



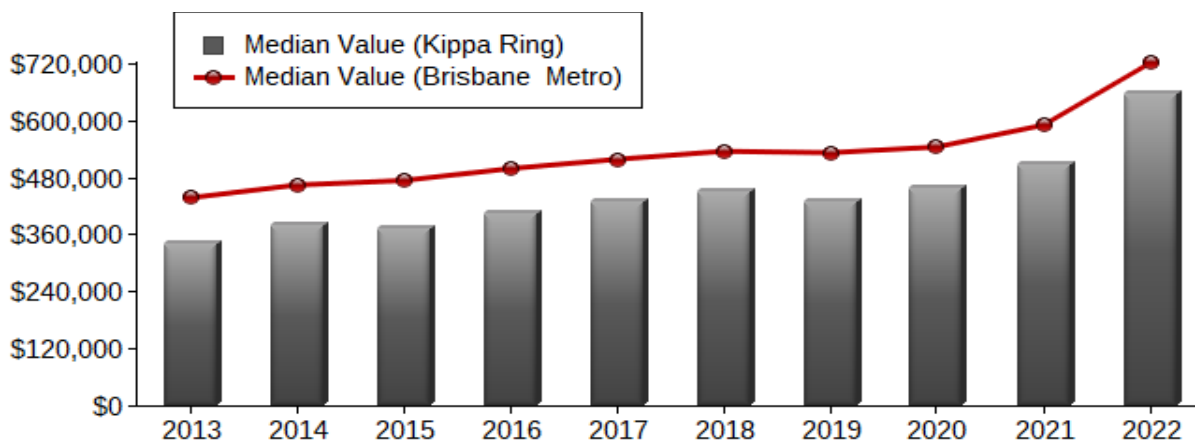
RayWhite.

Your Local Market Update

RAY WHITE SCARBOROUGH

Historical House Statistics for Kippa Ring 4021

House				
Year	Kippa Ring		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
May 2021 - Apr 2022	\$654,500	29.0%	\$721,500	22.1%
May 2020 - Apr 2021	\$507,500	10.8%	\$591,000	8.4%
May 2019 - Apr 2020	\$458,000	7.0%	\$545,000	2.3%
May 2018 - Apr 2019	\$428,000	-4.6%	\$533,000	-0.6%
May 2017 - Apr 2018	\$449,000	4.9%	\$536,000	3.3%
May 2016 - Apr 2017	\$428,000	5.8%	\$519,000	3.9%
May 2015 - Apr 2016	\$404,500	8.8%	\$499,500	5.3%
May 2014 - Apr 2015	\$372,000	-1.5%	\$474,500	2.0%
May 2013 - Apr 2014	\$377,500	11.3%	\$465,000	6.2%
May 2012 - Apr 2013	\$339,500	0.7%	\$438,000	3.3%



Capital Growth

Average Growth Over the Last 3 Years	15.2% p.a.
Average Growth Over the Last 10 Years	6.9% p.a.

Rental Yield

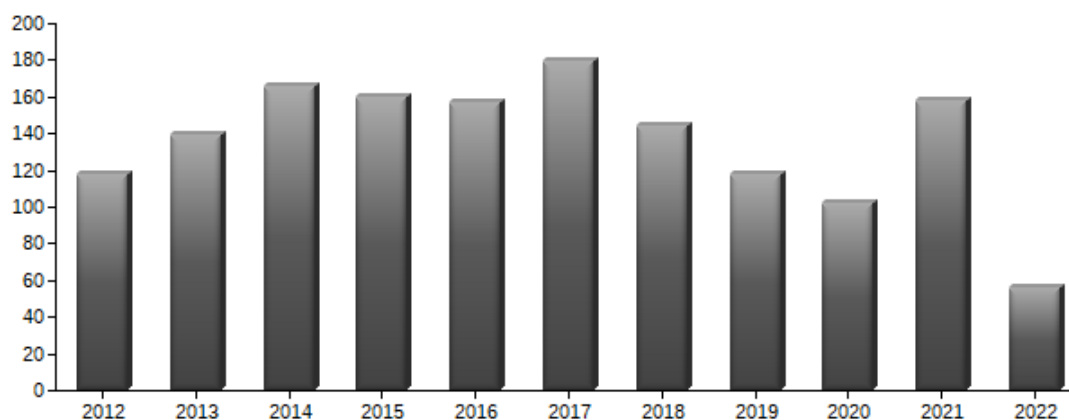
Last Quarter	Last Year	10 Years Average
3.6% p.a.	3.9% p.a.	5.0% p.a.

Total Returns

Average Return Over the Last 10 Years	12.3% p.a.
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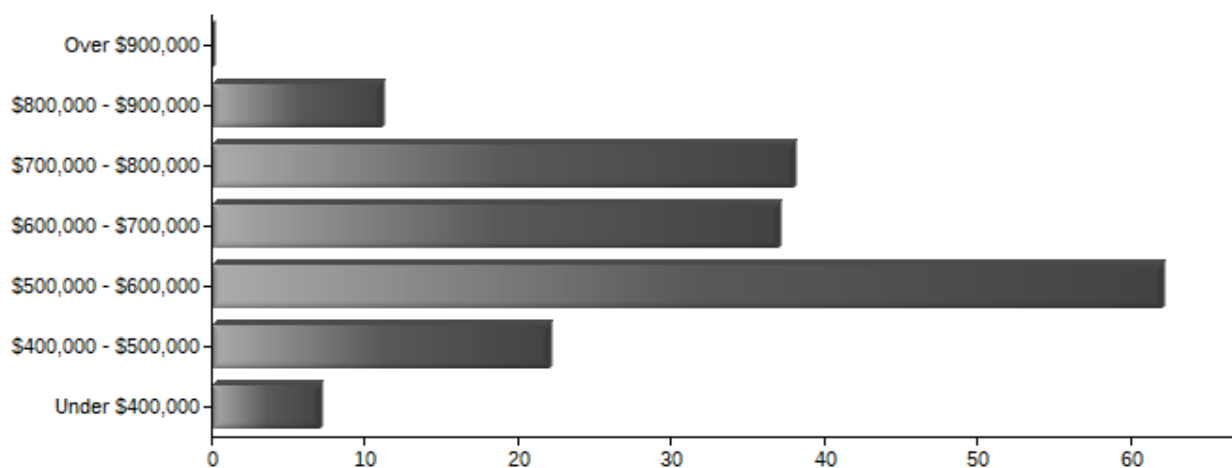
House Sales for Kippa Ring 4021

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 Kippa Ring 4021

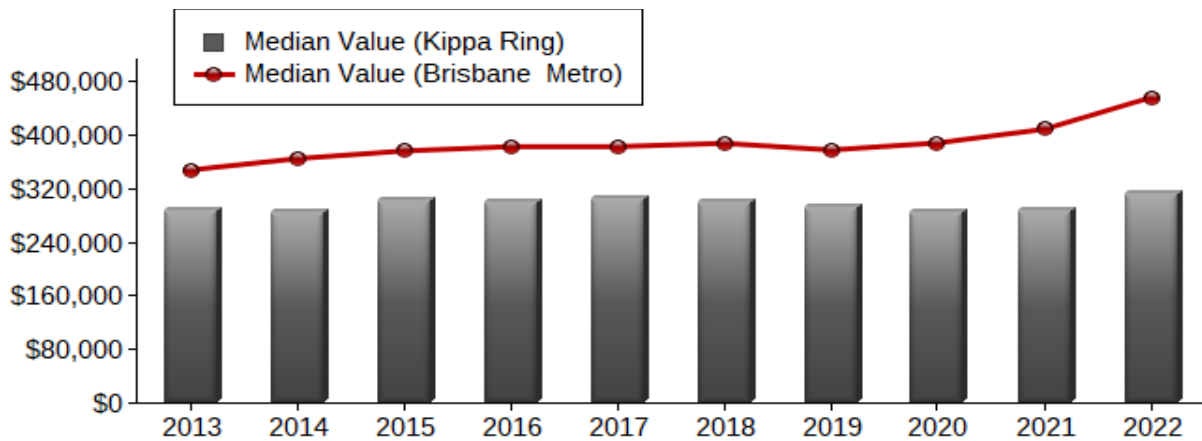
Predicted Capital Growth

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	0% p.a.	0% p.a.
Next 8 years*	0% p.a.	1% 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 Kippa Ring will be in the order of \$695,500.

Historical Unit Statistics for Kippa Ring 4021

Year	Unit			
	Kippa Ring		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
May 2021 - Apr 2022	\$312,000	8.3%	\$457,000	11.6%
May 2020 - Apr 2021	\$288,000	0.9%	\$409,500	5.3%
May 2019 - Apr 2020	\$285,500	-2.6%	\$389,000	2.8%
May 2018 - Apr 2019	\$293,500	-2.5%	\$378,500	-2.6%
May 2017 - Apr 2018	\$301,000	-1.3%	\$388,500	1.4%
May 2016 - Apr 2017	\$305,000	1.4%	\$383,500	0.0%
May 2015 - Apr 2016	\$300,500	-0.7%	\$383,500	1.8%
May 2014 - Apr 2015	\$302,500	6.1%	\$377,000	3.1%
May 2013 - Apr 2014	\$285,500	-0.4%	\$365,500	4.9%
May 2012 - Apr 2013	\$286,500	-4.6%	\$348,500	-0.1%



Capital Growth

Average Growth Over the Last 3 Years	2.1% p.a.
Average Growth Over the Last 10 Years	0.4% p.a.

Rental Yield

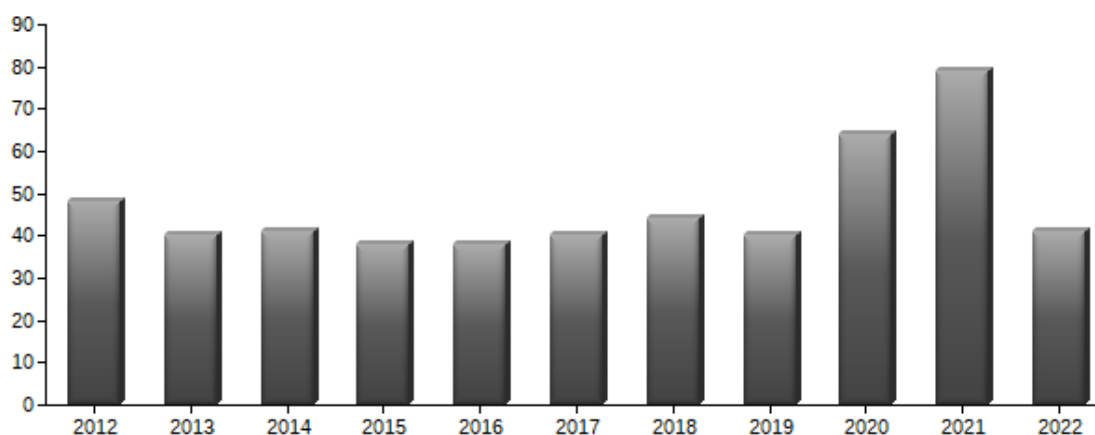
Last Quarter	Last Year	10 Years Average
6.0% p.a.	6.1% p.a.	5.7% p.a.

Total Returns

Average Return Over the Last 10 Years	6.2% p.a.
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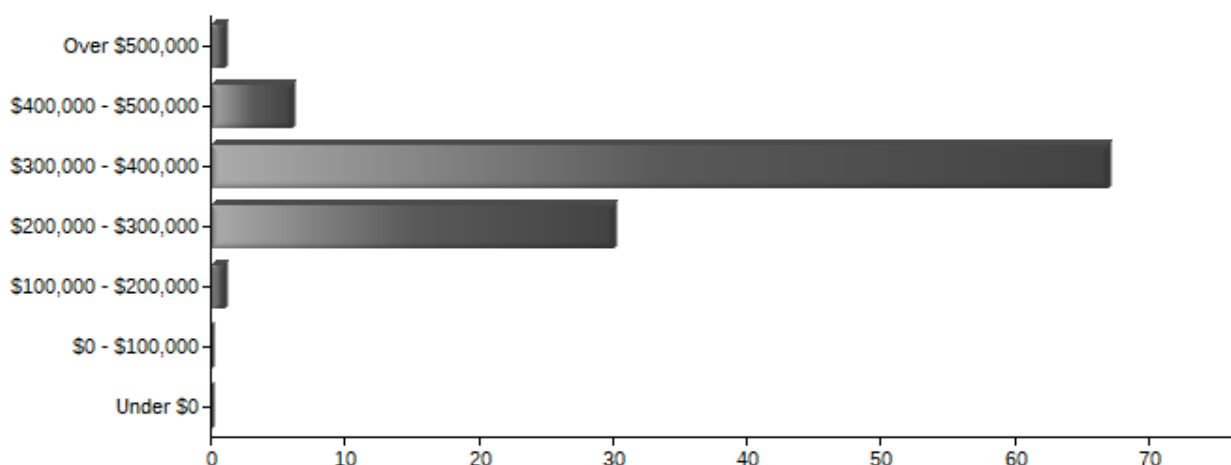
Unit Sales for Kippa Ring 4021

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 Kippa Ring 4021

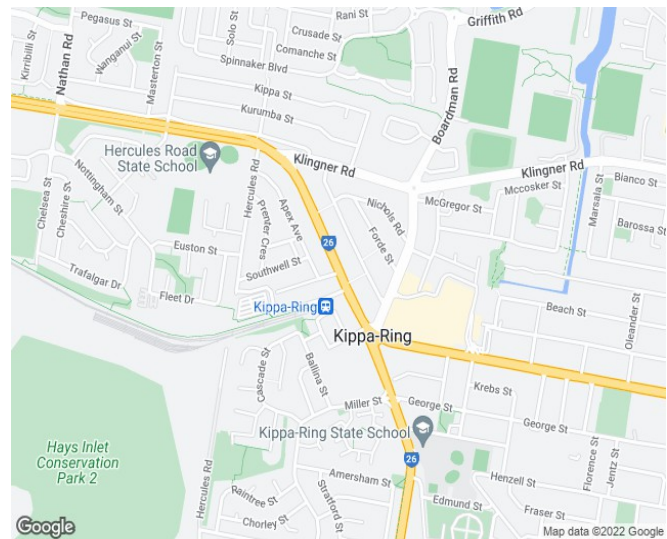
Predicted Capital Growth

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	0% p.a.	0% p.a.
Next 8 years*	1% p.a.	1% 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 Kippa Ring will be in the order of \$338,500.

Snapshot for Kippa Ring 4021

Median Value of Houses:	\$654,500
Median Value of Units:	\$312,000
Number of Dwellings:	4240
Number of Houses:	3223
Number of Units:	1017
Number of Residents (ABS Data):	9928



Market Activity for Kippa Ring 4021

Number of Properties Listed for Sale:	41
Estimated Days on the Market:	36
Estimated Number of Sales in the Last 3 Months:	63
Estimated Number of Sales in the Same Period Last Year:	53
Current Percentage of Properties on the Market (Kippa Ring):	0.97%
Current Percentage of Properties on the Market (Brisbane Metro):	1.17%

Street Information for Kippa Ring 4021

Number of Streets in the Suburb: 170

Top 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Kensington Ct	\$742,683
Sandwell Cres	\$718,087
Morris Rd	\$715,282
Mayfair St	\$713,754
Euston St	\$702,171

Street with Highest Value Property:
High St

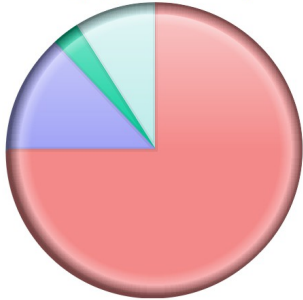
Lowest 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Beach St	\$226,401
Kagara St	\$285,059
Klingner Rd	\$290,288
Hercules Rd	\$291,094
Anzac Ave	\$291,860

Street with Lowest Value Property:
Beach St

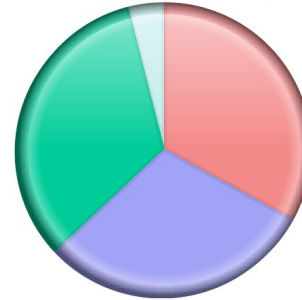
Demographics for Kippa Ring 4021

Dwelling Type - Kippa Ring 4021



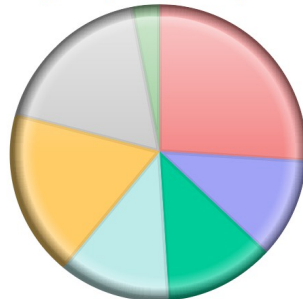
Houses	75%
Semi Detached	13%
Unit	3%
Other	9%

Home Ownership - Kippa Ring 4021



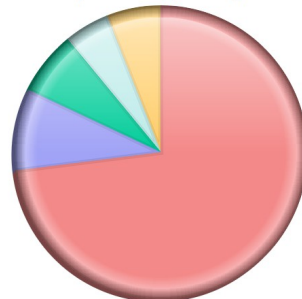
Fully Owned	33%
Being Purchased	30%
Rented	33%
Other	4%

Age Range - Kippa Ring 4021



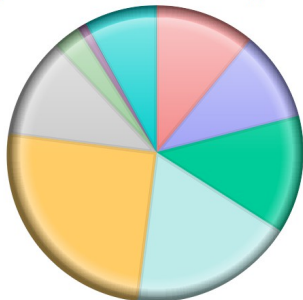
Age 0 To 19 Years	26%
Age 20 To 29 Years	11%
Age 30 To 39 Years	12%
Age 40 To 49 Years	12%
Age 50 To 64 Years	18%
Age 65 Plus	18%
Not Stated	3%

Birthplace - Kippa Ring 4021



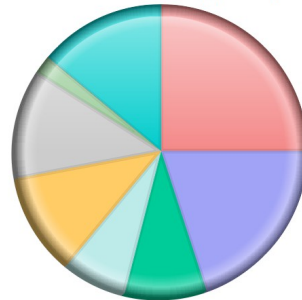
Australia	73%
Europe	9%
Pacific Islands	7%
Elsewhere	5%
Not Stated	6%

Monthly Homeloan Repayment - Kippa Ring 4021



\$0 - \$599	11%
\$600 - \$999	10%
\$1,000 - \$1,399	13%
\$1,400 - \$1,799	18%
\$1,800 - \$2,399	25%
\$2,400 - \$2,999	11%
\$3,000 - \$3,999	3%
\$4,000 Plus	1%
Repayment Not Stated	8%

Household Income - Kippa Ring 4021



\$0 - \$600	25%
\$600 - \$1,000	20%
\$1,000 - \$1,250	9%
\$1,250 - \$1,500	7%
\$1,500 - \$2,000	11%
\$2,000 - \$3,000	12%
\$3,000 - \$4,000	2%
\$4,000	0%
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.

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