



ST LUCIA - Nearby Sold Properties (Price Range)





ST LUCIA - Nearby Sold Properties (Sale Date)





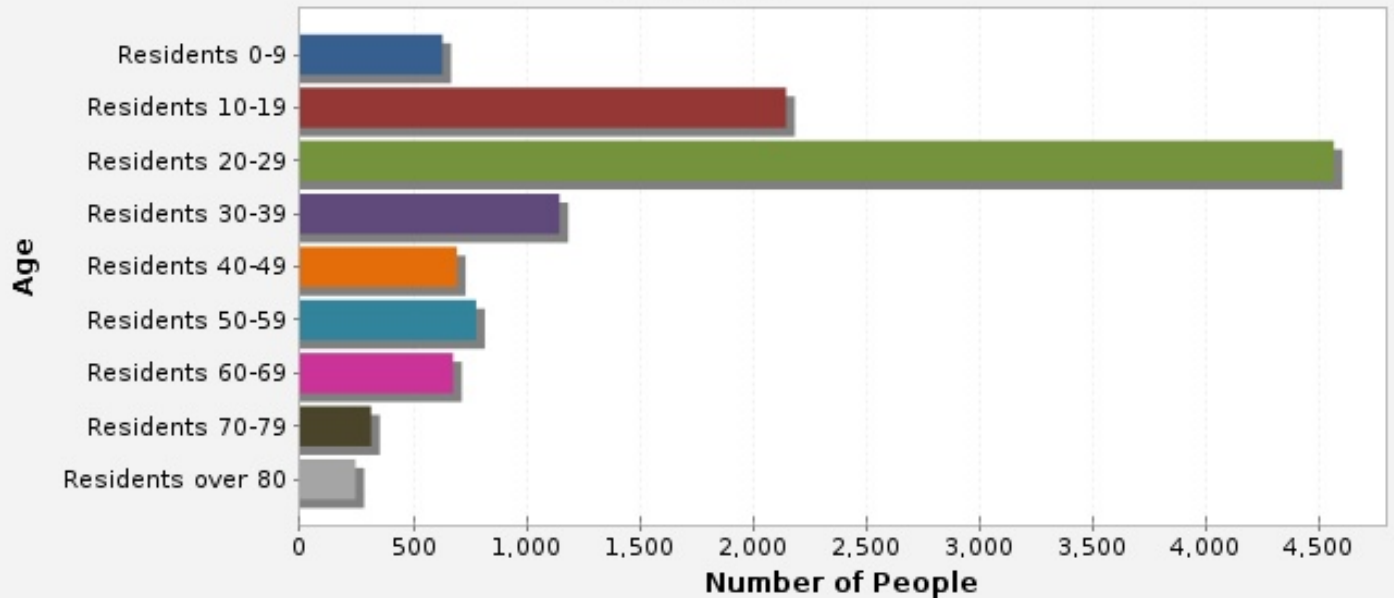
ST LUCIA - Nearby Properties For Sale





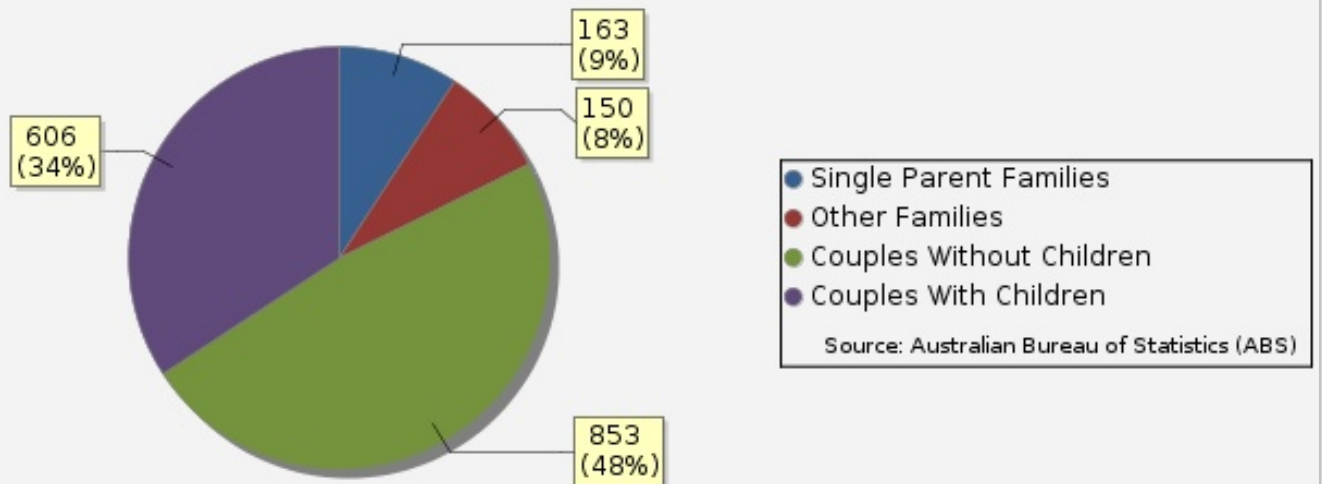
Demographics - Age of Population (2011)

St Lucia



Demographics - Family Composition (2011)

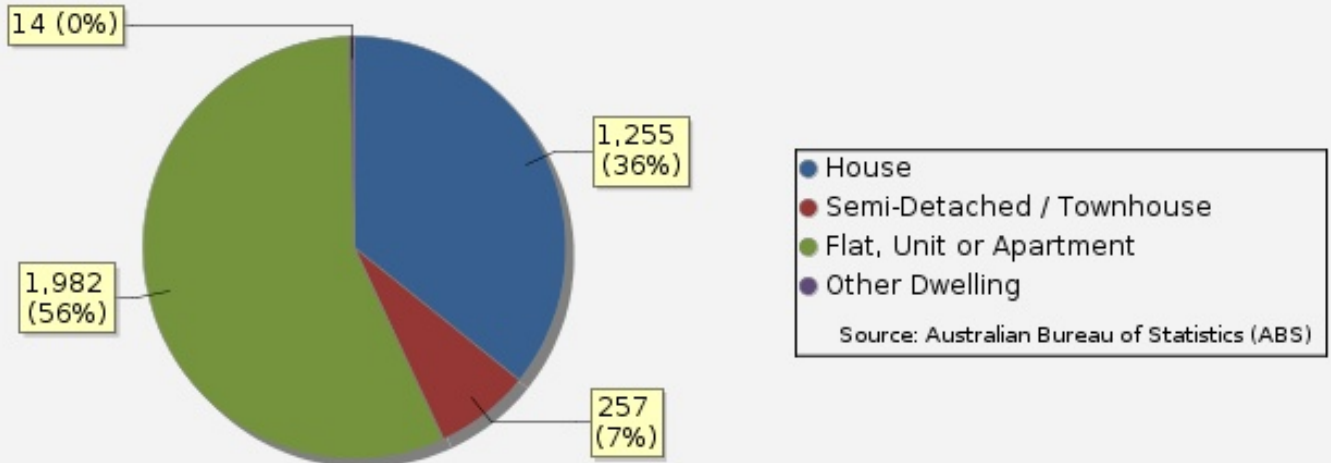
St Lucia





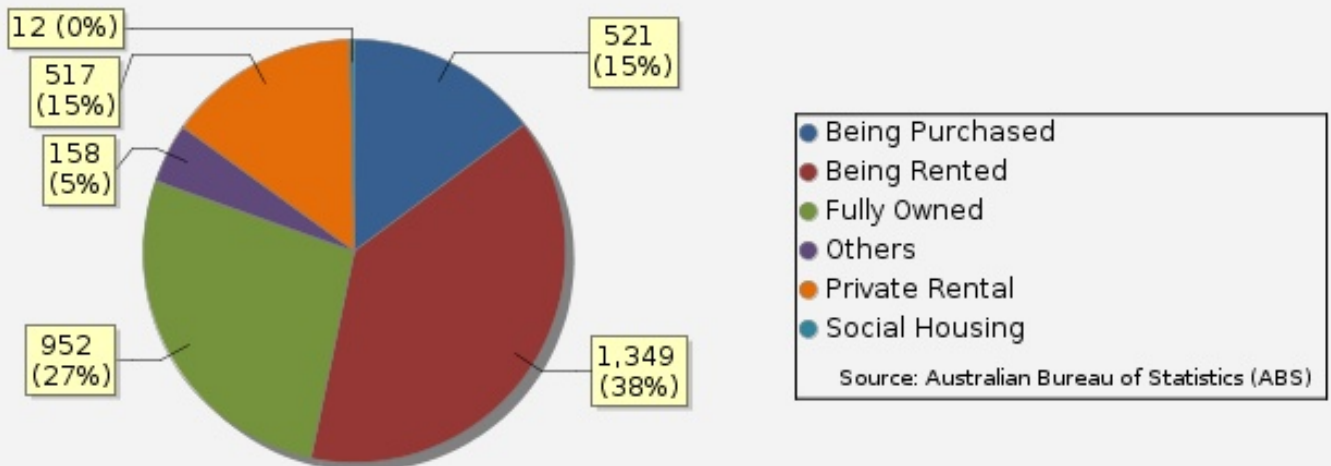
Housing - Dwelling Structure (2011)

St Lucia



Housing - Home Ownership (2011)

St Lucia





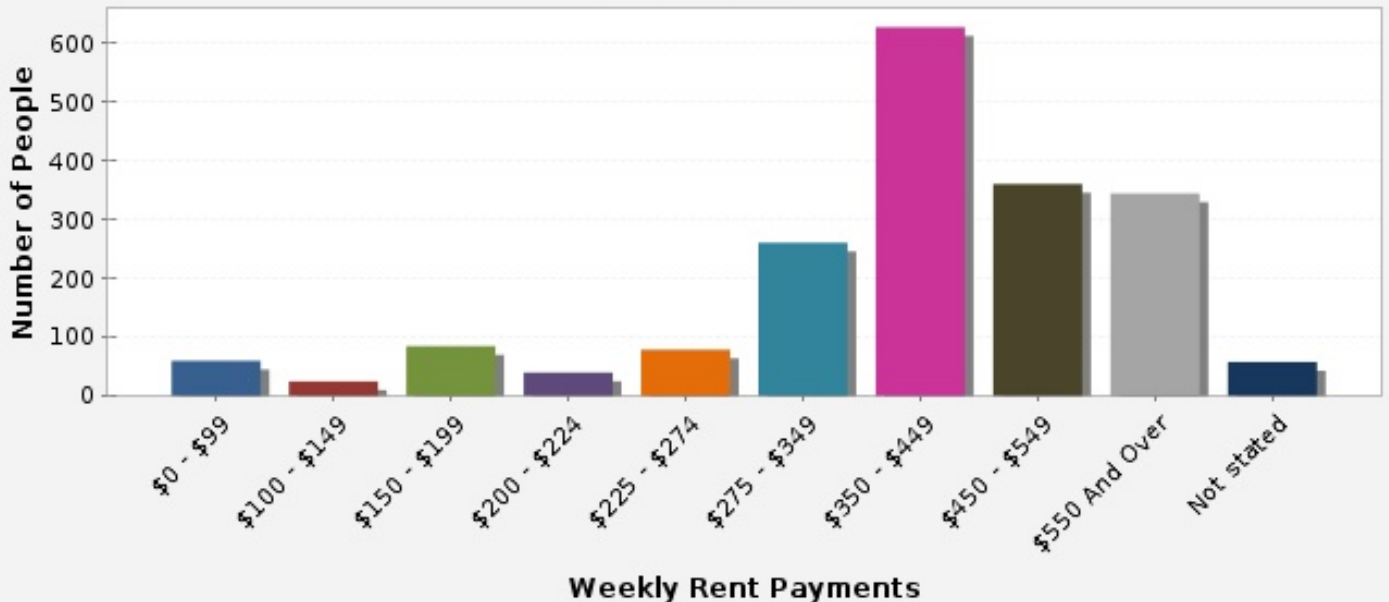
Housing - Home Loan Repayments - Monthly (2011)

St Lucia



Housing - Rent Payments - Weekly (2011)

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Housing - Household Income - Weekly (2011)

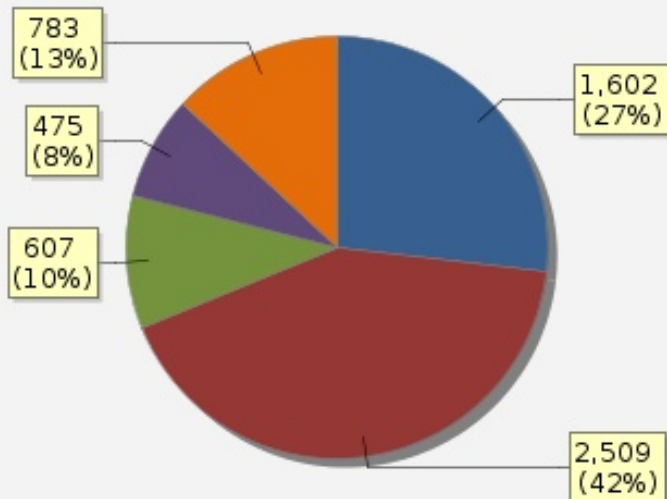
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Other Statistics - Non-School Qualification: Level of Education (2011)

St Lucia



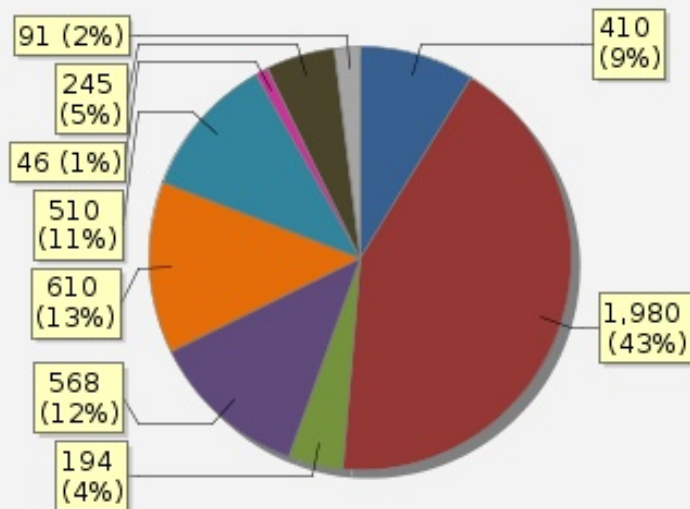
- Postgraduate
- Bachelor Degree
- Diploma
- Certificate
- Not Stated

Source: Australian Bureau of Statistics (ABS)



Other Statistics - Occupation (2011)

St Lucia



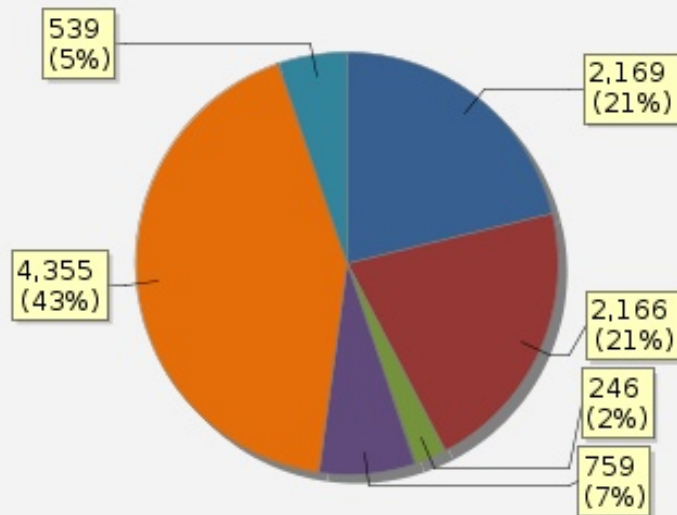
- Managers
- Professionals
- Technicians & Trades People
- Community & Personal Service
- Clerical/Administrative
- Sales
- Machinery Operators/Drivers
- Labourers
- Other

Source: Australian Bureau of Statistics (ABS)



Other Statistics - Employment (2011)

St Lucia

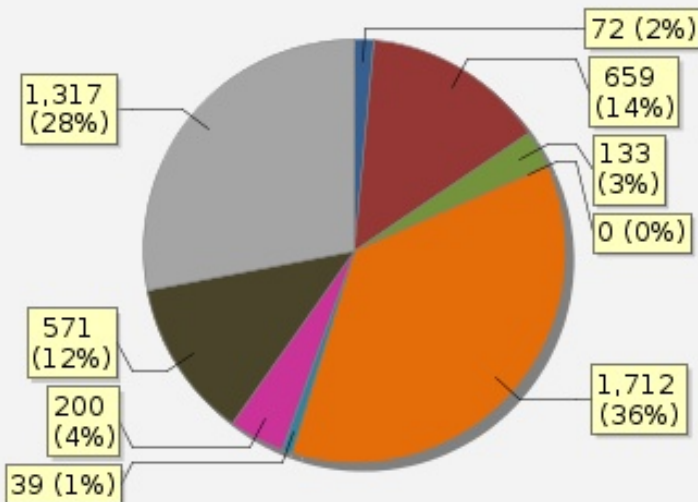


- Full-Time
 - Part-Time
 - Employed: away for work
 - Unemployed, looking for work
 - Not in the labour force
 - Labour force status not stated
- Source: Australian Bureau of Statistics (ABS)



Other Statistics - Method of Travel to Work (2011)

St Lucia



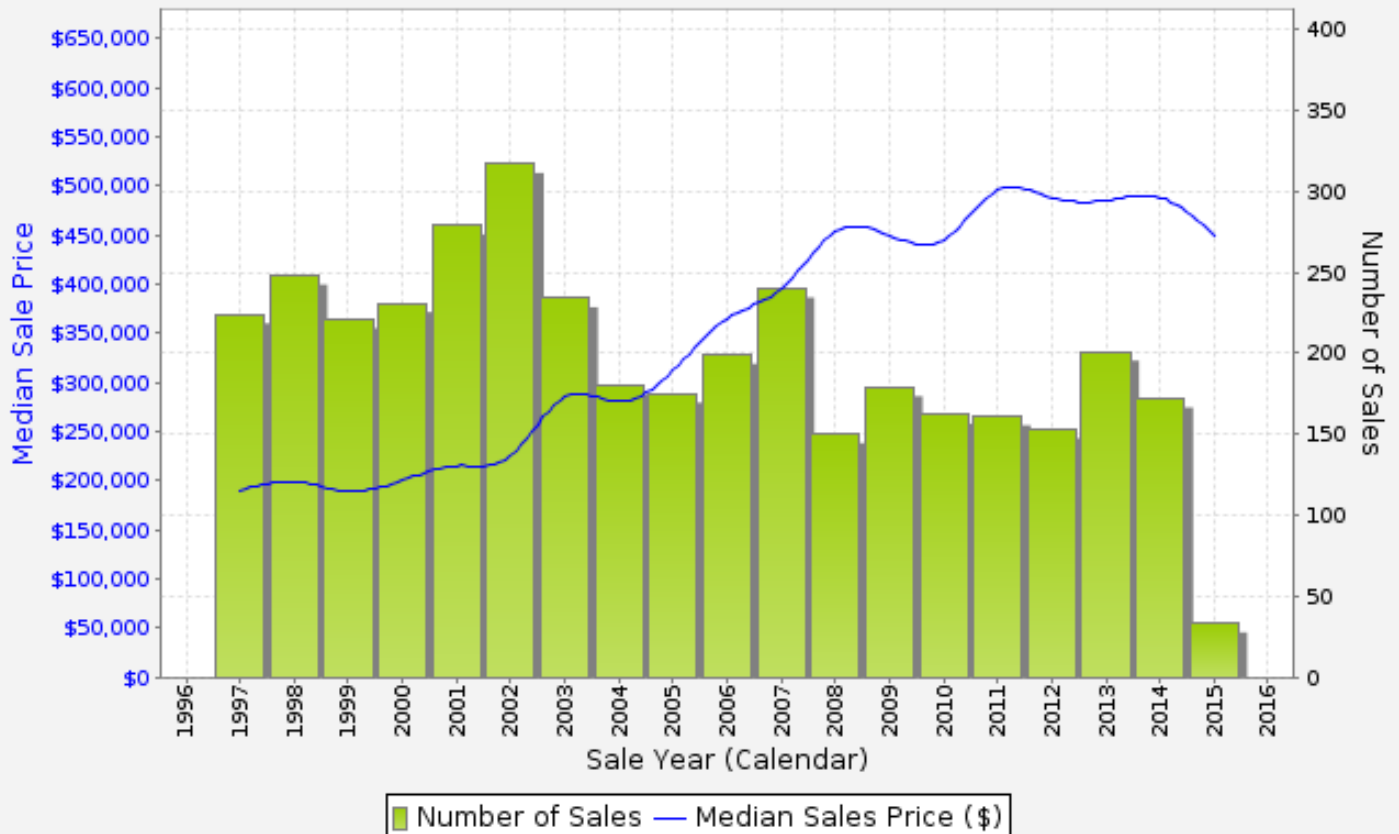
- Train
 - Bus
 - Ferry
 - Tram (other light rail)
 - Car
 - Motorbike / Truck
 - Bicycle
 - Walked Only
 - Other
- Source: Australian Bureau of Statistics (ABS)



ST LUCIA - Sales & Growth Chart (Unit)

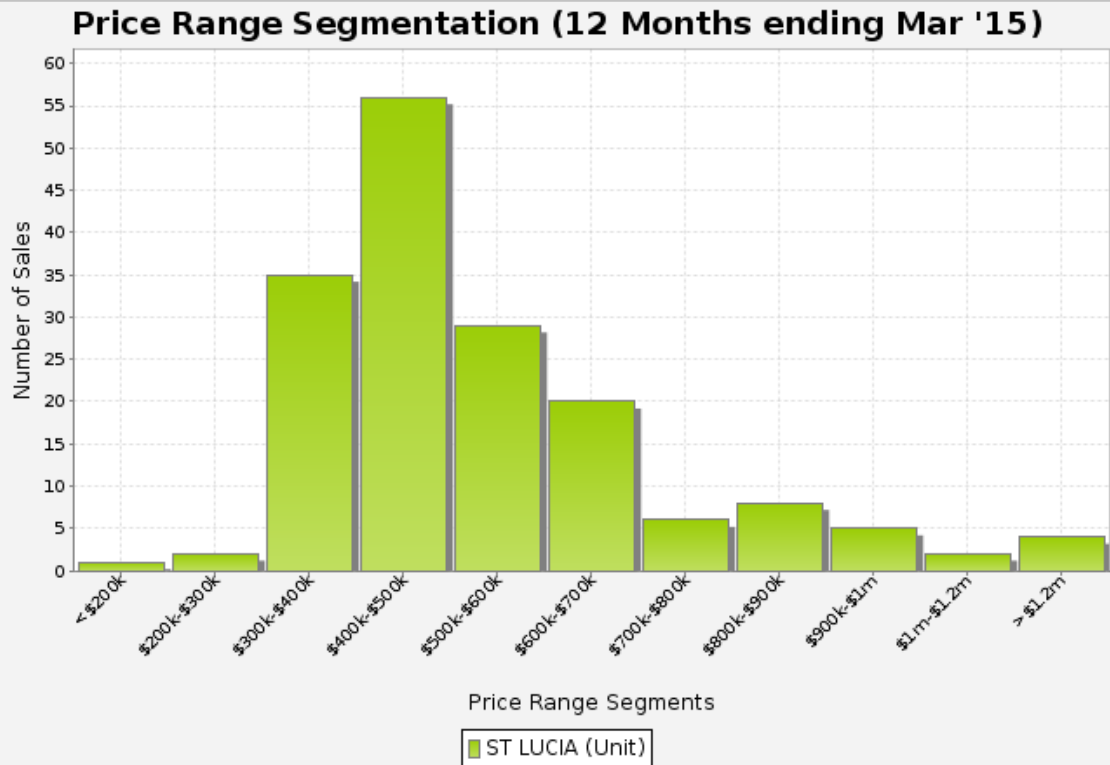
Year	No. of Sales	Average	Median	Growth	Low	High
1997	224	\$ 218,600	\$ 190,000		\$ 67,000	\$ 1,515,000
1998	248	\$ 201,280	\$ 199,000	4.7 %	\$ 65,000	\$ 610,000
1999	221	\$ 208,856	\$ 189,000	-5.0 %	\$ 34,500	\$ 1,200,000
2000	231	\$ 257,273	\$ 200,000	5.8 %	\$ 81,000	\$ 1,005,000
2001	279	\$ 248,714	\$ 215,000	7.5 %	\$ 85,000	\$ 747,500
2002	317	\$ 269,067	\$ 225,500	4.9 %	\$ 70,000	\$ 1,130,000
2003	234	\$ 334,233	\$ 285,500	26.6 %	\$ 93,000	\$ 1,550,000
2004	180	\$ 351,916	\$ 280,000	-1.9 %	\$ 121,000	\$ 1,200,000
2005	175	\$ 358,304	\$ 312,000	11.4 %	\$ 140,000	\$ 1,550,000
2006	199	\$ 412,930	\$ 365,000	17.0 %	\$ 160,000	\$ 1,525,000
2007	240	\$ 482,095	\$ 395,000	8.2 %	\$ 150,000	\$ 3,075,000
2008	150	\$ 579,691	\$ 452,500	14.6 %	\$ 280,000	\$ 4,575,000
2009	179	\$ 533,245	\$ 450,000	-0.6 %	\$ 246,000	\$ 2,410,000
2010	162	\$ 588,849	\$ 445,000	-1.1 %	\$ 289,000	\$ 4,350,000
2011	161	\$ 487,820	\$ 495,000	11.2 %	\$ 200,000	\$ 1,135,000
2012	153	\$ 534,954	\$ 488,000	-1.4 %	\$ 207,000	\$ 3,500,000
2013	201	\$ 561,283	\$ 485,000	-0.6 %	\$ 240,000	\$ 2,750,000
2014	172	\$ 564,993	\$ 488,000	0.6 %	\$ 160,000	\$ 2,750,000
2015	33	\$ 479,798	\$ 450,000	-7.8 %	\$ 303,350	\$ 707,000

Sales & Growth Chart for ST LUCIA





ST LUCIA - Price Segmentation

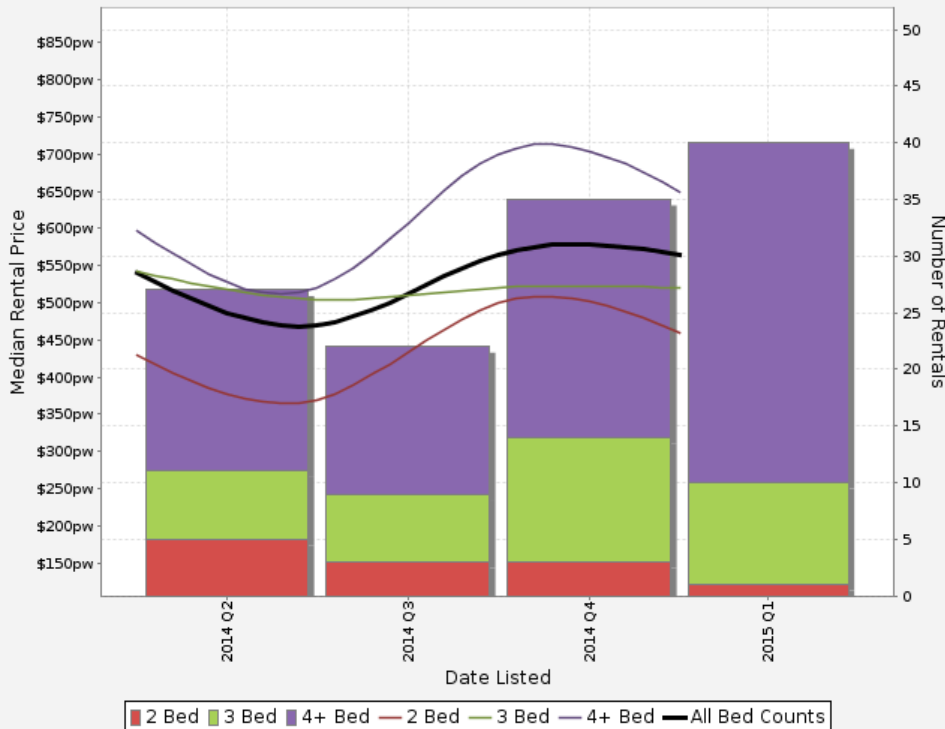


ST LUCIA - Peak Selling Periods





ST LUCIA - Median Weekly Rents (Houses)

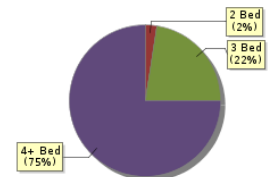


Suburb Sale Price Growth

+7.1%

Current Median Price: \$1,050,000
Previous Median Price: \$980,000
Based on 126 registered House sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



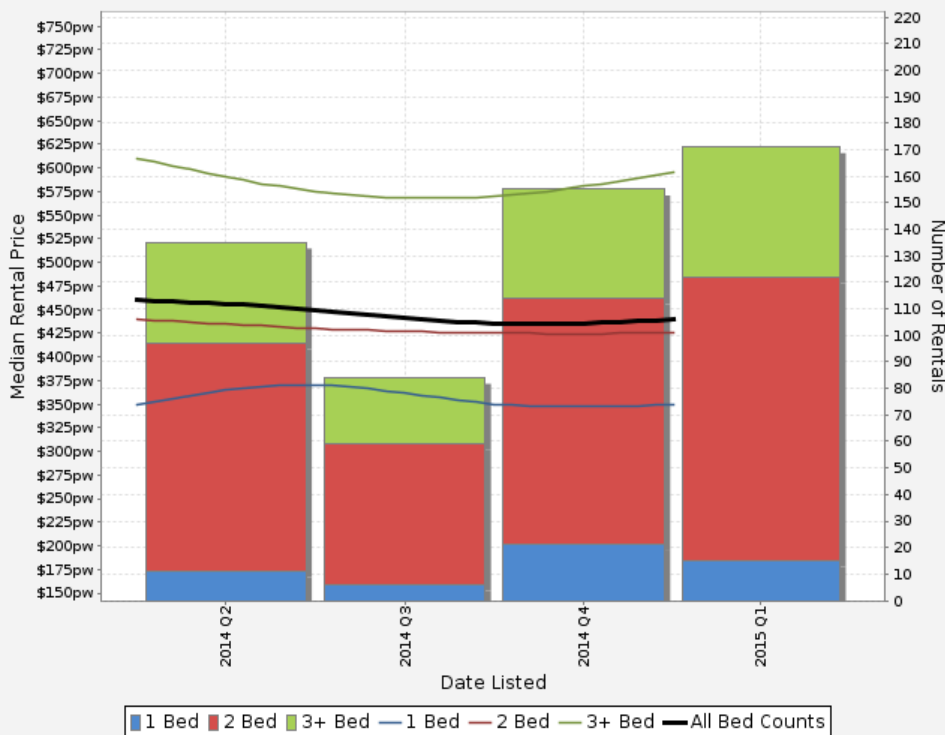
Suburb Rental Yield

+2.7%

Current Median Price: \$1,050,000
Current Median Rent: \$550
Based on 124 registered House sales compared over the last 12 months.



ST LUCIA - Median Weekly Rents (Units)

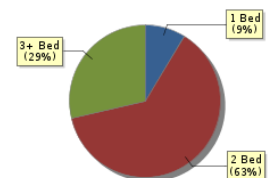


Suburb Sale Price Growth

-2.5%

Current Median Price: \$482,500
Previous Median Price: \$495,000
Based on 352 registered Unit sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



Suburb Rental Yield

+4.8%

Current Median Price: \$482,500
Current Median Rent: \$450
Based on 545 registered Unit sales compared over the last 12 months.



Nearby Comparable Sold Properties

Search Criteria

Focus Property: 20 SISLEY STREET, ST LUCIA, QLD 4067

Radius: 500 m

Sale Date: 19/11/2014 to 19/05/2015

Sale Price: \$550,000.00 to \$850,000.00

Land Size: Any

Bedrooms: 2 to 3

Property Type: Unit

Search Summary

Records 7

	Price	Days	Area
Lowest	\$ 595,000	4	1 m ²
Highest	\$ 743,000	5,730	180 m ²
Average	\$ 663,571	1,024	37 m ²
Median	\$ 650,000	99	1 m ²



57 SISLEY ST, ST LUCIA, QLD 4067

UBD Ref: Brisbane - 179 D3
Distance from Property: 181m



Property Type: Unit

Area: 180 m²

Area \$/m2: \$3,928

RPD: L3 SP214877:PAR INDOOROPILLY

Features:

Sale Price: \$707,000 (Normal Sale)

Sale Date: 27/02/2015 **Days to Sell:** 113 Days

Last Price: Offers over \$697,000 **Chg %:**

First Price: Offers Over \$799,000 **Chg %:** -11.5%



36 JERDANEFIELD ROAD RD, ST LUCIA, QLD

UBD Ref: Brisbane - 179 D1
Distance from Property: 201m



Property Type: Unit

Area:

Area \$/m2:

RPD: L32 BUP809:PAR INDOOROPILLY

Features:

Sale Price: \$743,000 (Agents Advice - Sale)

Sale Date: 26/02/2015 **Days to Sell:** 1000+ Days

Last Price: **Chg %:**

First Price: **Chg %:**



36 JERDANEFIELD RD, ST LUCIA, QLD 4067

UBD Ref: Brisbane - 179 D1
Distance from Property: 201m



Property Type: Unit

Area:

Area \$/m2:

RPD: L17 BUP809:PAR INDOOROPILLY

Features:

Sale Price: \$700,000 (Normal Sale)

Sale Date: 17/01/2015 **Days to Sell:** 4 Days

Last Price: For Sale, price \$695,000 **Chg %:**

First Price: Price \$695,000 **Chg %:**



2 LAURENCE ST, ST LUCIA, QLD 4067

Distance from Property: 499m



Property Type: Unit

Area:

Area \$/m2:

RPD:

Features:

Sale Price: \$595,000 (Agents Advice - Sale)

Sale Date: 27/03/2015 **Days to Sell:** N/A

Last Price: **Chg %:**

First Price: **Chg %:**



58 SANDFORD ST, ST LUCIA, QLD 4067

Also known as: 13/58-62 SANDFORD ST

UBD Ref: Brisbane - 179 C1
Distance from Property: 429m



Property Type: Unit
Area:
Area \$/m2:
RPD: L13 BUP5022:PAR INDOOROOPIILLY

Features:

Sale Price: **\$650,000 (Agents Advice - Sale)**
Sale Date: 16/02/2015 Days to Sell: **164 Days**
Last Price: For Sale, price guide Chg %:
First Price: Price guide \$690,000 - Chg %: **-5.8%**



74 DENGATE LANE, ST LUCIA, QLD 4067

Distance from Property: 512m



Property Type: Unit
Area:
Area \$/m2:
RPD:

Features:

Sale Price: **\$600,000 (Agents Advice - Sale)**
Sale Date: 08/01/2015 Days to Sell: **45 Days**
Last Price: Offers over \$620,000 Chg %: **-3.2%**
First Price: Offers over \$620,000 Chg %: **-3.2%**



72 SANDFORD ST, ST LUCIA, QLD 4067

UBD Ref: Brisbane - 179 C1
Distance from Property: 382m



Property Type: Unit
Area:
Area \$/m2:
RPD: L14 BUP4203:PAR INDOOROOPIILLY

Features:

Sale Price: **\$650,000 (Normal Sale)**
Sale Date: 27/11/2014 Days to Sell: **85 Days**
Last Price: Price now reduced to Chg %:
First Price: \$729,000 Chg %: **-10.8%**



20 SISLEY STREET, ST LUCIA, QLD 4067



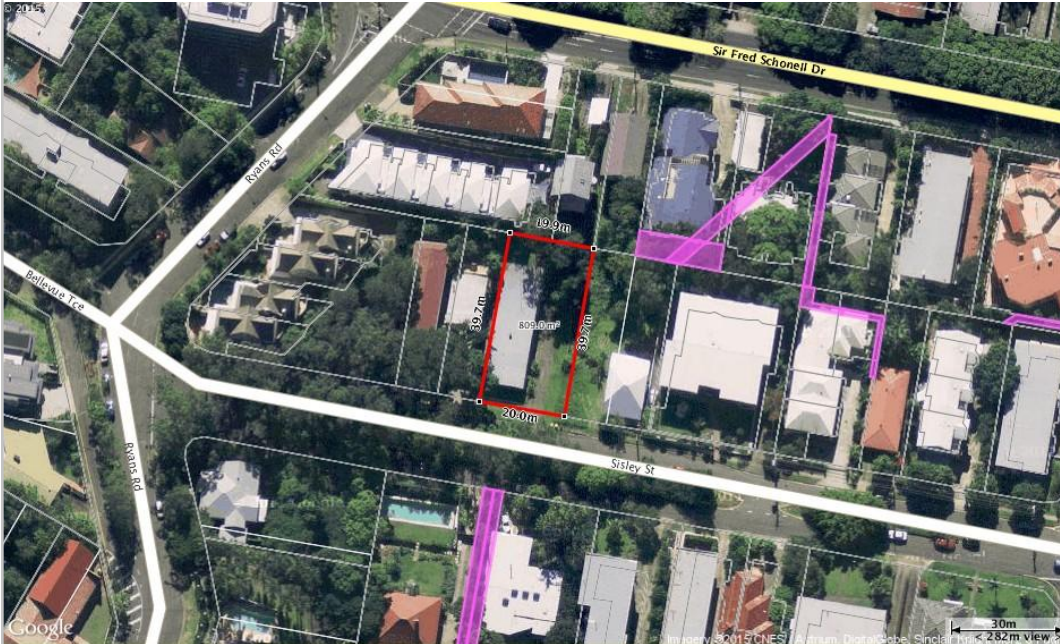
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Appraisal Price Range:

This market analysis has been prepared on 19/05/2015 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

Property Summary:

Land: 809 m²

Features:

Contact your agent for further information:

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Mobile: 0420 596 066

Office: Just Property Investments Pty Ltd

Office Phone: 07 3221 8533

Email: patrick@justproperty.net.au