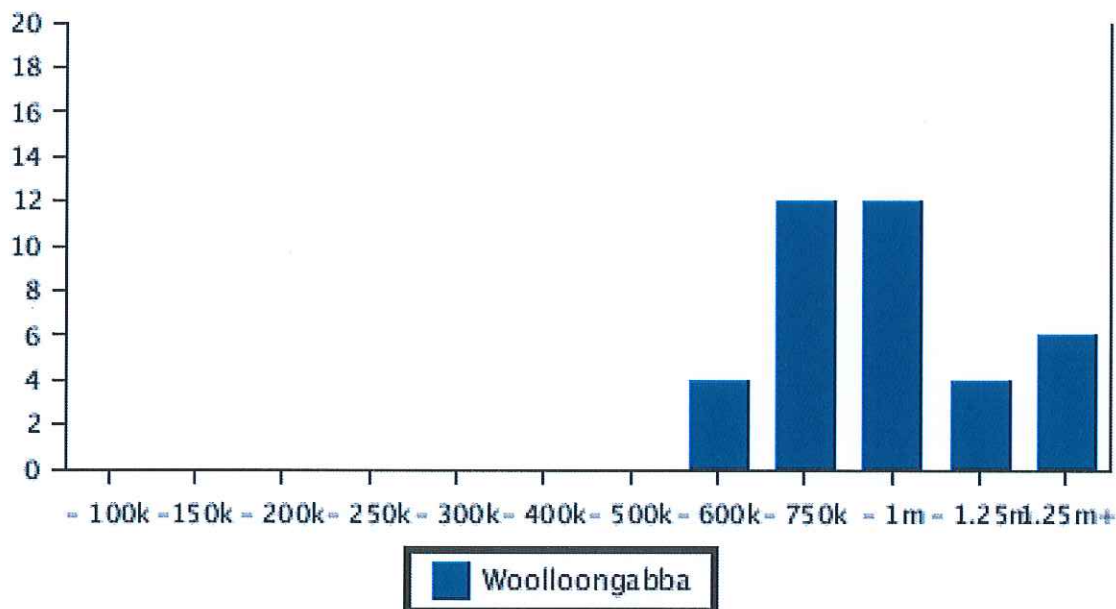
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## Sales By Price

### House Sale by Price (12 months)

Price	Woolloongabba
	Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	0
501 - 600k	4
601 - 750k	12
751 - 1m	12
> 1m - 1.25m	4
1.25m+	6

### House Sales By Price (12 months)

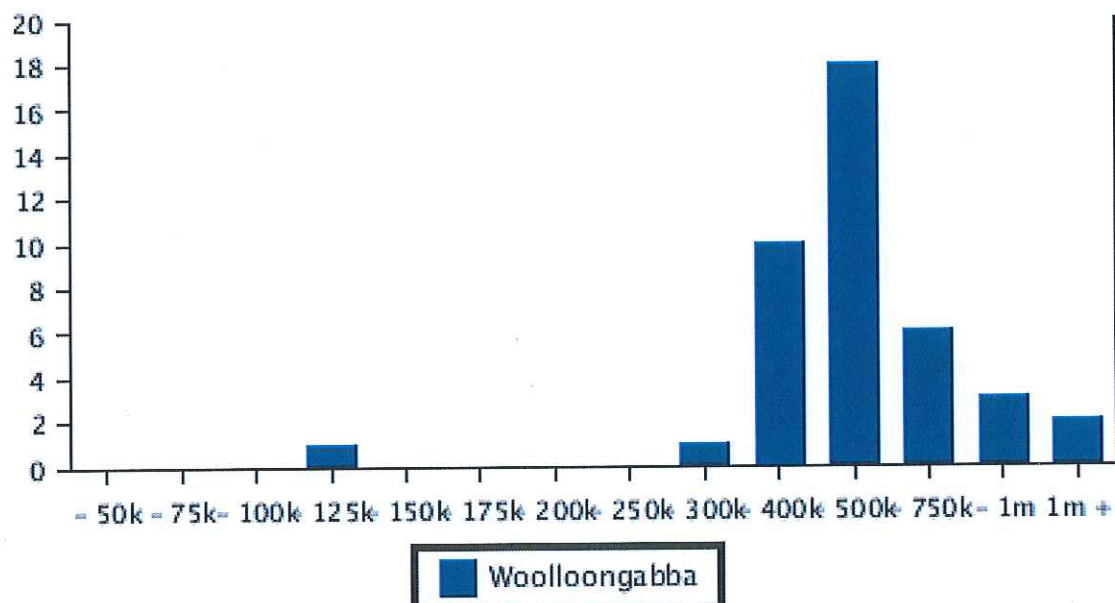




### Unit Sale by Price (12 months)

Price	Woolloongabba	
	Number	
0 - 50k	0	
51 - 75k	0	
76 - 100k	0	
101 - 125k	1	
126 - 150k	0	
151 - 175k	0	
176 - 200k	0	
201 - 250k	0	
251 - 300k	1	
301 - 400k	10	
401 - 500k	18	
501 - 750k	6	
751 - 1m	3	
1m +	2	

### Unit Sales By Price (12 months)



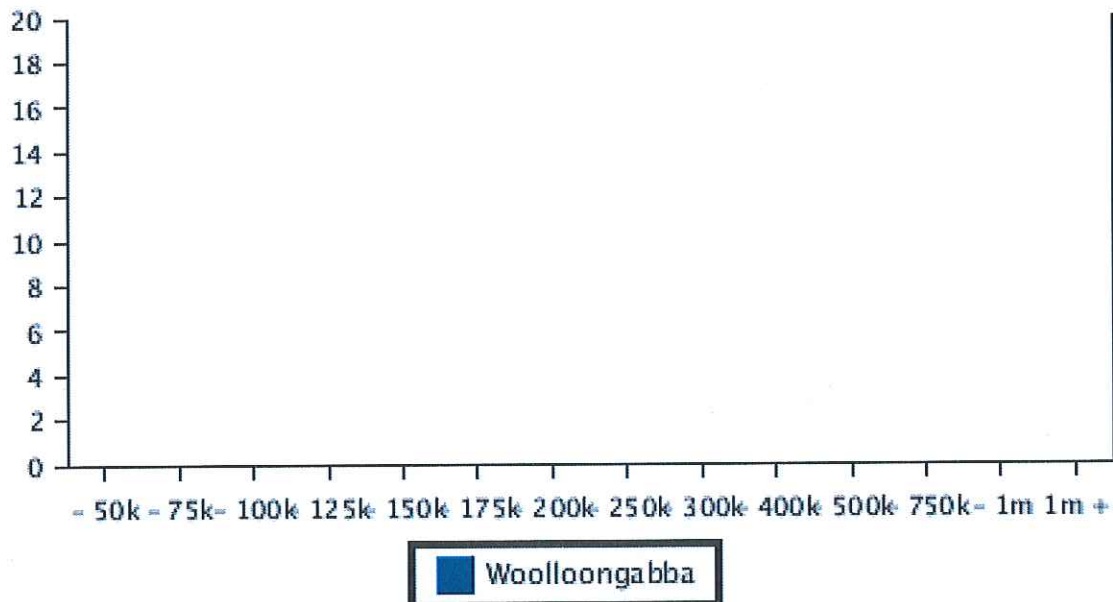


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### Land Sale by Price (12 months)

Price	Woolloongabba
	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)



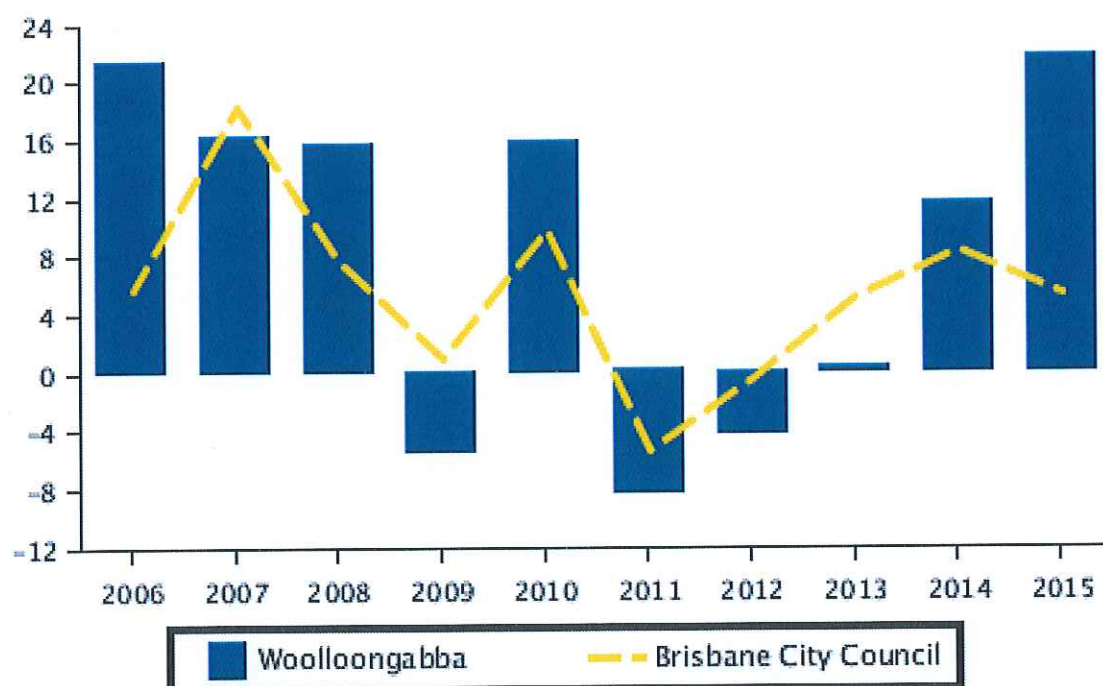


## Capital Growth Median Prices

### Capital Growth in Median Prices (Houses)

Period	Woolloongabba	Brisbane City Council
	% Change	% Change
2015	21.8%	5.4%
2014	11.7%	8.3%
2013	0.5%	5.2%
2012	-4.4%	-0.4%
2011	-8.6%	-5.3%
2010	15.9%	9.8%
2009	-5.6%	1%
2008	15.8%	7.6%
2007	16.4%	18.3%
2006	21.4%	5.7%

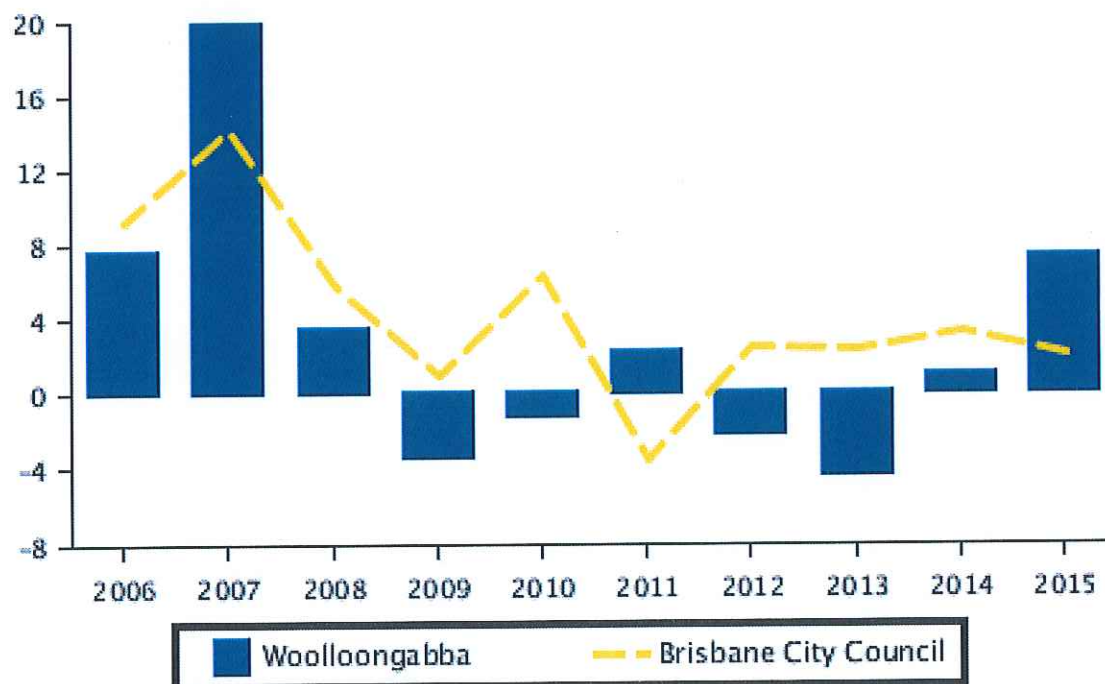
### Capital Growth in Median Prices (Houses)



### Capital Growth in Median Prices (Unit)

Period	Woolloongabba % Change	Brisbane City Council % Change
2015	7.5%	2.1%
2014	1.1%	3.3%
2013	-4.6%	2.4%
2012	-2.4%	2.5%
2011	2.4%	-3.6%
2010	-1.4%	6.4%
2009	-3.7%	1%
2008	3.6%	5.8%
2007	31.4%	14.1%
2006	7.7%	9.2%

### Capital Growth in Median Prices (Unit)

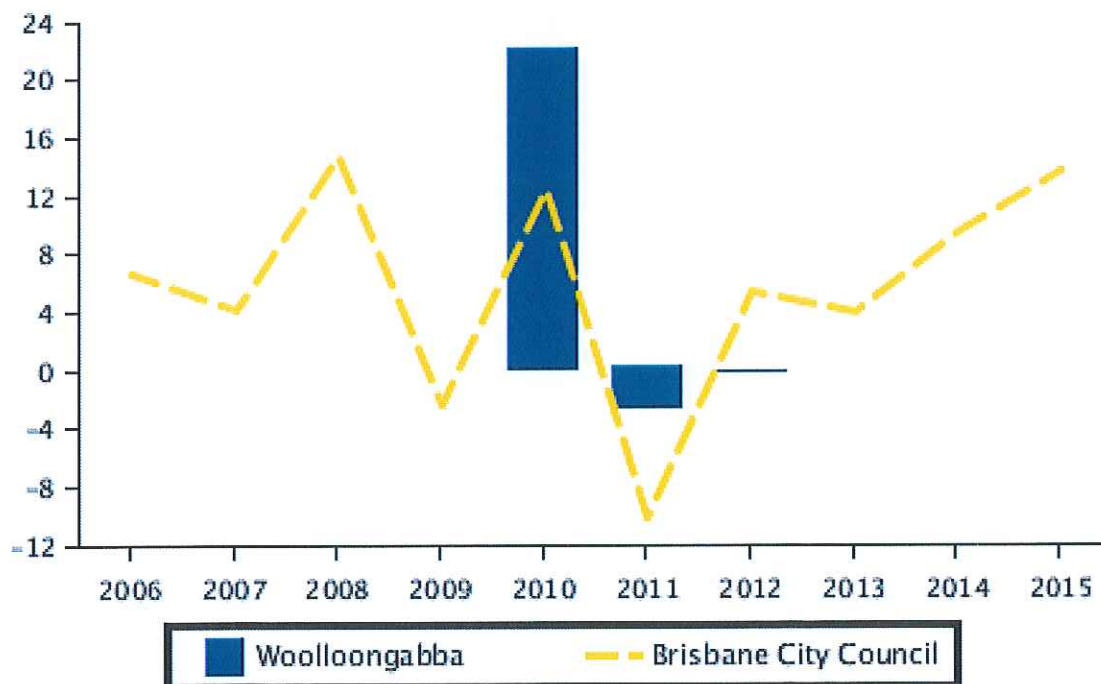




### Capital Growth in Median Prices (Land)

Period	Woolloongabba % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	0%	9.4%
2013	0%	4%
2012	0%	5.3%
2011	-2.9%	-10.2%
2010	22.1%	12.5%
2009	0%	-2.4%
2008	0%	14.8%
2007	0%	4.2%
2006	0%	6.7%

### Capital Growth in Median Prices (Land)





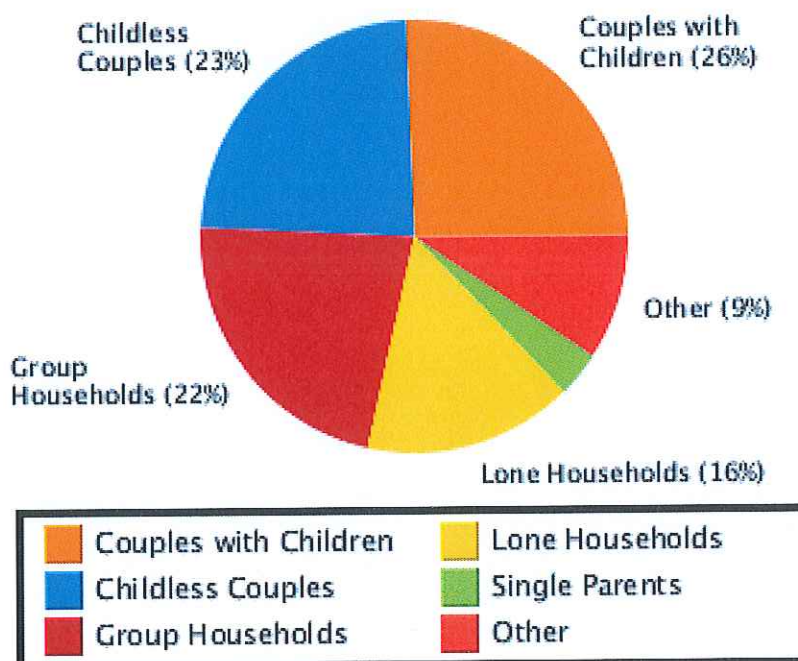
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## Household

### Household Structure

Type	Percent
Couples with Children	25.6
Childless Couples	23.7
Group Households	22.2
Lone Households	15.8
Other	9.4
Single Parents	3.4

### Household Structure





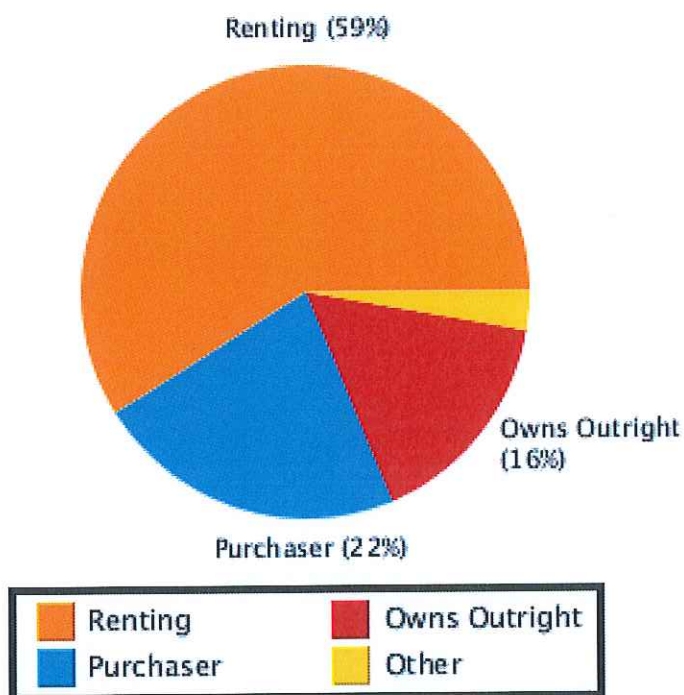


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### Household Occupancy

Type	Percent
Renting	58.9
Purchaser	22.4
Owns Outright	16.0
Other	2.8

### Household Occupancy

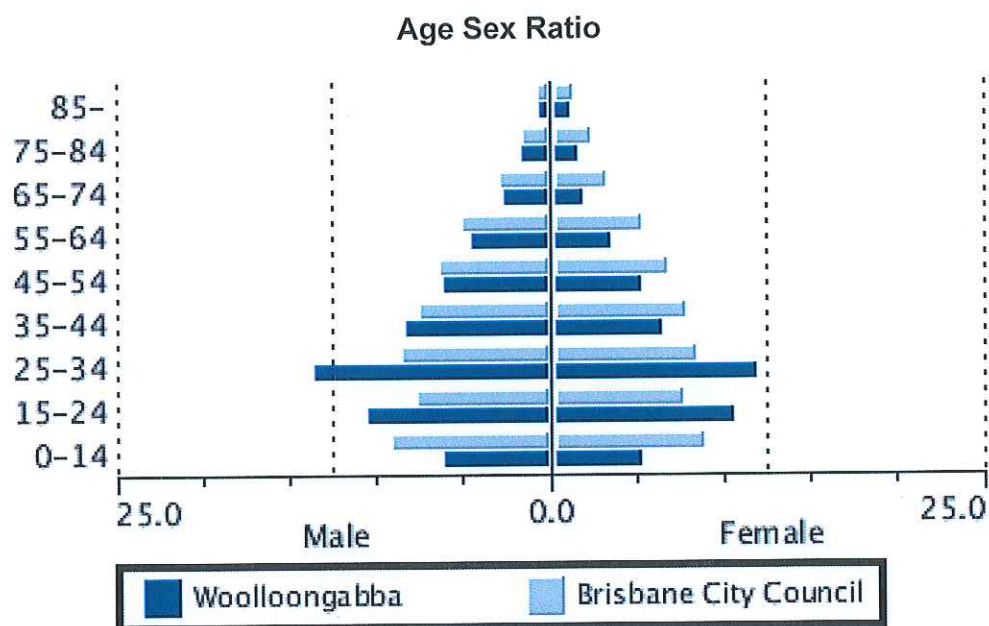




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## Age Sex Ratio

Age Group	Woolloongabba		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	6.0	5.2	9.2	8.7
15-24	10.4	10.4	7.7	7.6
25-34	13.5	11.8	8.5	8.3
35-44	8.3	6.3	7.5	7.7
45-54	6.0	5.2	6.4	6.6
55-64	4.4	3.4	5.0	5.2
65-74	2.5	1.8	2.9	3.1
75-84	1.6	1.5	1.6	2.2
85-	0.5	1.1	0.6	1.2





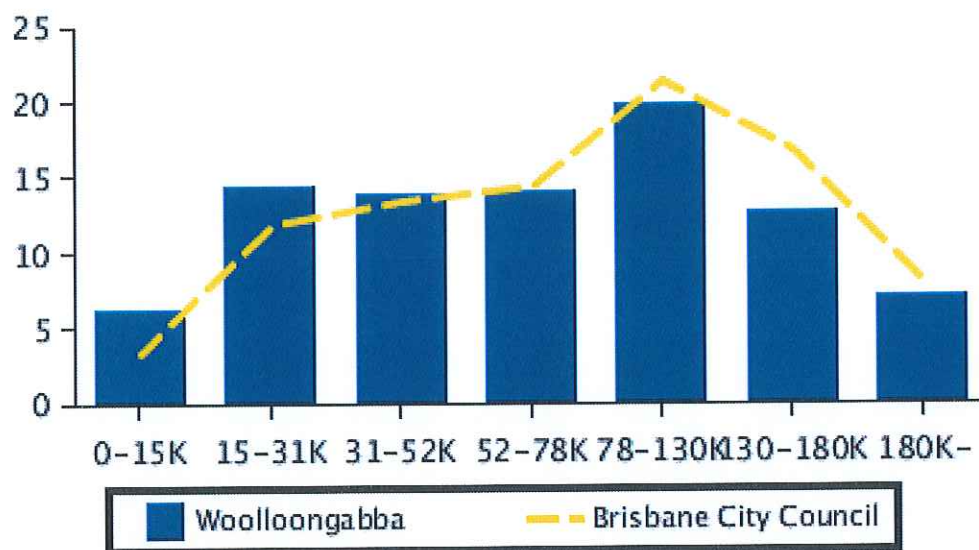


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## Household Income

Income Range	Woolloongabba %	Brisbane City Council %
0-15K	6.2	3.3
15-31K	14.4	11.8
31-52K	13.8	13.4
52-78K	14.0	14.4
78-130K	19.8	21.3
130-180K	12.7	16.7
180K-	7.1	7.9

Household Income





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## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	4					
COMMERCIAL	1	\$1,355,000	\$1,355,000	\$1,355,000	\$1,355,000	\$1,355,000
HOUSE	9	\$325,000	\$1,270,000	\$802,000	\$838,577	\$7,547,200
UNIT	8	\$350,000	\$1,895,000	\$441,500	\$628,500	\$5,028,000
<b>TOTAL</b>	<b>22</b>					<b>\$13,930,200</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		4				
COMMERCIAL	3 Bed	1	\$1,355,000	\$1,355,000	\$1,355,000	\$1,355,000
HOUSE	2 Bed	1	\$870,000	\$870,000	\$870,000	\$870,000
	3 Bed	5	\$325,000	\$802,000	\$645,200	\$621,440
	4 Bed	1	\$1,270,000	\$1,270,000	\$1,270,000	\$1,270,000
	5+ Bed	2	\$1,100,000	\$1,200,000	\$1,150,000	\$1,150,000
UNIT	1 Bed	1	\$433,000	\$433,000	\$433,000	\$433,000
	2 Bed	6	\$350,000	\$1,895,000	\$441,500	\$673,333
	3 Bed	1	\$555,000	\$555,000	\$555,000	\$555,000
<b>TOTAL</b>		<b>22</b>				<b>\$633,190</b>



## Sold Properties



### 21 Abingdon Street Woolloongabba QLD 4102

Sale Price: \$1,270,000

Sale Date: 21 May 2016

Area: 405m2

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



### 4/71 Annerley Road Woolloongabba QLD 4102

Sale Price: \$1,895,000

Sale Date: 1 May 2016

Area: 508m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces



### 6 Broadway Street Woolloongabba QLD 4102

Sale Price: \$1,355,000

Sale Date: 16 Jun 2016

Area: 809m2

Attributes: 3 Beds, 2 Baths, 4 Car Spaces



### 2 Buranda Street Woolloongabba QLD 4102

Sale Price: Not Disclosed

Sale Date: 28 May 2016

Area: 481m2

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



### 81 Buranda Street Woolloongabba QLD 4102

Sale Price: \$802,000

Sale Date: 14 May 2016

Area: 427m2

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



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### 51/17 Carl Street Woolloongabba QLD 4102

Sale Price: \$433,000  
Sale Date: 20 Apr 2016  
Area: 76m2

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



### 75 Deshon Street Woolloongabba QLD 4102

Sale Price: \$590,000  
Sale Date: 9 Apr 2016  
Area: 412m2

Attributes: 3 Beds, 1 Baths, 2 Car Spaces



### 5 Flower Street Woolloongabba QLD 4102

Sale Price: Not Disclosed  
Sale Date: 29 Apr 2016  
Area: 304m2

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



### 1/24 Henry Street Woolloongabba QLD 4102

Sale Price: \$555,000  
Sale Date: 3 Jun 2016  
Area: 119m2 Approx

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



### 511/151 Logan Road Woolloongabba QLD 4102

Sale Price: \$499,000  
Sale Date: 4 Apr 2016  
Area: -

Attributes: 2 Beds, 2 Baths



### 19 Qualtrough Street Woolloongabba QLD 4102

Sale Price: Not Disclosed  
Sale Date: 9 Jun 2016  
Area: 809m2

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





#### 4 Ross Street Woolloongabba QLD 4102

Sale Price: \$1,200,000

Sale Date: 18 Jun 2016

Area: 809m2

Attributes: 7 Beds, 4 Baths, 3 Car Spaces, 3 Lock Up Garages

#### 52 Ross Street Woolloongabba QLD 4102

Sale Price: \$325,000

Sale Date: 1 Apr 2016

Area: 409m2

Attributes: 3 Beds, 2 Baths, 2 Car Spaces



#### 12 Salisbury Street Woolloongabba QLD 4102

Sale Price: \$645,200

Sale Date: 16 Jun 2016

Area: 594m2

Attributes: 3 Beds, 1 Baths, 2 Car Spaces



#### 34 Salisbury Street Woolloongabba QLD 4102

Sale Price: \$870,000

Sale Date: 6 Jun 2016

Area: 810m2

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



#### 137/803 Stanley Street Woolloongabba QLD 4102

Sale Price: \$413,000

Sale Date: 22 Jun 2016

Area: 1,638m2 Approx

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



#### 177/803 Stanley Street Woolloongabba QLD 4102

Sale Price: \$448,000

Sale Date: 21 Jun 2016

Area: -

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



### 202/803 Stanley Street Woolloongabba QLD 4102

Sale Price: \$350,000

Sale Date: 13 May 2016

Area: -

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



### 302/803 Stanley Street Woolloongabba QLD 4102

Sale Price: \$435,000

Sale Date: 8 Jun 2016

Area: -

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



### 344/803 Stanley Street Woolloongabba QLD 4102

Sale Price: Not Disclosed

Sale Date: 28 Jun 2016

Area: -

Attributes: 1 Beds, 1 Baths, 1 Car Spaces



### 21 Sword Street Woolloongabba QLD 4102

Sale Price: \$745,000

Sale Date: 18 Jun 2016

Area: 304m2

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



### 21 Taylor Street Woolloongabba QLD 4102

Sale Price: \$1,100,000

Sale Date: 24 May 2016

Area: 466m2

Attributes: 7 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages



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