
A Nobel approach
to Real Estate™

Zillmere

April—June 2016

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Nobel TEAM



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Area Profile

The size of Zillmere is approximately 4 square kilometres. It has 4 parks covering nearly 9% of total area.

The population of Zillmere in 2006 was 7,481 people. By 2011 the population was 8,110 showing a population growth of 8% in the area during that time.

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

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

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

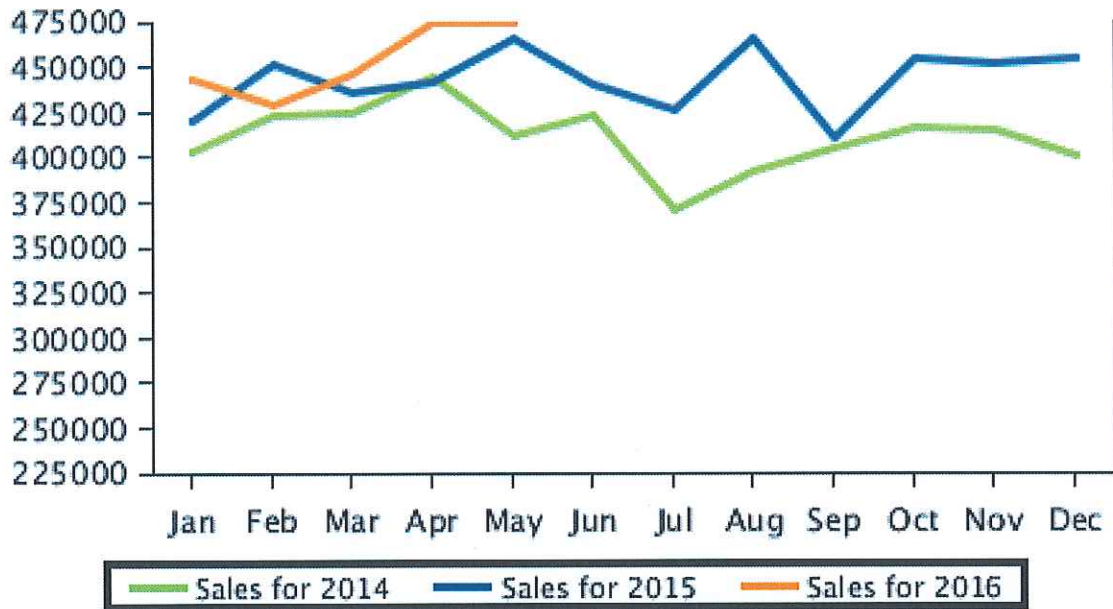
In 2006, 54.0% of the homes in Zillmere were owner-occupied compared with 49.4% in 2011.

Currently the median sales price of houses in the area is 475,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$403,500	\$420,000	\$443,750
February	\$422,500	\$451,000	\$428,500
March	\$425,000	\$436,000	\$446,500
April	\$445,000	\$441,250	\$475,000
May	\$411,250	\$466,000	\$475,000
June	\$422,750	\$440,000	\$0
July	\$371,000	\$426,500	\$0
August	\$392,275	\$466,000	\$0
September	\$405,000	\$410,000	\$0
October	\$416,750	\$455,000	\$0
November	\$415,000	\$451,000	\$0
December	\$400,000	\$455,000	\$0

Median Sale Price

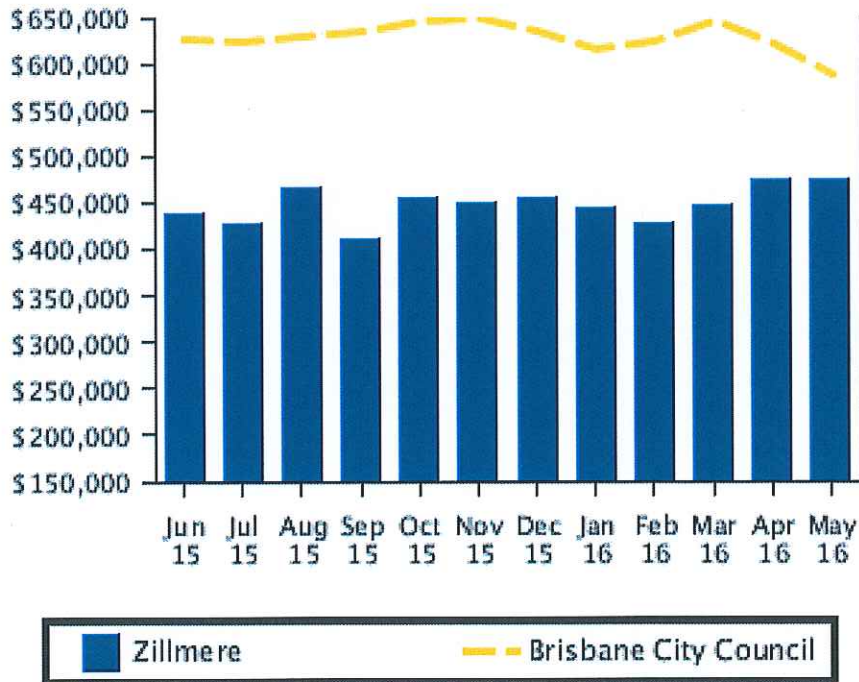


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Zillmere	Brisbane City Council
	Median Price	Median Price
May 2016	\$475,000	\$588,065
April 2016	\$475,000	\$620,000
March 2016	\$446,500	\$645,000
February 2016	\$428,500	\$622,500
January 2016	\$443,750	\$614,875
December 2015	\$455,000	\$635,000
November 2015	\$451,000	\$649,900
October 2015	\$455,000	\$645,000
September 2015	\$410,000	\$635,000
August 2015	\$466,000	\$630,000
July 2015	\$426,500	\$625,000
June 2015	\$440,000	\$625,500

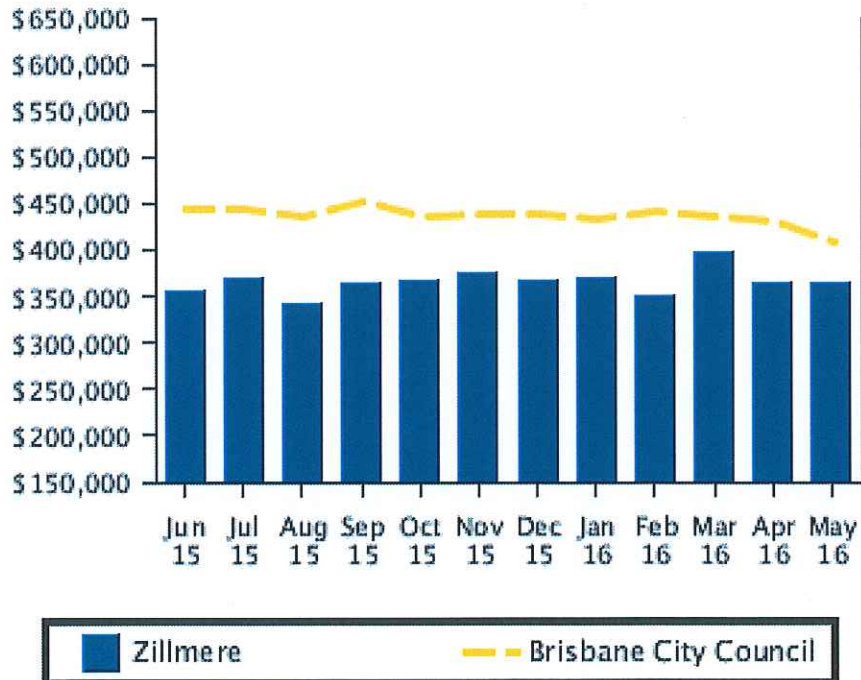
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Zillmere Median Price	Brisbane City Council Median Price
May 2016	\$365,000	\$408,750
April 2016	\$365,000	\$429,500
March 2016	\$397,500	\$435,000
February 2016	\$350,000	\$441,050
January 2016	\$370,000	\$432,500
December 2015	\$367,500	\$440,000
November 2015	\$376,500	\$440,000
October 2015	\$367,500	\$435,000
September 2015	\$363,000	\$452,000
August 2015	\$343,000	\$435,500
July 2015	\$368,500	\$445,000
June 2015	\$355,000	\$443,000

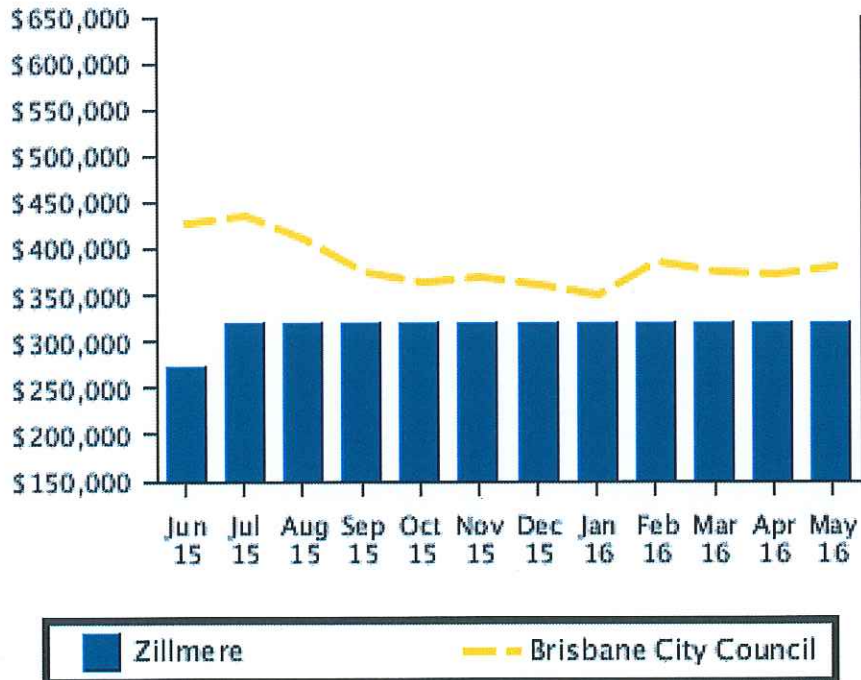
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Zillmere Median Price	Brisbane City Council Median Price
May 2016	\$321,250	\$380,000
April 2016	\$321,250	\$372,500
March 2016	\$321,250	\$376,000
February 2016	\$321,250	\$385,000
January 2016	\$321,250	\$349,000
December 2015	\$321,250	\$360,000
November 2015	\$321,250	\$370,000
October 2015	\$321,250	\$365,000
September 2015	\$321,250	\$376,050
August 2015	\$321,250	\$410,000
July 2015	\$321,250	\$435,000
June 2015	\$273,000	\$427,500

Recent Median Land Sale Prices

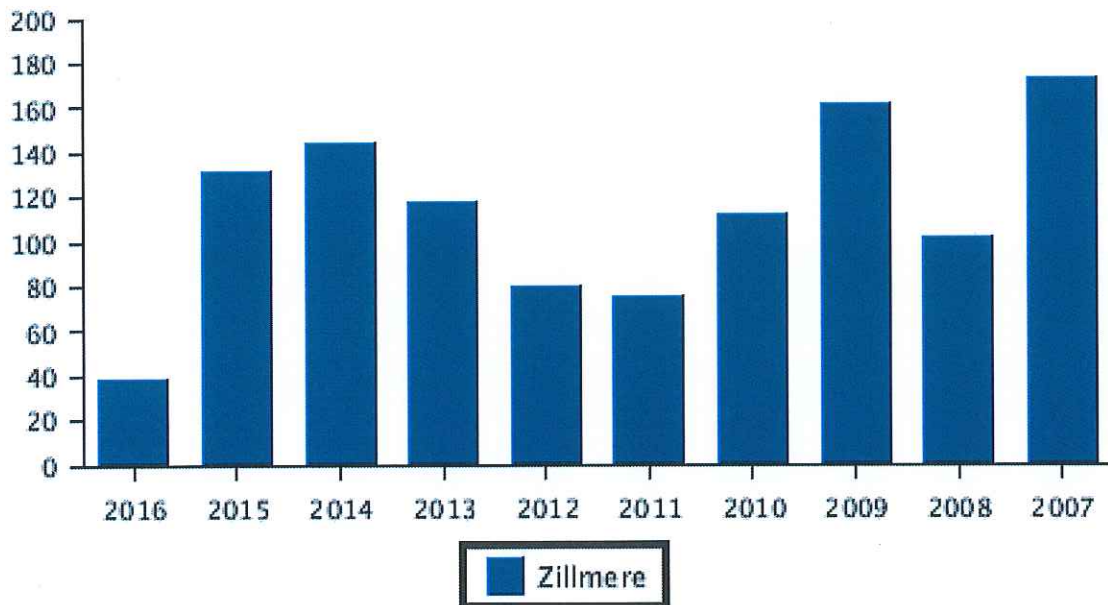


Sales Per Annum

House Sales Per Annum

Period	Zillmere Number
2016	38
2015	132
2014	144
2013	118
2012	80
2011	75
2010	112
2009	161
2008	102
2007	173

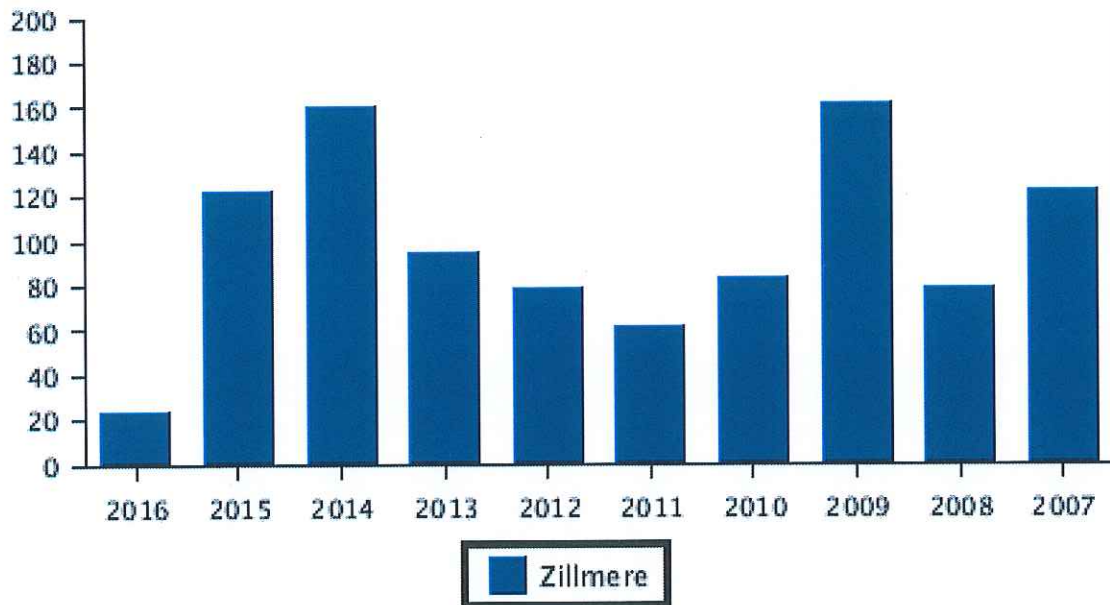
House Sales Per Annum



Unit Sales Per Annum

Period	Zillmere Number
2016	24
2015	122
2014	160
2013	95
2012	79
2011	62
2010	83
2009	162
2008	79
2007	122

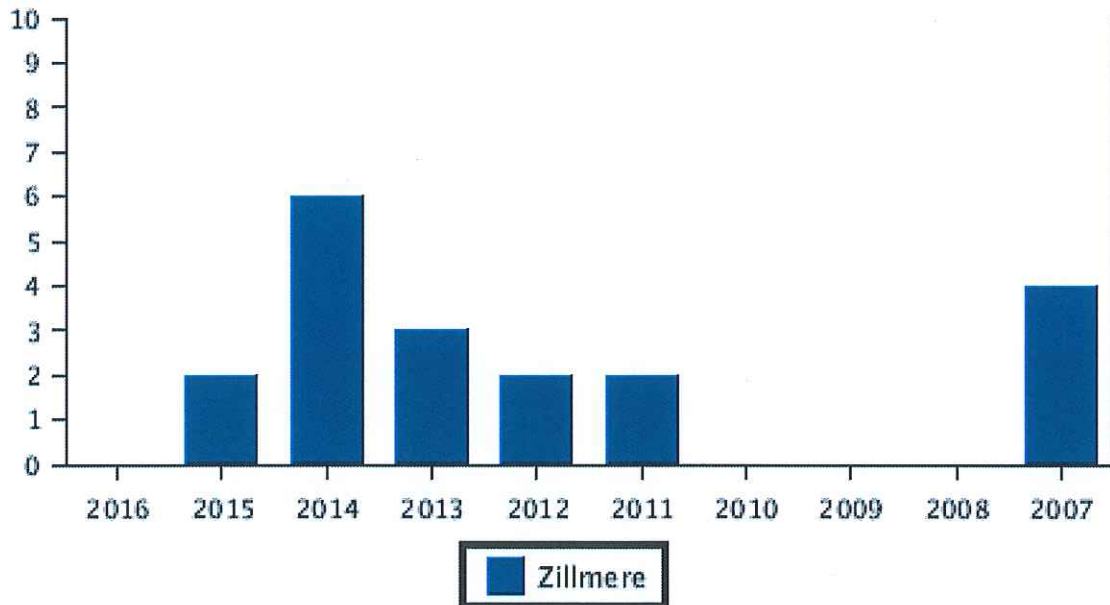
Unit Sales Per Annum



Land Sales Per Annum

Period	Zillmere Number
2016	0
2015	2
2014	6
2013	3
2012	2
2011	2
2010	0
2009	0
2008	0
2007	4

Land Sales Per Annum

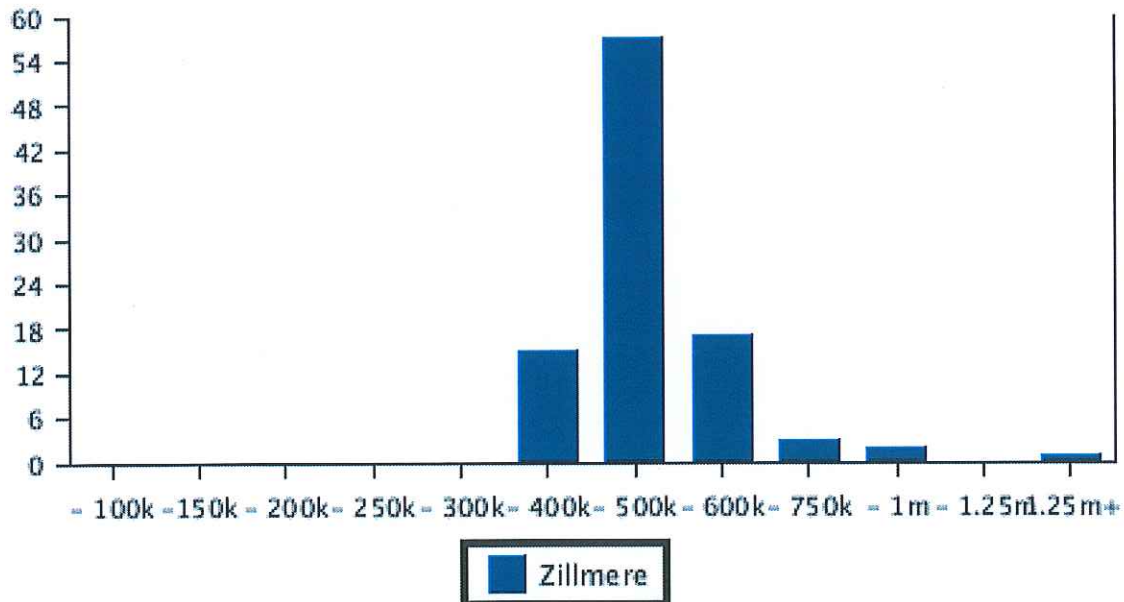


Sales By Price

House Sale by Price (12 months)

Price	Zillmere Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	15
401 - 500k	57
501 - 600k	17
601 - 750k	3
751 - 1m	2
> 1m - 1.25m	0
1.25m+	1

House Sales By Price (12 months)



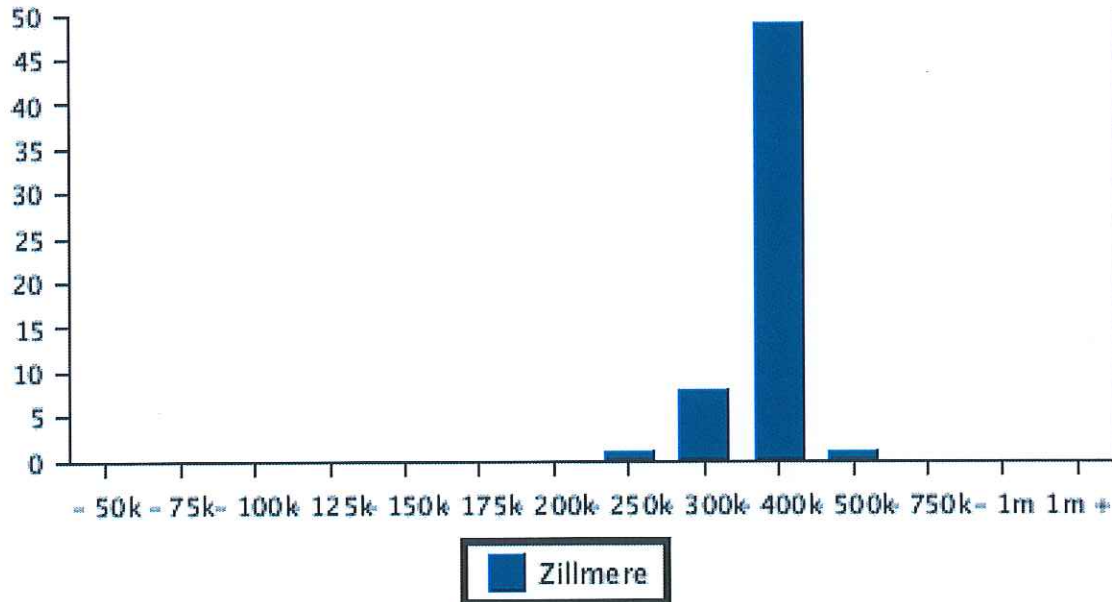


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Unit Sale by Price (12 months)

Price	Zillmere Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	0
201 - 250k	1
251 - 300k	8
301 - 400k	49
401 - 500k	1
501 - 750k	0
751 - 1m	0
1m +	0

Unit Sales By Price (12 months)



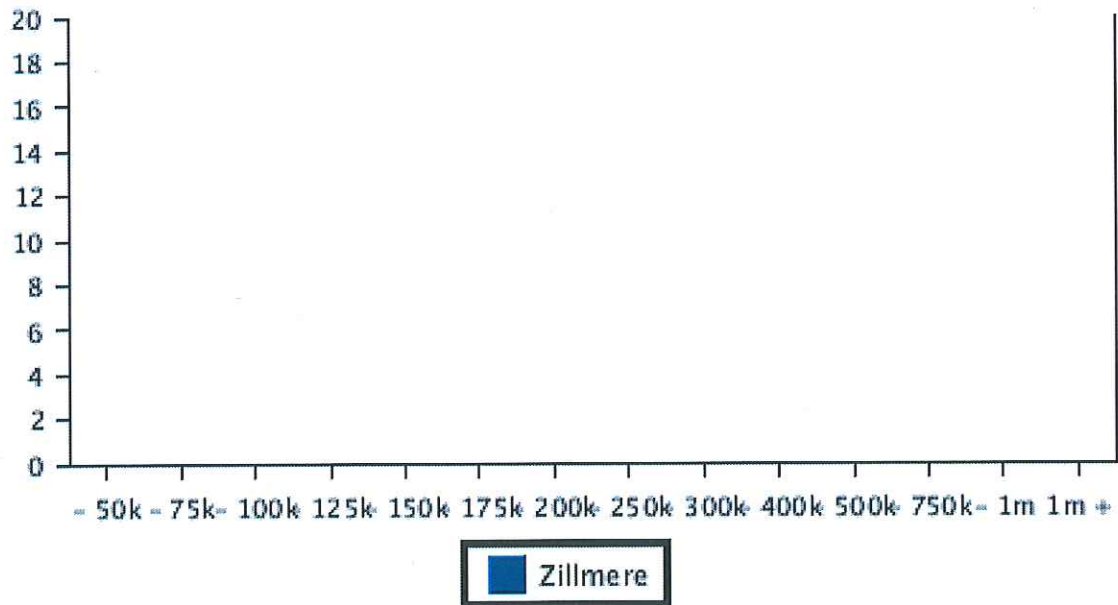


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Land Sale by Price (12 months)

Price	Zillmere 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)

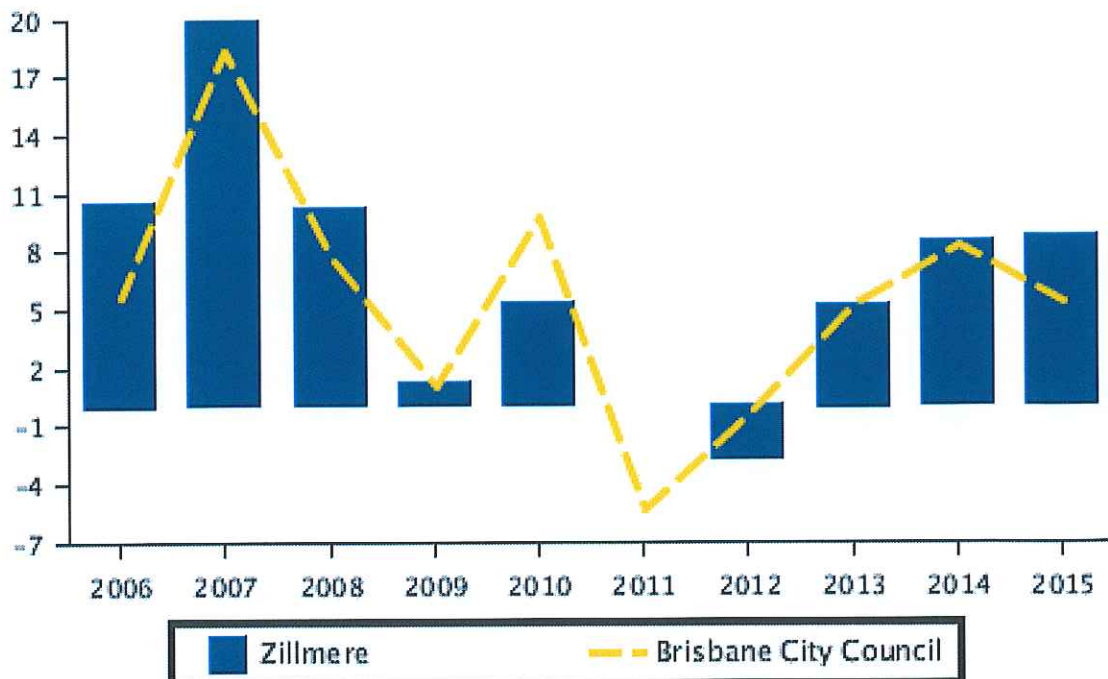


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Zillmere % Change	Brisbane City Council % Change
2015	8.8%	5.4%
2014	8.5%	8.3%
2013	5.3%	5.2%
2012	-2.8%	-0.4%
2011	-7.9%	-5.3%
2010	5.4%	9.8%
2009	1.3%	1%
2008	10.3%	7.6%
2007	20.6%	18.3%
2006	10.6%	5.7%

Capital Growth in Median Prices (Houses)



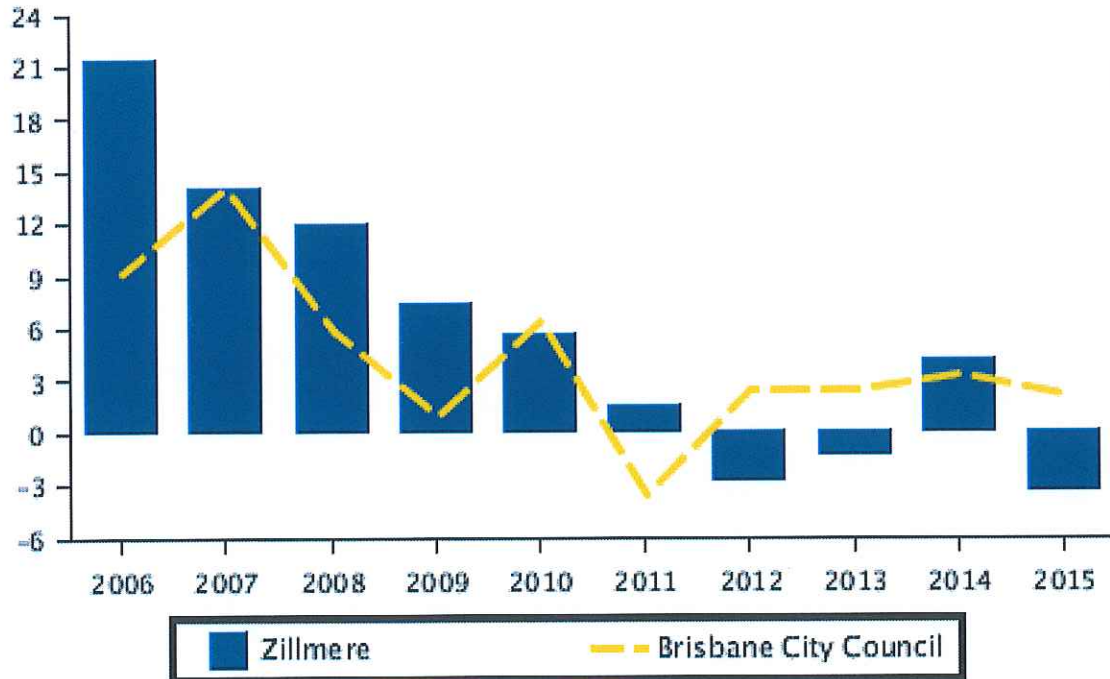


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Capital Growth in Median Prices (Unit)

Period	Zillmere % Change	Brisbane City Council % Change
2015	-3.4%	2.1%
2014	4.2%	3.3%
2013	-1.4%	2.4%
2012	-2.9%	2.5%
2011	1.6%	-3.6%
2010	5.7%	6.4%
2009	7.4%	1%
2008	12%	5.8%
2007	14.1%	14.1%
2006	21.4%	9.2%

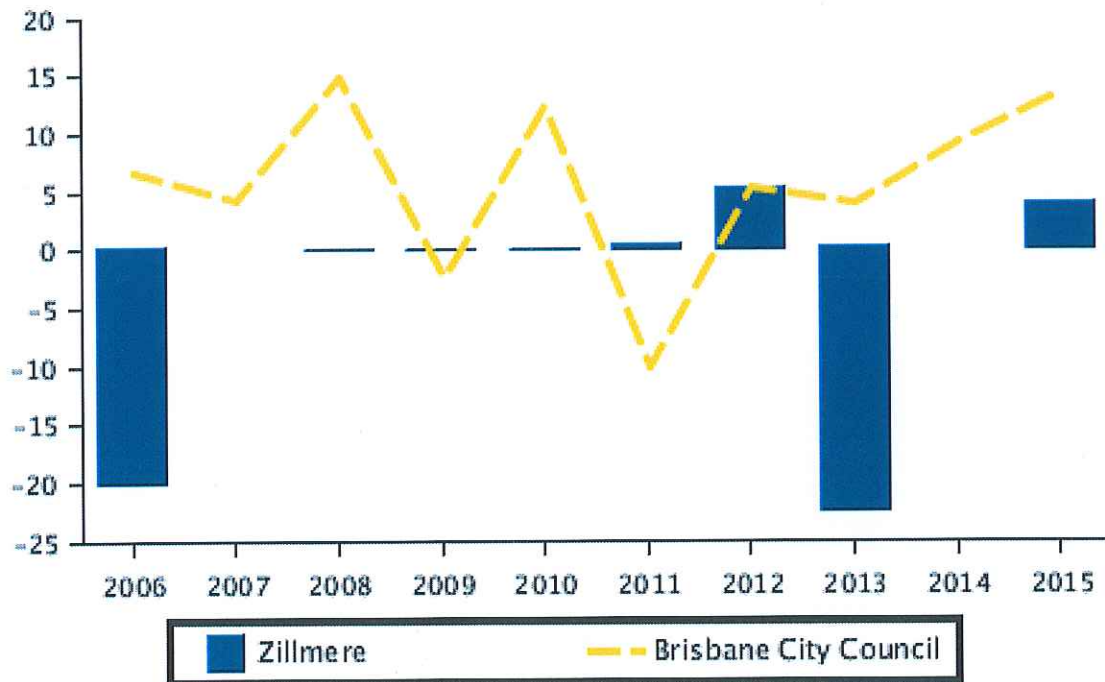
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Zillmere % Change	Brisbane City Council % Change
2015	4%	13.6%
2014	0%	9.4%
2013	-22.8%	4%
2012	5.3%	5.3%
2011	0.5%	-10.2%
2010	0%	12.5%
2009	0%	-2.4%
2008	0%	14.8%
2007	0%	4.2%
2006	-20.3%	6.7%

Capital Growth in Median Prices (Land)

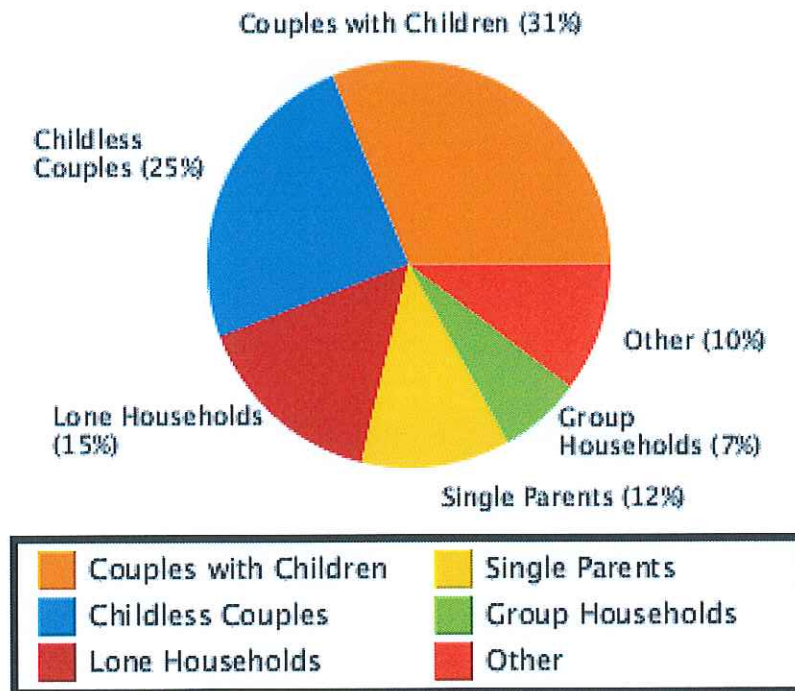


Household

Household Structure

Type	Percent
Couples with Children	31.1
Childless Couples	24.6
Lone Households	15.5
Single Parents	11.9
Other	10.3
Group Households	6.6

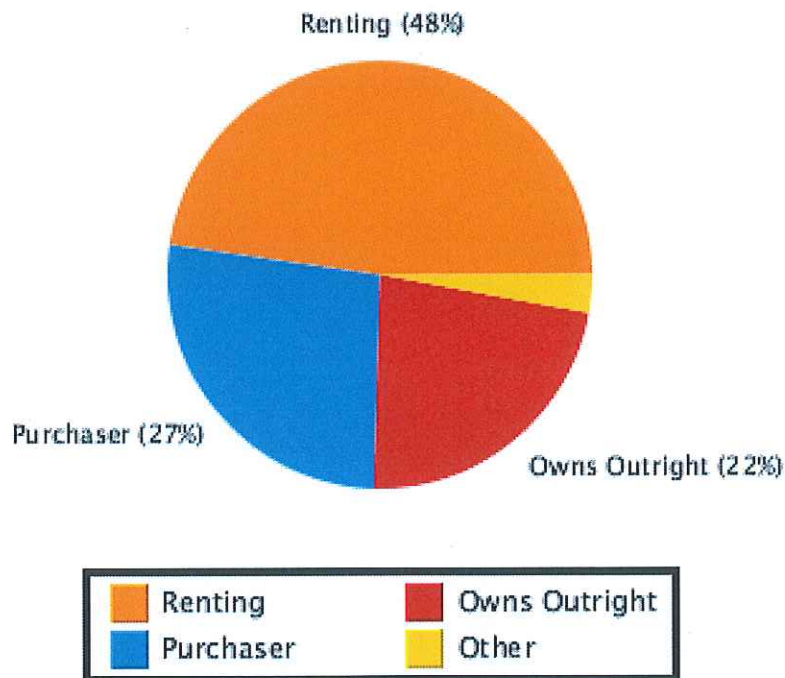
Household Structure



Household Occupancy

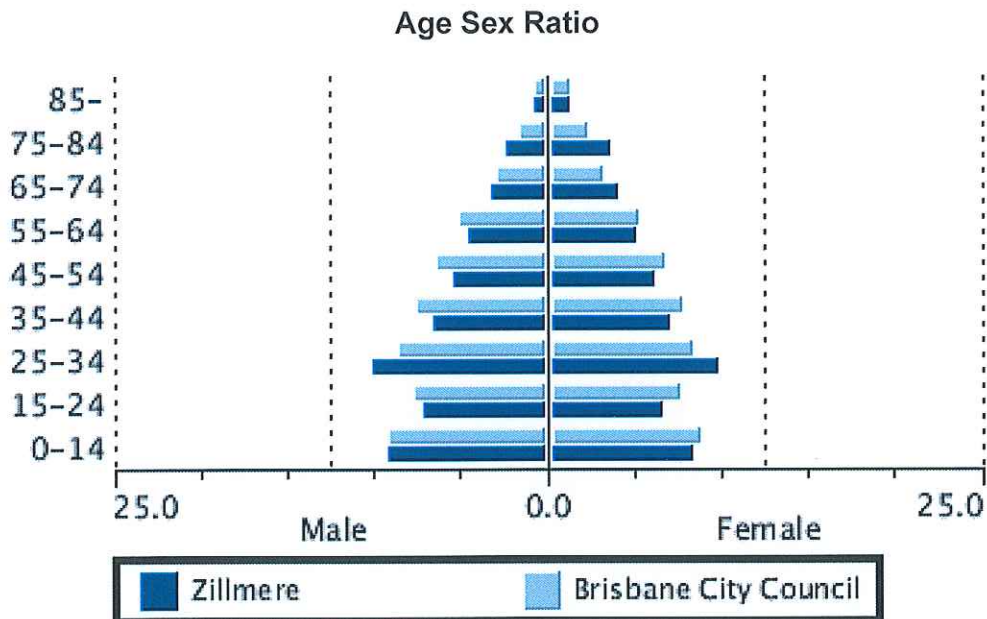
Type	Percent
Renting	47.7
Purchaser	26.8
Owens Outright	22.6
Other	2.9

Household Occupancy



Age Sex Ratio

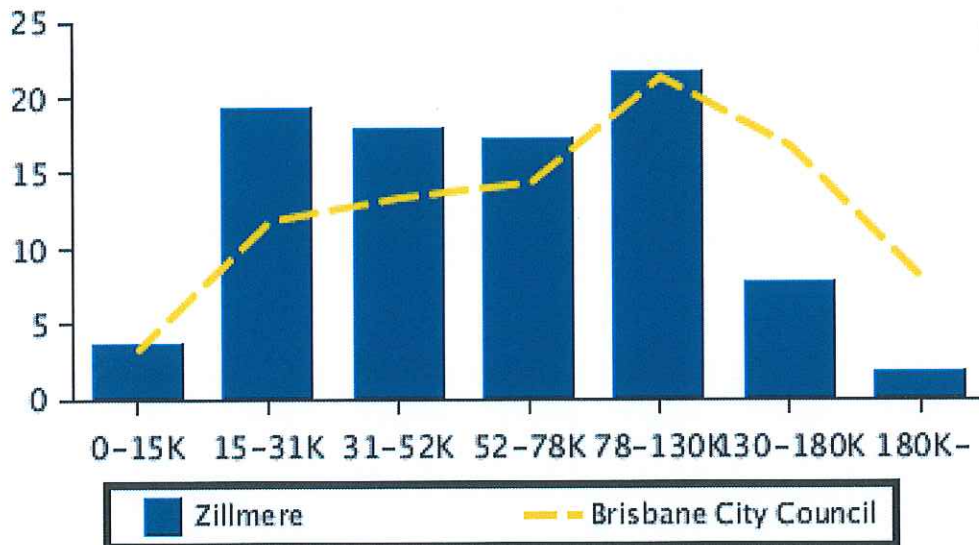
Age Group	Zillmere		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	9.2	8.3	9.2	8.7
15-24	7.1	6.5	7.7	7.6
25-34	10.0	9.7	8.5	8.3
35-44	6.5	6.9	7.5	7.7
45-54	5.4	6.0	6.4	6.6
55-64	4.4	5.1	5.0	5.2
65-74	3.1	4.0	2.9	3.1
75-84	2.2	3.6	1.6	2.2
85-	0.7	1.3	0.6	1.2



Household Income

Income Range	Zillmere %	Brisbane City Council %
0-15K	3.7	3.3
15-31K	19.3	11.8
31-52K	17.9	13.4
52-78K	17.2	14.4
78-130K	21.6	21.3
130-180K	7.7	16.7
180K-	1.8	7.9

Household Income





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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	5					
FLATS	1	\$885,000	\$885,000	\$885,000	\$885,000	\$885,000
HOUSE	15	\$360,000	\$1,360,000	\$498,000	\$529,533	\$7,943,000
UNIT	9	\$232,000	\$390,000	\$360,000	\$338,888	\$3,050,000
TOTAL	30					\$11,878,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		5				
FLATS	2 Bed	1	\$885,000	\$885,000	\$885,000	\$885,000
HOUSE	2 Bed	2	\$360,000	\$475,000	\$417,500	\$417,500
	3 Bed	11	\$400,000	\$1,360,000	\$500,000	\$556,363
	4 Bed	2	\$410,000	\$578,000	\$494,000	\$494,000
UNIT	2 Bed	7	\$232,000	\$384,000	\$360,000	\$328,571
	3 Bed	2	\$360,000	\$390,000	\$375,000	\$375,000
TOTAL		30				\$395,933



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Sold Properties



24 Alexander Street Zillmere QLD 4034

Sale Price: Not Disclosed
Sale Date: 6 May 2016
Area: 409m²

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



21 Battersby Street Zillmere QLD 4034

Sale Price: Not Disclosed
Sale Date: 24 May 2016
Area: 685m²

Attributes: 2 Beds, 1 Baths



190 Beams Road Zillmere QLD 4034

Sale Price: Not Disclosed
Sale Date: 8 Jun 2016
Area: 602m²

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



1/10 Church Road Zillmere QLD 4034

Sale Price: \$360,000
Sale Date: 6 Apr 2016
Area: 83m² Approx

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



52 Church Road Zillmere QLD 4034

Sale Price: \$1,360,000
Sale Date: 29 Apr 2016
Area: 1,012m²

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



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7 Collard Street Zillmere QLD 4034

Sale Price: Not Disclosed
Sale Date: 20 Apr 2016
Area: 658m2

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



30 Creagh Street Zillmere QLD 4034

Sale Price: \$505,000
Sale Date: 2 Jun 2016
Area: 761m2

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



8 Daffodil Close Zillmere QLD 4034

Sale Price: \$410,000
Sale Date: 21 Apr 2016
Area: 411m2

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



21 Donovan Street Zillmere QLD 4034

Sale Price: \$460,000
Sale Date: 5 Apr 2016
Area: 607m2

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



29 Dulendela Street Zillmere QLD 4034

Sale Price: \$578,000
Sale Date: 16 Apr 2016
Area: 445m2

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



13 Grasspan Street Zillmere QLD 4034

Sale Price: \$885,000
Sale Date: 4 Jun 2016
Area: 860m2

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



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7/29 Grasspan Street Zillmere QLD 4034

Sale Price: \$370,000
Sale Date: 28 Apr 2016
Area: 89m2

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



3/23 Halcomb Street Zillmere QLD 4034

Sale Price: \$275,000
Sale Date: 5 Apr 2016
Area: -

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



43 Halcomb Street Zillmere QLD 4034

Sale Price: Not Disclosed
Sale Date: 9 Jun 2016
Area: 405m2

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



5/50 Halcomb Street Zillmere QLD 4034

Sale Price: \$360,000
Sale Date: 4 Apr 2016
Area: 145m2

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



62 Hirschfield Street Zillmere QLD 4034

Sale Price: \$500,000
Sale Date: 3 Jun 2016
Area: 546m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces



14 Holberton Street Zillmere QLD 4034

Sale Price: \$498,000
Sale Date: 5 May 2016
Area: 405m2

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



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3/44 Lovegrove Street Zillmere QLD 4034

Sale Price: \$384,000
Sale Date: 1 Apr 2016
Area: 109m2

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



6/44 Lovegrove Street Zillmere QLD 4034

Sale Price: \$384,000
Sale Date: 29 Apr 2016
Area: 107m2

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



30 Mcghie Street Zillmere QLD 4034

Sale Price: \$500,000
Sale Date: 30 May 2016
Area: 630m2

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



2 Obiri Place Zillmere QLD 4034

Sale Price: \$500,000
Sale Date: 10 Jun 2016
Area: 402m2

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



4/5 Rodway Street Zillmere QLD 4034

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

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



24 Rodway Street Zillmere QLD 4034

Sale Price: \$435,000
Sale Date: 12 May 2016
Area: 405m2

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



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57 Rodway Street Zillmere QLD 4034

Sale Price: \$475,000
Sale Date: 1 Apr 2016
Area: 696m²

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



1/18 Rowell Street Zillmere QLD 4034

Sale Price: \$390,000
Sale Date: 16 Jun 2016
Area: 85m² Approx

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



2/37 Rowell Street Zillmere QLD 4034

Sale Price: \$232,000
Sale Date: 12 May 2016
Area: 60m² Approx

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



21 Swanwick Street Zillmere QLD 4034

Sale Price: \$445,000
Sale Date: 23 May 2016
Area: 564m²

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



31 Tolmie Street Zillmere QLD 4034

Sale Price: \$517,000
Sale Date: 11 Apr 2016
Area: 696m²

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



66 Weston Street Zillmere QLD 4034

Sale Price: \$400,000
Sale Date: 30 May 2016
Area: 610m²

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



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600 Zillmere Road Zillmere QLD 4034

Sale Price: \$360,000

Sale Date: 1 Jun 2016

Area: 632m2

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



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