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A Nobel approach  
to Real Estate™

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Yeerongpilly  
April—June 2016

THE Adam  
Nobel TEAM

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130 Vulture Street,

WEST END QLD 4101







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## Area Profile

The size of Yeerongpilly is approximately 2 square kilometres. It has 6 parks covering nearly 29% of total area.

The population of Yeerongpilly in 2006 was 1,833 people. By 2011 the population was 1,988 showing a population growth of 8% in the area during that time.

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

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

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

In 2006, 48.6% of the homes in Yeerongpilly were owner-occupied compared with 47.6% in 2011.

Currently the median sales price of houses in the area is 1,350,000.

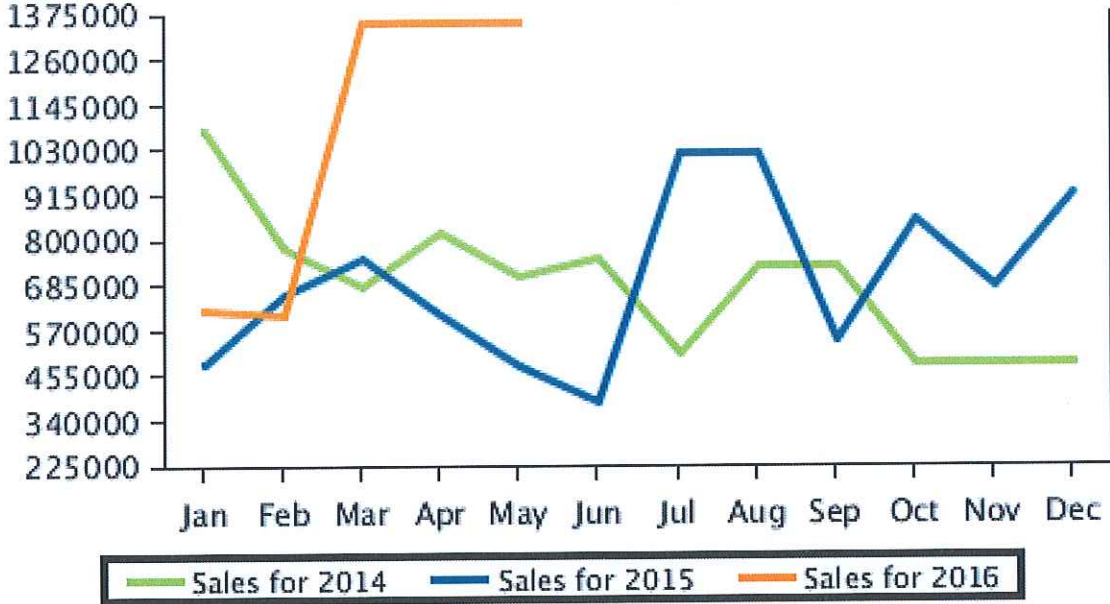
### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$1,080,000	\$483,500	\$620,000
February	\$776,500	\$661,000	\$606,750
March	\$680,000	\$748,500	\$1,350,000
April	\$817,500	\$610,000	\$1,350,000
May	\$705,000	\$476,000	\$1,350,000
June	\$752,000	\$385,000	\$0
July	\$510,000	\$1,021,250	\$0
August	\$730,000	\$1,021,250	\$0
September	\$730,000	\$545,000	\$0
October	\$483,500	\$850,000	\$0
November	\$483,500	\$680,000	\$0
December	\$483,500	\$913,000	\$0



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### Median Sale Price





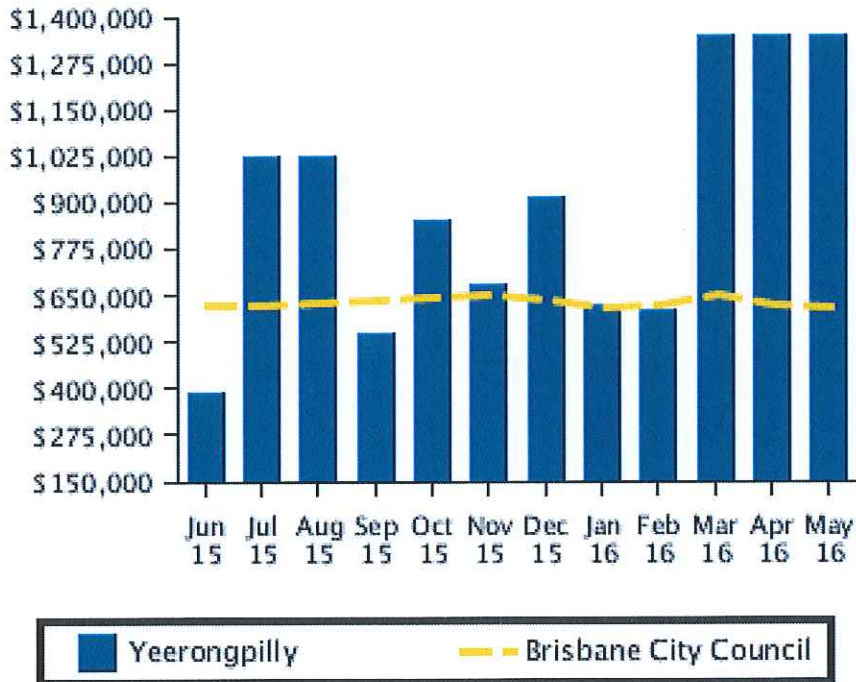
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## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Yeerongpilly	Brisbane City Council
	Median Price	Median Price
May 2016	\$1,350,000	\$615,000
April 2016	\$1,350,000	\$625,000
March 2016	\$1,350,000	\$647,847
February 2016	\$606,750	\$625,000
January 2016	\$620,000	\$615,000
December 2015	\$913,000	\$635,000
November 2015	\$680,000	\$650,000
October 2015	\$850,000	\$646,000
September 2015	\$545,000	\$635,000
August 2015	\$1,021,250	\$630,000
July 2015	\$1,021,250	\$625,000
June 2015	\$385,000	\$626,500

### Recent Median House Sale Prices





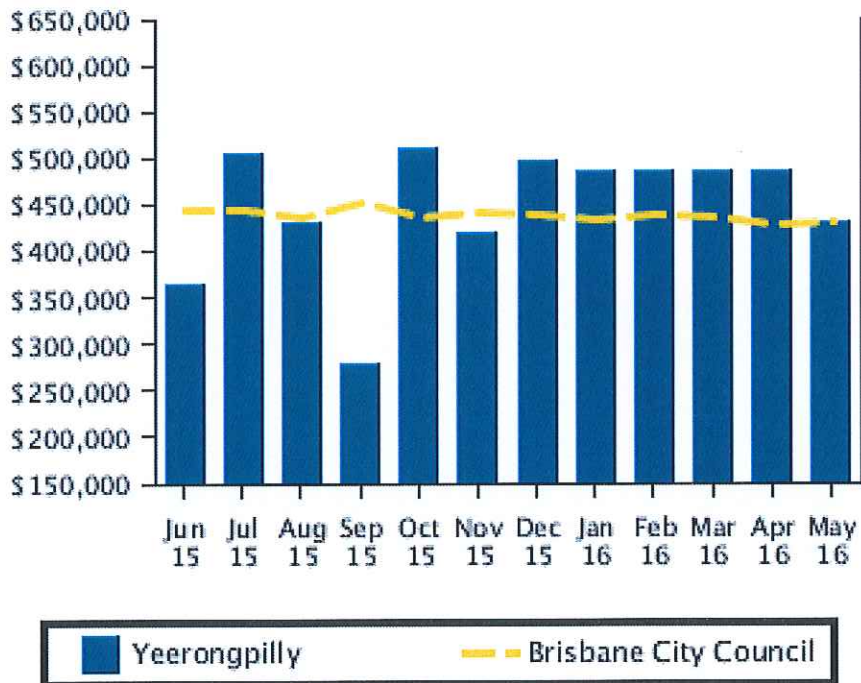


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### Recent Median Unit Sale Prices

Period	Yeerongpilly Median Price	Brisbane City Council Median Price
May 2016	\$430,000	\$431,100
April 2016	\$485,300	\$427,500
March 2016	\$485,300	\$435,750
February 2016	\$485,300	\$440,000
January 2016	\$485,300	\$433,000
December 2015	\$496,850	\$440,000
November 2015	\$420,000	\$441,500
October 2015	\$510,000	\$435,000
September 2015	\$278,750	\$452,000
August 2015	\$430,000	\$435,000
July 2015	\$505,000	\$445,000
June 2015	\$365,000	\$445,000

### Recent Median Unit Sale Prices



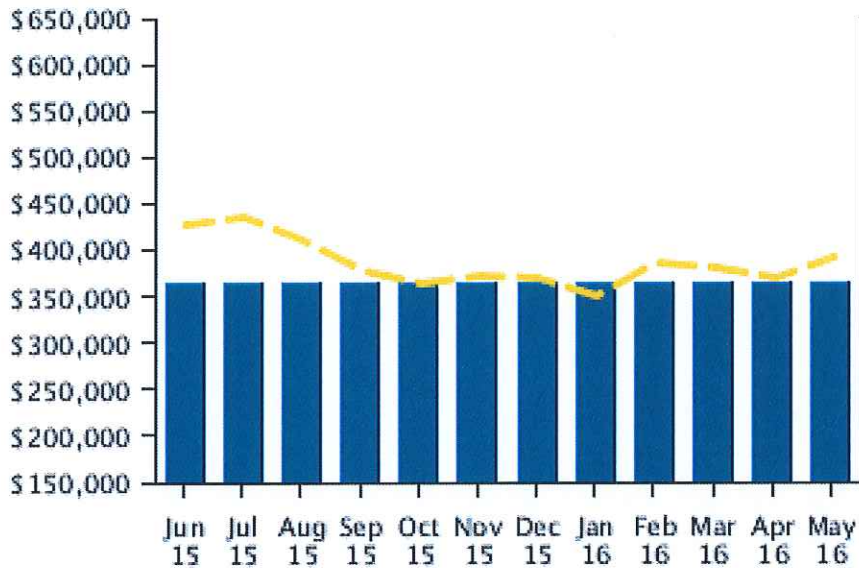


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### Recent Median Land Sale Prices

Period	Yeerongpilly Median Price	Brisbane City Council Median Price
May 2016	\$363,000	\$392,500
April 2016	\$363,000	\$370,000
March 2016	\$363,000	\$380,500
February 2016	\$363,000	\$385,000
January 2016	\$363,000	\$349,500
December 2015	\$363,000	\$370,000
November 2015	\$363,000	\$372,000
October 2015	\$363,000	\$364,250
September 2015	\$363,000	\$376,900
August 2015	\$363,000	\$410,555
July 2015	\$363,000	\$435,000
June 2015	\$363,000	\$427,500

### Recent Median Land Sale Prices





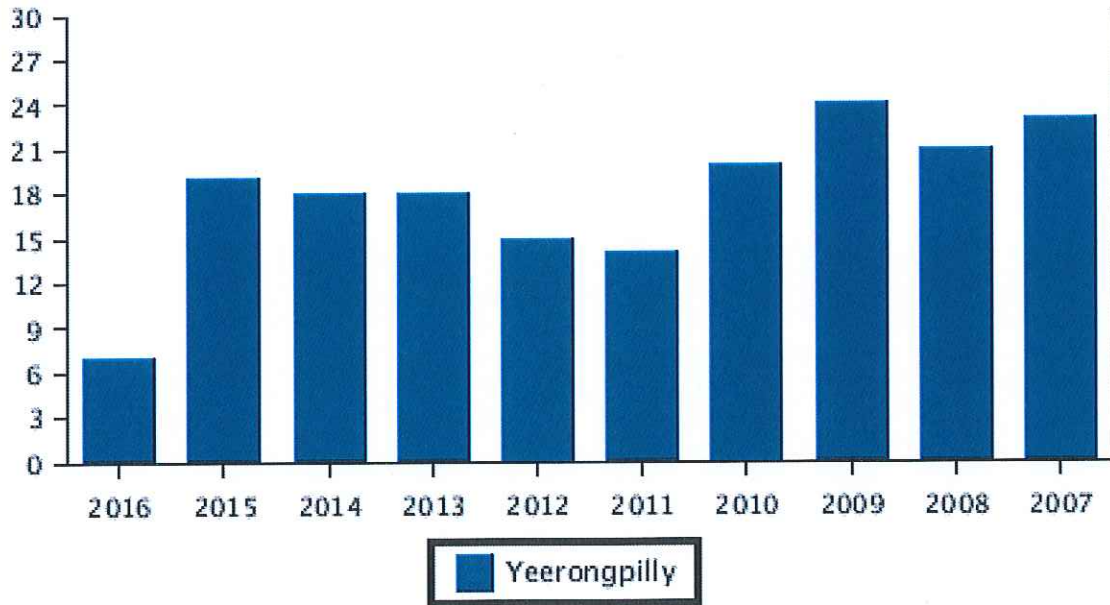
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# Sales Per Annum

## House Sales Per Annum

Period	Yeerongpilly Number
2016	7
2015	19
2014	18
2013	18
2012	15
2011	14
2010	20
2009	24
2008	21
2007	23

## House Sales Per Annum





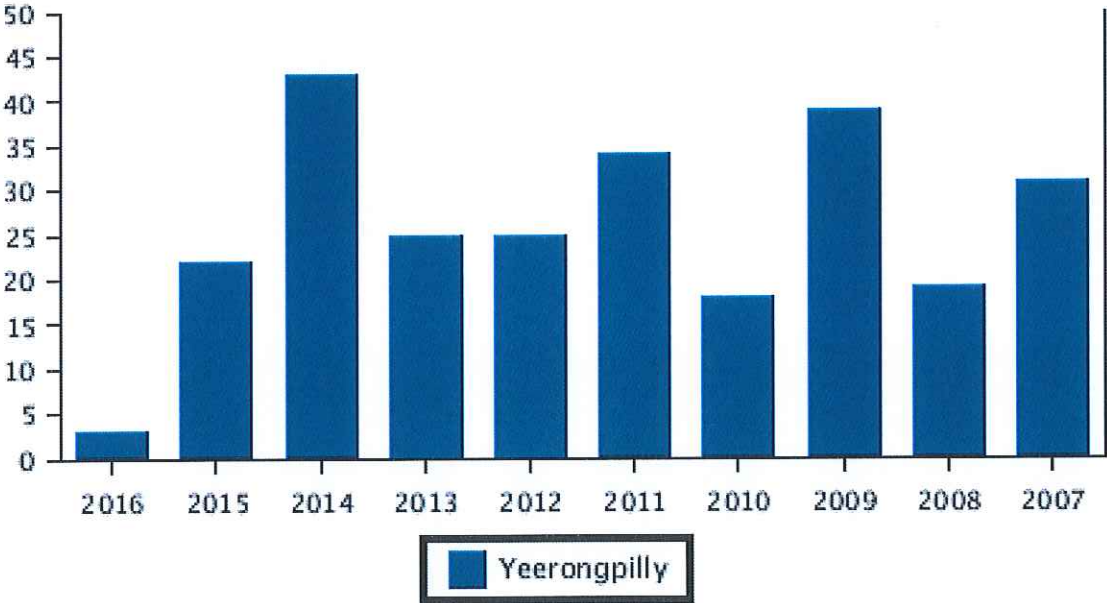


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**Unit Sales Per Annum**

Period	Yeerongpilly Number
2016	3
2015	22
2014	43
2013	25
2012	25
2011	34
2010	18
2009	39
2008	19
2007	31

**Unit Sales Per Annum**





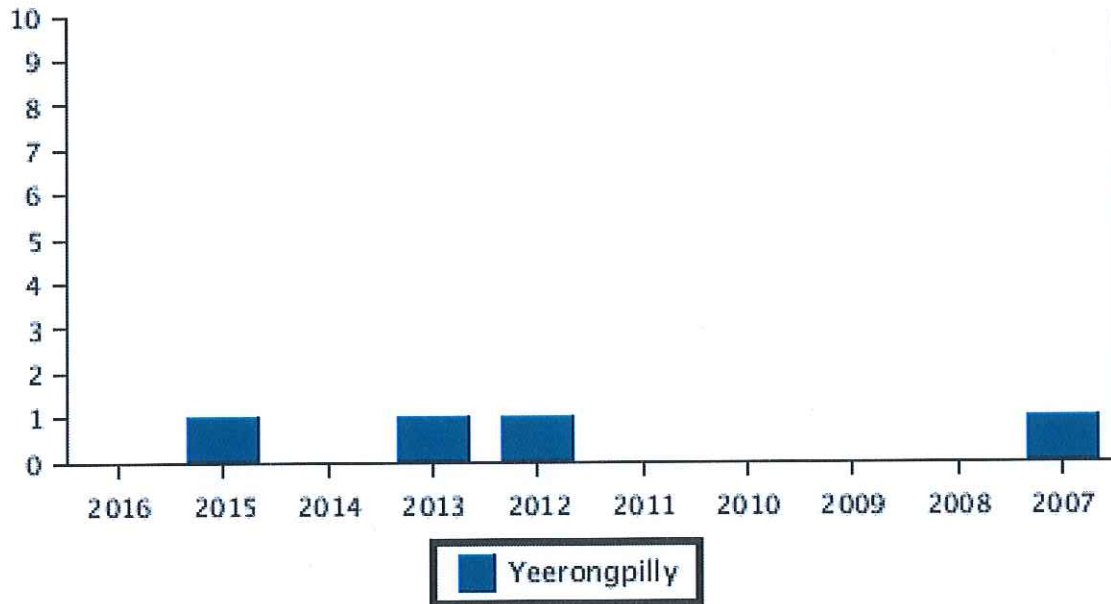


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### Land Sales Per Annum

Period	Yeerongpilly Number
2016	0
2015	1
2014	0
2013	1
2012	1
2011	0
2010	0
2009	0
2008	0
2007	1

### Land Sales Per Annum





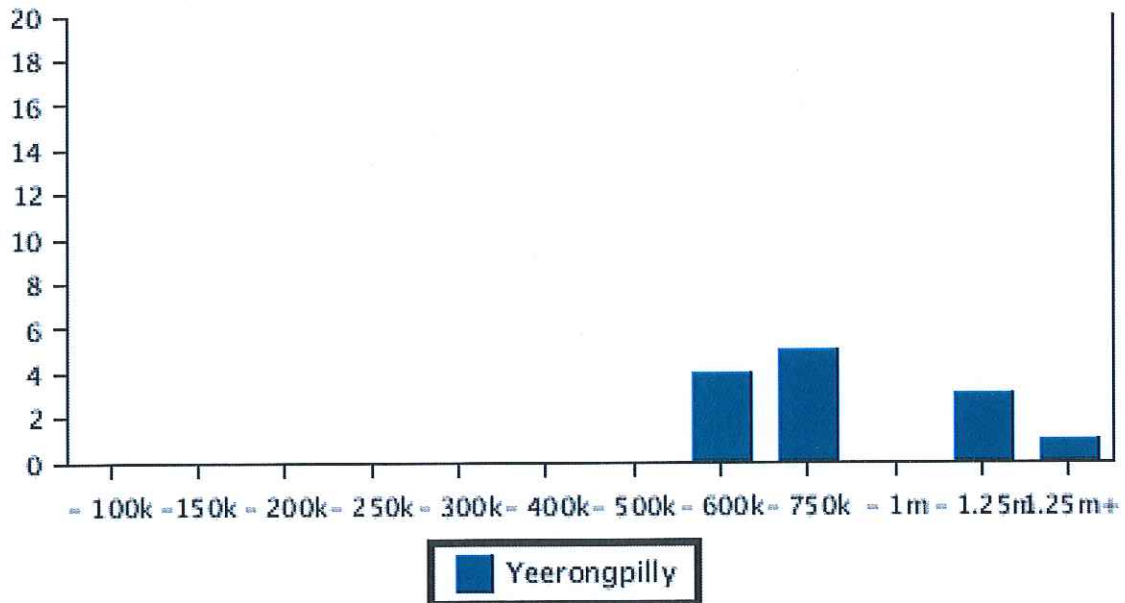
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## Sales By Price

### House Sale by Price (12 months)

Price	Yeerongpilly	
	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	5	
751 - 1m	0	
> 1m - 1.25m	3	
1.25m+	1	

### House Sales By Price (12 months)





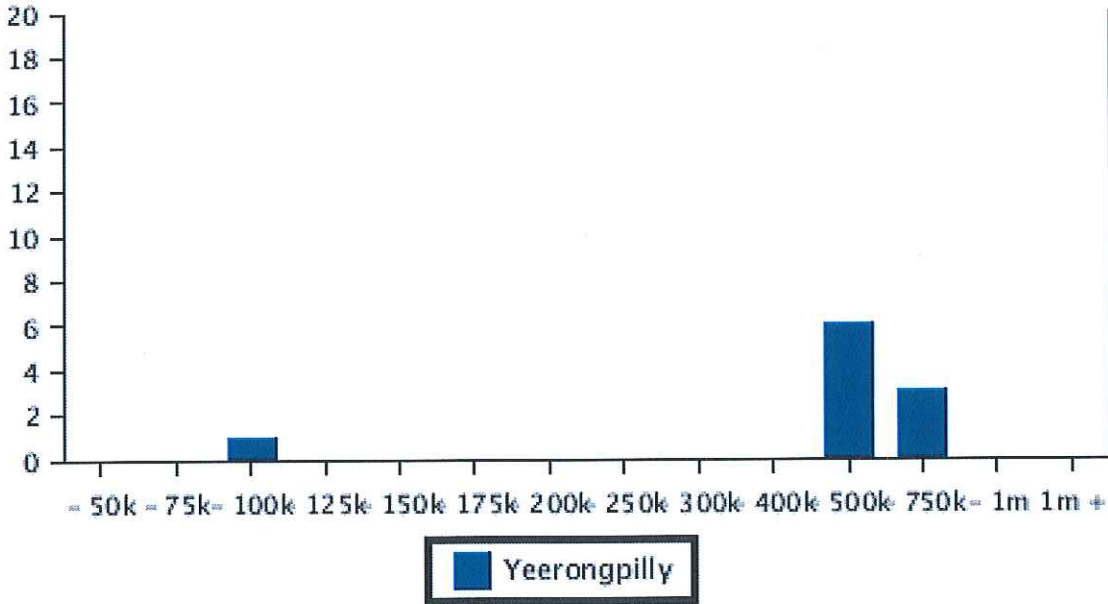


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**Unit Sale by Price (12 months)**

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

**Unit Sales By Price (12 months)**



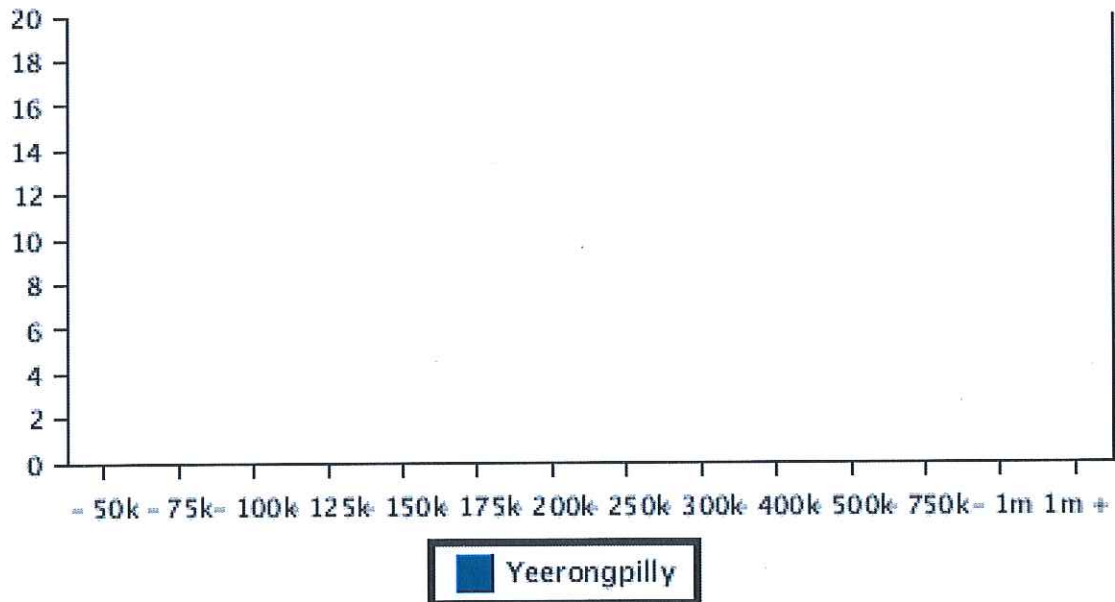


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### Land Sale by Price (12 months)

Price	Yeerongpilly 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)







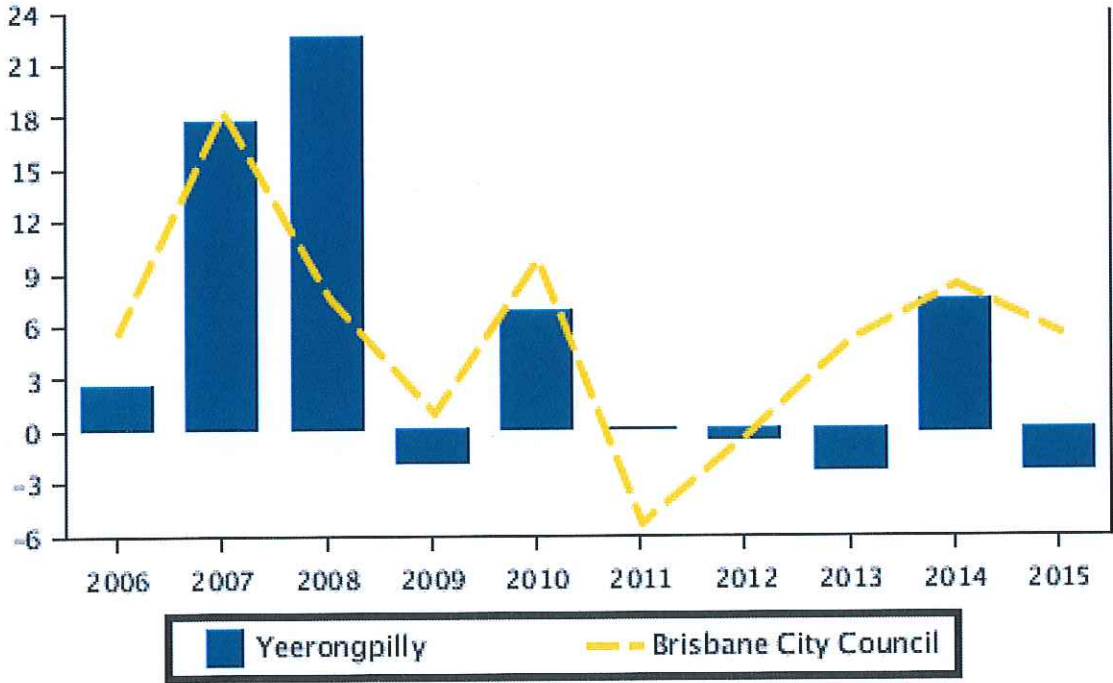
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# Capital Growth Median Prices

## Capital Growth in Median Prices (Houses)

Period	Yeerongpilly % Change	Brisbane City Council % Change
2015	-2.4%	5.6%
2014	7.5%	8.3%
2013	-2.4%	5.2%
2012	-0.6%	-0.4%
2011	-0.1%	-5.3%
2010	6.8%	9.8%
2009	-2%	1%
2008	22.6%	7.6%
2007	17.7%	18.3%
2006	2.6%	5.7%

## Capital Growth in Median Prices (Houses)





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**Capital Growth in Median Prices (Unit)**

Period	Yeerongpilly % Change	Brisbane City Council % Change
2015	5.7%	2.3%
2014	7.7%	3.6%
2013	-4.3%	2.4%
2012	-5.1%	2.5%
2011	-1.5%	-3.6%
2010	-1.8%	6.4%
2009	10.3%	1%
2008	2.9%	5.8%
2007	21.9%	14.1%
2006	-15.7%	9.2%

**Capital Growth in Median Prices (Unit)**





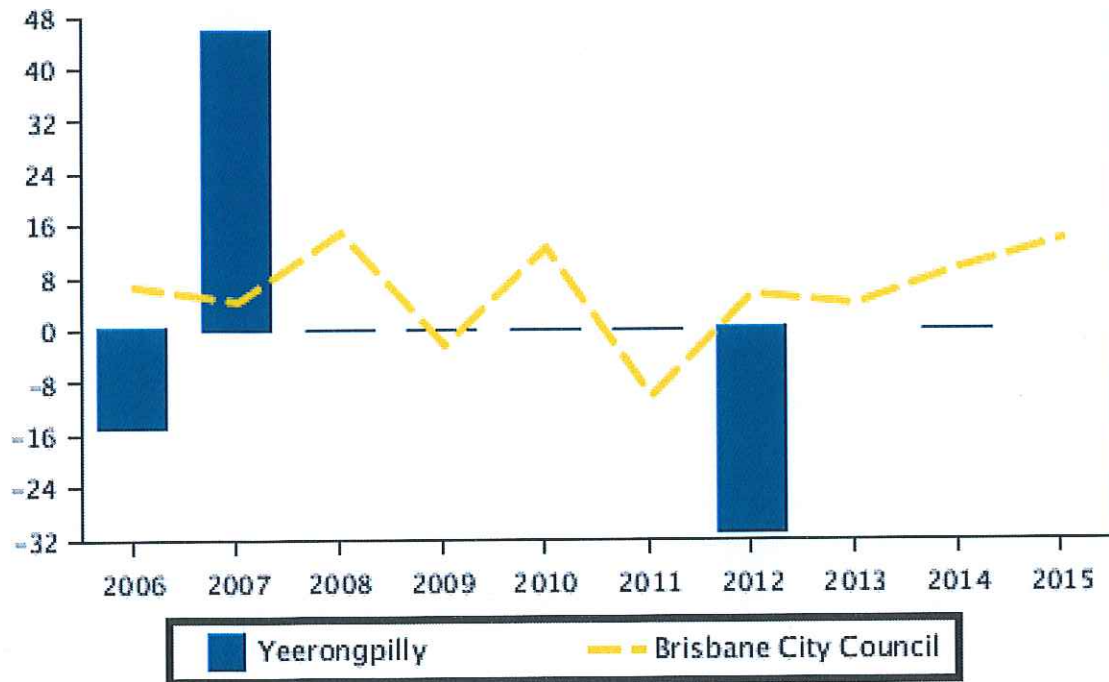


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### Capital Growth in Median Prices (Land)

Period	Yeerongpilly % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	0%	9.4%
2013	0%	4%
2012	-31.5%	5.3%
2011	0%	-10.2%
2010	0%	12.5%
2009	0%	-2.4%
2008	0%	14.8%
2007	45.9%	4.2%
2006	-15.3%	6.7%

### Capital Growth in Median Prices (Land)



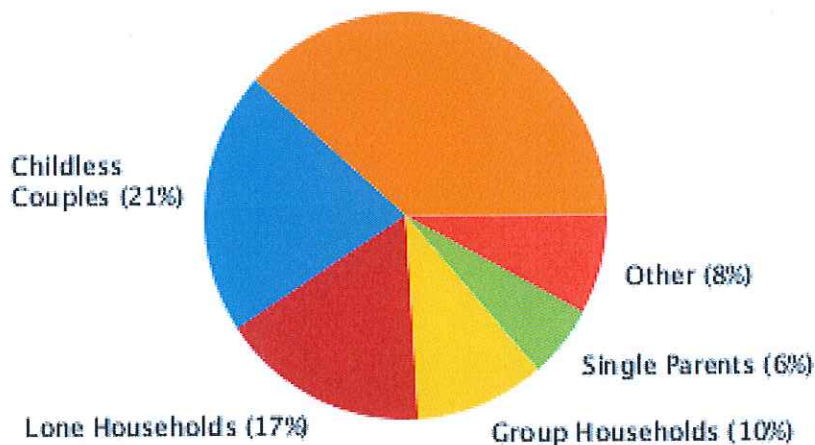
# Household

## Household Structure

Type	Percent
Couples with Children	38.4
Childless Couples	20.9
Lone Households	16.7
Group Households	10.4
Other	7.9
Single Parents	5.8

## Household Structure

Couples with Children (38%)





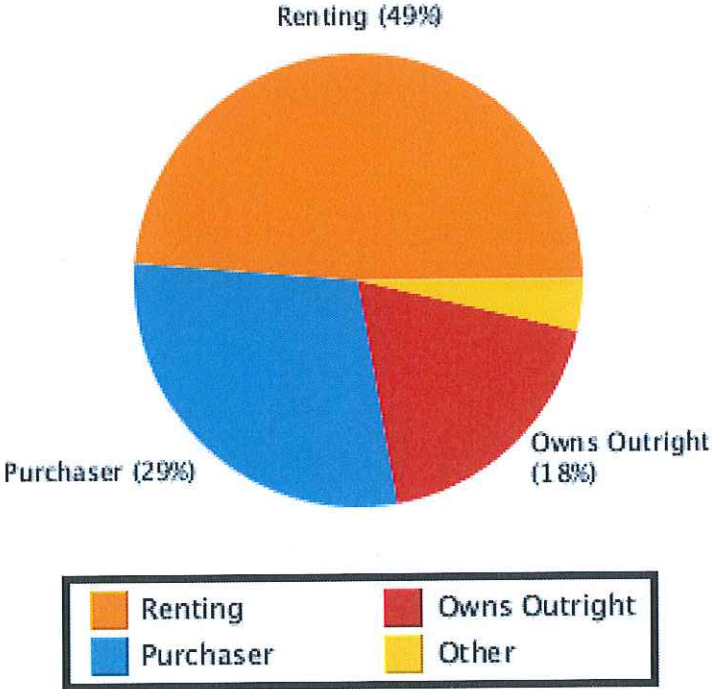


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**Household Occupancy**

Type	Percent
Renting	48.7
Purchaser	29.0
Owns Outright	18.6
Other	3.7

**Household Occupancy**

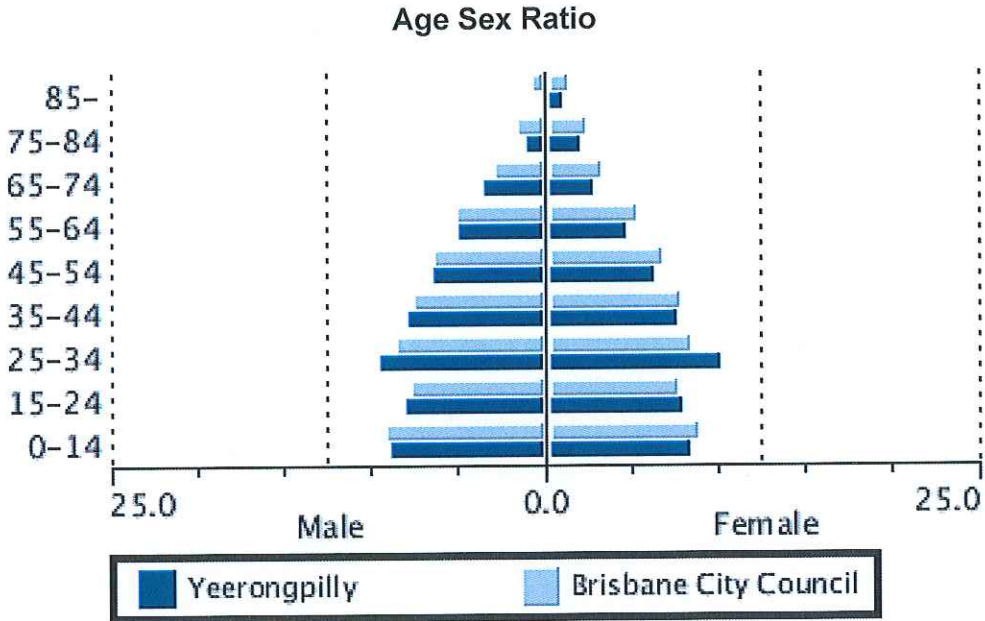




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# Age Sex Ratio

Age Group	Yeerongpilly		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	8.9	8.3	9.2	8.7
15-24	7.9	7.8	7.7	7.6
25-34	9.5	10.0	8.5	8.3
35-44	7.8	7.6	7.5	7.7
45-54	6.4	6.2	6.4	6.6
55-64	4.9	4.6	5.0	5.2
65-74	3.5	2.7	2.9	3.1
75-84	1.0	2.0	1.6	2.2
85-	0.0	0.9	0.6	1.2



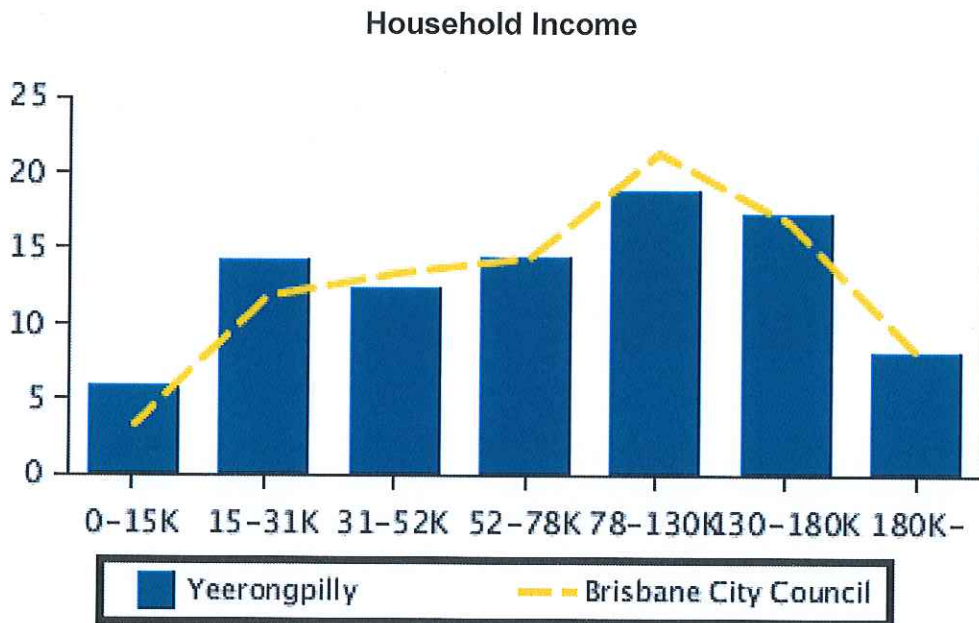




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# Household Income

Income Range	Yeerongpilly %	Brisbane City Council %
0-15K	5.8	3.3
15-31K	14.2	11.8
31-52K	12.4	13.4
52-78K	14.4	14.4
78-130K	18.8	21.3
130-180K	17.3	16.7
180K-	8.0	7.9





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## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
HOUSE	5	\$410,000	\$670,000	\$520,000	\$549,800	\$2,749,000
UNIT	2	\$235,000	\$430,000	\$332,500	\$332,500	\$665,000
<b>TOTAL</b>	<b>7</b>					<b>\$3,414,000</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
HOUSE	2 Bed	3	\$410,000	\$644,000	\$520,000	\$524,666
	3 Bed	2	\$505,000	\$670,000	\$587,500	\$587,500
UNIT	1 Bed	1	\$235,000	\$235,000	\$235,000	\$235,000
	2 Bed	1	\$430,000	\$430,000	\$430,000	\$430,000
<b>TOTAL</b>		<b>7</b>				<b>\$487,714</b>





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## Sold Properties



### **2/2 Biarra Street Yeerongpilly QLD 4105**

Sale Price: \$235,000  
Sale Date: 9 Jun 2016  
Area: 74m2

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



### **4/14 Cardross Street Yeerongpilly QLD 4105**

Sale Price: \$430,000  
Sale Date: 26 May 2016  
Area: 151m2 Approx

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



### **4/31 Grosvenor Street Yeerongpilly QLD 4105**

Sale Price: \$505,000  
Sale Date: 19 May 2016  
Area: 136m2

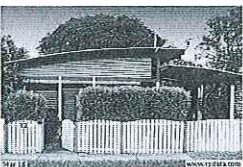
Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



### **3 Oloan Street Yeerongpilly QLD 4105**

Sale Price: \$644,000  
Sale Date: 25 May 2016  
Area: 612m2

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



### **12 Park Lane Yeerongpilly QLD 4105**

Sale Price: \$520,000  
Sale Date: 6 Jun 2016  
Area: 417m2

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



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### **8/11 Stamford Street Yeerongpilly QLD 4105**

Sale Price: \$410,000

Sale Date: 27 Jun 2016

Area: 557m2 Approx

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



### **1 Wingarra Street Yeerongpilly QLD 4105**

Sale Price: \$670,000

Sale Date: 23 Jun 2016

Area: 405m2

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





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