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1A/24 Macquarie Street
New Farm
QLD 4005



Suburb Statistics Report

Park Ridge 4125 QLD

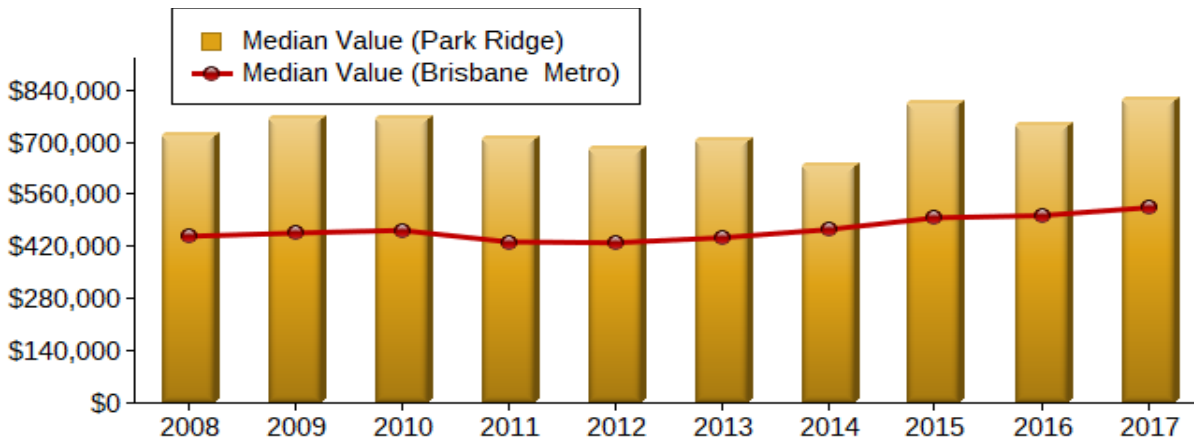
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Historical House Statistics for Park Ridge 4125

House				
Year	Park Ridge		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Sep 2016 - Aug 2017	\$812,500	9.1%	\$524,500	4.3%
Sep 2015 - Aug 2016	\$744,500	-7.1%	\$503,000	1.2%
Sep 2014 - Aug 2015	\$801,000	26.6%	\$497,000	6.8%
Sep 2013 - Aug 2014	\$633,000	-10.2%	\$465,500	4.9%
Sep 2012 - Aug 2013	\$705,000	3.5%	\$443,500	3.2%
Sep 2011 - Aug 2012	\$681,000	-4.0%	\$430,000	-0.6%
Sep 2010 - Aug 2011	\$709,500	-6.9%	\$432,500	-6.7%
Sep 2009 - Aug 2010	\$762,000	0.2%	\$463,500	1.7%
Sep 2008 - Aug 2009	\$760,500	6.1%	\$456,000	1.9%
Sep 2007 - Aug 2008	\$717,000	15.9%	\$447,500	10.8%



Capital Growth

Average Growth Over the Last 3 Years	8.7% p.a.
Average Growth Over the Last 10 Years	2.8% p.a.

Rental Yield

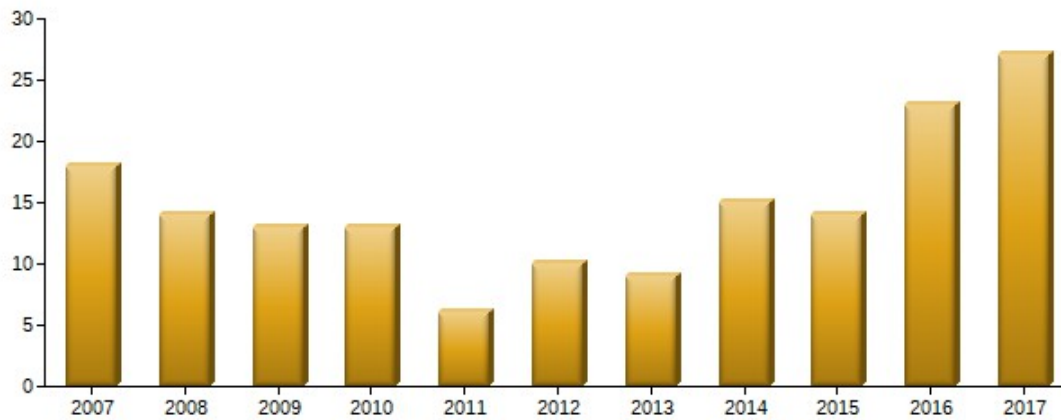
Last Quarter	Last Year	10 Years Average
3.6% p.a.	3.3% p.a.	3.5% p.a.

Total Returns

Average Return Over the Last 10 Years	6.4% p.a.
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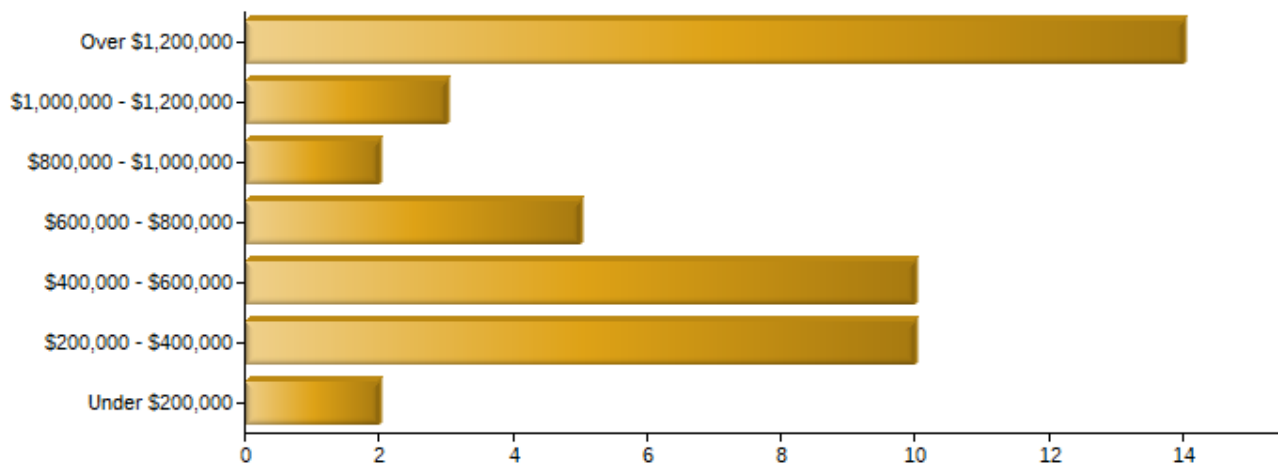
House Sales for Park Ridge 4125

Number of House Sales Per Annum (Calendar Year)



* Note – the total number of sales for the current year will be incomplete.

Number of House Sales by Price (Past 12 Months)



Predicted House Statistics for Park Ridge 4125

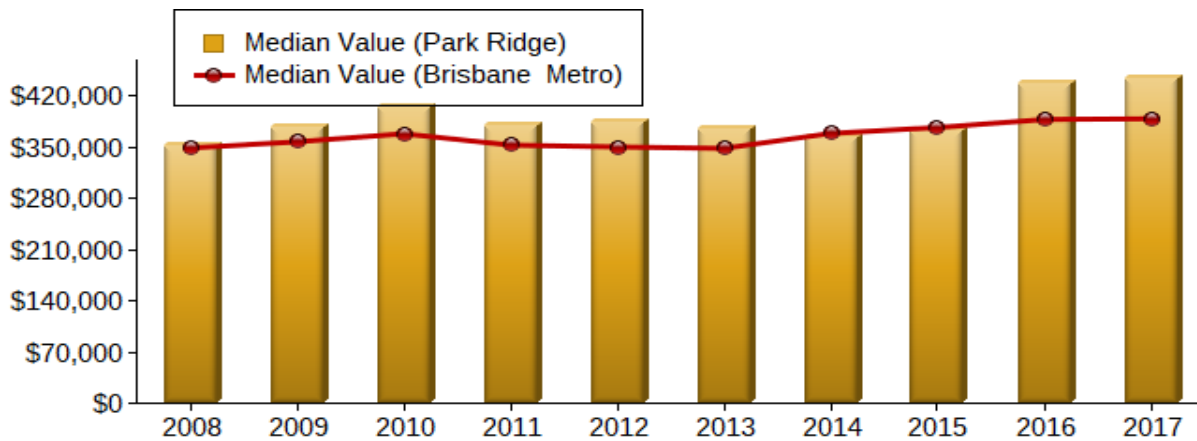
Predicted
Capital Growth

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	10% p.a.	5% p.a.
Next 8 years*	8% p.a.	5% p.a.

* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above. Based on the expected rate of growth over the next 8 years the median value of Houses in suburb Park Ridge will be in the order of \$1,599,000.

Historical Unit Statistics for Park Ridge 4125

Year	Unit			
	Park Ridge		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Sep 2016 - Aug 2017	\$444,500	1.8%	\$389,000	0.2%
Sep 2015 - Aug 2016	\$436,500	16.8%	\$388,000	2.9%
Sep 2014 - Aug 2015	\$373,500	2.9%	\$377,000	2.2%
Sep 2013 - Aug 2014	\$363,000	-3.0%	\$369,000	5.9%
Sep 2012 - Aug 2013	\$374,500	-2.6%	\$348,500	-0.7%
Sep 2011 - Aug 2012	\$384,000	1.1%	\$350,500	-0.6%
Sep 2010 - Aug 2011	\$380,000	-6.2%	\$353,000	-4.2%
Sep 2009 - Aug 2010	\$405,000	7.4%	\$368,500	3.1%
Sep 2008 - Aug 2009	\$377,000	7.0%	\$357,500	2.4%
Sep 2007 - Aug 2008	\$352,500	13.9%	\$349,000	14.1%



Capital Growth

Average Growth Over the Last 3 Years	7.0% p.a.
Average Growth Over the Last 10 Years	3.7% p.a.

Rental Yield

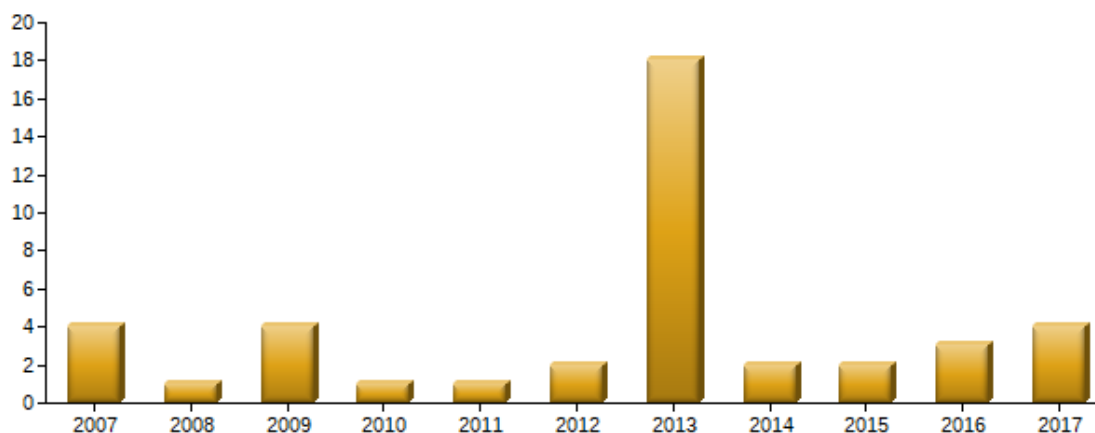
Last Quarter	Last Year	10 Years Average
5.1% p.a.	4.9% p.a.	3.8% p.a.

Total Returns

Average Return Over the Last 10 Years	7.7% p.a.
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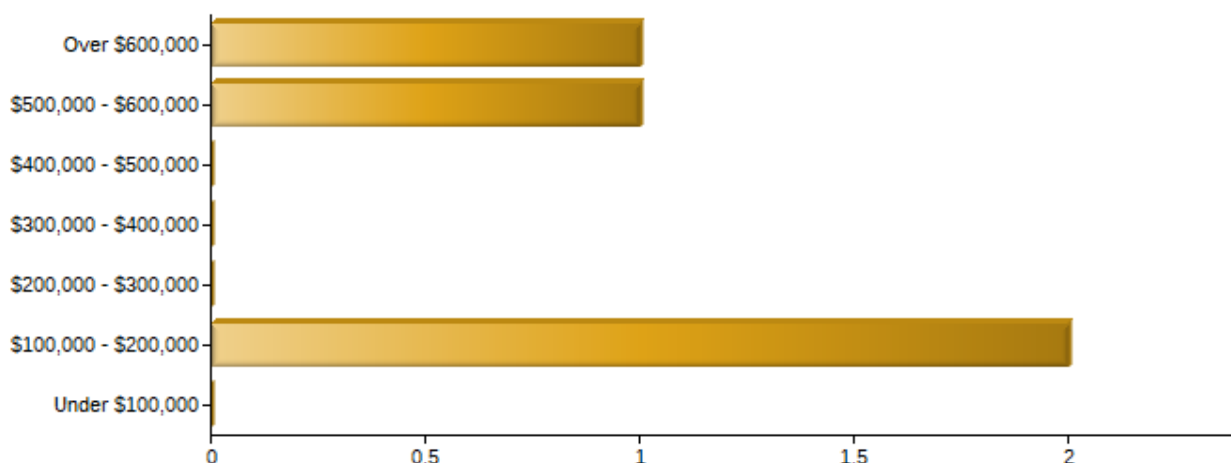
Unit Sales for Park Ridge 4125

Number of Unit Sales Per Annum (Calendar Year)



Note – the total number of sales for the current year will be incomplete.

Number of Unit Sales by Price (Past 12 Months)



Predicted Unit Statistics for Park Ridge 4125

Predicted Capital Growth

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	8% p.a.	2% p.a.
Next 8 years*	8% p.a.	3% p.a.

* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above. Based on the expected rate of growth over the next 8 years the median value of Units in suburb Park Ridge will be in the order of \$862,000.

Snapshot for Park Ridge 4125

Median Value of Houses:	\$812,500
Median Value of Units:	\$444,000
Number of Dwellings:	1586
Number of Houses:	1042
Number of Units:	544
Number of Residents (ABS Data):	2328



Market Activity for Park Ridge 4125

Number of Properties Listed for Sale:	41
Estimated Days on the Market:	53
Estimated Number of Sales in the Last 3 Months:	9
Estimated Number of Sales in the Same Period Last Year:	6
Current Percentage of Properties on the Market (Park Ridge):	2.59%
Current Percentage of Properties on the Market (Brisbane Metro):	2.15%

Street Information for Park Ridge 4125

Number of Streets in the Suburb: 123

Top 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Koplick Rd	\$1,254,271
Chambers Flat Rd	\$1,221,207
Clarke Rd	\$1,138,752
Lindenthal Rd	\$1,125,160
Beaumont Rd	\$1,078,944

Street with Highest Value Property:
Park Ridge Rd

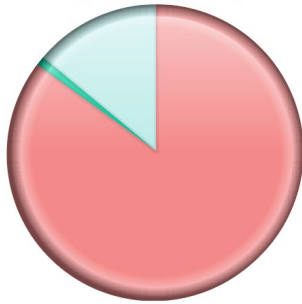
Lowest 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Mount Lindesay Hwy	\$268,844
Mount Roberts St	\$553,779
Mount Mee St	\$578,824
Mount Petrie Lane	\$609,203
Mount Pleasant St	\$624,063

Street with Lowest Value Property:
Mount Lindesay Hwy

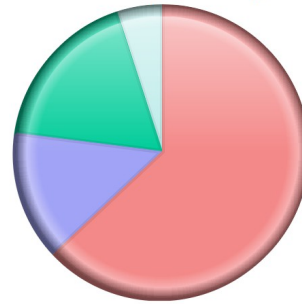
Demographics for Park Ridge 4125

Dwelling Type - Park Ridge 4125



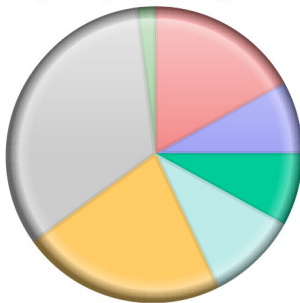
Houses	85%
Semi Detached	0%
Unit	1%
Other	14%

Home Ownership - Park Ridge 4125



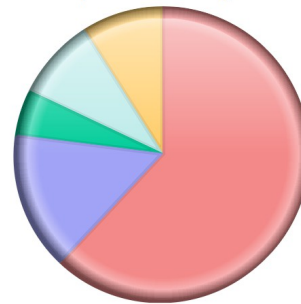
Fully Owned	63%
Being Purchased	14%
Rented	18%
Other	5%

Age Range - Park Ridge 4125



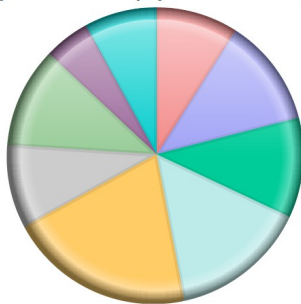
Age 0 To 19 Years	17%
Age 20 To 29 Years	8%
Age 30 To 39 Years	8%
Age 40 To 49 Years	10%
Age 50 To 64 Years	22%
Age 65 Plus	33%
Not Stated	2%

Birthplace - Park Ridge 4125



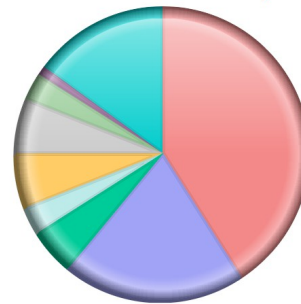
Australia	62%
Europe	15%
Pacific Islands	5%
Elsewhere	9%
Not Stated	9%

Monthly Homeloan Repayment - Park Ridge 4125



\$0 - \$599	9%
\$600 - \$999	12%
\$1,000 - \$1,399	11%
\$1,400 - \$1,799	15%
\$1,800 - \$2,399	20%
\$2,400 - \$2,999	9%
\$3,000 - \$3,999	11%
\$4,000 Plus	5%
Repayment Not Stated	8%

Household Income - Park Ridge 4125



\$0 - \$600	41%
\$600 - \$1,000	20%
\$1,000 - \$1,250	5%
\$1,250 - \$1,500	3%
\$1,500 - \$2,000	6%
\$2,000 - \$3,000	6%
\$3,000 - \$4,000	3%
\$4,000	1%
Income Not Stated	15%

Created by Residex using data provided by the ABS

Definitions of Terms

Term	What is it?	What does it tell you?
Average Capital Growth	It is the aggregate capital growth amount over a time frame longer than one year, expressed as an annual percentage.	Average capital growth figures allow you to monitor the performance of different areas or properties over a period of time. Be aware that the average capital growth figures are not the total growth figures divided by time. This method would overstate annual growth as it would include capitalisation.
Capital Growth	The capital growth is the growth in house prices over a period of time, expressed in percentage.	Capital growth figures allow you to monitor the performance of different areas or properties over a period of time.
Median Value	Residex holds a current value for every property in its database. The median value for any region is the middle value when all values are arranged in order. Where median is ascribed to a date range, the value represents the median at the end date.	The median value tells you what a typical property is worth in an area. By knowing the cost of a typical property in the area, you can judge which areas you can afford to invest in.
Rental Yield	The rental yield is the amount of rent you can expect to receive in a year, expressed as a percentage of a property's value. (The rental yield is an annual figure.) Rental yield is the annual rent figure divided by the property value figure.	Rental yield figures allow you to compare rental income from areas or properties with different property values.
Total Return	A combination of both capital growth and rental income.	Total return figures allow you to compare the investment returns of different areas or properties.

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Our partnership brings together some of the industry's most experienced professionals allowing us to give our clients first class service at all levels.

We look forward to bringing you a wide range of properties backed by comprehensive research.

Our relationship with you is foremost therefore please do not hesitate to contact us should you have any queries.

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