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A Nobel approach  
to Real Estate™

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Wynnum

April—June 2016

THE Adam  
Nobel TEAM



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# Suburb Statistics Report

Prepared on 08 Jul 2016

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## Area Profile

The size of Wynnum is approximately 8 square kilometres. It has 10 parks covering nearly 9% of total area.

The population of Wynnum in 2006 was 11,720 people. By 2011 the population was 12,231 showing a population growth of 4% in the area during that time.

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

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

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

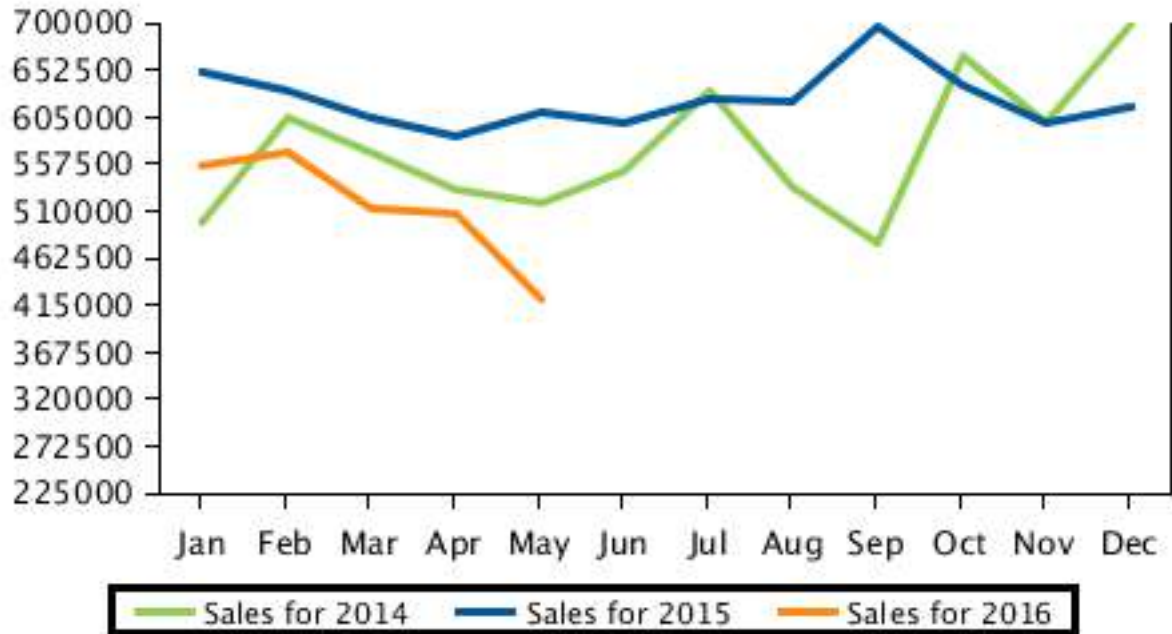
In 2006, 61.8% of the homes in Wynnum were owner-occupied compared with 60.3% in 2011.

Currently the median sales price of houses in the area is 422,000.

### Median Sale Price

Period	Year 2014 Median Price	Year 2015 Median Price	Year 2016 Median Price
January	\$500,000	\$651,000	\$555,000
February	\$605,000	\$630,500	\$570,000
March	\$570,120	\$605,000	\$512,500
April	\$531,000	\$585,000	\$507,500
May	\$519,000	\$610,000	\$422,000
June	\$549,000	\$599,500	\$0
July	\$630,000	\$622,500	\$0
August	\$534,000	\$620,000	\$0
September	\$478,000	\$695,000	\$0
October	\$667,500	\$637,500	\$0
November	\$600,000	\$599,000	\$0
December	\$697,500	\$615,000	\$0

### Median Sale Price

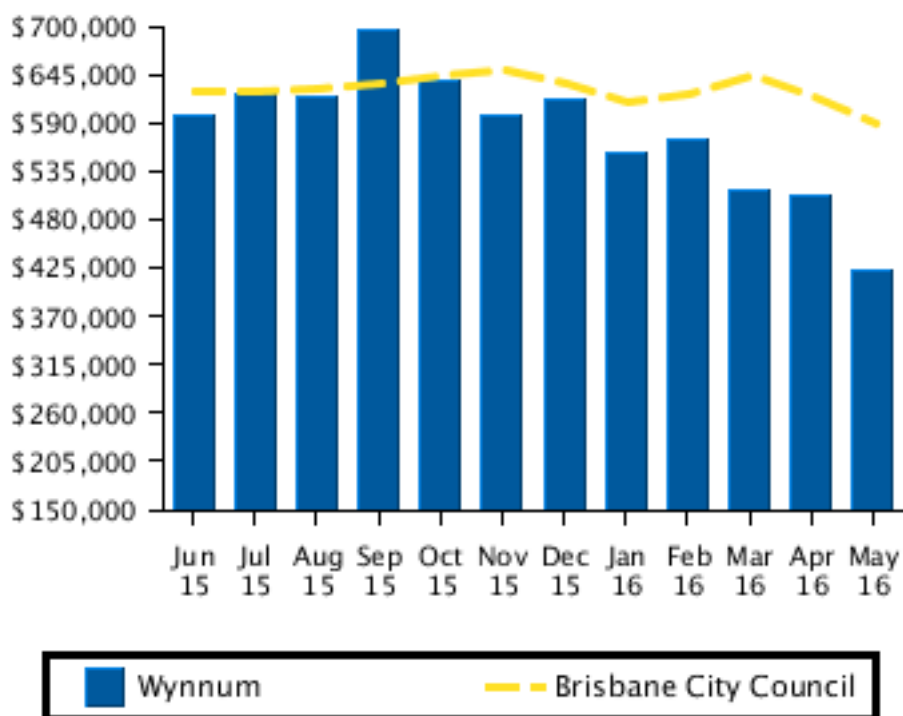


## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Wynnum Median Price	Brisbane City Council Median Price
May 2016	\$422,000	\$588,065
April 2016	\$507,500	\$620,000
March 2016	\$512,500	\$645,000
February 2016	\$570,000	\$622,500
January 2016	\$555,000	\$614,875
December 2015	\$615,000	\$635,000
November 2015	\$599,000	\$649,900
October 2015	\$637,500	\$645,000
September 2015	\$695,000	\$635,000
August 2015	\$620,000	\$630,000
July 2015	\$622,500	\$625,000
June 2015	\$599,500	\$625,500

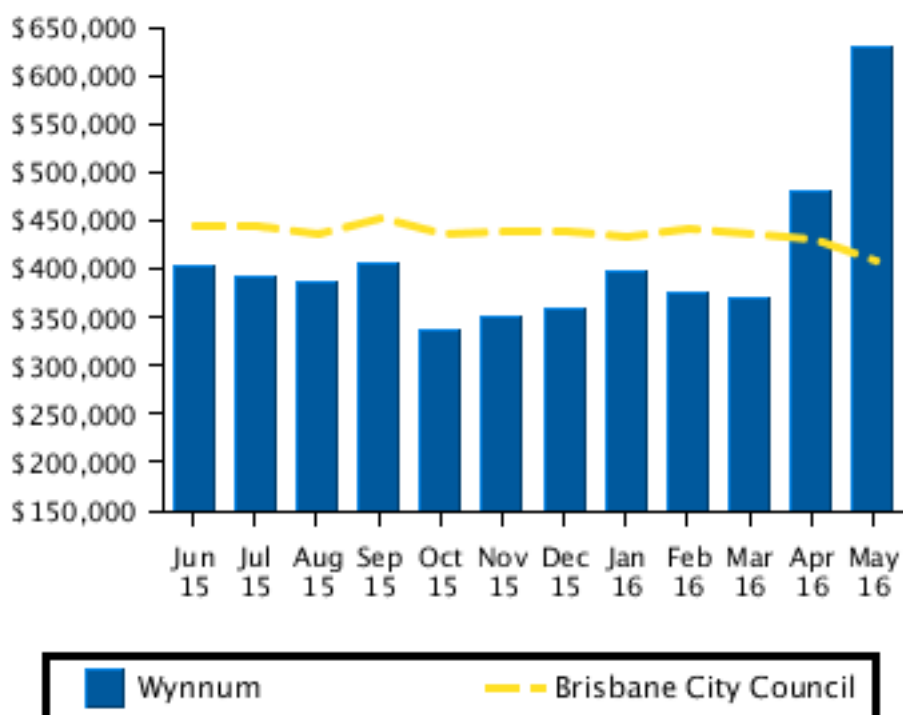
### Recent Median House Sale Prices



## Recent Median Unit Sale Prices

Period	Wynnum Median Price	Brisbane City Council Median Price
May 2016	\$630,000	\$408,750
April 2016	\$479,000	\$429,500
March 2016	\$369,000	\$435,000
February 2016	\$375,000	\$441,050
January 2016	\$397,500	\$432,500
December 2015	\$358,000	\$440,000
November 2015	\$350,000	\$440,000
October 2015	\$337,500	\$435,000
September 2015	\$405,000	\$452,000
August 2015	\$385,000	\$435,500
July 2015	\$392,500	\$445,000
June 2015	\$402,500	\$443,000

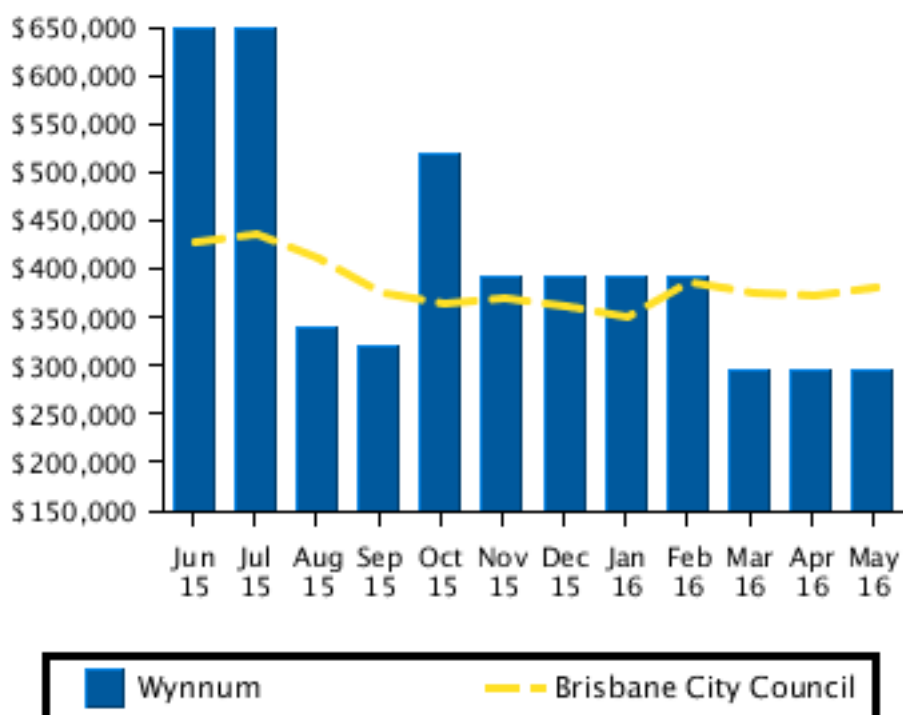
## Recent Median Unit Sale Prices



## Recent Median Land Sale Prices

Period	Wynnum Median Price	Brisbane City Council Median Price
May 2016	\$295,000	\$380,000
April 2016	\$295,000	\$372,500
March 2016	\$295,000	\$376,000
February 2016	\$393,000	\$385,000
January 2016	\$393,000	\$349,000
December 2015	\$393,000	\$360,000
November 2015	\$393,000	\$370,000
October 2015	\$520,000	\$365,000
September 2015	\$320,300	\$376,050
August 2015	\$338,250	\$410,000
July 2015	\$650,000	\$435,000
June 2015	\$650,000	\$427,500

## Recent Median Land Sale Prices

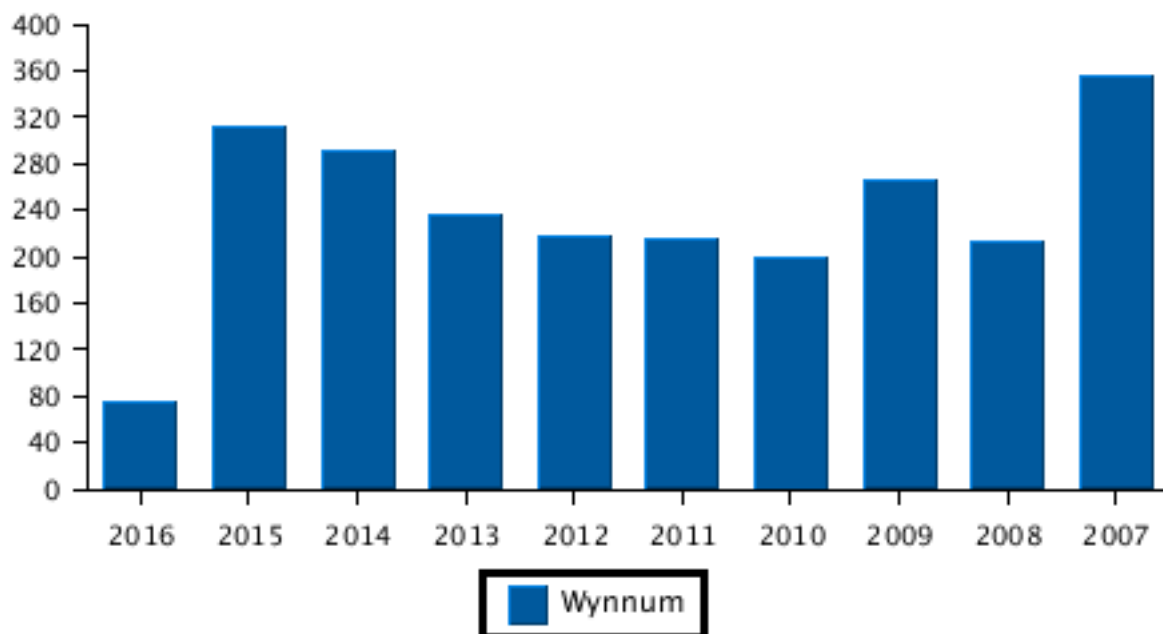


## Sales Per Annum

### House Sales Per Annum

Period	Wynnum
	Number
2016	75
2015	312
2014	291
2013	236
2012	217
2011	216
2010	200
2009	265
2008	212
2007	356

### House Sales Per Annum

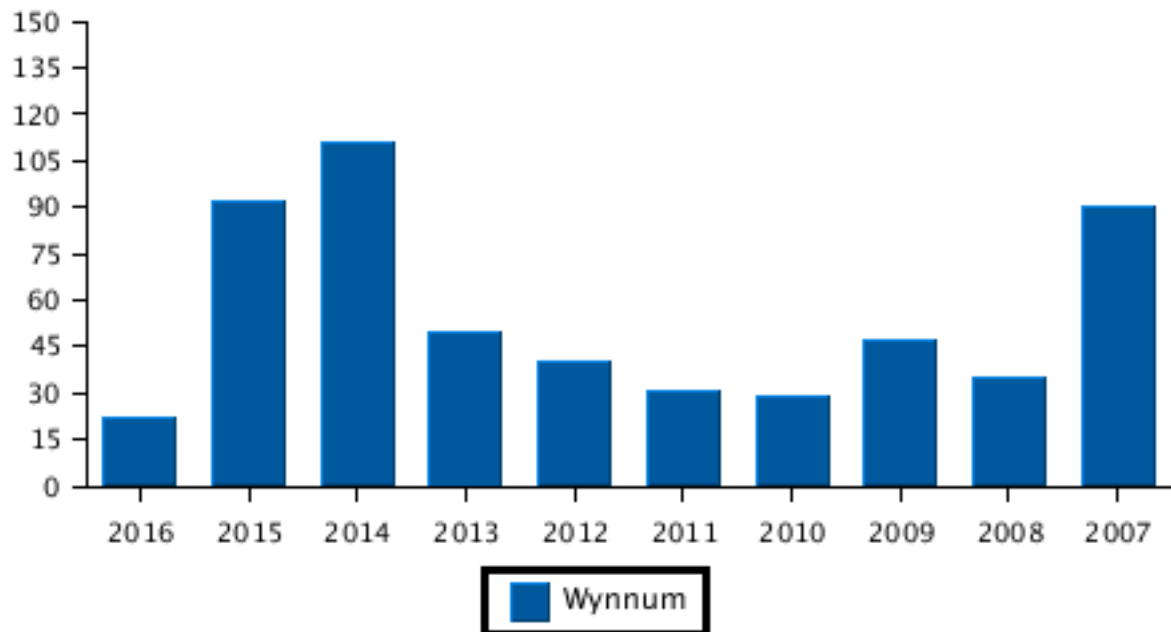




## Unit Sales Per Annum

Period	Wynnum Number
2016	22
2015	92
2014	111
2013	50
2012	40
2011	31
2010	29
2009	47
2008	35
2007	90

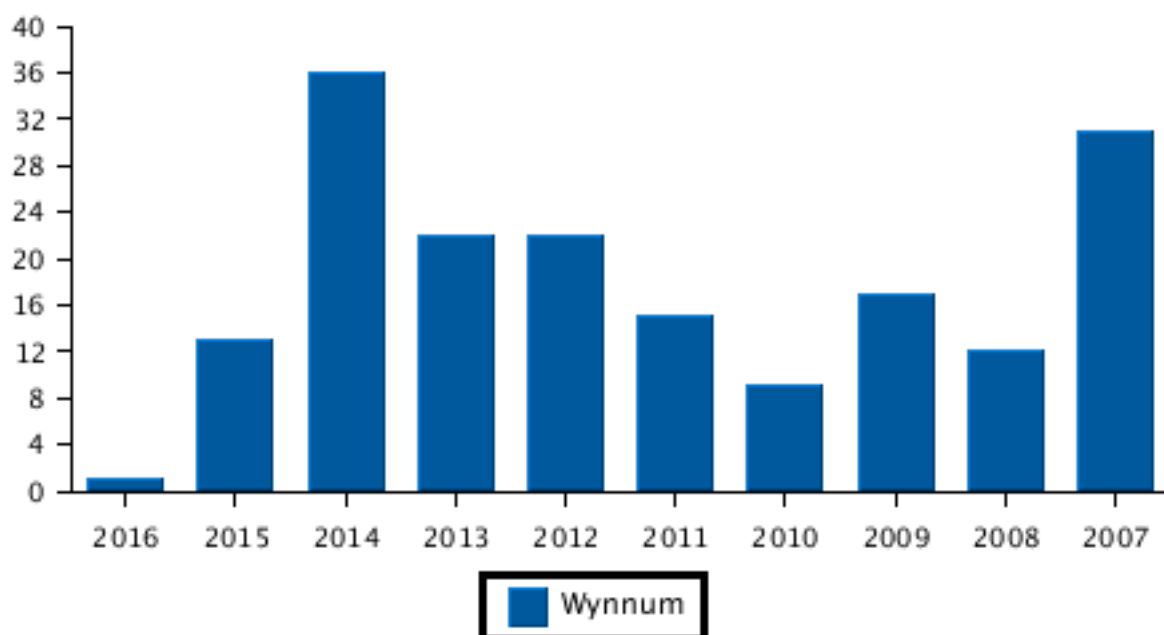
## Unit Sales Per Annum



## Land Sales Per Annum

Period	Wynnum Number
2016	1
2015	13
2014	36
2013	22
2012	22
2011	15
2010	9
2009	17
2008	12
2007	31

## Land Sales Per Annum

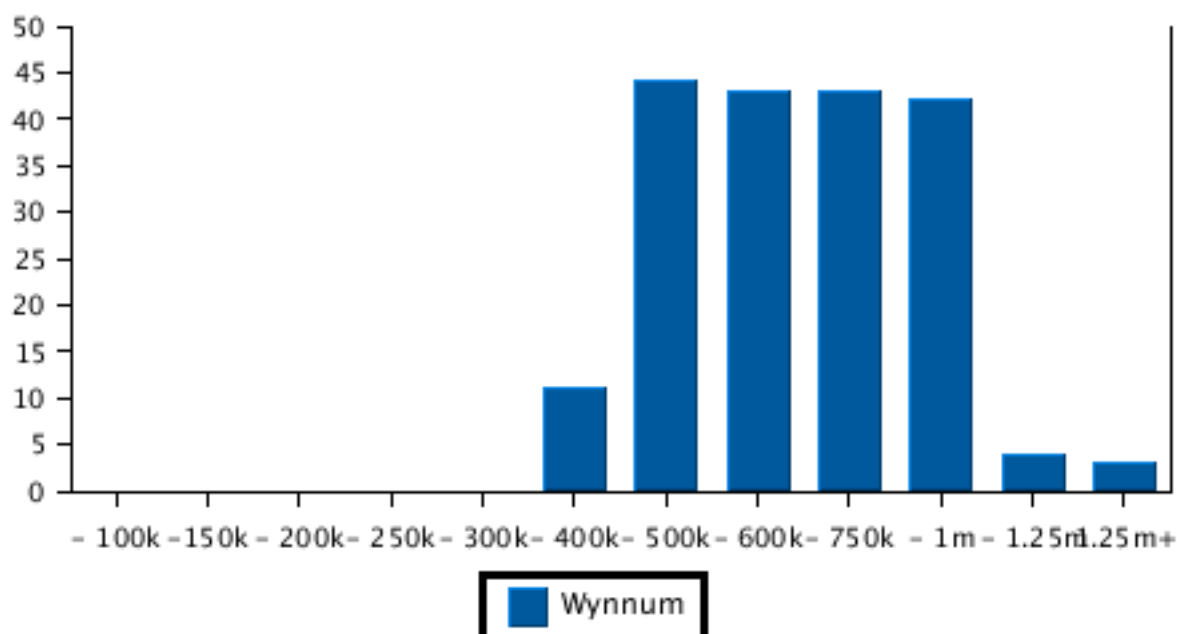


## Sales By Price

### House Sale by Price (12 months)

Price	Wynnum Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	11
401 - 500k	44
501 - 600k	43
601 - 750k	43
751 - 1m	42
> 1m - 1.25m	4
1.25m+	3

### House Sales By Price (12 months)

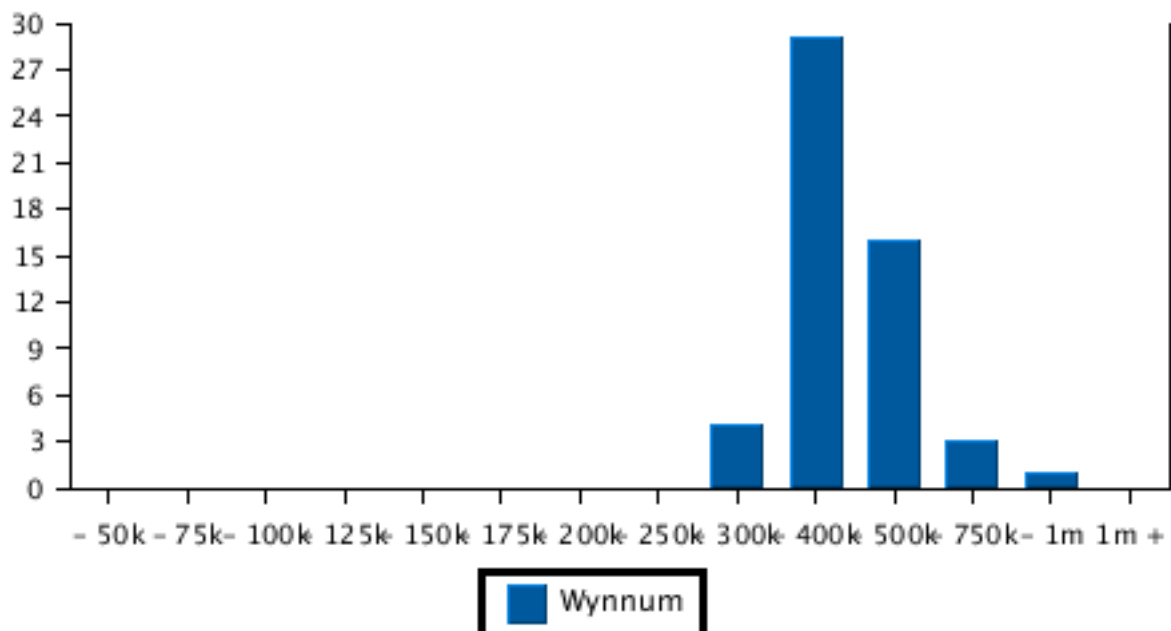




### Unit Sale by Price (12 months)

Price	Wynnum 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	4
301 - 400k	29
401 - 500k	16
501 - 750k	3
751 - 1m	1
1m +	0

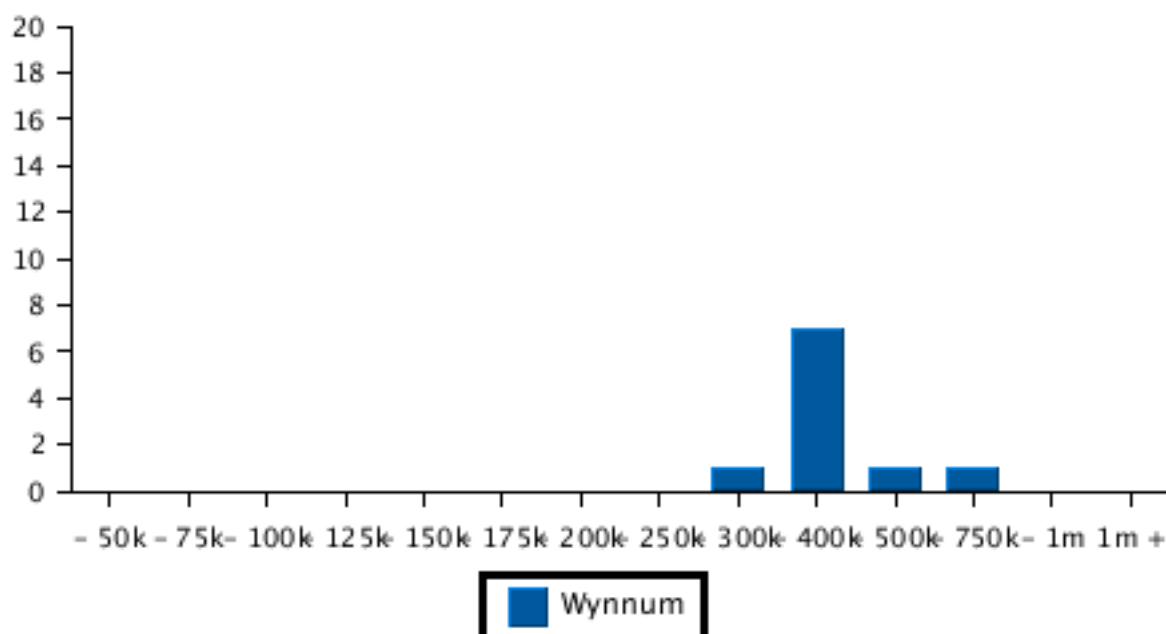
### Unit Sales By Price (12 months)



## Land Sale by Price (12 months)

Price	Wynnum 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	1
301 - 400k	7
401 - 500k	1
501 - 750k	1
751 - 1m	0
1m +	0

## Land Sales By Price (12 months)

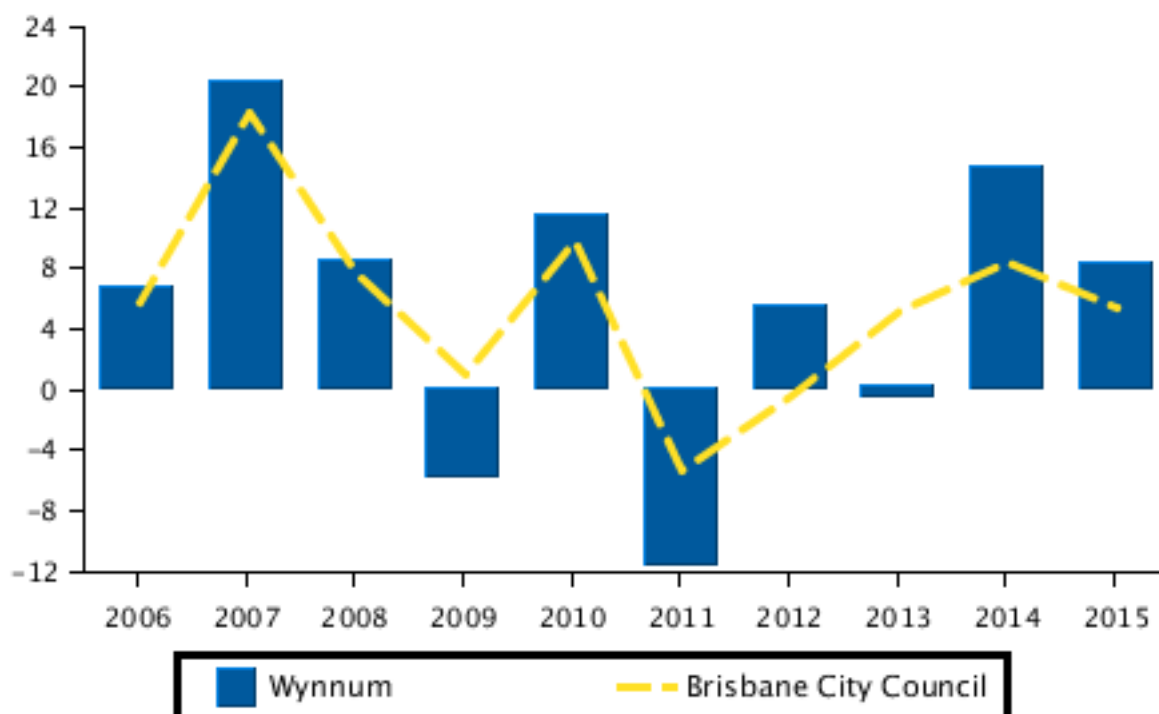


## Capital Growth Median Prices

### Capital Growth in Median Prices (Houses)

Period	Wynnum % Change	Brisbane City Council % Change
2015	8.3%	5.4%
2014	14.7%	8.3%
2013	-0.8%	5.2%
2012	5.6%	-0.4%
2011	-11.7%	-5.3%
2010	11.5%	9.8%
2009	-5.9%	1%
2008	8.6%	7.6%
2007	20.4%	18.3%
2006	6.8%	5.7%

### Capital Growth in Median Prices (Houses)

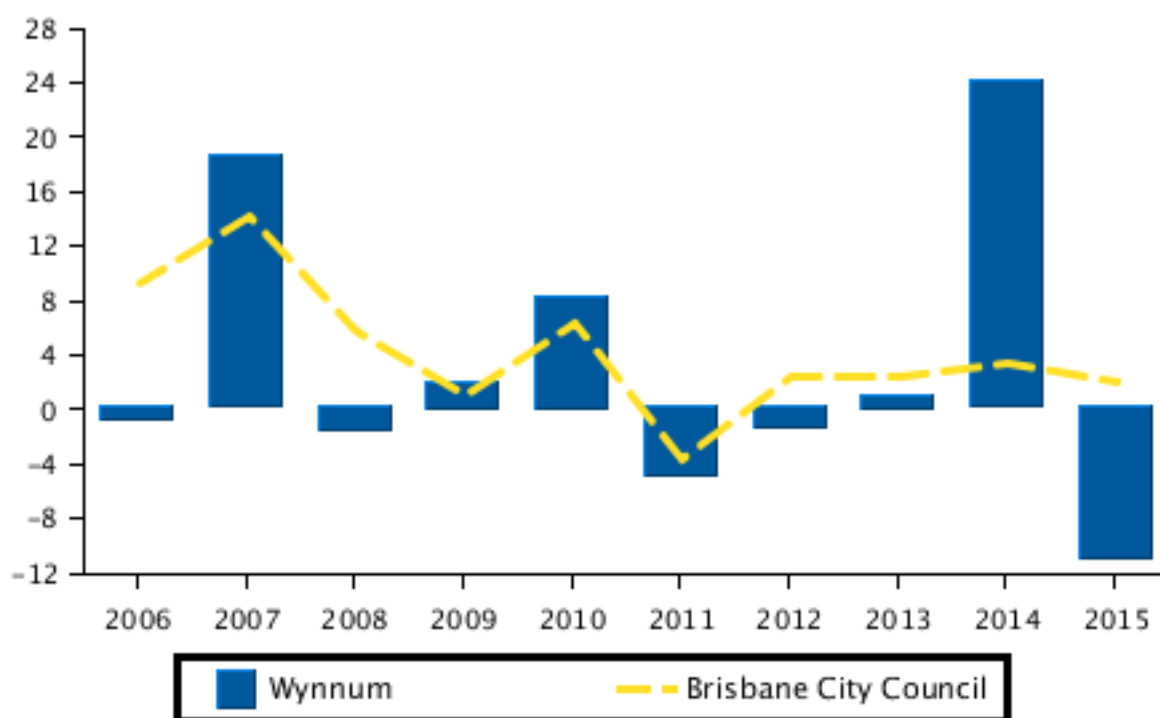




### Capital Growth in Median Prices (Unit)

Period	Wynnum % Change	Brisbane City Council % Change
2015	-11.2%	2.1%
2014	24.1%	3.3%
2013	1%	2.4%
2012	-1.6%	2.5%
2011	-5.1%	-3.6%
2010	8.3%	6.4%
2009	2%	1%
2008	-1.8%	5.8%
2007	18.6%	14.1%
2006	-1.1%	9.2%

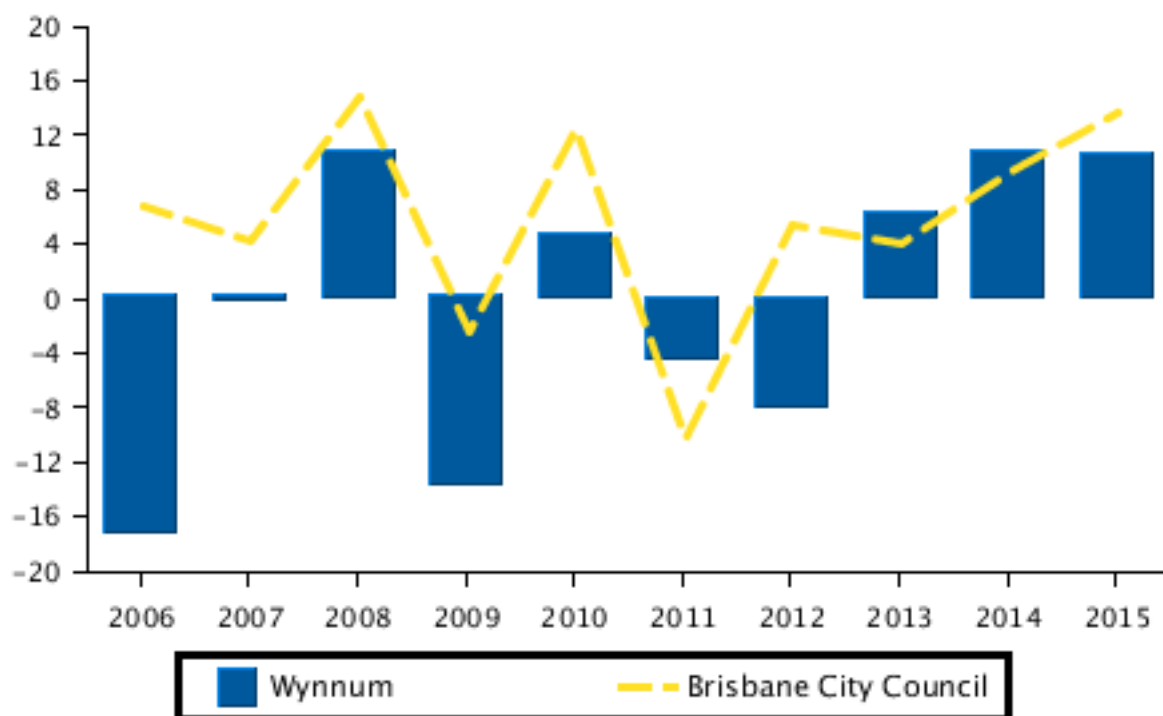
### Capital Growth in Median Prices (Unit)



### Capital Growth in Median Prices (Land)

Period	Wynnum % Change	Brisbane City Council % Change
2015	10.6%	13.6%
2014	10.9%	9.4%
2013	6.3%	4%
2012	-8.2%	5.3%
2011	-4.7%	-10.2%
2010	4.9%	12.5%
2009	-14.1%	-2.4%
2008	10.9%	14.8%
2007	-0.5%	4.2%
2006	-17.6%	6.7%

### Capital Growth in Median Prices (Land)

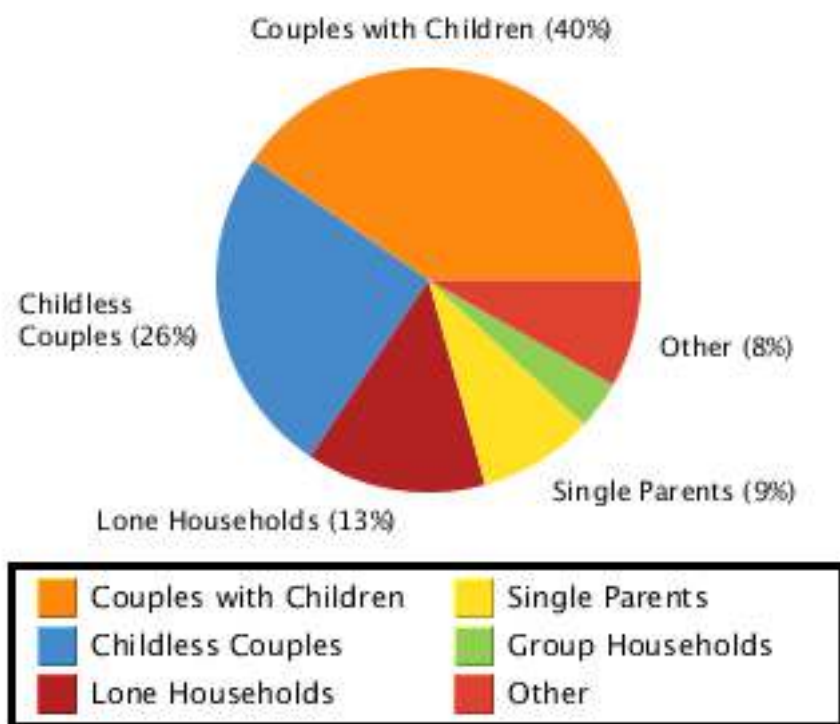


# Household

## Household Structure

Type	Percent
Couples with Children	40.4
Childless Couples	25.2
Lone Households	13.7
Single Parents	8.8
Other	8.2
Group Households	3.7

## Household Structure

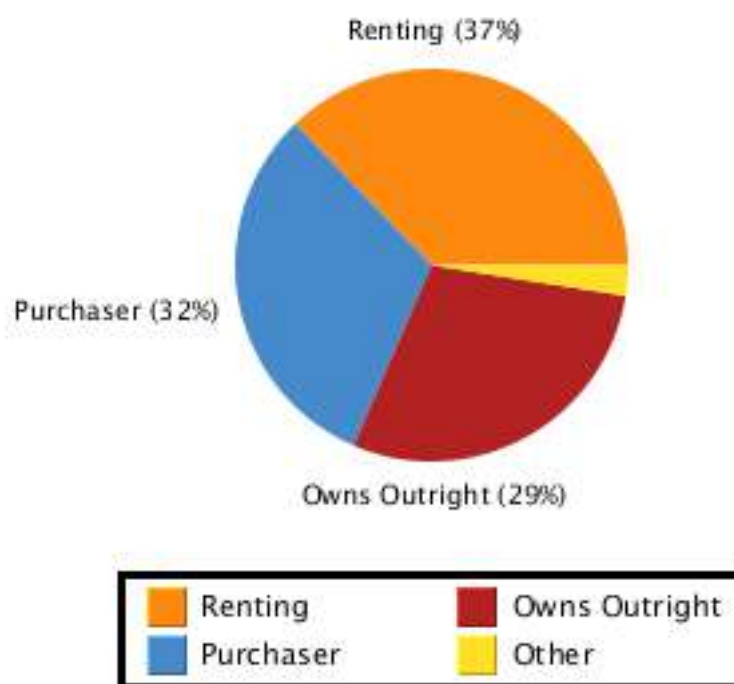




## Household Occupancy

Type	Percent
Renting	37.2
Purchaser	31.3
Owns Outright	29.0
Other	2.5

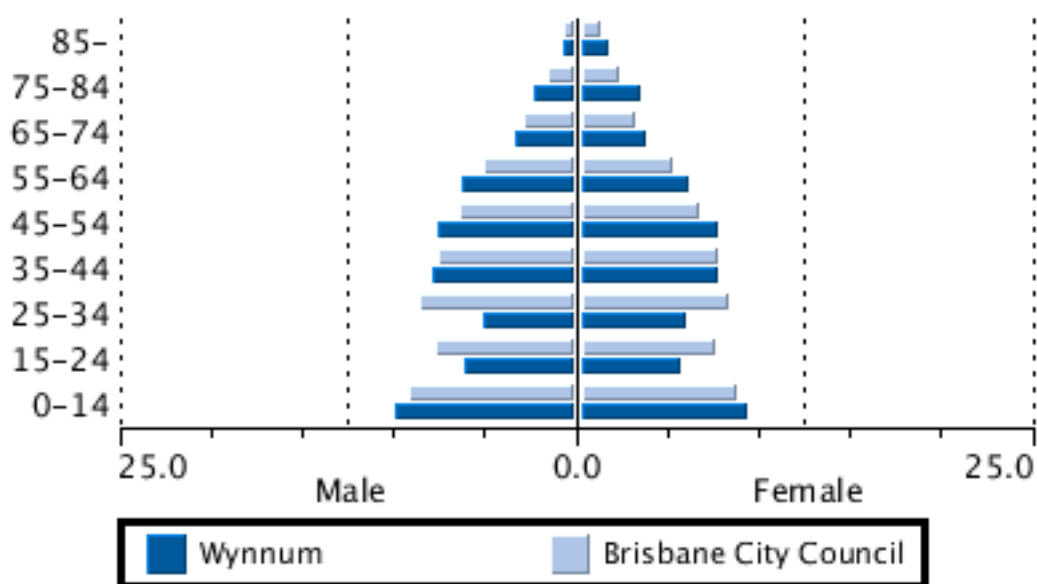
## Household Occupancy



## Age Sex Ratio

Age Group	Wynnum		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	9.8	9.3	9.2	8.7
15-24	6.0	5.7	7.7	7.6
25-34	5.1	5.9	8.5	8.3
35-44	7.8	7.7	7.5	7.7
45-54	7.6	7.7	6.4	6.6
55-64	6.2	6.0	5.0	5.2
65-74	3.3	3.7	2.9	3.1
75-84	2.2	3.4	1.6	2.2
85-	0.7	1.7	0.6	1.2

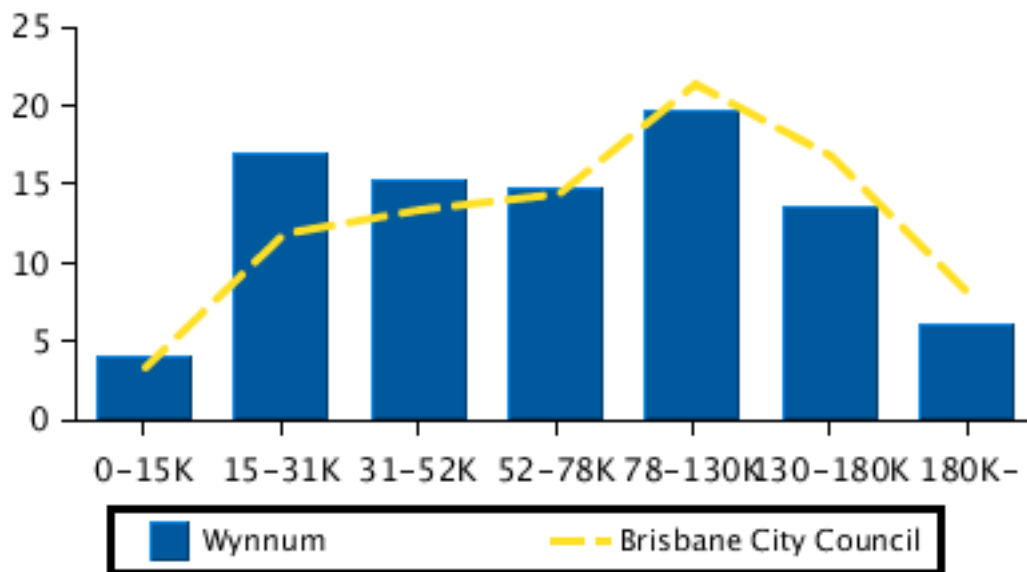
### Age Sex Ratio



## Household Income

Income Range	Wynnum %	Brisbane City Council %
0-15K	4.0	3.3
15-31K	16.9	11.8
31-52K	15.2	13.4
52-78K	14.7	14.4
78-130K	19.6	21.3
130-180K	13.6	16.7
180K-	6.1	7.9

Household Income



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# Sales History Report

Prepared on 04 Jul 2016

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## Sold Properties

### 5/81 Akonna Street Wynnum QLD 4178

Sale Price: \$630,000  
Sale Date: 4 May 2016  
Area: 111m2

Attributes:



### 23 Ashton Street Wynnum QLD 4178

Sale Price: \$650,000  
Sale Date: 20 Apr 2016  
Area: 774m2

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



### 5 Auriga Close Wynnum QLD 4178

Sale Price: \$775,000  
Sale Date: 30 May 2016  
Area: 701m2

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



### 21 Banoon Drive Wynnum QLD 4178

Sale Price: \$422,000  
Sale Date: 6 May 2016  
Area: 617m2

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



### 12 Bellew Street Wynnum QLD 4178

Sale Price: \$500,000  
Sale Date: 19 Apr 2016  
Area: 1,224m2

Attributes:



## 26 Bellew Street Wynnum QLD 4178

Sale Price: \$500,000

Sale Date: 8 Jun 2016

Area: 541m2

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



## 2/52 Berrima Street Wynnum QLD 4178

Sale Price: \$375,000

Sale Date: 30 May 2016

Area: 226m2 Approx

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



## 75 Bride Street Wynnum QLD 4178

Sale Price: \$1,050,000

Sale Date: 23 May 2016

Area: 810m2

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



## 92 Bride Street Wynnum QLD 4178

Sale Price: \$675,000

Sale Date: 3 Jun 2016

Area: 607m2

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



## 48 Carlton Terrace Wynnum QLD 4178

Sale Price: Not Disclosed

Sale Date: 29 Jun 2016

Area: 405m2

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



## 23 Carnation Street Wynnum QLD 4178

Sale Price: \$549,000

Sale Date: 27 May 2016

Area: 405m2

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



### 1 Cassiopeia Place Wynnum QLD 4178

Sale Price: \$660,000

Sale Date: 1 Jun 2016

Area: 702m2

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



### 7 Claymeade Street Wynnum QLD 4178

Sale Price: Not Disclosed

Sale Date: 8 Jun 2016

Area: 653m2

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



### 10 Claymeade Street Wynnum QLD 4178

Sale Price: \$480,000

Sale Date: 2 Apr 2016

Area: 569m2

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



### 40 Coreen Street Wynnum QLD 4178

Sale Price: Not Disclosed

Sale Date: 3 Jun 2016

Area: 1,012m2

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



### 61 Curve Avenue Wynnum QLD 4178

Sale Price: \$385,000

Sale Date: 24 Jun 2016

Area: 620m2

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



### 3 Helmhold Street Wynnum QLD 4178

Sale Price: \$530,000

Sale Date: 19 Jun 2016

Area: 675m2

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



### 107 Henry Street Wynnum QLD 4178

Sale Price: \$515,000

Sale Date: 22 Apr 2016

Area: 406m2

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



### 145 Henry Street Wynnum QLD 4178

Sale Price: \$456,000

Sale Date: 17 Jun 2016

Area: 405m2

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



### 7 Heymer Street Wynnum QLD 4178

Sale Price: Not Disclosed

Sale Date: 28 Jun 2016

Area: 800m2

Attributes: 4 Beds, 1 Baths



### 27 Joffre Street Wynnum QLD 4178

Sale Price: \$450,000

Sale Date: 3 Jun 2016

Area: 534m2

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



### 59 Joffre Street Wynnum QLD 4178

Sale Price: \$571,000

Sale Date: 22 Apr 2016

Area: 810m2

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



### 18 Kingsley Terrace Wynnum QLD 4178

Sale Price: \$1,000,000

Sale Date: 26 May 2016

Area: 810m2

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





### 61 Kingsley Terrace Wynnum QLD 4178

Sale Price: \$790,000

Sale Date: 22 Apr 2016

Area: 396m2

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



### 15 Kitchener Street Wynnum QLD 4178

Sale Price: \$715,000

Sale Date: 7 Jun 2016

Area: 405m2

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



### 28 Madgwick Street Wynnum QLD 4178

Sale Price: \$471,000

Sale Date: 24 Jun 2016

Area: 405m2

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



### 40 Madgwick Street Wynnum QLD 4178

Sale Price: \$471,000

Sale Date: 26 Apr 2016

Area: 673m2

Attributes: 3 Beds, 1 Baths

### 16 Manin Street Wynnum QLD 4178

Sale Price: \$499,000

Sale Date: 4 May 2016

Area: 405m2

Attributes: 3 Beds, 2 Baths



### 1/72 Mcfadden Street Wynnum QLD 4178

Sale Price: \$295,000

Sale Date: 23 Jun 2016

Area: 76m2

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





### 34 Pansy Street Wynnum QLD 4178

Sale Price: \$540,000

Sale Date: 26 May 2016

Area: 450m2

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



### 18 Parkview Avenue Wynnum QLD 4178

Sale Price: \$820,000

Sale Date: 6 Jun 2016

Area: 405m2

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



### 10 Patterson Street Wynnum QLD 4178

Sale Price: \$580,000

Sale Date: 3 Jun 2016

Area: 407m2

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



### 15A Patterson Street Wynnum QLD 4178

Sale Price: \$615,000

Sale Date: 2 Apr 2016

Area: 970m2

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



### 131 Petersen Street Wynnum QLD 4178

Sale Price: \$730,000

Sale Date: 23 May 2016

Area: 701m2

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



### 4/151 Pine Street Wynnum QLD 4178

Sale Price: \$430,000

Sale Date: 29 Jun 2016

Area: 88m2 Approx

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



## 21 Primrose Parade Wynnum QLD 4178

Sale Price: \$475,000

Sale Date: 30 May 2016

Area: 607m2

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



## 36 Primrose Parade Wynnum QLD 4178

Sale Price: Not Disclosed

Sale Date: 1 Jun 2016

Area: 404m2

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



## 24 Radius Street Wynnum QLD 4178

Sale Price: Not Disclosed

Sale Date: 20 May 2016

Area: 405m2

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



## 35 Radius Street Wynnum QLD 4178

Sale Price: \$629,000

Sale Date: 9 May 2016

Area: 1,017m2

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



## 3/18 Ronald Street Wynnum QLD 4178

Sale Price: \$329,250

Sale Date: 30 Jun 2016

Area: 133m2 Approx

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



## 5/65 Ronald Street Wynnum QLD 4178

Sale Price: \$465,000

Sale Date: 21 Apr 2016

Area: 98m2

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



### 49 Sandy Camp Road Wynnum QLD 4178

Sale Price: \$620,000

Sale Date: 5 Apr 2016

Area: 860m2

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



### 82 Selina Street Wynnum QLD 4178

Sale Price: \$398,000

Sale Date: 10 Apr 2016

Area: 508m2

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



### 134 Selina Street Wynnum QLD 4178

Sale Price: \$365,000

Sale Date: 12 Apr 2016

Area: 625m2

Attributes:



### 66 Shepherd Street Wynnum QLD 4178

Sale Price: \$472,500

Sale Date: 3 May 2016

Area: 612m2

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



### 126 Singer Street Wynnum QLD 4178

Sale Price: \$425,000

Sale Date: 24 Apr 2016

Area: 405m2

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



### 52 Southwick Street Wynnum QLD 4178

Sale Price: \$990,000

Sale Date: 24 Jun 2016

Area: 405m2

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



## 223 Stradbroke Avenue Wynnum QLD 4178

Sale Price: \$464,000

Sale Date: 14 Jun 2016

Area: 372m2

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



## 44/128 Tingal Road Wynnum QLD 4178

Sale Price: \$620,000

Sale Date: 20 May 2016

Area: 546m2

Attributes: 1 Beds, 1 Baths, 4 Car Spaces, 5 Lock Up Garages



## 43/400 Tingal Road Wynnum QLD 4178

Sale Price: \$455,900

Sale Date: 30 Jun 2016

Area: 143m2

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



## 448 Tingal Road Wynnum QLD 4178

Sale Price: \$460,000

Sale Date: 28 May 2016

Area: 412m2

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



## 449 Tingal Road Wynnum QLD 4178

Sale Price: \$565,000

Sale Date: 11 Apr 2016

Area: 810m2

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



## 21 Waterloo Esplanade Wynnum QLD 4178

Sale Price: \$750,000

Sale Date: 23 May 2016

Area: 405m2

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





### 11/65 Waterloo Esplanade Wynnum QLD 4178

Sale Price: \$650,000

Sale Date: 6 Jun 2016

Area: -

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



### 110 West Avenue Wynnum QLD 4178

Sale Price: \$506,000

Sale Date: 22 Jun 2016

Area: 607m2

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



### 52 Wilde Street Wynnum QLD 4178

Sale Price: \$805,000

Sale Date: 11 May 2016

Area: 804m2

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



### 55 Wilde Street Wynnum QLD 4178

Sale Price: \$870,000

Sale Date: 12 May 2016

Area: 923m2

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



### 28 Wyeth Street Wynnum QLD 4178

Sale Price: \$420,000

Sale Date: 16 Apr 2016

Area: 665m2

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



### 161 Wynnum Esplanade Wynnum QLD 4178

Sale Price: \$1,200,000

Sale Date: 11 Apr 2016

Area: 427m2

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



## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	6					
HOUSE	44	\$365,000	\$1,200,000	\$544,500	\$609,397	\$26,813,500
UNIT	9	\$295,000	\$650,000	\$455,900	\$472,238	\$4,250,150
<b>TOTAL</b>	<b>59</b>					<b>\$31,063,650</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		6				
HOUSE	2 Bed	5	\$425,000	\$790,000	\$565,000	\$607,200
	3 Bed	24	\$385,000	\$1,050,000	\$499,500	\$542,229
	4 Bed	13	\$450,000	\$1,200,000	\$730,000	\$761,461
	N/A	2	\$365,000	\$500,000	\$432,500	\$432,500
UNIT	1 Bed	1	\$620,000	\$620,000	\$620,000	\$620,000
	2 Bed	4	\$295,000	\$465,000	\$352,125	\$366,062
	3 Bed	3	\$430,000	\$650,000	\$455,900	\$511,966
	N/A	1	\$630,000	\$630,000	\$630,000	\$630,000
<b>TOTAL</b>		<b>59</b>				<b>\$526,502</b>

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