

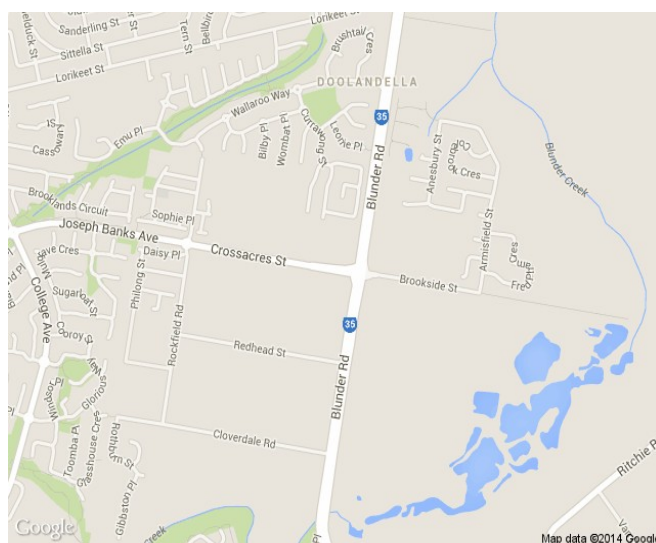


Suburb Statistics Report

Doolandella 4077 QLD

Snapshot for Doolandella 4077

Median Value of Houses:	\$388,000
Median Value of Units:	\$343,000
Number of Dwellings:	1467
Number of Houses:	1032
Number of Units:	435
Number of Residents:	3960



Market Activity for Doolandella 4077

Number of Properties Listed for Sale:	12
Estimated Days on the Market:	110
Estimated Number of Sales in the Last 3 Months:	24
Estimated Number of Sales in the Same Period Last Year:	14
Current Percentage of Properties on the Market (4077):	0.82%
Current Percentage of Properties on the Market (Brisbane Metro):	1.61%

Street Information for Doolandella 4077

Number of Streets in the Suburb: 83

Top 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Redhead St	\$941,590
Crosssacres St	\$602,677
Cloverdale Rd	\$517,931
Blunder Rd	\$475,811
Hawkden Cl	\$472,846

Street with Highest Value Property:
Blunder Rd

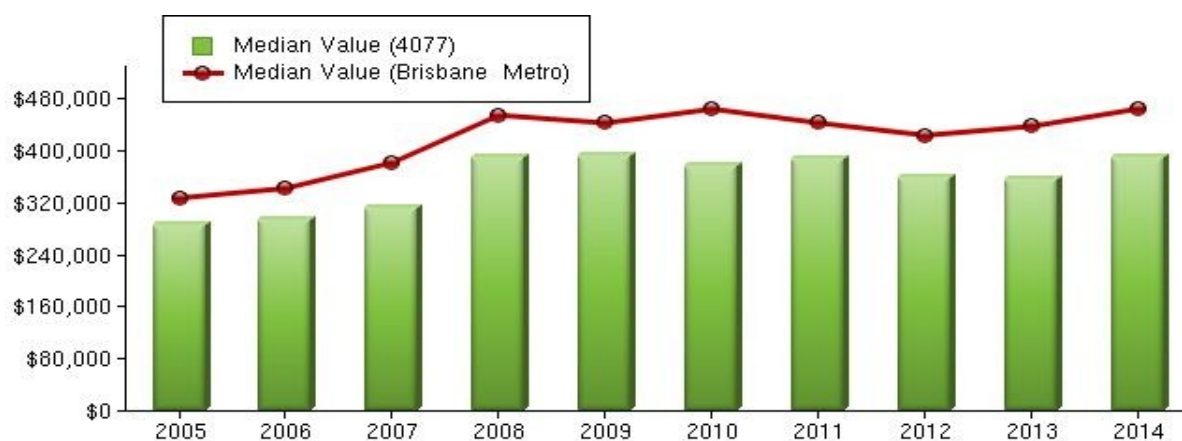
Lowest 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Penglase Pl	\$285,403
Twins Ct	\$292,901
Karrabul Cres	\$319,135
Quoll Ct	\$324,696
Bettong Pl	\$335,617

Street with Lowest Value Property:
Anesbury St

Historical House Statistics for Doolandella 4077

House				
Year	Doolandella		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
May 2013 - Apr 2014	\$388,500	9.1%	\$465,000	6.2%
May 2012 - Apr 2013	\$356,000	-0.9%	\$438,000	3.3%
May 2011 - Apr 2012	\$359,000	-7.5%	\$424,000	-4.2%
May 2010 - Apr 2011	\$388,000	3.3%	\$443,000	-4.6%
May 2009 - Apr 2010	\$376,000	-4.0%	\$464,500	4.9%
May 2008 - Apr 2009	\$391,500	0.2%	\$443,000	-2.6%
May 2007 - Apr 2008	\$390,500	25.6%	\$455,000	19.1%
May 2006 - Apr 2007	\$311,000	6.0%	\$382,000	11.5%
May 2005 - Apr 2006	\$293,500	3.0%	\$342,500	4.6%
May 2004 - Apr 2005	\$285,000	3.4%	\$327,500	3.0%



Capital Growth

Average Growth Over the Last 3 Years	0.0% p.a.
Average Growth Over the Last 10 Years	3.5% p.a.

Rental Yield

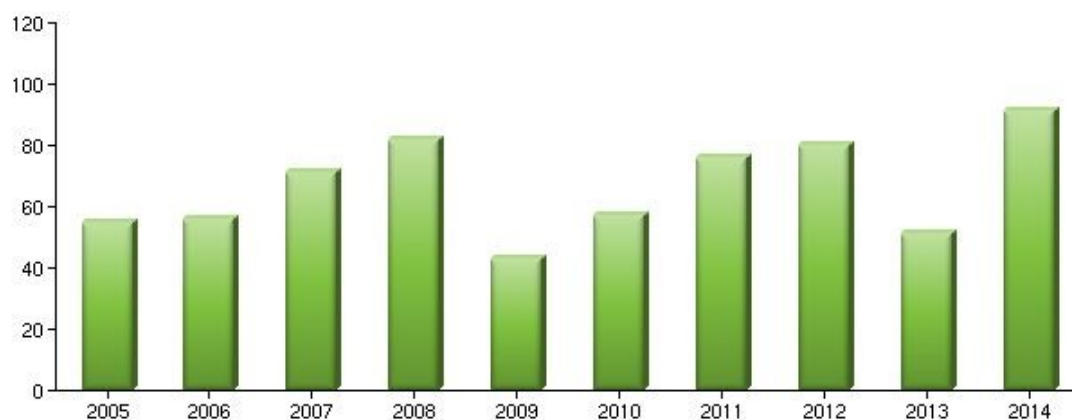
Last Quarter	Last Year	10 Years Average
5.5% p.a.	5.6% p.a.	4.7% p.a.

Total Returns

Average Return Over the Last 10 Years	8.4% p.a.
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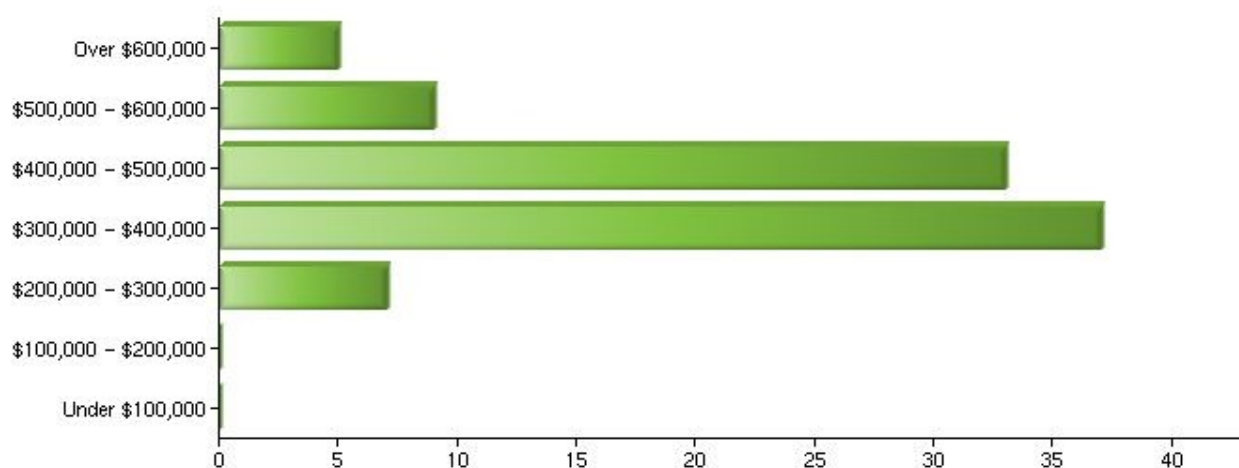
House Sales for Doolandella 4077

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 Doolandella 4077

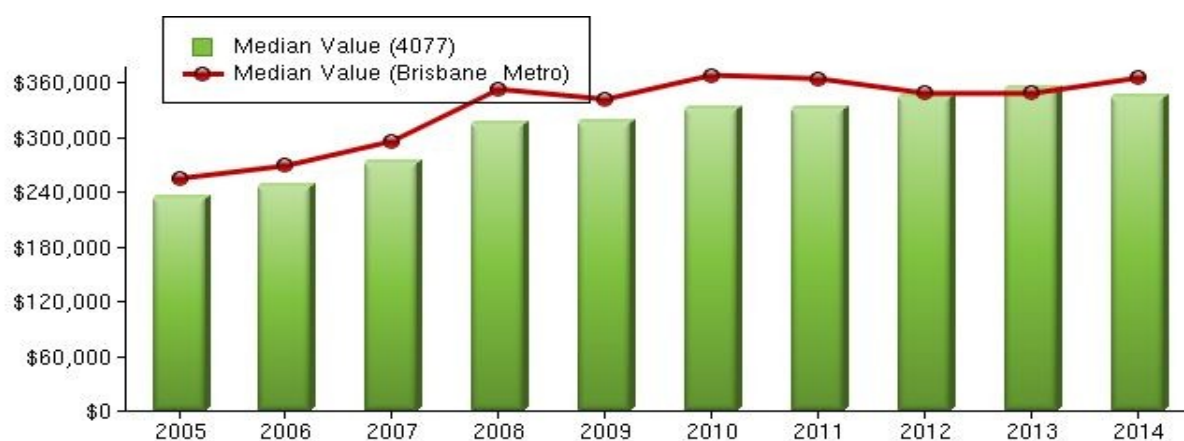
Predicted Capital Growth

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	3% p.a	4% p.a
Next 8 years*	5% 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 Doolandella will be in the order of \$581,000.

Historical Unit Statistics for Doolandella 4077

Unit				
Year	Doolandella		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
May 2013 - Apr 2014	\$343,500	-2.7%	\$365,500	4.9%
May 2012 - Apr 2013	\$353,000	2.7%	\$348,500	-0.1%
May 2011 - Apr 2012	\$343,500	4.1%	\$348,500	-4.3%
May 2010 - Apr 2011	\$330,000	-0.1%	\$364,500	-1.1%
May 2009 - Apr 2010	\$330,500	4.6%	\$368,500	7.8%
May 2008 - Apr 2009	\$316,000	0.5%	\$342,000	-3.1%
May 2007 - Apr 2008	\$314,500	15.6%	\$353,000	19.1%
May 2006 - Apr 2007	\$272,000	10.7%	\$296,000	10.0%
May 2005 - Apr 2006	\$245,500	5.6%	\$269,000	5.7%
May 2004 - Apr 2005	\$232,500	6.3%	\$255,000	7.1%



Capital Growth

Average Growth Over the Last 3 Years	1.3% p.a.
Average Growth Over the Last 10 Years	4.6% p.a.

Rental Yield

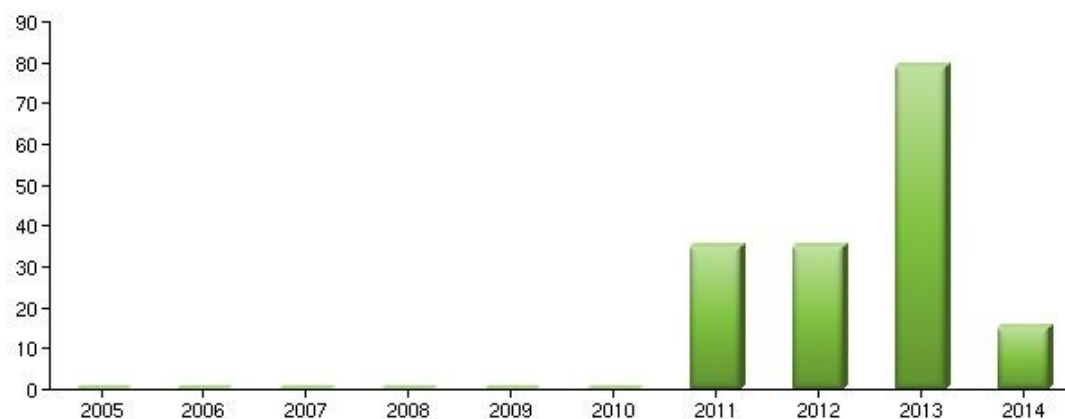
Last Quarter	Last Year	10 Years Average
5.2% p.a.	5.2% p.a.	5.0% p.a.

Total Returns

Average Return Over the Last 10 Years	10.0% p.a.
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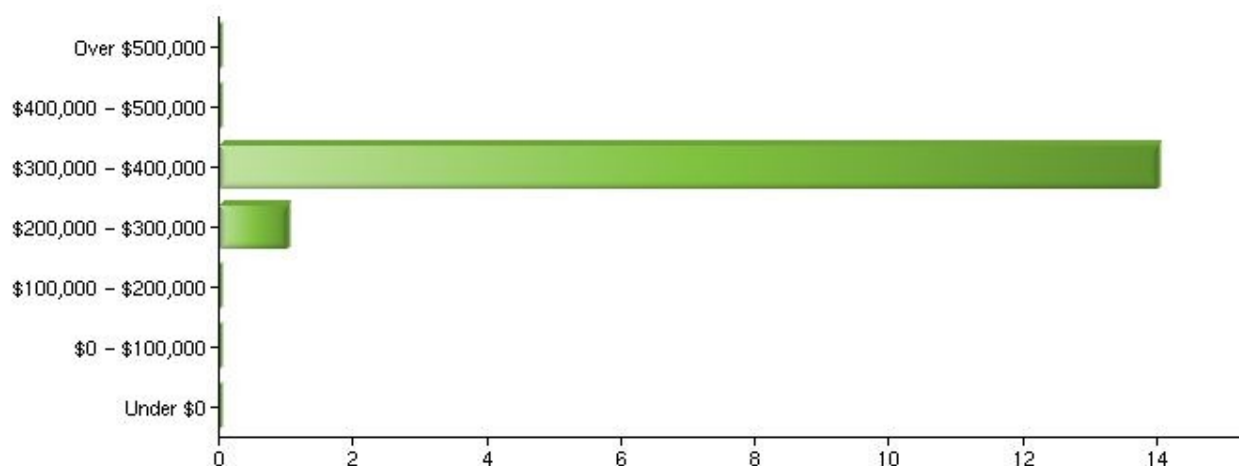
Unit Sales for Doolandella 4077

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 Doolandella 4077

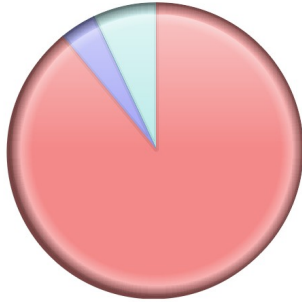
Predicted Capital Growth

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	2% p.a	1% p.a
Next 8 years*	4% 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 Doolandella will be in the order of \$489,000.

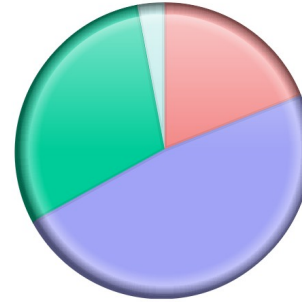
Demographics for Doolandella 4077

Dwelling Type - Doolandella 4077



Houses	89%
Semi Detached	4%
Unit	0%
Other	7%

Home Ownership - Doolandella 4077



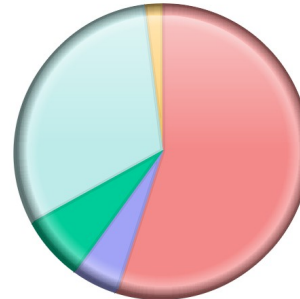
Fully Owned	19%
Being Purchased	48%
Rented	30%
Other	3%

Age Range - Doolandella 4077



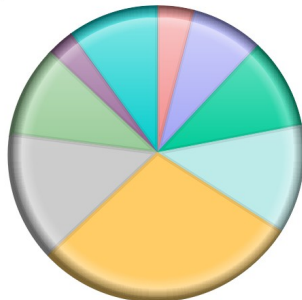
Age 0 To 19 Years	33%
Age 20 To 29 Years	15%
Age 30 To 39 Years	17%
Age 40 To 49 Years	13%
Age 50 To 64 Years	13%
Age 65 Plus	6%
Not Stated	3%

Birthplace - Doolandella 4077



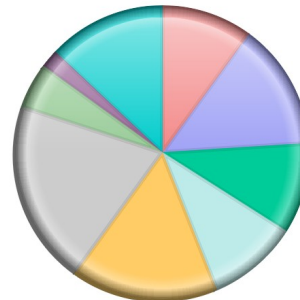
Australia	55%
Europe	5%
Pacific Islands	7%
Elsewhere	31%
Not Stated	2%

Monthly Homeloan Repayment - Doolandella 4077



\$0 - \$599	4%
\$600 - \$999	8%
\$1,000 - \$1,399	10%
\$1,400 - \$1,799	12%
\$1,800 - \$2,399	29%
\$2,400 - \$2,999	14%
\$3,000 - \$3,999	10%
\$4,000 Plus	3%
Repayment Not Stated	10%

Household Income - Doolandella 4077



\$0 - \$600	10%
\$600 - \$1,000	14%
\$1,000 - \$1,250	10%
\$1,250 - \$1,500	10%
\$1,500 - \$2,000	16%
\$2,000 - \$3,000	20%
\$3,000 - \$4,000	5%
\$4,000	2%
Income Not Stated	13%

Created by Residex using data provided by the ABS

Recent Sales in Doolandella 4077

Address	Beds	Area (m ²)	Sale Price	Transfer Date	Indexed Sale Price	Data Validity
1011 Blunder Rd, Doolandella	4	10180	\$950,000	03/05/2014	\$482,000	UR
7 Agostino Cl, Doolandella	4	524	\$415,000	04/04/2014	\$418,400	C
8 Whipbird Pl, Doolandella	4	640	\$360,000	04/04/2014	\$362,900	C
4/38 Rockfield Rd, Doolandella	3	167	\$348,500	02/04/2014	\$349,200	C
56 Wallaroo Way, Doolandella	3	633	\$325,000	28/03/2014	\$328,600	C
82 Armisfield St, Doolandella	4	500	\$477,500	27/03/2014	\$483,100	C
12 St Marys Cl, Doolandella	4	46	\$503,000	26/03/2014	\$509,200	C
47 Brushtail Cres, Doolandella	3	676	\$355,000	18/03/2014	\$361,100	C
76 Crossacres St, Doolandella	3	10190	\$1,200,000	17/03/2014	\$1,221,200	C
33 Sevenhill Pl, Doolandella	4	600	\$260,000	14/03/2014	\$265,100	C
11 Bandicoot Cres, Doolandella	5	633	\$405,000	10/03/2014	\$413,800	C
4 Potoroo Pl, Doolandella	3	600	\$307,000	06/03/2014	\$314,400	C
48 Colebrook Cres, Doolandella	4	617	\$430,000	06/03/2014	\$440,400	C
8/38 Rockfield Rd, Doolandella	3	167	\$348,500	06/03/2014	\$349,400	C
12 Currawong St, Doolandella	4	620	\$348,000	05/03/2014	\$356,600	C
10 Rothburn St, Doolandella	4	523	\$517,000	03/03/2014	\$530,400	C
18 Cloverdale Rd, Doolandella	2	22760	\$750,000	03/03/2014	\$769,500	C
6/38 Rockfield Rd, Doolandella	3	167	\$348,500	26/02/2014	\$349,300	C
13/38 Rockfield Rd, Doolandella	3	167	\$348,500	24/02/2014	\$349,200	C
51 Cassowary St, Doolandella	4	620	\$382,600	24/02/2014	\$392,400	C
7 Cassowary St, Doolandella	4	634	\$345,000	17/02/2014	\$352,600	C
8 Kookaburra Pl, Doolandella	4	665	\$330,000	17/02/2014	\$337,200	C
35/130 Rockfield Rd, Doolandella	3	66	\$308,000	12/02/2014	\$308,000	C
1/44-52 Rockfield Rd, Doolandella	3	152	\$360,000	03/02/2014	\$359,400	C
3 Sulphur Crest Cl, Doolandella	4	680	\$418,000	03/02/2014	\$424,100	C
10/38 Rockfield Rd, Doolandella	3	167	\$359,000	29/01/2014	\$358,100	C
18 Agostino Cl, Doolandella	4	450	\$352,500	28/01/2014	\$357,700	C
5 Muhammad St, Doolandella	4	529	\$445,000	28/01/2014	\$451,600	C
8 Anesbury St, Doolandella	3	500	\$460,000	28/01/2014	\$466,800	C
12 Sulphur Crest Cl, Doolandella	4	670	\$365,000	24/01/2014	\$371,300	C
10 Sunny St, Doolandella	4	915	\$470,000	23/01/2014	\$478,300	C
2/38 Rockfield Rd, Doolandella	3	171	\$345,000	22/01/2014	\$343,800	C
24/38 Rockfield Rd, Doolandella	3	181	\$348,000	22/01/2014	\$346,800	C
5 Glider Cl, Doolandella	4	584	\$330,000	14/01/2014	\$337,600	C
10 Sevenhill Pl, Doolandella	4	46	\$500,000	13/01/2014	\$511,800	C
6 Lyrebird Cl, Doolandella	4	620	\$340,000	13/01/2014	\$348,000	C
35 Giancarlo Cres, Doolandella	4	400	\$445,000	06/01/2014	\$457,400	C
18 Perregreen St, Doolandella	5	502	\$495,000	24/12/2013	\$514,300	C
51 Wallaroo Way, Doolandella	3	640	\$350,500	18/12/2013	\$366,400	C
1 Heysen Cl, Doolandella	5	46	\$501,962	04/12/2013	\$532,300	C
172 Wallaroo Way, Doolandella	5	687	\$376,000	04/12/2013	\$398,700	C









Address	Beds	Area (m ²)	Sale Price	Transfer Date	Indexed Sale Price	Data Validity
18 Sevenhill Pl, Doolandella	4	46	\$485,000	04/12/2013	\$514,300	C
61/110 Rockfield Rd, Doolandella	3	119	\$289,000	03/12/2013	\$284,800	C
7 Hawken Cl, Doolandella	4	703	\$575,000	22/11/2013	\$615,100	C
174 Wallaroo Way, Doolandella	4	623	\$330,000	18/11/2013	\$353,800	C
26 Wallaroo Way, Doolandella	4	976	\$395,000	15/11/2013	\$424,200	C
15 Kookaburra Pl, Doolandella	4	650	\$335,000	14/11/2013	\$360,000	C
20 Philong St, Doolandella	5	607	\$442,000	14/11/2013	\$475,000	C
17 Potoroo Pl, Doolandella	4	700	\$340,000	12/11/2013	\$365,800	C
27 Philong St, Doolandella	4	510	\$455,500	07/11/2013	\$491,400	C
116 Wallaroo Way, Doolandella	4	720	\$320,000	01/11/2013	\$346,400	C
25 Gecko Pl, Doolandella	3	825	\$318,000	31/10/2013	\$344,400	C
2 Karrabul Cres, Doolandella	4	606	\$295,000	24/10/2013	\$318,700	C
10 Van Asch Cl, Doolandella	4	500	\$393,000	18/10/2013	\$423,700	C
32 Cassowary St, Doolandella	4	620	\$369,000	16/10/2013	\$397,600	C
19 Muhammad St, Doolandella	4	529	\$437,905	11/10/2013	\$471,000	C
2 Van Asch Cl, Doolandella	5	704	\$590,000	11/10/2013	\$634,600	C
2 Platypus Ct, Doolandella	3	640	\$329,000	09/10/2013	\$353,600	C
23 Rothburn St, Doolandella	4	800	\$560,000	04/10/2013	\$600,800	C
65/124 Rockfield Rd, Doolandella	3	136	\$334,000	04/10/2013	\$331,700	C
21 Muhammad St, Doolandella	4	562	\$443,000	03/10/2013	\$475,100	C
9 Sunny St, Doolandella	4	601	\$412,500	03/10/2013	\$442,400	C
17 Muhammad St, Doolandella	4	529	\$445,000	27/09/2013	\$476,100	C
27 Giancarlo Cres, Doolandella	4	400	\$425,000	27/09/2013	\$454,700	C
3 Hawken Cl, Doolandella	4	507	\$490,000	26/09/2013	\$524,000	C
45 Cassowary St, Doolandella	4	620	\$385,000	26/09/2013	\$411,700	C
74 Anesbury St, Doolandella	4	402	\$435,000	24/09/2013	\$464,800	C
56 Giancarlo Cres, Doolandella	3	878	\$253,000	20/09/2013	\$269,800	C
26 Bandicoot Cres, Doolandella	3	706	\$317,500	17/09/2013	\$338,100	C
16 Agostino Cl, Doolandella	4	450	\$350,000	12/09/2013	\$371,900	C
9 Tomaso Cl, Doolandella	3	560	\$250,000	06/09/2013	\$264,900	C
33 Gibbston Pl, Doolandella	4	801	\$499,000	30/08/2013	\$527,500	C
8 Moralana Cl, Doolandella	2	46	\$240,000	30/08/2013	\$253,700	C
5 Davidshone Cl, Doolandella	4	500	\$486,000	26/08/2013	\$514,500	C
52/110 Rockfield Rd, Doolandella	3	119	\$336,000	21/08/2013	\$335,600	C
9 Echidna Cl, Doolandella	4	714	\$411,000	20/08/2013	\$436,000	C
6 Brushtail Cres, Doolandella	3	660	\$348,000	12/08/2013	\$376,500	UR
24 Colebrook Cres, Doolandella	4	500	\$455,000	07/08/2013	\$484,900	C
10 Perregreen St, Doolandella	3	500	\$460,000	24/07/2013	\$492,000	C
1 Bilby Pl, Doolandella	3	796	\$335,000	08/07/2013	\$359,300	C
26 Leonie Pl, Doolandella	3	450	\$330,000	04/07/2013	\$354,100	C
57 Cloverdale Rd, Doolandella	2	10190	\$600,000	04/07/2013	\$643,900	C
2 Sunny St, Doolandella	4	600	\$418,000	01/07/2013	\$448,800	C
61/124 Rockfield Rd, Doolandella	3	133	\$334,000	27/06/2013	\$329,700	C

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.
Data Validity	C = Confirmed	C means this sale record has been received from government.
	U = Unconfirmed	U means we have received this sale from the government however the address for which it has been registered does not match any address we have in our system at the time of the last update from Australia Post.
	UA = Unconfirmed Agent	UA means this sale information has been collected from a real estate agent however Residex has not received a government record to confirm its validity.
	UR = Unconfirmed Record	UR means this sale information has been collected from another source however Residex has not as of yet received a government record to confirm its validity.
Indexed Sale Price	This is calculated by adding the capital growth indexation to the previous sale price.	This gives you a current day estimate for the most recent sale for a property.

Other Reports to Help with Your Decision Making

Residex provides a wide range of reports to assist in identifying the right price for a property and the areas which are most likely to provide quality rent and capital growth returns.

Report	Description	
	<p>The Residex Report can help you make more profitable real estate purchase and sale decisions by understanding key market drivers.</p> <p>This Report contains detailed market commentary on factors affecting house and unit pricing including historical capital value, and rental price growth on every suburb in the state. Predictions are included on a regional basis.</p>	
<p>“...the average performing unit from a region in the Report out-performed the Australian average unit return by over 36%”</p>		
	<p>The Best Rent Report is ideal for investors looking to reduce out-of-pocket costs without compromising on capital growth. Each Report contains the best 100 predicted suburbs based on rental returns, capital growth predictions over five years and qualitative research.</p>	
	<p>For investors looking for the best growth areas the Top 100 Predictions Report provides detailed market information and predictions on the Top 100 suburbs which are predicted to have annual capital growth in excess of four per cent over the next eight years.</p>	
	<p>The Renovators Top 100 Report will help you determine the best suburbs to profit in through renovating residential property. The Renovators Suburb Report gives a street by street analysis showing street median prices and ranges of values.</p>	

For more information visit www.residex.com.au

Disclaimer

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