
A Nobel approach
to Real Estate™

Wooloowin
April—June 2016

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Nobel TEAM



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Area Profile

The size of Woolloowin is approximately 2 square kilometres. It has 2 parks covering nearly 6% of total area.

The population of Woolloowin in 2006 was 4,834 people. By 2011 the population was 5,944 showing a population growth of 22% in the area during that time.

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

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

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

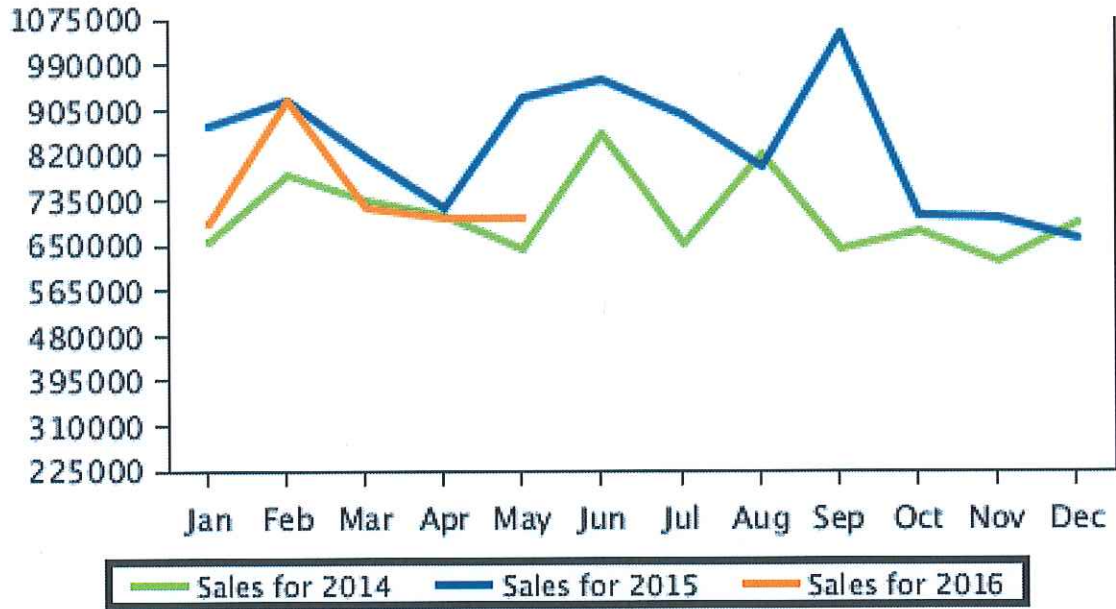
In 2006, 56.4% of the homes in Woolloowin were owner-occupied compared with 56.1% in 2011.

Currently the median sales price of houses in the area is 700,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$655,000	\$875,000	\$690,000
February	\$785,000	\$925,000	\$922,500
March	\$735,000	\$817,500	\$720,000
April	\$703,500	\$718,000	\$700,000
May	\$645,000	\$928,750	\$700,000
June	\$861,500	\$960,000	\$0
July	\$652,500	\$894,600	\$0
August	\$820,000	\$799,000	\$0
September	\$641,000	\$1,050,000	\$0
October	\$678,250	\$707,500	\$0
November	\$620,000	\$700,000	\$0
December	\$690,000	\$660,000	\$0

Median Sale Price

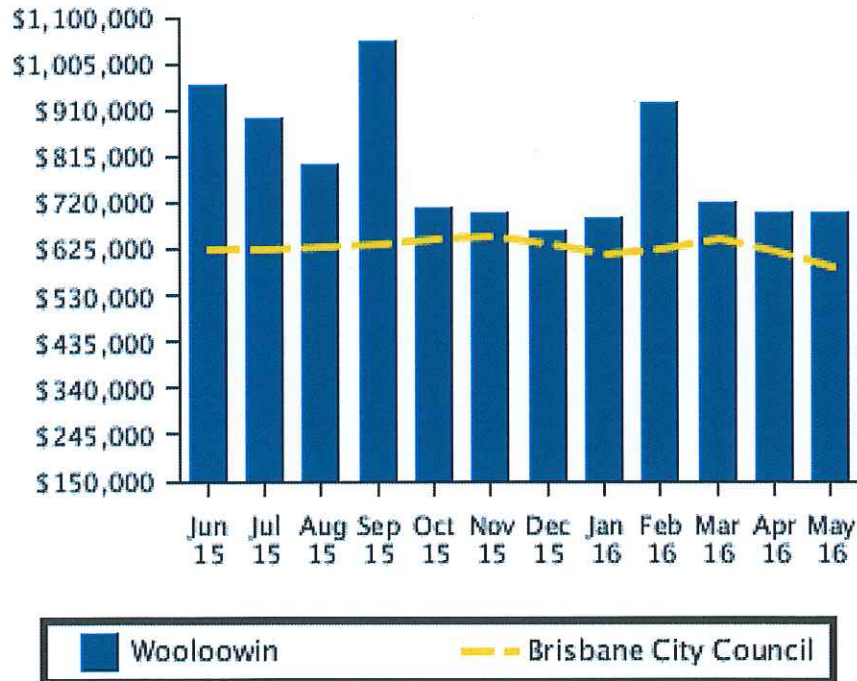


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Woolloowin Median Price	Brisbane City Council Median Price
May 2016	\$700,000	\$588,065
April 2016	\$700,000	\$620,000
March 2016	\$720,000	\$645,000
February 2016	\$922,500	\$622,500
January 2016	\$690,000	\$614,875
December 2015	\$660,000	\$635,000
November 2015	\$700,000	\$649,900
October 2015	\$707,500	\$645,000
September 2015	\$1,050,000	\$635,000
August 2015	\$799,000	\$630,000
July 2015	\$894,600	\$625,000
June 2015	\$960,000	\$625,500

Recent Median House Sale Prices



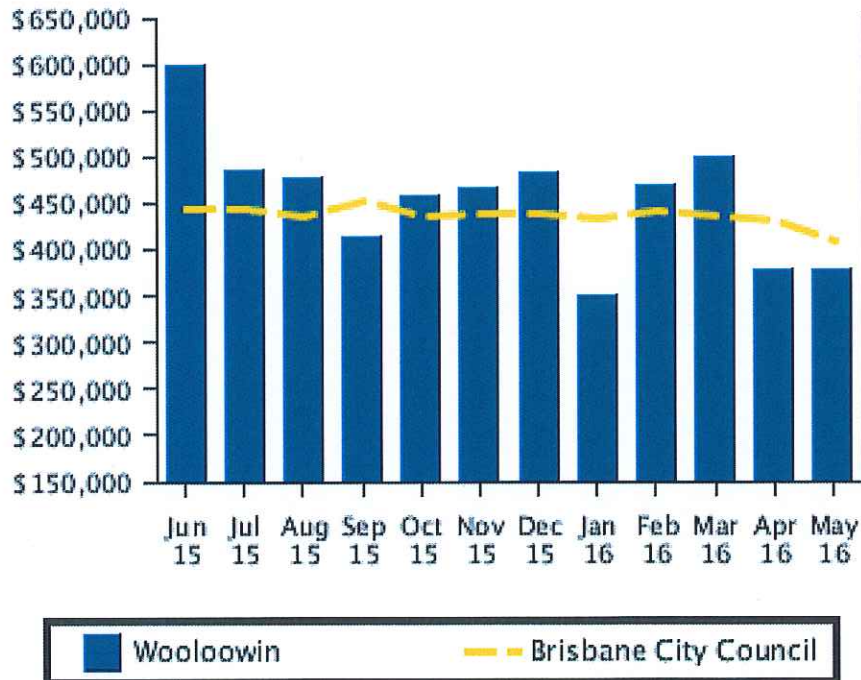


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Recent Median Unit Sale Prices

Period	Woolloowin	Brisbane City Council
	Median Price	Median Price
May 2016	\$379,000	\$408,750
April 2016	\$379,000	\$429,500
March 2016	\$500,000	\$435,000
February 2016	\$470,000	\$441,050
January 2016	\$349,000	\$432,500
December 2015	\$482,500	\$440,000
November 2015	\$465,000	\$440,000
October 2015	\$459,000	\$435,000
September 2015	\$415,000	\$452,000
August 2015	\$477,000	\$435,500
July 2015	\$485,000	\$445,000
June 2015	\$599,000	\$443,000

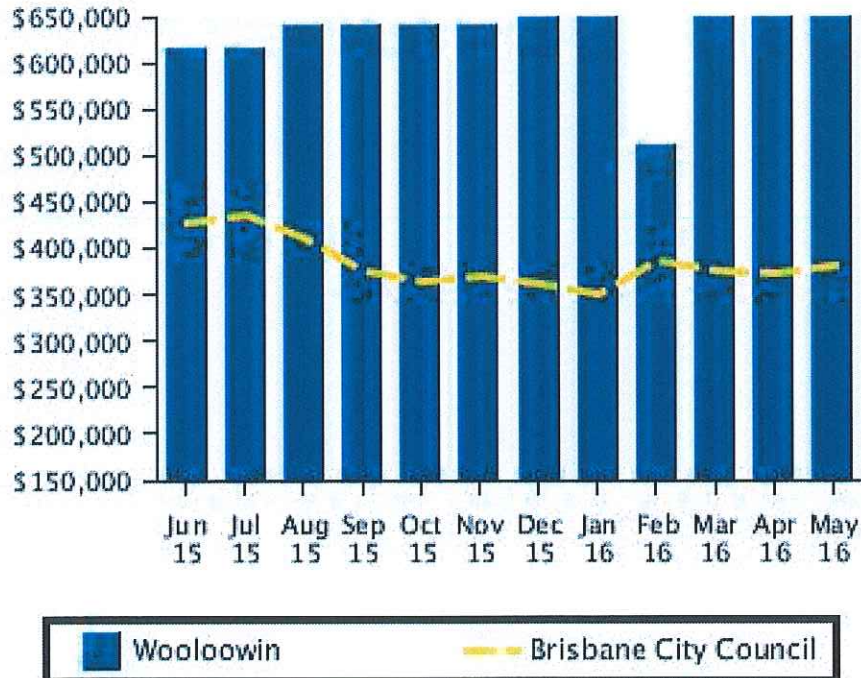
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Wooloowin Median Price	Brisbane City Council Median Price
May 2016	\$650,000	\$380,000
April 2016	\$650,000	\$372,500
March 2016	\$650,000	\$376,000
February 2016	\$510,000	\$385,000
January 2016	\$650,000	\$349,000
December 2015	\$650,000	\$360,000
November 2015	\$640,000	\$370,000
October 2015	\$640,000	\$365,000
September 2015	\$640,000	\$376,050
August 2015	\$640,000	\$410,000
July 2015	\$615,000	\$435,000
June 2015	\$615,000	\$427,500

Recent Median Land Sale Prices





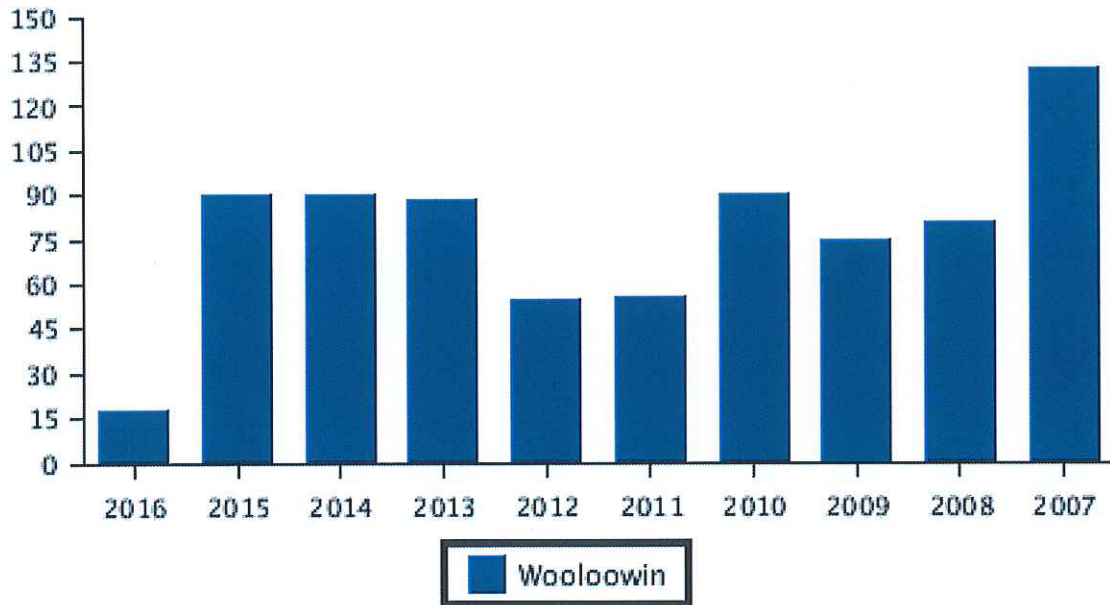
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Sales Per Annum

House Sales Per Annum

Period	Woolloowin Number
2016	18
2015	90
2014	90
2013	88
2012	55
2011	56
2010	90
2009	75
2008	81
2007	132

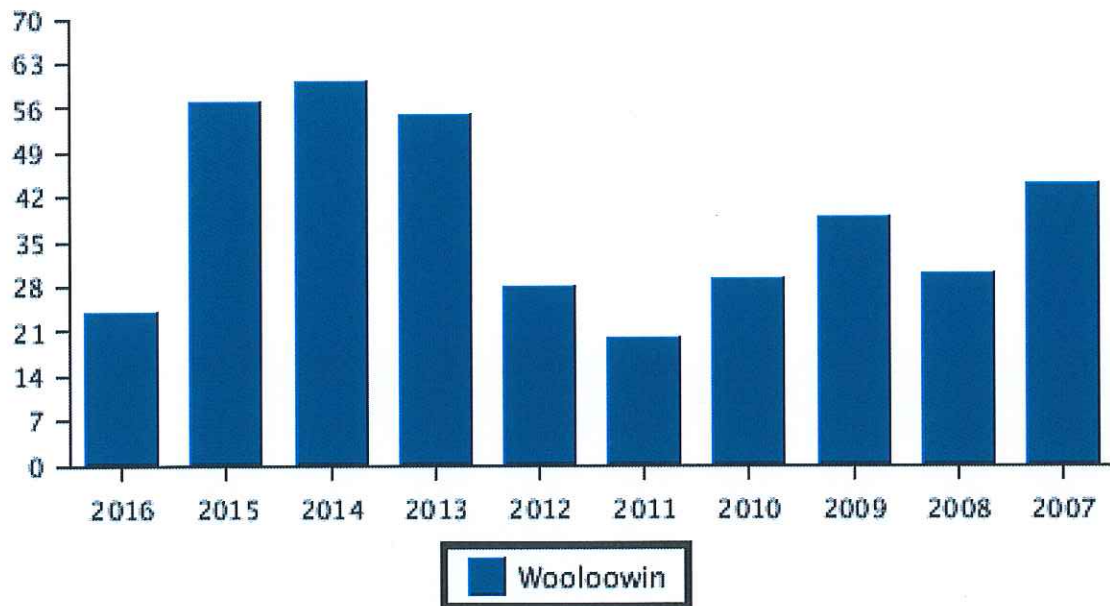
House Sales Per Annum



Unit Sales Per Annum

Period	Woolloowin Number
2016	24
2015	57
2014	60
2013	55
2012	28
2011	20
2010	29
2009	39
2008	30
2007	44

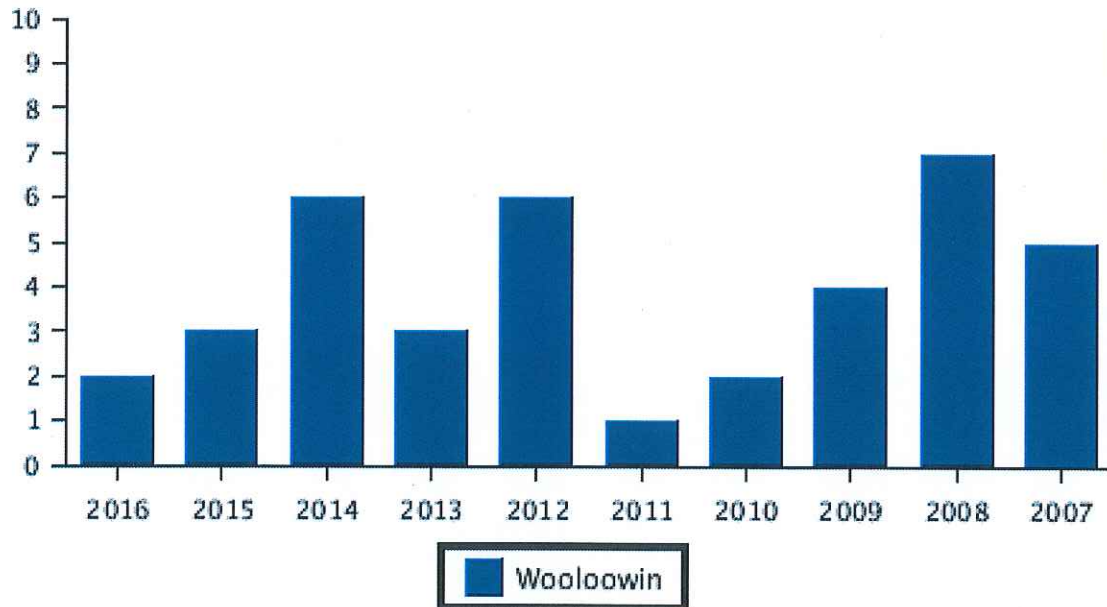
Unit Sales Per Annum



Land Sales Per Annum

Period	Woolloowin Number
2016	2
2015	3
2014	6
2013	3
2012	6
2011	1
2010	2
2009	4
2008	7
2007	5

Land Sales Per Annum





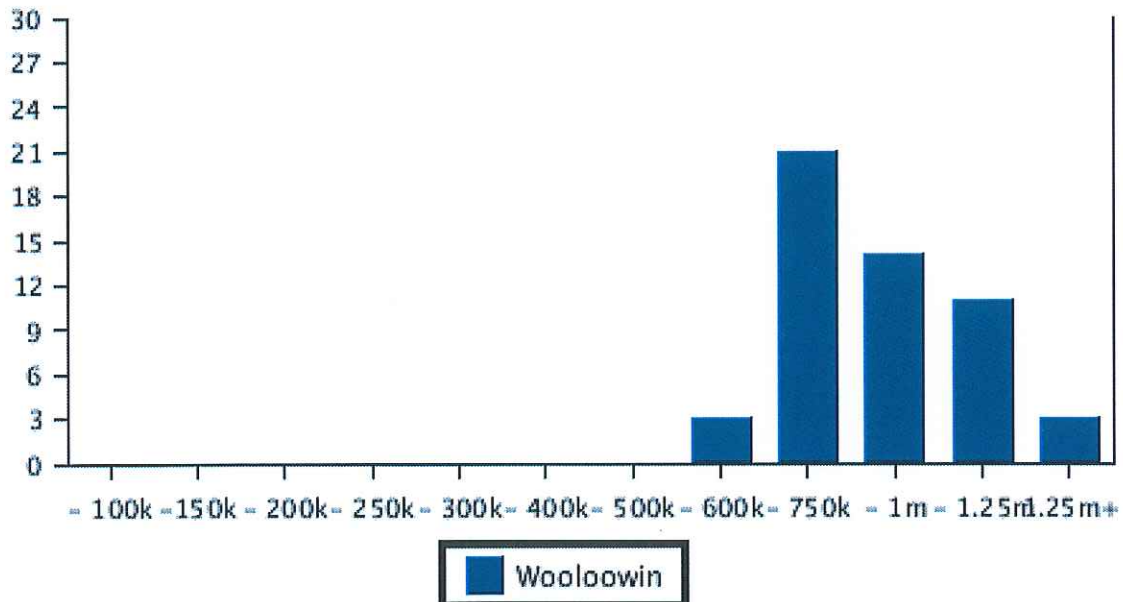
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Sales By Price

House Sale by Price (12 months)

Price	Woolloowin	
	Number	
0 - 100k	0	
101 - 150k	0	
151 - 200k	0	
201 - 250k	0	
251 - 300k	0	
301 - 400k	0	
401 - 500k	0	
501 - 600k	3	
601 - 750k	21	
751 - 1m	14	
> 1m - 1.25m	11	
1.25m+	3	

House Sales By Price (12 months)



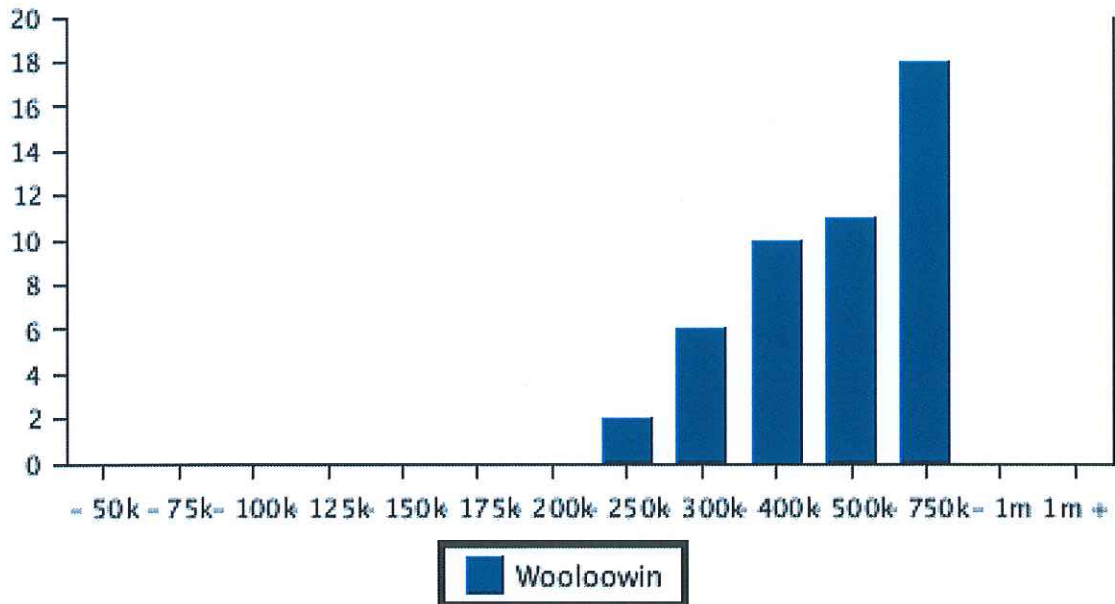


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Unit Sale by Price (12 months)

Price	Woolloowin	
		Number
0 - 50k		0
51 - 75k		0
76 - 100k		0
101 - 125k		0
126 - 150k		0
151 - 175k		0
176 - 200k		0
201 - 250k		2
251 - 300k		6
301 - 400k		10
401 - 500k		11
501 - 750k		18
751 - 1m		0
1m +		0

Unit Sales By Price (12 months)



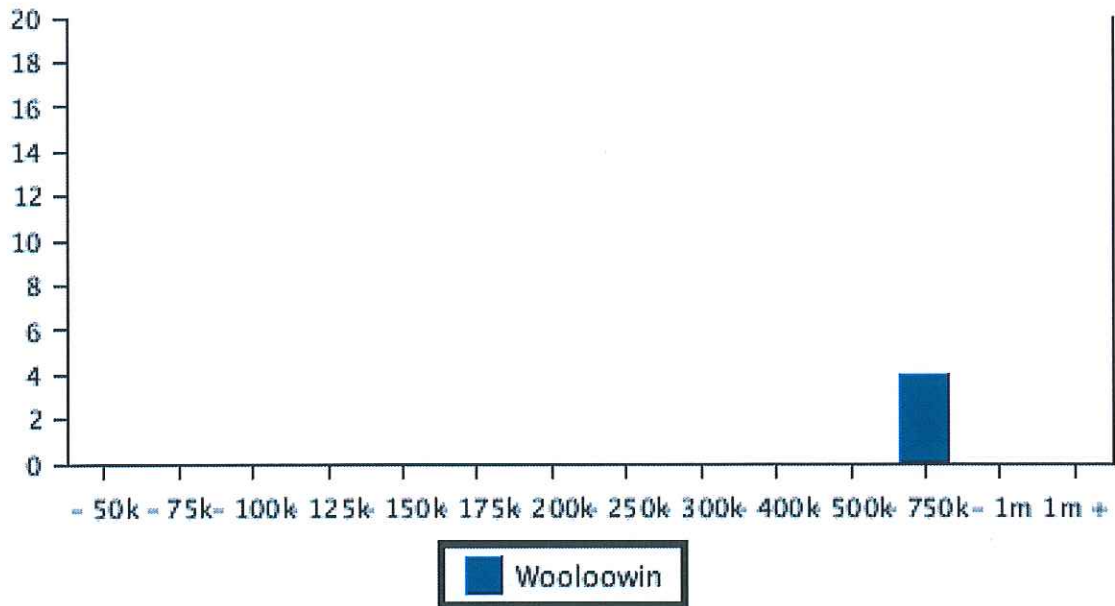


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Land Sale by Price (12 months)

Price	Wooloowin	
	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	4	
751 - 1m	0	
1m +	0	

Land Sales By Price (12 months)



Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Woolloowin % Change	Brisbane City Council % Change
2015	20.8%	5.4%
2014	-7.3%	8.3%
2013	11.9%	5.2%
2012	0.4%	-0.4%
2011	-5.6%	-5.3%
2010	13.1%	9.8%
2009	-3.1%	1%
2008	11.3%	7.6%
2007	13.9%	18.3%
2006	13.1%	5.7%

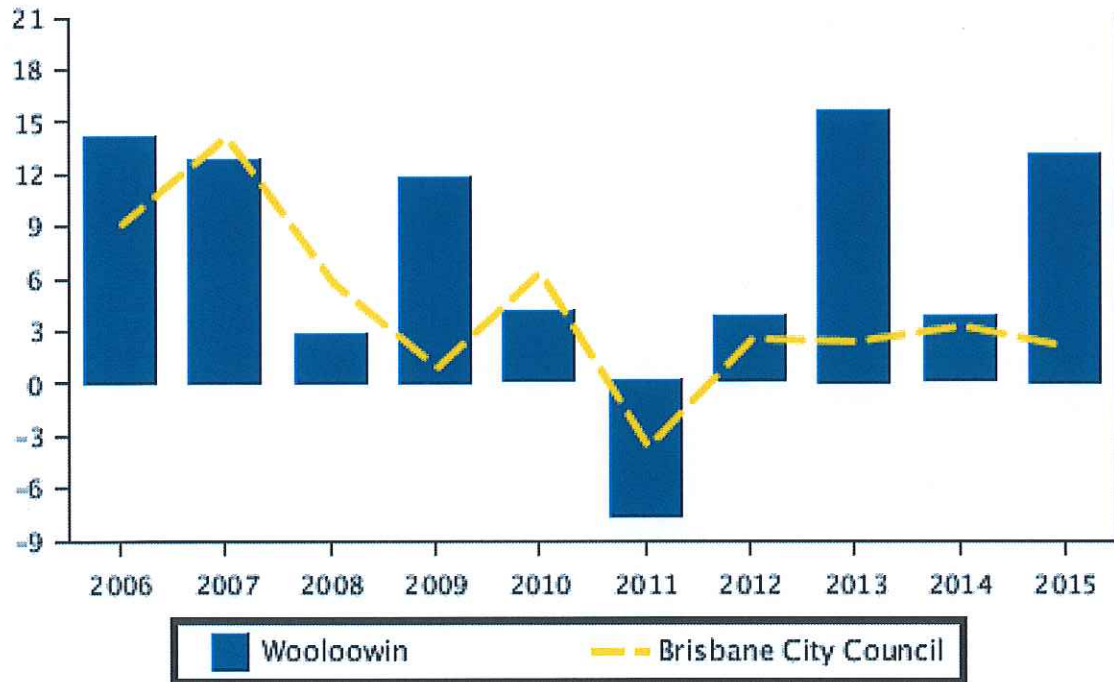
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Wooloowin % Change	Brisbane City Council % Change
2015	13.1%	2.1%
2014	3.8%	3.3%
2013	15.6%	2.4%
2012	3.8%	2.5%
2011	-7.8%	-3.6%
2010	4.1%	6.4%
2009	11.8%	1%
2008	2.9%	5.8%
2007	12.8%	14.1%
2006	14.2%	9.2%

Capital Growth in Median Prices (Unit)





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Capital Growth in Median Prices (Land)

Period	Woolloowin % Change	Brisbane City Council % Change
2015	34.1%	13.6%
2014	6.1%	9.4%
2013	7.6%	4%
2012	0%	5.3%
2011	0%	-10.2%
2010	10.2%	12.5%
2009	-12.8%	-2.4%
2008	36.4%	14.8%
2007	7.3%	4.2%
2006	43%	6.7%

Capital Growth in Median Prices (Land)





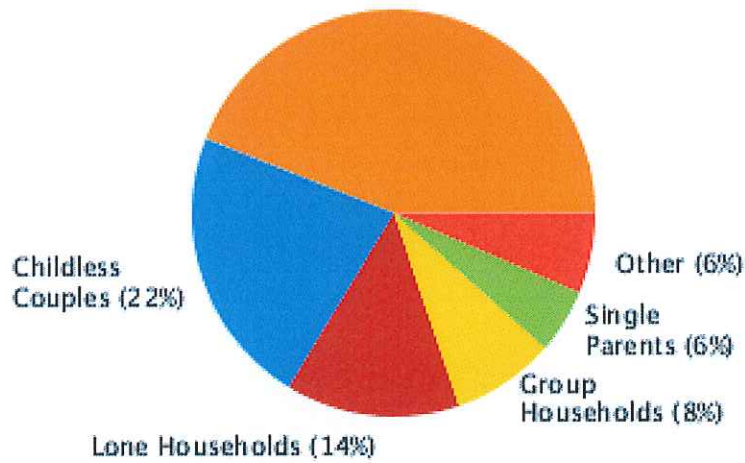
Household

Household Structure

Type	Percent
Couples with Children	44.0
Childless Couples	22.3
Lone Households	13.9
Group Households	8.3
Other	6.4
Single Parents	5.1

Household Structure

Couples with Children (44%)



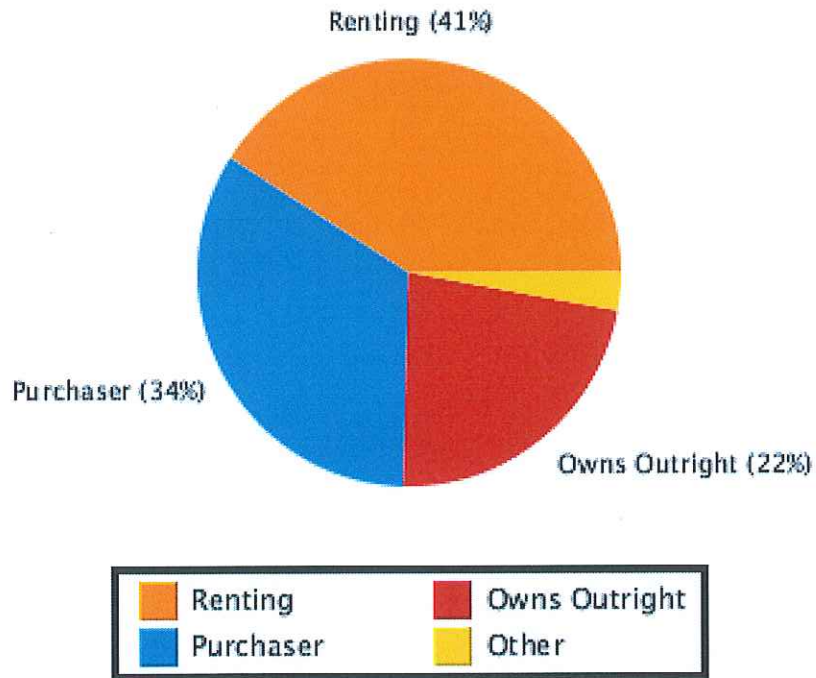


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Household Occupancy

Type	Percent
Renting	40.9
Purchaser	33.6
Owns Outright	22.5
Other	2.9

Household Occupancy

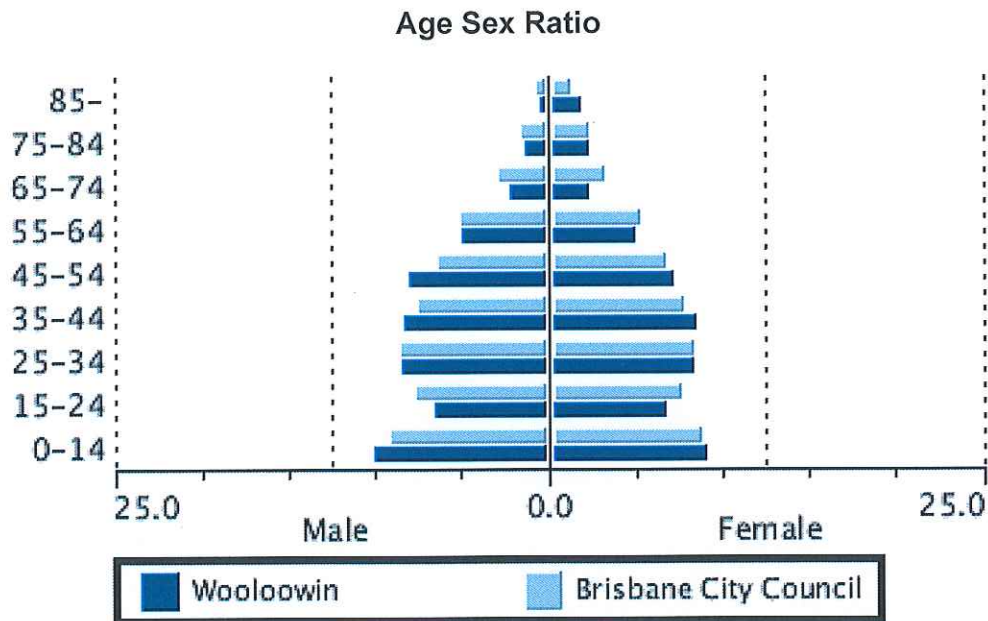




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Age Sex Ratio

Age Group	Woolloowin		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	10.0	9.0	9.2	8.7
15-24	6.5	6.6	7.7	7.6
25-34	8.4	8.2	8.5	8.3
35-44	8.3	8.4	7.5	7.7
45-54	7.9	7.1	6.4	6.6
55-64	4.9	4.9	5.0	5.2
65-74	2.1	2.2	2.9	3.1
75-84	1.2	2.2	1.6	2.2
85-	0.3	1.8	0.6	1.2

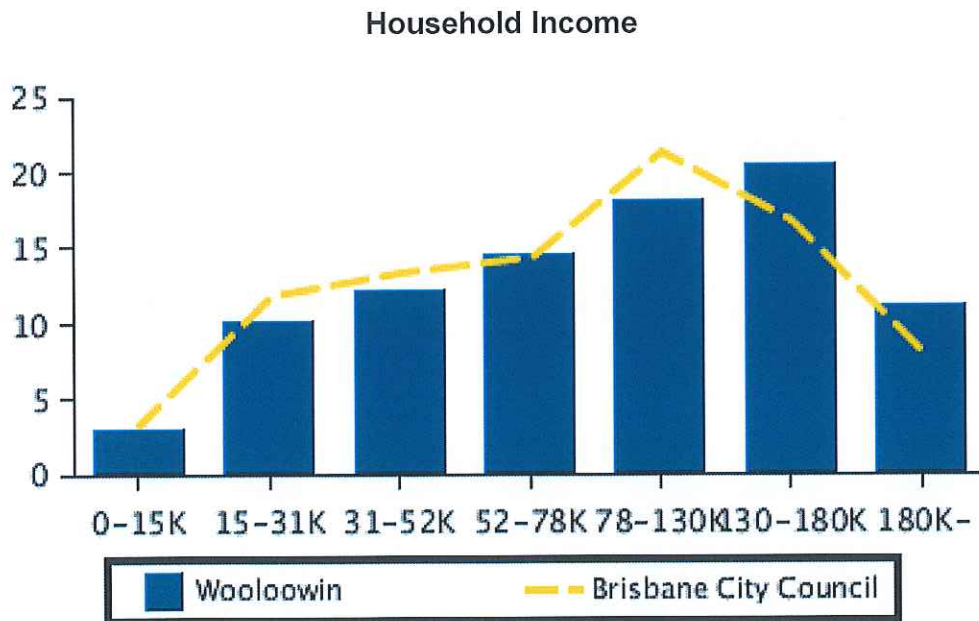




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Household Income

Income Range	Woolloowin %	Brisbane City Council %
0-15K	3.0	3.3
15-31K	10.2	11.8
31-52K	12.1	13.4
52-78K	14.6	14.4
78-130K	18.1	21.3
130-180K	20.5	16.7
180K-	11.2	7.9





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	2					
HOUSE	5	\$585,000	\$1,185,000	\$695,000	\$773,000	\$3,865,000
UNIT	11	\$295,000	\$820,000	\$379,000	\$451,545	\$4,967,000
TOTAL	18					\$8,832,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		2				
HOUSE	3 Bed	4	\$585,000	\$1,185,000	\$655,000	\$770,000
	4 Bed	1	\$785,000	\$785,000	\$785,000	\$785,000
UNIT	1 Bed	2	\$315,000	\$347,000	\$331,000	\$331,000
	2 Bed	6	\$295,000	\$540,000	\$377,000	\$407,500
	3 Bed	2	\$525,000	\$820,000	\$672,500	\$672,500
	N/A	1	\$515,000	\$515,000	\$515,000	\$515,000
TOTAL		18				\$490,666



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Sold Properties



4/88 Adamson Street Woolloowin QLD 4030

Sale Price: \$295,000
Sale Date: 15 Apr 2016
Area: -

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



1/50 Balmain Street Woolloowin QLD 4030

Sale Price: \$375,000
Sale Date: 9 Jun 2016
Area: -

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



101 Dickson Street Woolloowin QLD 4030

Sale Price: \$585,000
Sale Date: 30 May 2016
Area: 364m²

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



16 Hamley Street Woolloowin QLD 4030

Sale Price: \$615,000
Sale Date: 7 Apr 2016
Area: 218m²

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



1/27 Hunter Street Woolloowin QLD 4030

Sale Price: \$820,000
Sale Date: 17 May 2016
Area: 180m²

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



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503/13-15 Isedale Street Woolloowin QLD 4030

Sale Price: \$510,000
Sale Date: 11 Apr 2016
Area: 88m2

Attributes: 2 Beds, 2 Baths, 1 Car Spaces

204/19 Isedale Street Woolloowin QLD 4030

Sale Price: \$515,000
Sale Date: 13 Apr 2016
Area: 111m2

Attributes: 2 Baths, 1 Lock Up Garages



402/19 Isedale Street Woolloowin QLD 4030

Sale Price: \$347,000
Sale Date: 14 Apr 2016
Area: 56m2

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



21 Isedale Street Woolloowin QLD 4030

Sale Price: \$1,185,000
Sale Date: 6 Jun 2016
Area: 810m2

Attributes: 3 Beds, 1 Baths



1/3 Kedron Street Woolloowin QLD 4030

Sale Price: \$525,000
Sale Date: 5 Apr 2016
Area: 126m2

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



6/18 Kedron Street Woolloowin QLD 4030

Sale Price: \$315,000
Sale Date: 1 Apr 2016
Area: -

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



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7/17 Norman Street Woolloowin QLD 4030

Sale Price: \$540,000
Sale Date: 4 May 2016
Area: 609m2

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



96 Rose Street Woolloowin QLD 4030

Sale Price: \$785,000
Sale Date: 12 Apr 2016
Area: 802m2

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



3/24 Stopford Street Woolloowin QLD 4030

Sale Price: Not Disclosed
Sale Date: 29 Jun 2016
Area: -

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



8/24 Stopford Street Woolloowin QLD 4030

Sale Price: \$379,000
Sale Date: 15 Apr 2016
Area: 392m2 Approx

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



8/47 Stopford Street Woolloowin QLD 4030

Sale Price: \$346,000
Sale Date: 6 Apr 2016
Area: -

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



1/45 View Street Woolloowin QLD 4030

Sale Price: Not Disclosed
Sale Date: 9 May 2016
Area: -

Attributes: 2 Beds, 2 Baths, 8 Car Spaces, 8 Lock Up Garages, 1 Ensuites



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15 Wride Street Wooloowin QLD 4030

Sale Price: \$695,000

Sale Date: 31 May 2016

Area: 486m2

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



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