
A Nobel approach
to Real Estate™

Wynnum West
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 West is approximately 6 square kilometres. It has 9 parks covering nearly 7% of total area.

The population of Wynnum West in 2006 was 10,759 people. By 2011 the population was 11,741 showing a population growth of 9% in the area during that time.

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

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

In general, people in Wynnum West work in a non-specific occupation.

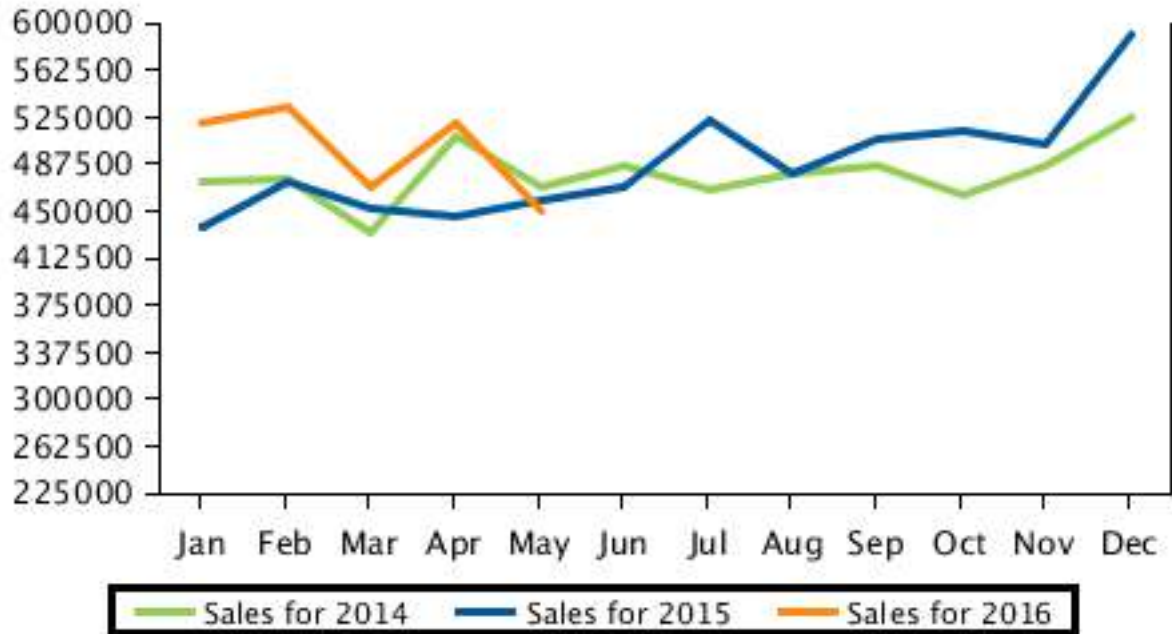
In 2006, 63.4% of the homes in Wynnum West were owner-occupied compared with 62.6% in 2011.

Currently the median sales price of houses in the area is 450,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$472,808	\$438,000	\$520,000
February	\$475,000	\$474,000	\$533,000
March	\$432,500	\$451,500	\$470,000
April	\$510,000	\$445,500	\$520,500
May	\$470,000	\$457,500	\$450,000
June	\$485,000	\$470,000	\$0
July	\$466,000	\$522,500	\$0
August	\$480,500	\$480,000	\$0
September	\$485,000	\$508,000	\$0
October	\$463,000	\$513,000	\$0
November	\$485,000	\$502,500	\$0
December	\$525,000	\$590,000	\$0

Median Sale Price

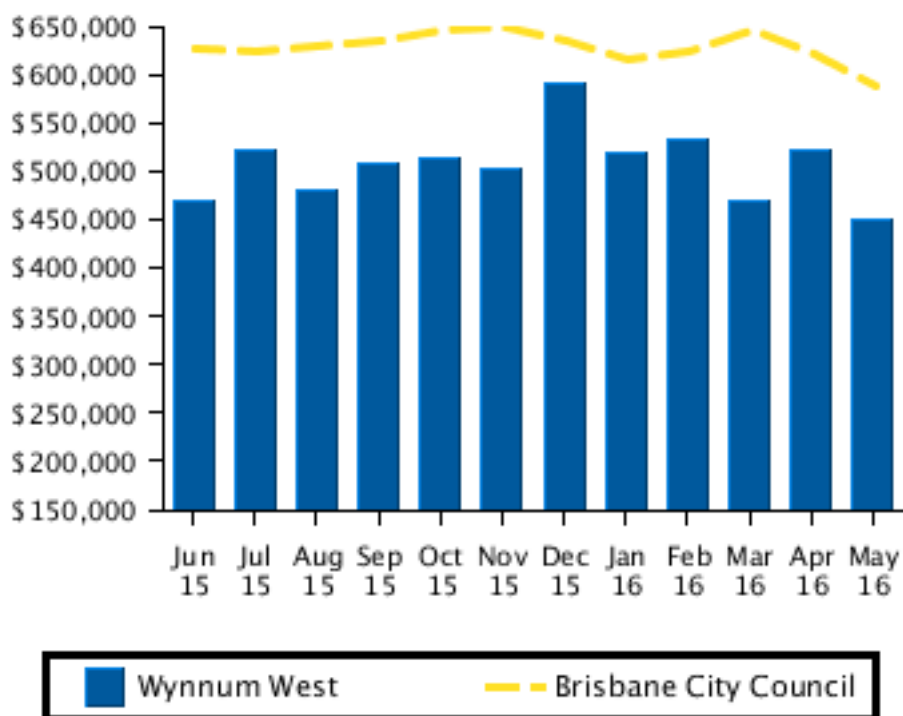


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Wynnum West Median Price	Brisbane City Council Median Price
May 2016	\$450,000	\$588,065
April 2016	\$520,500	\$620,000
March 2016	\$470,000	\$645,000
February 2016	\$533,000	\$622,500
January 2016	\$520,000	\$614,875
December 2015	\$590,000	\$635,000
November 2015	\$502,500	\$649,900
October 2015	\$513,000	\$645,000
September 2015	\$508,000	\$635,000
August 2015	\$480,000	\$630,000
July 2015	\$522,500	\$625,000
June 2015	\$470,000	\$625,500

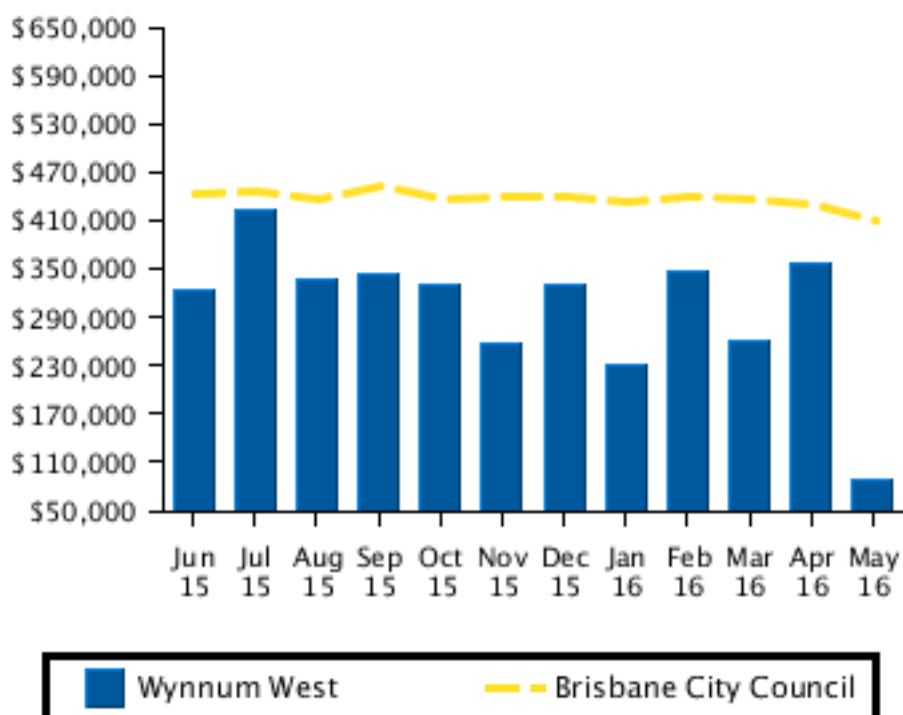
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Wynnum West Median Price	Brisbane City Council Median Price
May 2016	\$89,000	\$408,750
April 2016	\$355,000	\$429,500
March 2016	\$260,750	\$435,000
February 2016	\$347,550	\$441,050
January 2016	\$230,500	\$432,500
December 2015	\$330,500	\$440,000
November 2015	\$258,000	\$440,000
October 2015	\$330,000	\$435,000
September 2015	\$345,000	\$452,000
August 2015	\$336,250	\$435,500
July 2015	\$422,000	\$445,000
June 2015	\$325,000	\$443,000

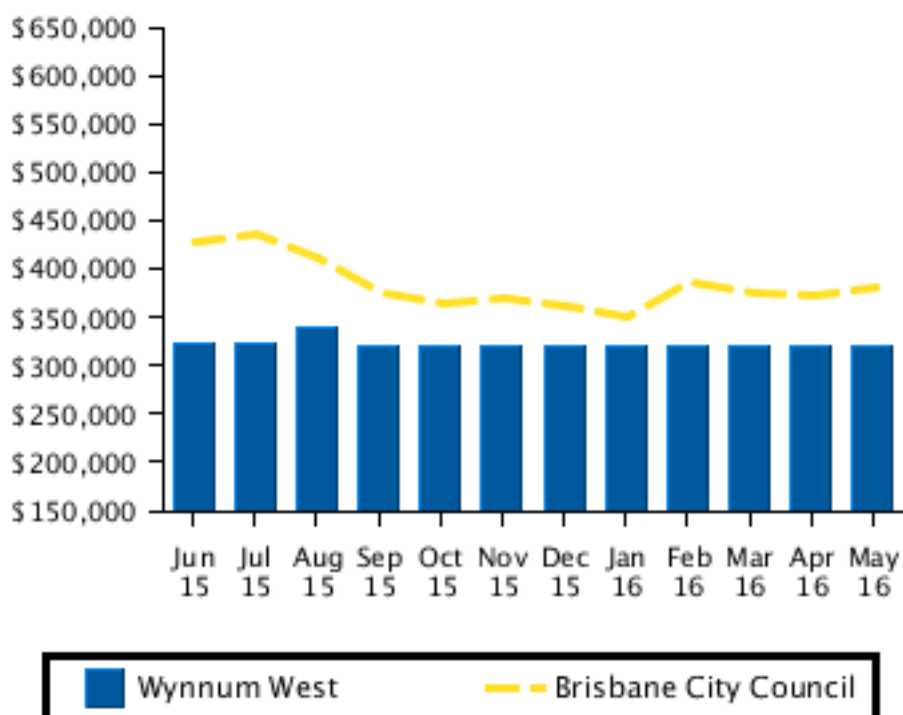
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Wynnum West Median Price	Brisbane City Council Median Price
May 2016	\$320,000	\$380,000
April 2016	\$320,000	\$372,500
March 2016	\$320,000	\$376,000
February 2016	\$320,000	\$385,000
January 2016	\$320,000	\$349,000
December 2015	\$320,000	\$360,000
November 2015	\$320,000	\$370,000
October 2015	\$320,000	\$365,000
September 2015	\$320,000	\$376,050
August 2015	\$340,000	\$410,000
July 2015	\$321,500	\$435,000
June 2015	\$321,500	\$427,500

Recent Median Land Sale Prices

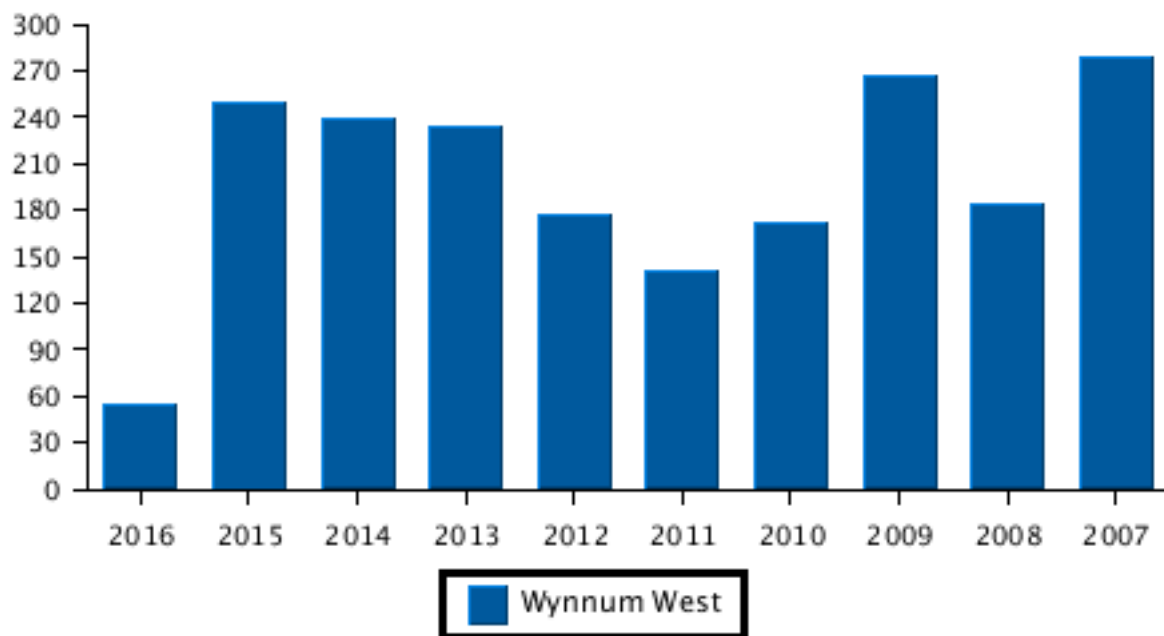


Sales Per Annum

House Sales Per Annum

Period	Wynnum West
	Number
2016	54
2015	250
2014	239
2013	234
2012	176
2011	141
2010	171
2009	266
2008	184
2007	279

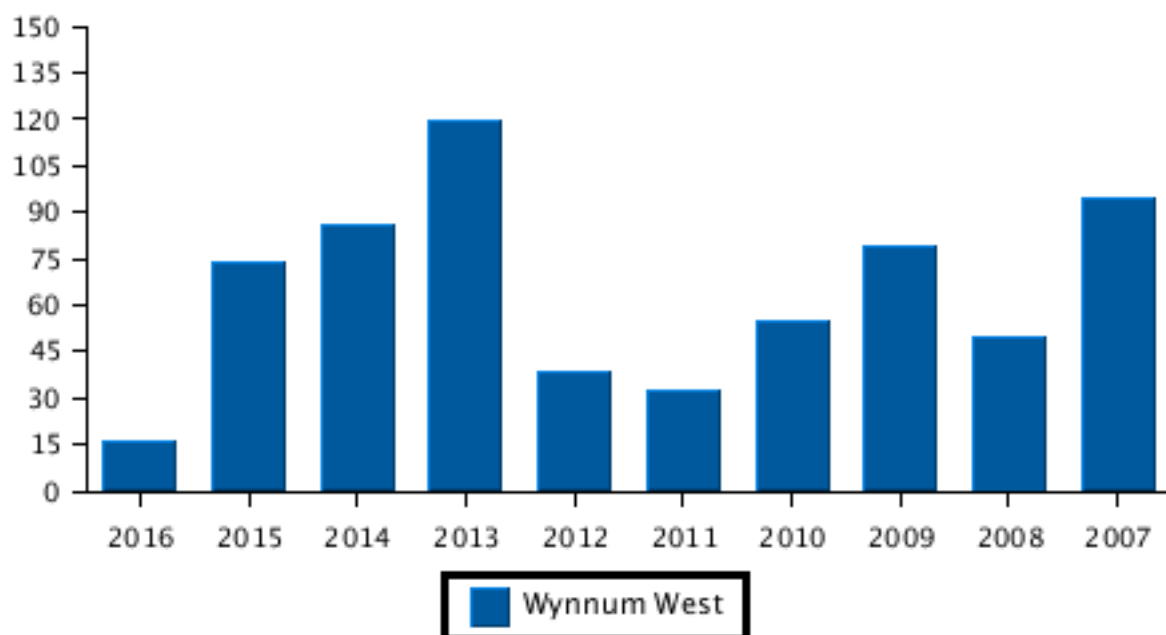
House Sales Per Annum



Unit Sales Per Annum

Period	Wynnum West
	Number
2016	16
2015	74
2014	86
2013	119
2012	38
2011	32
2010	55
2009	79
2008	50
2007	94

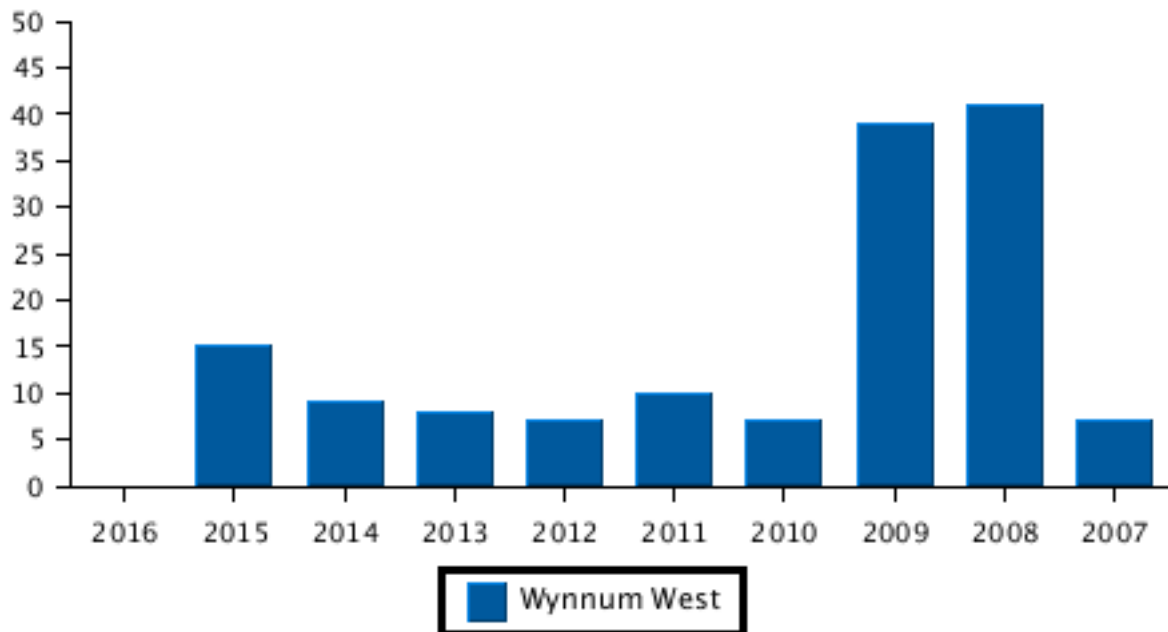
Unit Sales Per Annum



Land Sales Per Annum

Period	Wynnum West
	Number
2016	0
2015	15
2014	9
2013	8
2012	7
2011	10
2010	7
2009	39
2008	41
2007	7

Land Sales Per Annum

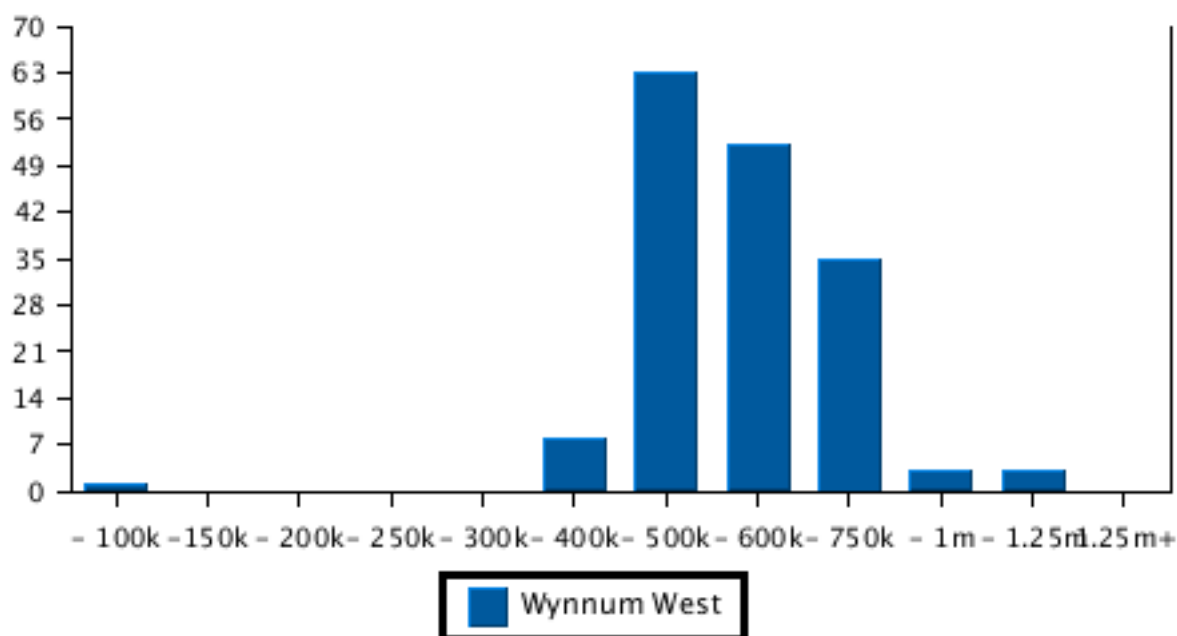


Sales By Price

House Sale by Price (12 months)

Price	Wynnum West	
	Number	
0 - 100k	1	
101 - 150k	0	
151 - 200k	0	
201 - 250k	0	
251 - 300k	0	
301 - 400k	8	
401 - 500k	63	
501 - 600k	52	
601 - 750k	35	
751 - 1m	3	
> 1m - 1.25m	3	
1.25m+	0	

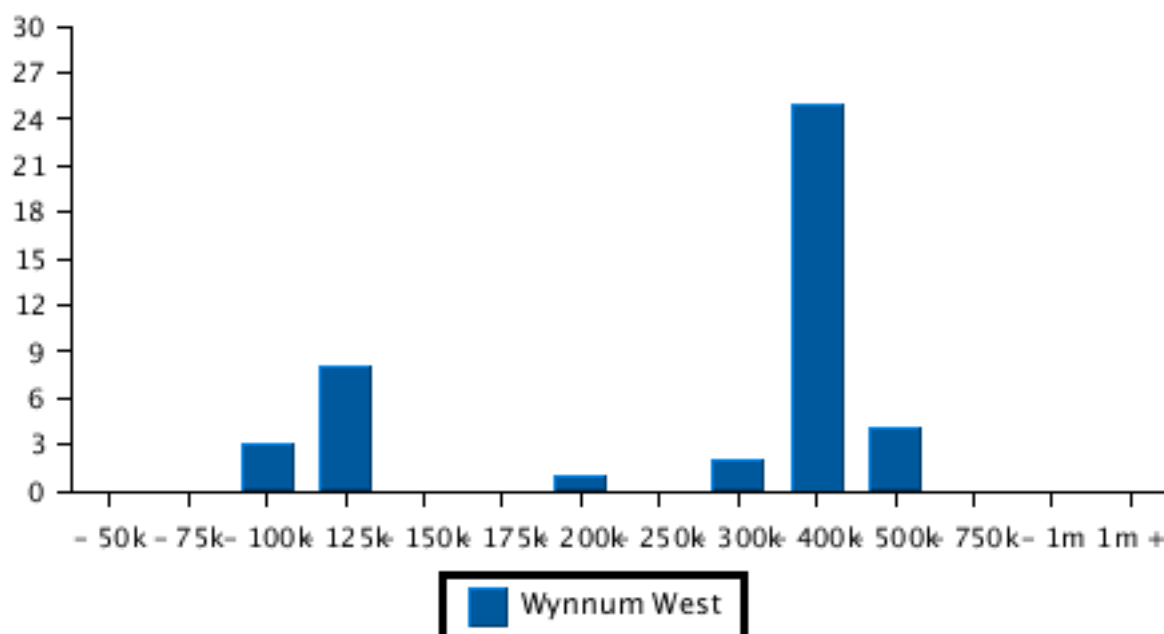
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Wynnum West
	Number
0 - 50k	0
51 - 75k	0
76 - 100k	3
101 - 125k	8
126 - 150k	0
151 - 175k	0
176 - 200k	1
201 - 250k	0
251 - 300k	2
301 - 400k	25
401 - 500k	4
501 - 750k	0
751 - 1m	0
1m +	0

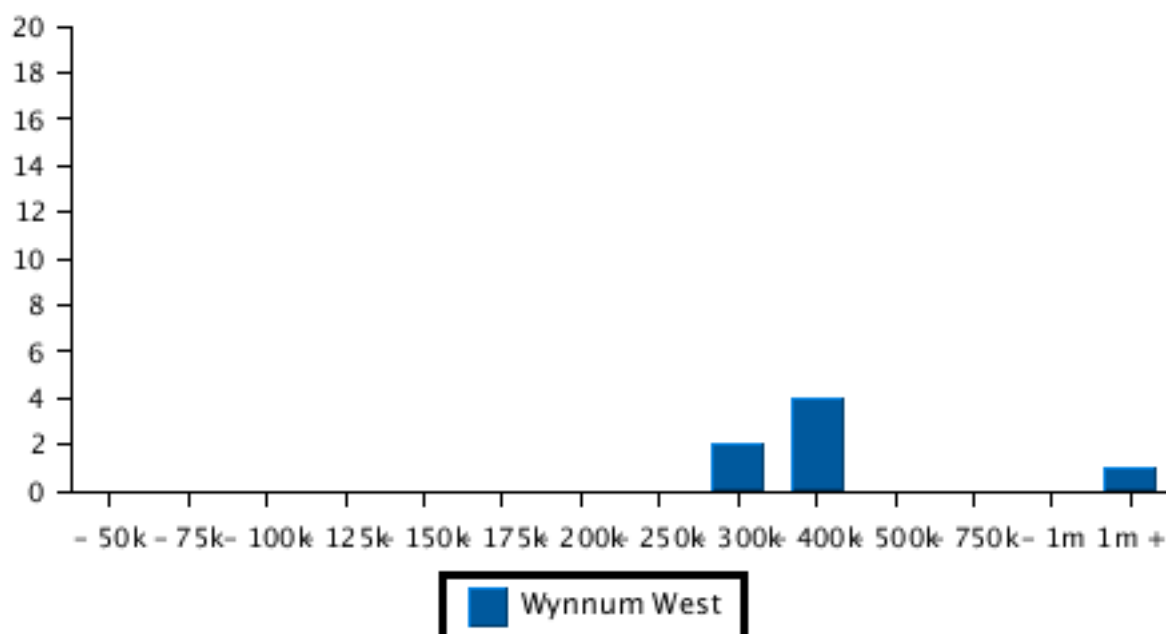
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Wynnum West
	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	2
301 - 400k	4
401 - 500k	0
501 - 750k	0
751 - 1m	0
1m +	1

Land Sales By Price (12 months)

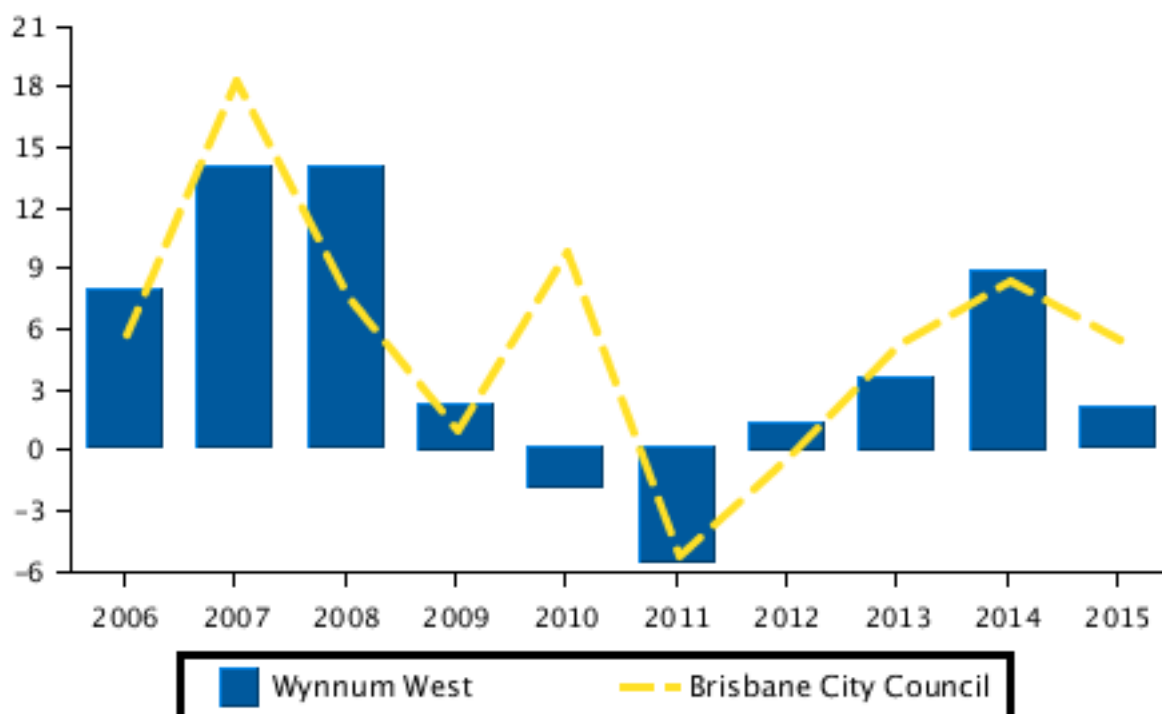


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Wynnum West	Brisbane City Council
	% Change	% Change
2015	2.1%	5.4%
2014	8.9%	8.3%
2013	3.6%	5.2%
2012	1.4%	-0.4%
2011	-5.7%	-5.3%
2010	-2%	9.8%
2009	2.3%	1%
2008	14%	7.6%
2007	14%	18.3%
2006	7.9%	5.7%

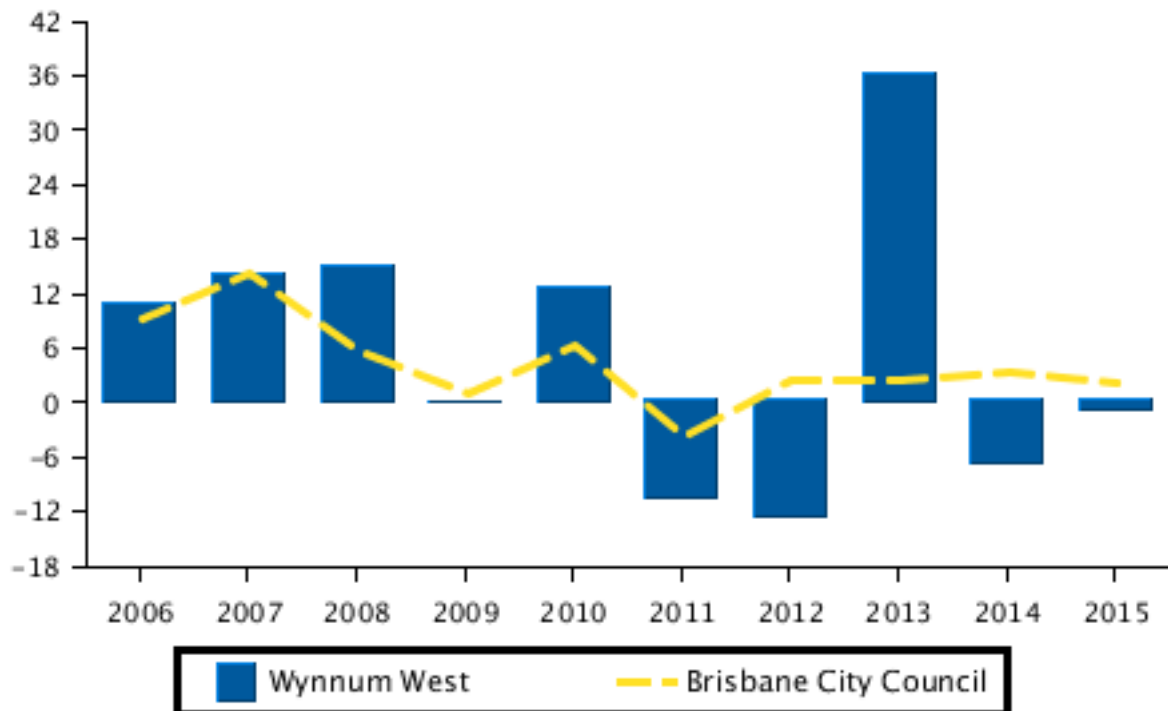
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Wynnum West % Change	Brisbane City Council % Change
2015	-1.2%	2.1%
2014	-7.3%	3.3%
2013	36.4%	2.4%
2012	-13%	2.5%
2011	-11%	-3.6%
2010	12.7%	6.4%
2009	0%	1%
2008	15%	5.8%
2007	14.2%	14.1%
2006	10.9%	9.2%

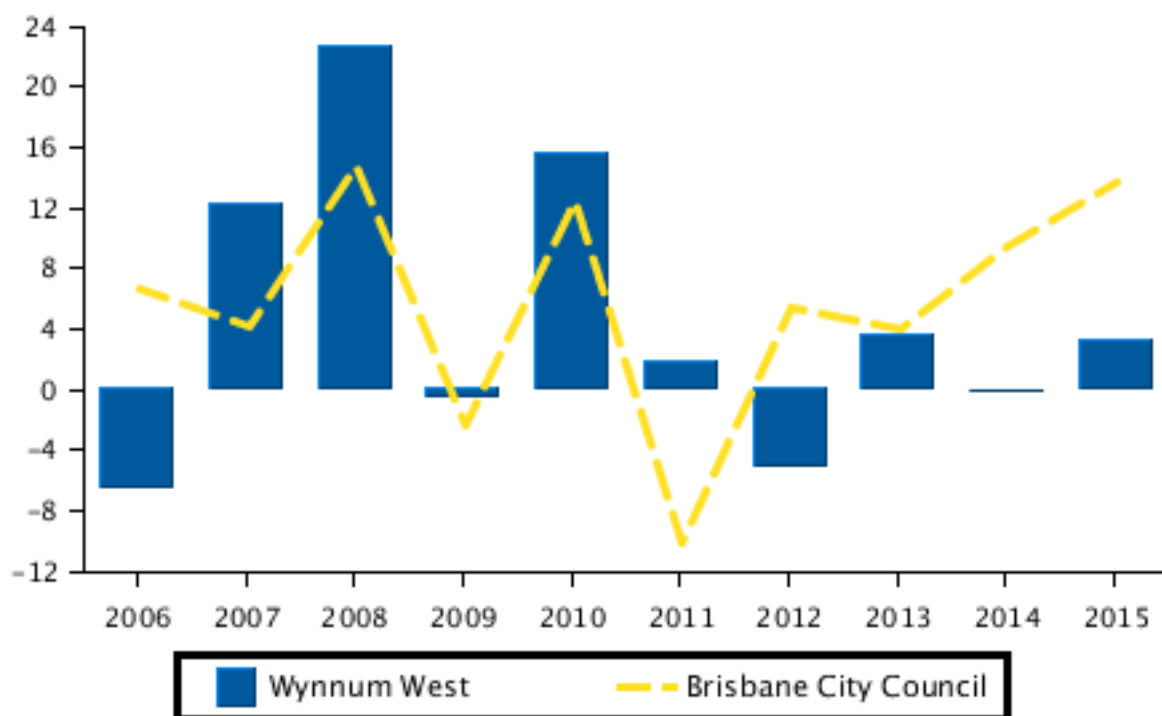
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Wynnum West % Change	Brisbane City Council % Change
2015	3.2%	13.6%
2014	0%	9.4%
2013	3.7%	4%
2012	-5.2%	5.3%
2011	1.8%	-10.2%
2010	15.7%	12.5%
2009	-0.7%	-2.4%
2008	22.7%	14.8%
2007	12.2%	4.2%
2006	-6.7%	6.7%

Capital Growth in Median Prices (Land)

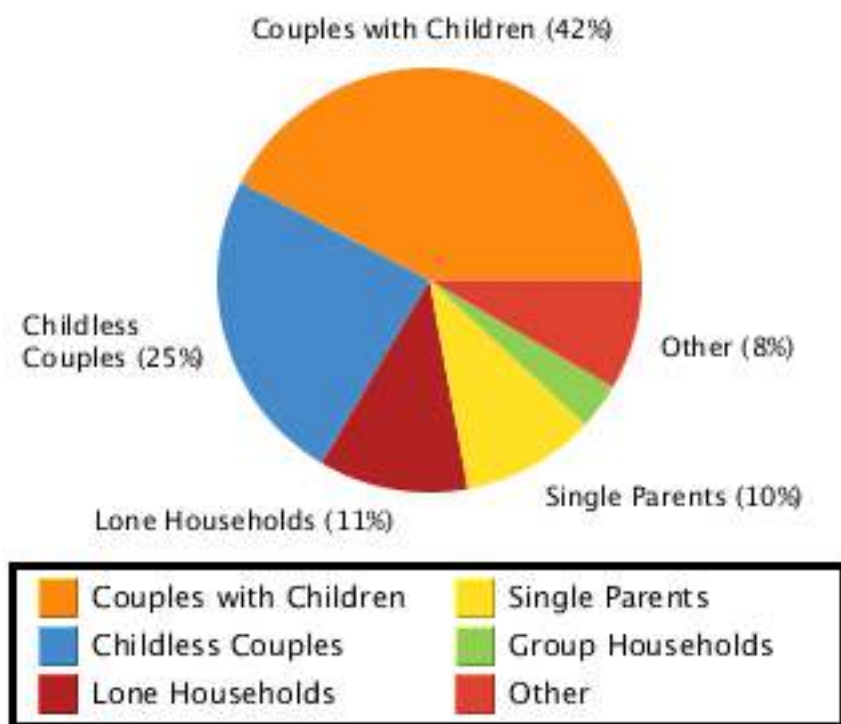


Household

Household Structure

Type	Percent
Couples with Children	42.4
Childless Couples	24.1
Lone Households	11.4
Single Parents	10.2
Other	8.4
Group Households	3.5

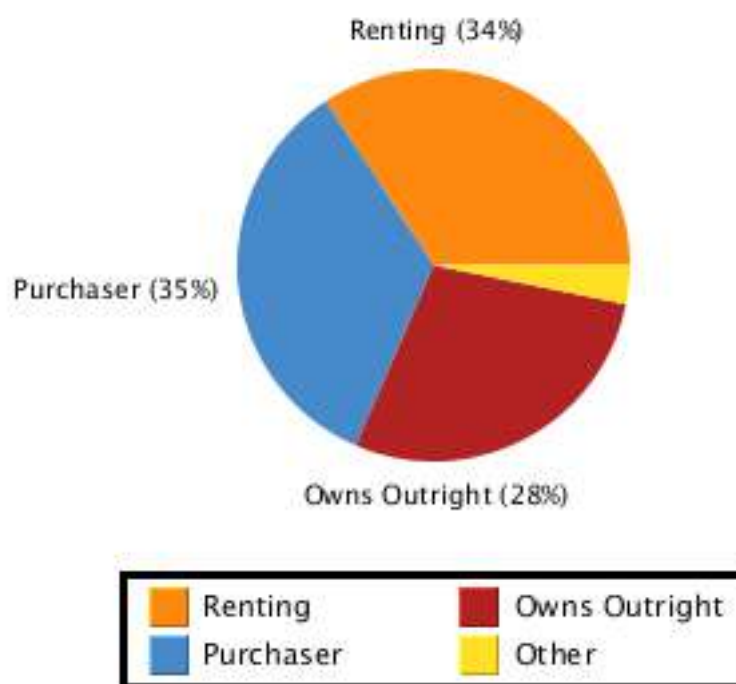
Household Structure



Household Occupancy

Type	Percent
Renting	34.3
Purchaser	34.3
Owns Outright	28.3
Other	3.2

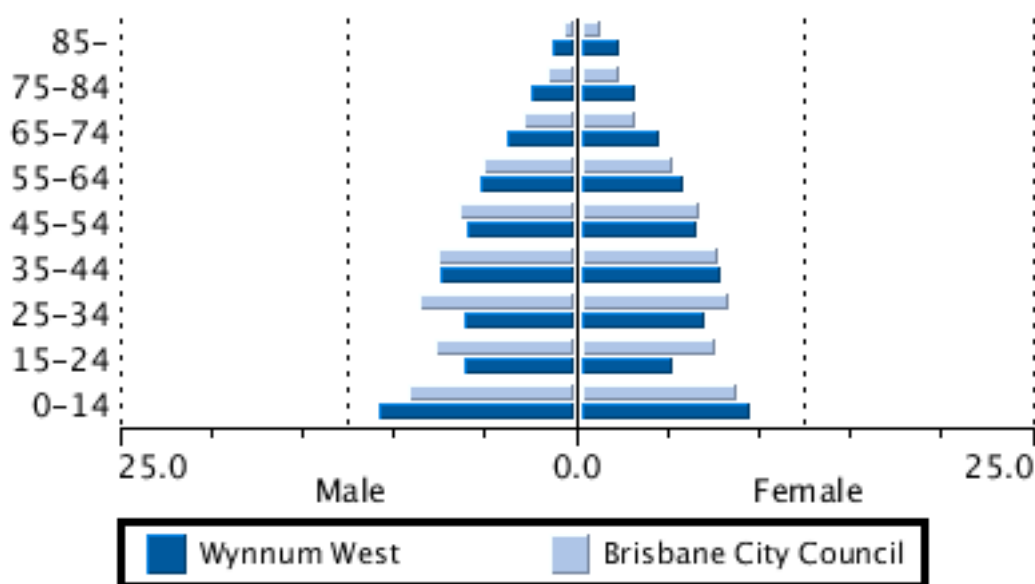
Household Occupancy



Age Sex Ratio

Age Group	Wynnum West		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	10.8	9.4	9.2	8.7
15-24	6.0	5.2	7.7	7.6
25-34	6.0	6.9	8.5	8.3
35-44	7.4	7.8	7.5	7.7
45-54	5.9	6.5	6.4	6.6
55-64	5.2	5.8	5.0	5.2
65-74	3.7	4.4	2.9	3.1
75-84	2.4	3.2	1.6	2.2
85-	1.2	2.2	0.6	1.2

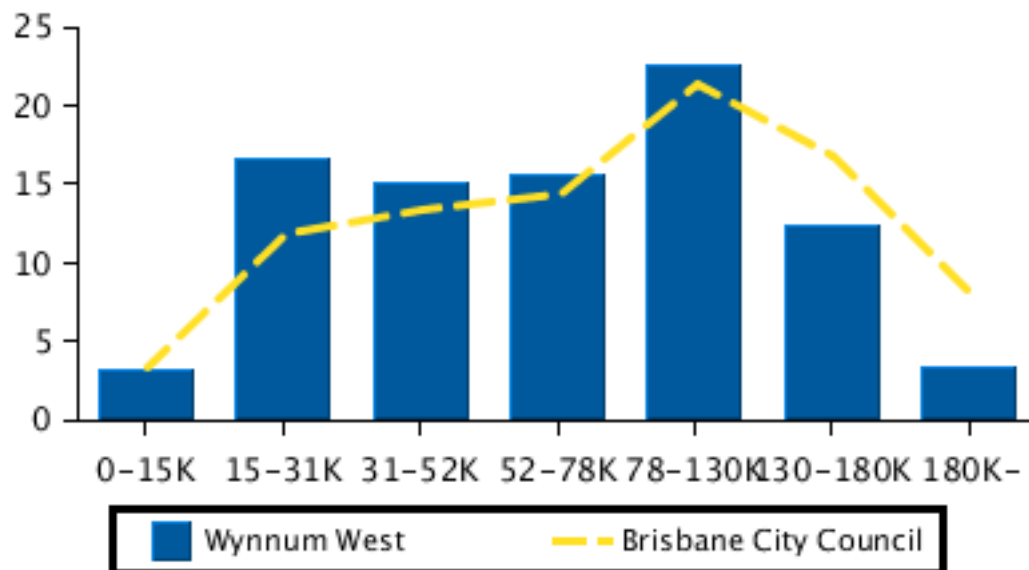
Age Sex Ratio



Household Income

Income Range	Wynnum West %	Brisbane City Council %
0-15K	3.2	3.3
15-31K	16.6	11.8
31-52K	15.1	13.4
52-78K	15.6	14.4
78-130K	22.5	21.3
130-180K	12.4	16.7
180K-	3.3	7.9

Household Income



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Sales History Report

Prepared on 04 Jul 2016

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Sold Properties



1 Brierty Street Wynnum West QLD 4178

Sale Price: \$443,750

Sale Date: 23 Jun 2016

Area: 647m²

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



4/15 Carmichael Court Wynnum West QLD 4178

Sale Price: \$89,000

Sale Date: 13 May 2016

Area: 26m²

Attributes:



2 Chave Court Wynnum West QLD 4178

Sale Price: \$675,000

Sale Date: 17 Apr 2016

Area: 874m²

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



134/1 Emmett Street Wynnum West QLD 4178

Sale Price: \$397,500

Sale Date: 17 May 2016

Area: 701m²

Attributes: 3 Beds, 2 Baths, 1 Car Spaces



62 Evelyn Road Wynnum West QLD 4178

Sale Price: \$490,000

Sale Date: 27 May 2016

Area: 450m²

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



12/10 Federation Street Wynnum West QLD 4178

Sale Price: \$119,000

Sale Date: 18 May 2016

Area: 43m2

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



15/10 Federation Street Wynnum West QLD 4178

Sale Price: \$120,000

Sale Date: 21 May 2016

Area: 42m2

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



14 Glenlyn Street Wynnum West QLD 4178

Sale Price: \$618,500

Sale Date: 7 May 2016

Area: 602m2

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



7 Glenshiel Street Wynnum West QLD 4178

Sale Price: \$520,000

Sale Date: 22 Apr 2016

Area: 612m2

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



37 Gwynne Street Wynnum West QLD 4178

Sale Price: \$503,000

Sale Date: 3 May 2016

Area: 819m2

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



34 Haig Street Wynnum West QLD 4178

Sale Price: \$474,000

Sale Date: 20 May 2016

Area: 440m2

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



5 Leadale Street Wynnum West QLD 4178

Sale Price: \$500,000

Sale Date: 30 Apr 2016

Area: 569m2

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



31 Macadamia Street Wynnum West QLD 4178

Sale Price: \$521,000

Sale Date: 11 Apr 2016

Area: 451m2

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



21 Malabar Street Wynnum West QLD 4178

Sale Price: \$360,000

Sale Date: 6 Jun 2016

Area: 607m2

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



39 Mccurley Street Wynnum West QLD 4178

Sale Price: \$655,000

Sale Date: 9 Apr 2016

Area: 1,012m2

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



43 Mccurley Street Wynnum West QLD 4178

Sale Price: \$652,500

Sale Date: 9 Apr 2016

Area: 1,012m2

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



37 Meron Street Wynnum West QLD 4178

Sale Price: \$495,500

Sale Date: 4 May 2016

Area: 536m2

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



26 Montrose Parade Wynnum West QLD 4178

Sale Price: Not Disclosed

Sale Date: 7 Jun 2016

Area: 812m2

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



31 Natasha Street Wynnum West QLD 4178

Sale Price: \$516,000

Sale Date: 26 Apr 2016

Area: 610m2

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



8/81 Network Drive Wynnum West QLD 4178

Sale Price: \$397,500

Sale Date: 17 Apr 2016

Area: 147m2

Attributes:



30/81 Network Drive Wynnum West QLD 4178

Sale Price: \$355,000

Sale Date: 18 Apr 2016

Area: 137m2

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



66 New Lindum Road Wynnum West QLD 4178

Sale Price: \$450,000

Sale Date: 6 May 2016

Area: 450m2

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



6 Orsan Street Wynnum West QLD 4178

Sale Price: \$525,000

Sale Date: 11 Apr 2016

Area: 642m2

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



16 Pandorea Street Wynnum West QLD 4178

Sale Price: \$610,000

Sale Date: 5 Apr 2016

Area: 609m2

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



168 Randall Road Wynnum West QLD 4178

Sale Price: \$450,000

Sale Date: 22 Jun 2016

Area: 607m2

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



54 Regent Street Wynnum West QLD 4178

Sale Price: \$415,000

Sale Date: 30 Apr 2016

Area: 660m2

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



32 Rodney Street Wynnum West QLD 4178

Sale Price: \$510,500

Sale Date: 27 Apr 2016

Area: 607m2

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



120 Ropley Road Wynnum West QLD 4178

Sale Price: \$620,000

Sale Date: 16 May 2016

Area: 472m2

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



22 Roseberry Parade Wynnum West QLD 4178

Sale Price: \$450,000

Sale Date: 20 Jun 2016

Area: 458m2

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



63 Roseberry Parade Wynnum West QLD 4178

Sale Price: \$487,000

Sale Date: 3 May 2016

Area: 607m2

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



54 Roseneath Parade Wynnum West QLD 4178

Sale Price: \$436,000

Sale Date: 6 Apr 2016

Area: 521m2

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



98 Sibley Road Wynnum West QLD 4178

Sale Price: \$750,000

Sale Date: 15 Jun 2016

Area: 810m2

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



99 Sibley Road Wynnum West QLD 4178

Sale Price: \$735,000

Sale Date: 9 Apr 2016

Area: 809m2

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



157 Sibley Road Wynnum West QLD 4178

Sale Price: \$365,000

Sale Date: 18 May 2016

Area: 405m2

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



171 Sibley Road Wynnum West QLD 4178

Sale Price: \$545,000

Sale Date: 30 May 2016

Area: 810m2

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



21 Sorrento Street Wynnum West QLD 4178

Sale Price: \$430,000

Sale Date: 5 May 2016

Area: 300m2

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



20 Stega Place Wynnum West QLD 4178

Sale Price: \$640,000

Sale Date: 30 Jun 2016

Area: 458m2

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



4 Templar Street Wynnum West QLD 4178

Sale Price: \$495,000

Sale Date: 19 May 2016

Area: 450m2

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



12 Tracey Street Wynnum West QLD 4178

Sale Price: \$526,000

Sale Date: 7 Apr 2016

Area: 475m2

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



30 Wirra Circuit Wynnum West QLD 4178

Sale Price: \$819,000

Sale Date: 10 Jun 2016

Area: 3,033m2

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



319 Wondall Road Wynnum West QLD 4178

Sale Price: \$490,000

Sale Date: 23 May 2016

Area: 600m2

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



32/2018 Wynnum Road Wynnum West QLD 4178

Sale Price: \$290,000

Sale Date: 13 Apr 2016

Area: 105m2 Approx

Attributes: 2 Beds, 1 Baths, 1 Car Spaces



34/2018 Wynnum Road Wynnum West QLD 4178

Sale Price: \$290,000

Sale Date: 13 Apr 2016

Area: 110m2 Approx

Attributes: 3 Beds, 1 Baths, 1 Car Spaces, 1 Ensuites



2099 Wynnum Road Wynnum West QLD 4178

Sale Price: \$412,500

Sale Date: 20 May 2016

Area: 690m2

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

Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	1					
HOUSE	35	\$360,000	\$819,000	\$503,000	\$531,007	\$18,585,250
UNIT	8	\$89,000	\$397,500	\$290,000	\$257,250	\$2,058,000
TOTAL	44					\$20,643,250

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		1				
HOUSE	2 Bed	3	\$360,000	\$474,000	\$365,000	\$399,666
	3 Bed	19	\$412,500	\$735,000	\$490,000	\$499,513
	4 Bed	11	\$450,000	\$750,000	\$610,000	\$583,772
	5+ Bed	1	\$819,000	\$819,000	\$819,000	\$819,000
	N/A	1	\$655,000	\$655,000	\$655,000	\$655,000
UNIT	1 Bed	2	\$119,000	\$120,000	\$119,500	\$119,500
	2 Bed	1	\$290,000	\$290,000	\$290,000	\$290,000
	3 Bed	3	\$290,000	\$397,500	\$355,000	\$347,500
	N/A	2	\$89,000	\$397,500	\$243,250	\$243,250
TOTAL		44				\$469,164

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