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1A/24 Macquarie Street
New Farm
QLD 4005



Suburb Statistics Report

Woolloongabba 4102 QLD

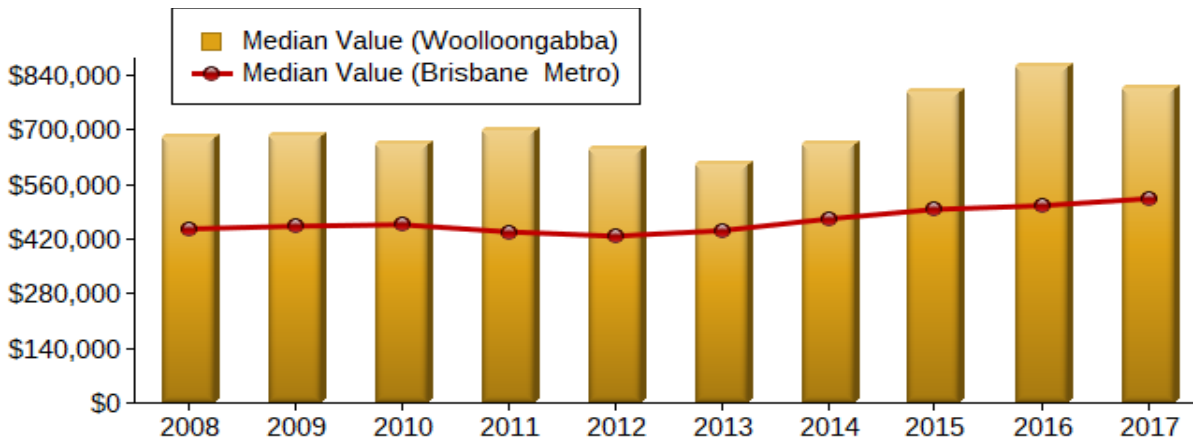
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Historical House Statistics for Woolloongabba 4102

House				
Year	Woolloongabba		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Oct 2016 - Sep 2017	\$806,500	-6.4%	\$523,500	3.6%
Oct 2015 - Sep 2016	\$861,500	7.9%	\$505,500	1.9%
Oct 2014 - Sep 2015	\$798,500	20.8%	\$496,000	5.2%
Oct 2013 - Sep 2014	\$661,000	8.2%	\$471,500	6.8%
Oct 2012 - Sep 2013	\$611,000	-6.0%	\$441,500	3.3%
Oct 2011 - Sep 2012	\$650,000	-6.6%	\$427,500	-2.5%
Oct 2010 - Sep 2011	\$696,500	5.2%	\$438,500	-4.1%
Oct 2009 - Sep 2010	\$661,500	-3.3%	\$457,000	0.9%
Oct 2008 - Sep 2009	\$684,000	1.0%	\$453,000	1.6%
Oct 2007 - Sep 2008	\$677,500	18.3%	\$446,000	8.3%



Capital Growth

Average Growth Over the Last 3 Years	6.9% p.a.
Average Growth Over the Last 10 Years	3.5% p.a.

Rental Yield

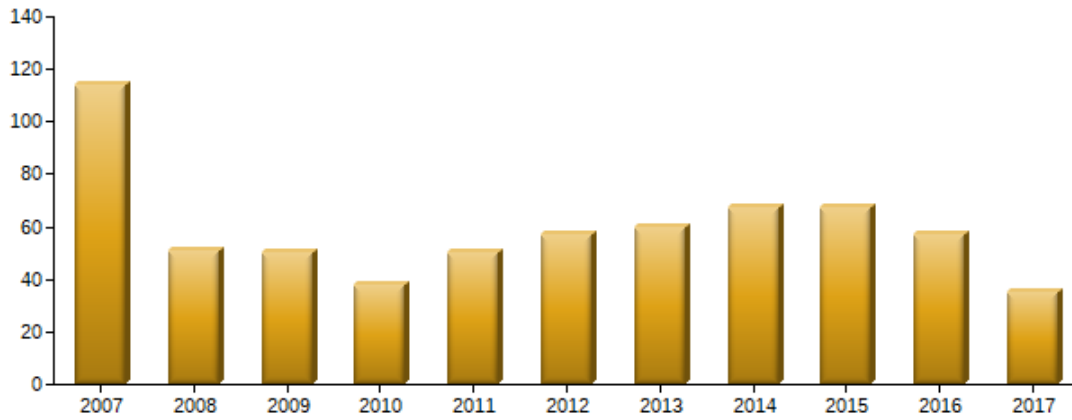
Last Quarter	Last Year	10 Years Average
3.5% p.a.	3.4% p.a.	3.6% p.a.

Total Returns

Average Return Over the Last 10 Years	7.3% p.a.
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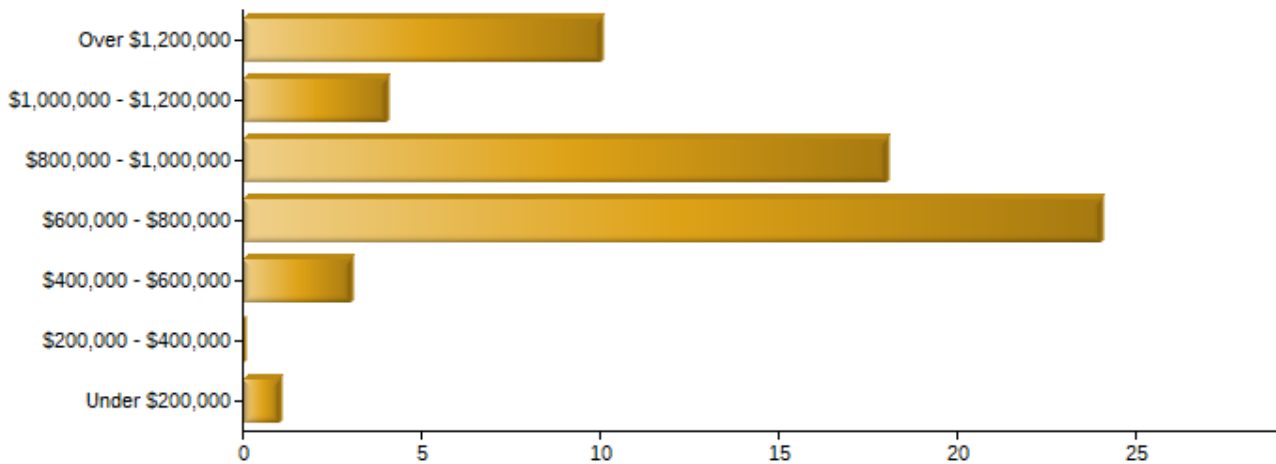
House Sales for Woolloongabba 4102

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)



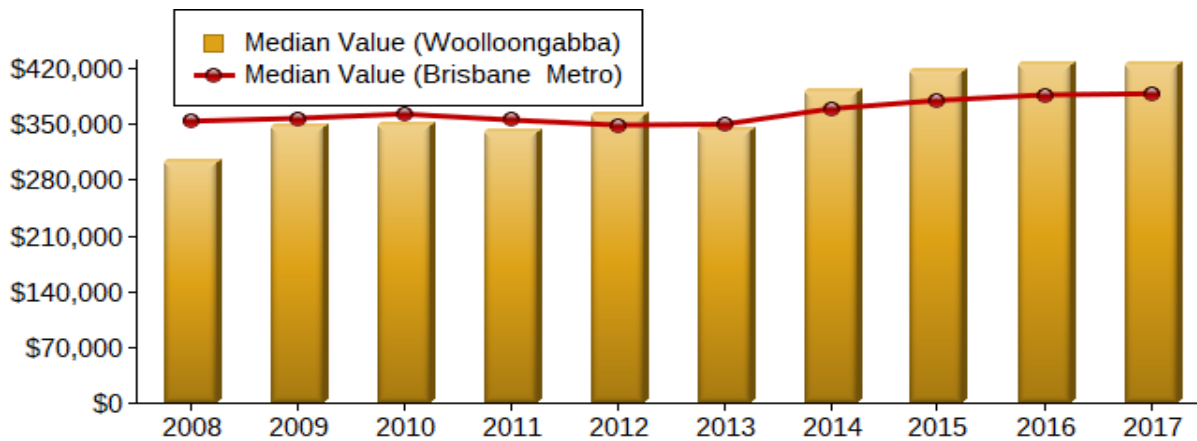
Predicted House Statistics for Woolloongabba 4102

Predicted Capital Growth	Period	Suburb Growth	Brisbane Metro Growth
	Next 5 years*	7% p.a.	4% p.a.
	Next 8 years*	7% p.a.	4% 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 Woolloongabba will be in the order of \$1,430,500.

Historical Unit Statistics for Woolloongabba 4102

Year	Unit			
	Woolloongabba		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Oct 2016 - Sep 2017	\$425,500	0.0%	\$389,000	0.4%
Oct 2015 - Sep 2016	\$425,500	1.9%	\$387,500	1.9%
Oct 2014 - Sep 2015	\$417,000	6.8%	\$380,500	2.7%
Oct 2013 - Sep 2014	\$390,500	14.5%	\$370,000	5.7%
Oct 2012 - Sep 2013	\$341,500	-5.4%	\$350,500	0.2%
Oct 2011 - Sep 2012	\$360,500	6.2%	\$349,500	-1.8%
Oct 2010 - Sep 2011	\$339,500	-2.8%	\$356,000	-2.1%
Oct 2009 - Sep 2010	\$349,500	0.8%	\$363,500	1.5%
Oct 2008 - Sep 2009	\$346,500	14.8%	\$358,000	1.1%
Oct 2007 - Sep 2008	\$302,000	13.6%	\$354,500	15.3%



Capital Growth

Average Growth Over the Last 3 Years	2.9% p.a.
Average Growth Over the Last 10 Years	4.8% p.a.

Rental Yield

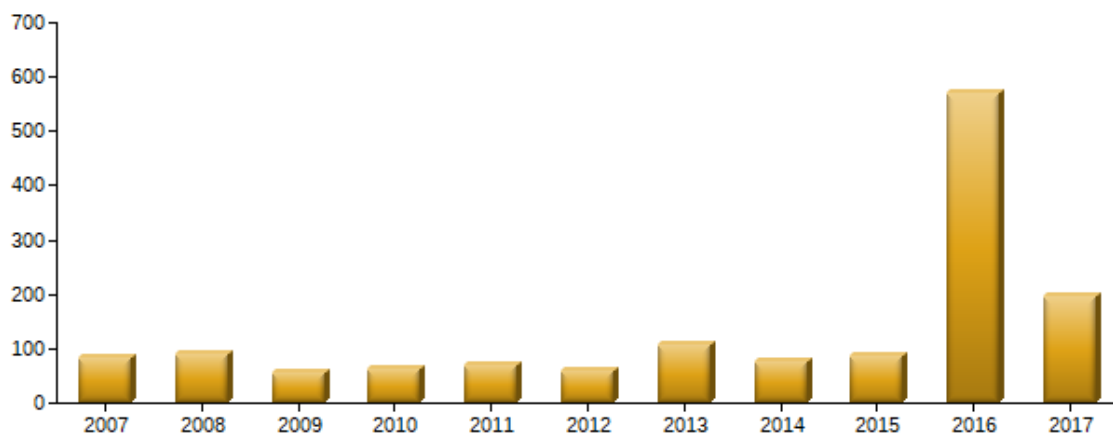
Last Quarter	Last Year	10 Years Average
5.2% p.a.	5.2% p.a.	5.2% p.a.

Total Returns

Average Return Over the Last 10 Years	10.4% p.a.
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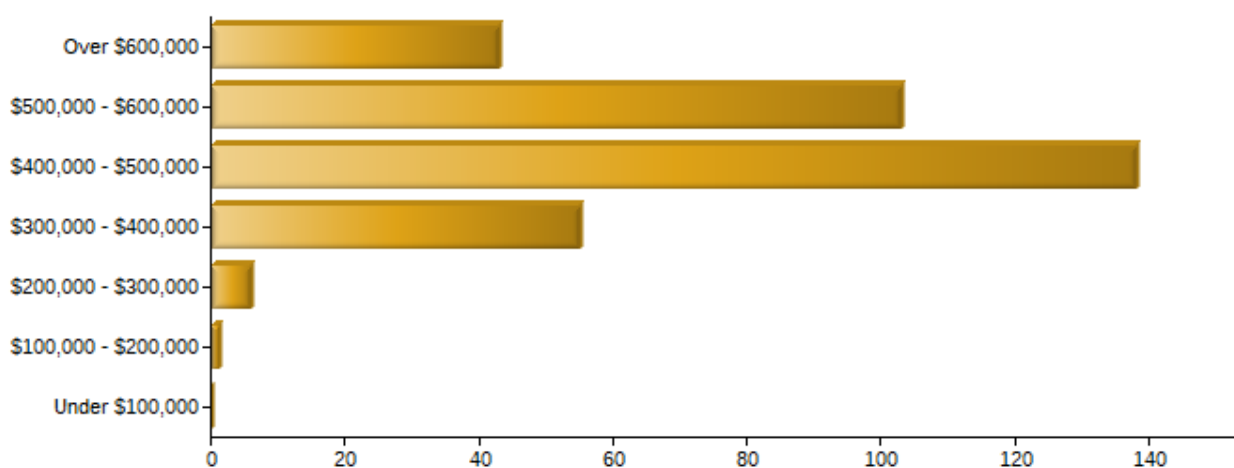
Unit Sales for Woolloongabba 4102

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 Woolloongabba 4102

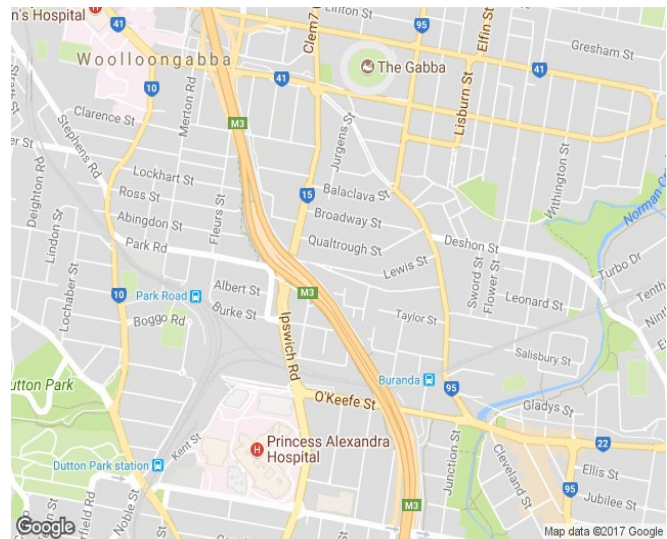
Predicted Capital Growth

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	7% p.a.	3% p.a.
Next 8 years*	5% 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 Woolloongabba will be in the order of \$634,500.

Snapshot for Woolloongabba 4102

Median Value of Houses:	\$806,500
Median Value of Units:	\$425,000
Number of Dwellings:	4629
Number of Houses:	1768
Number of Units:	2861
Number of Residents (ABS Data):	4788



Market Activity for Woolloongabba 4102

Number of Properties Listed for Sale:	56
Estimated Days on the Market:	117
Estimated Number of Sales in the Last 3 Months:	32
Estimated Number of Sales in the Same Period Last Year:	301
Current Percentage of Properties on the Market (Woolloongabba):	1.21%
Current Percentage of Properties on the Market (Brisbane Metro):	2.18%

Street Information for Woolloongabba 4102

Number of Streets in the Suburb: 153

Top 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Carl St	\$1,115,507
Tottenham St	\$971,563
School St	\$951,131
Regent St	\$914,129
Hawthorne St	\$860,003

Street with Highest Value Property:
Logan Rd

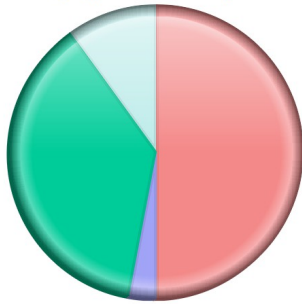
Lowest 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Tottenham St	\$253,734
Grattan St	\$307,109
Cornwall St	\$327,456
Broadway St	\$350,909
Reis St	\$359,925

Street with Lowest Value Property:
Tottenham St

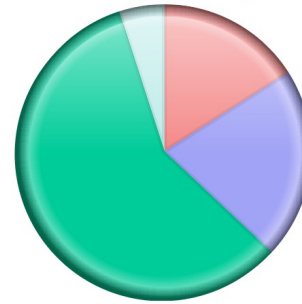
Demographics for Woollongabba 4102

Dwelling Type - Woollongabba 4102



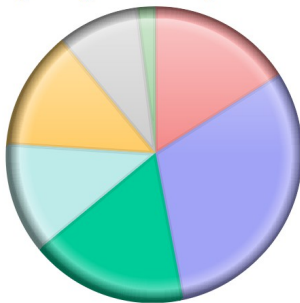
Houses	50%
Semi Detached	3%
Unit	37%
Other	10%

Home Ownership - Woollongabba 4102



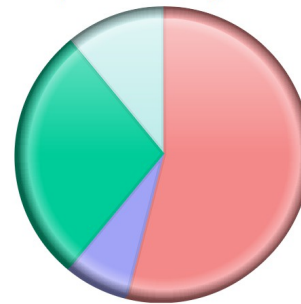
Fully Owned	16%
Being Purchased	21%
Rented	58%
Other	5%

Age Range - Woollongabba 4102



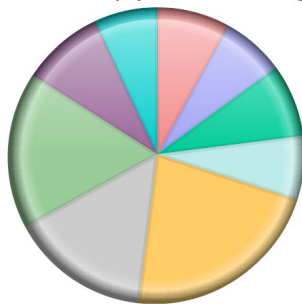
Age 0 To 19 Years	16%
Age 20 To 29 Years	31%
Age 30 To 39 Years	17%
Age 40 To 49 Years	12%
Age 50 To 64 Years	13%
Age 65 Plus	9%
Not Stated	2%

Birthplace - Woollongabba 4102



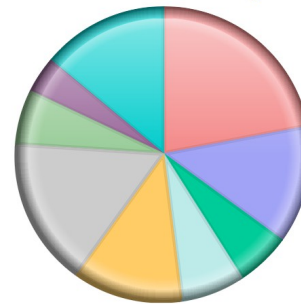
Australia	54%
Europe	7%
Elsewhere	28%
Not Stated	11%

Monthly Homeloan Repayment - Woollongabba 4102



\$0 - \$599	8%
\$600 - \$999	7%
\$1,000 - \$1,399	8%
\$1,400 - \$1,799	7%
\$1,800 - \$2,399	22%
\$2,400 - \$2,999	15%
\$3,000 - \$3,999	17%
\$4,000 Plus	9%
Repayment Not Stated	7%

Household Income - Woollongabba 4102



\$0 - \$600	22%
\$600 - \$1,000	13%
\$1,000 - \$1,250	6%
\$1,250 - \$1,500	7%
\$1,500 - \$2,000	12%
\$2,000 - \$3,000	16%
\$3,000 - \$4,000	6%
\$4,000	4%
Income Not Stated	14%

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.

About Podium Property Group Pty Ltd

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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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