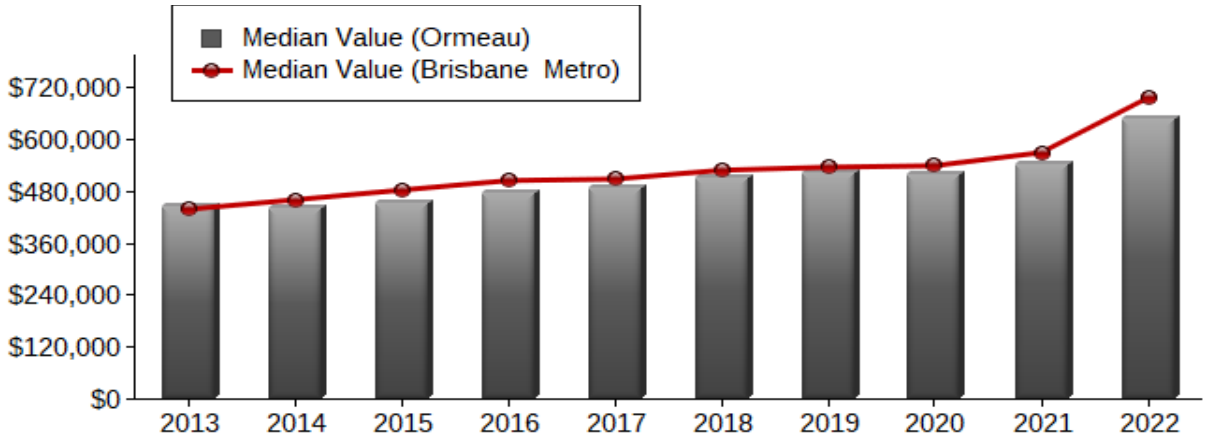
Your Local Market Update

RAY WHITE IMS

Historical House Statistics for Ormeau 4208

House				
Year	Ormeau		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Feb 2021 - Jan 2022	$648,500	19.9%	$698,000	22.2%
Feb 2020 - Jan 2021	$541,000	4.1%	$571,000	5.6%
Feb 2019 - Jan 2020	$519,500	-0.3%	$540,500	0.7%
Feb 2018 - Jan 2019	$521,500	2.2%	$537,000	1.3%
Feb 2017 - Jan 2018	$510,000	4.7%	$530,000	4.1%
Feb 2016 - Jan 2017	$487,000	2.2%	$509,500	0.6%
Feb 2015 - Jan 2016	$477,000	4.9%	$506,000	4.6%
Feb 2014 - Jan 2015	$454,500	3.5%	$484,000	4.8%
Feb 2013 - Jan 2014	$439,500	-0.9%	$461,500	5.0%
Feb 2012 - Jan 2013	$443,000	2.4%	$439,500	2.9%



Capital Growth

Average Growth Over the Last 3 Years	7.5% p.a.
Average Growth Over the Last 10 Years	4.1% p.a.

Rental Yield

Last Quarter	Last Year	10 Years Average
4.5% p.a.	4.7% p.a.	5.0% p.a.

Total Returns

Average Return Over the Last 10 Years	9.4% p.a.

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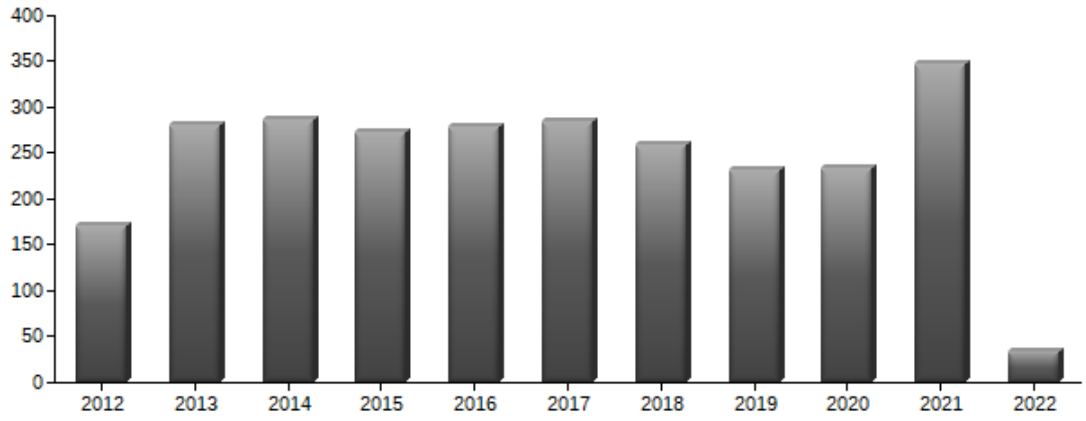
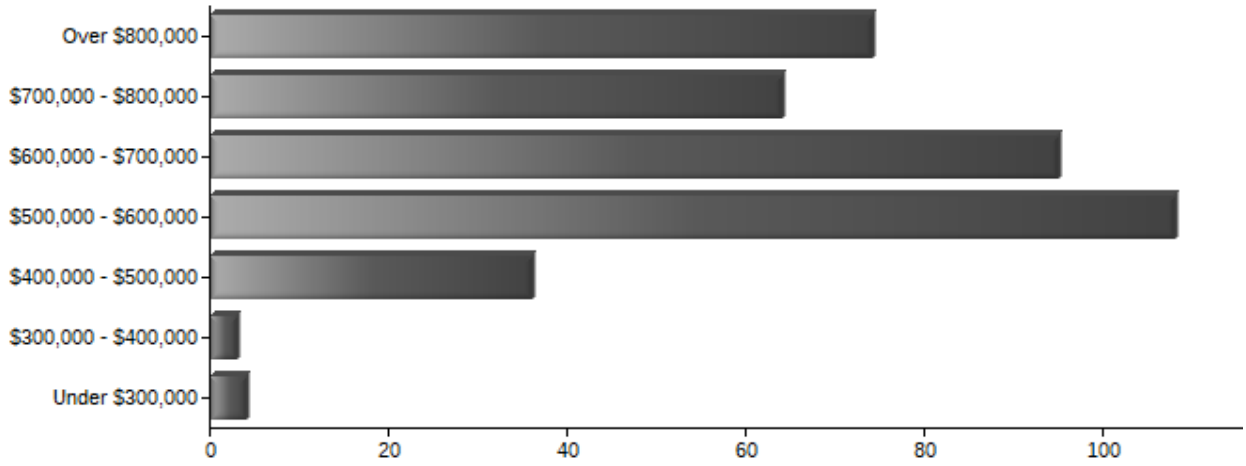
House Sales for Ormeau 4208

Number of House Sales Per Annum (Calender 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 Ormeau 4208

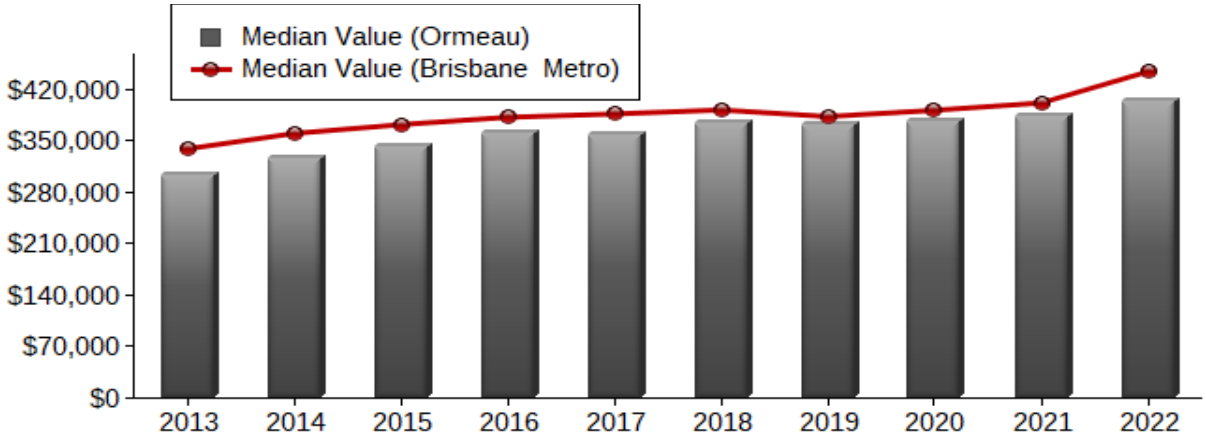
Predicted Capital Growth

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 Houses in suburb Ormeau will be in the order of $711,500.

Historical Unit Statistics for Ormeau 4208

Unit				
Year	Ormeau		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Feb 2021 - Jan 2022	$404,000	5.4%	$443,500	10.7%
Feb 2020 - Jan 2021	$383,000	2.3%	$401,000	2.5%
Feb 2019 - Jan 2020	$374,500	1.3%	$391,000	2.3%
Feb 2018 - Jan 2019	$370,000	-1.1%	$382,500	-2.3%
Feb 2017 - Jan 2018	$374,000	4.9%	$391,500	1.4%
Feb 2016 - Jan 2017	$356,500	-1.0%	$386,000	1.2%
Feb 2015 - Jan 2016	$360,000	5.5%	$381,500	2.8%
Feb 2014 - Jan 2015	$341,500	5.3%	$371,500	3.3%
Feb 2013 - Jan 2014	$324,500	7.3%	$359,500	6.2%
Feb 2012 - Jan 2013	$302,500	-11.3%	$338,500	-3.0%



Capital Growth

Average Growth Over the Last 3 Years	3.0% p.a.
Average Growth Over the Last 10 Years	1.7% p.a.

Rental Yield

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

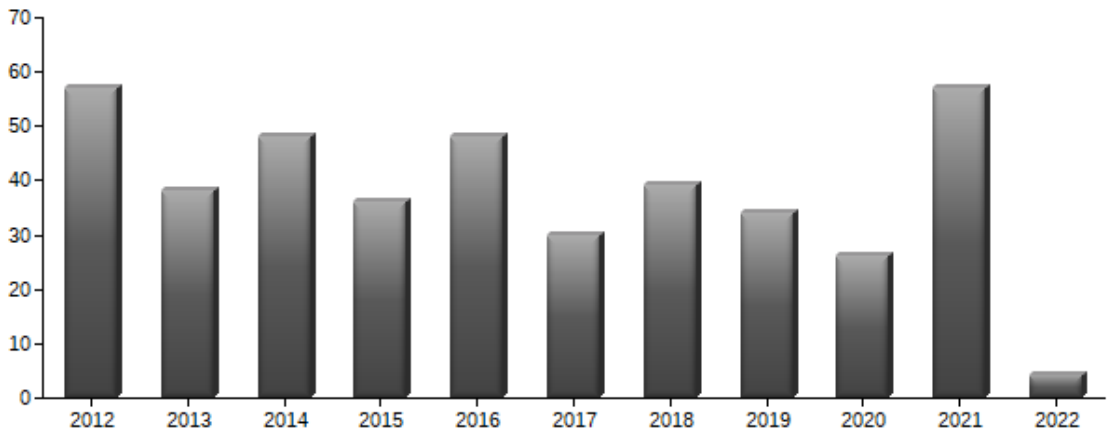
Total Returns

Average Return Over the Last 10 Years	7.6% p.a.

Residex for Accuracy © 2022

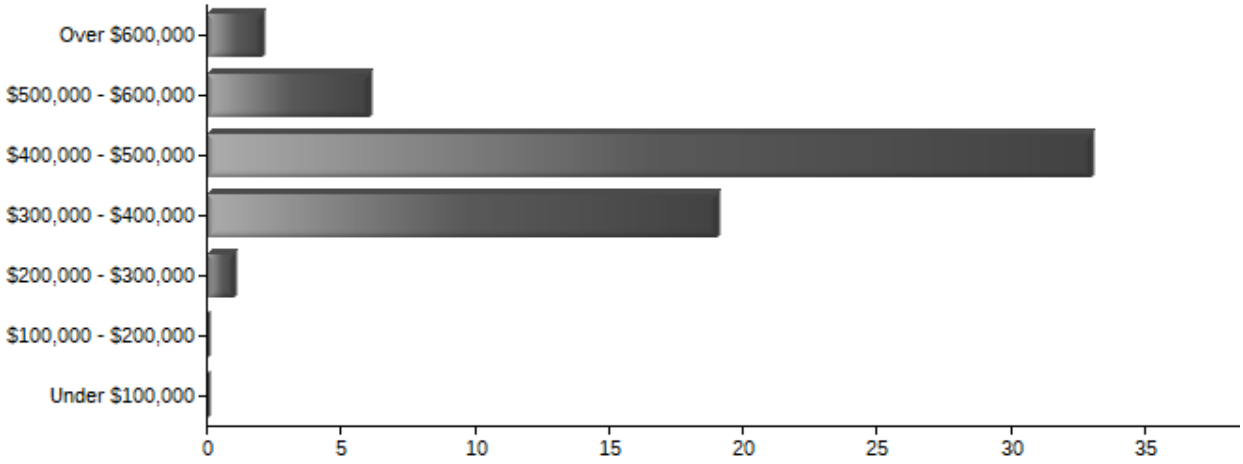
Unit Sales for Ormeau 4208

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 Ormeau 4208

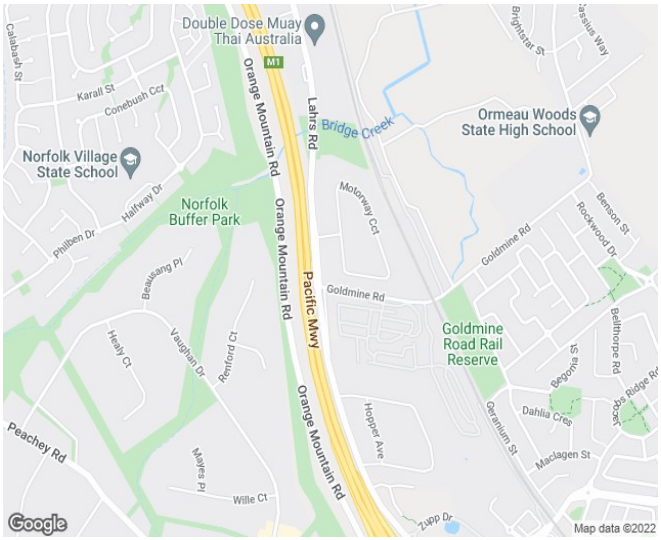
Predicted Capital Growth

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	1% p.a.	1% 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 Ormeau will be in the order of $451,000.

Snapshot for Ormeau 4208

Median Value of Houses:	$648,000
Median Value of Units:	$403,500
Number of Dwellings:	6087
Number of Houses:	5146
Number of Units:	941
Number of Residents (ABS Data):	12438



Market Activity for Ormeau 4208

Number of Properties Listed for Sale:	42
Estimated Days on the Market:	51
Estimated Number of Sales in the Last 3 Months:	109
Estimated Number of Sales in the Same Period Last Year:	95
Current Percentage of Properties on the Market (Ormeau):	0.69%
Current Percentage of Properties on the Market (Brisbane Metro):	1.04%

Street Information for Ormeau 4208

Number of Streets in the Suburb: 276

Top 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Mobbs Pl	$876,432
Quinn Ct	$843,707
Beausang Pl	$839,157
Oppermann Dr	$827,489
Healy Ct	$819,695

Street with Highest Value Property:
Burnside Rd

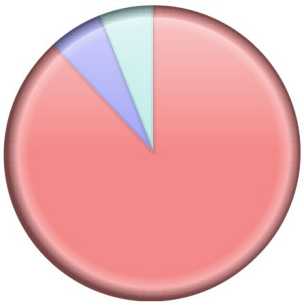
Lowest 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Notar Dr	$311,011
Goldmine Rd	$345,101
Camlan Pl	$354,780
Maclagen St	$370,389
Evodia Way	$370,537

Street with Lowest Value Property:
Notar Dr

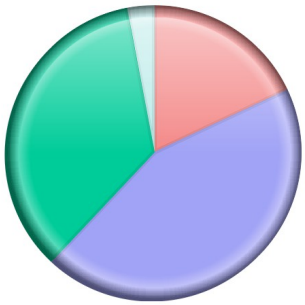
Demographics for Ormeau 4208

Dwelling Type - Ormeau 4208



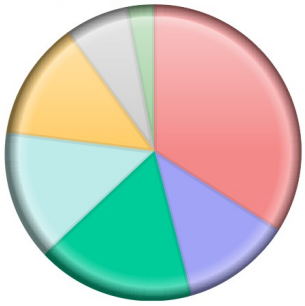
Houses	88%
Semi Detached	6%
Unit	0%
Other	6%

Home Ownership - Ormeau 4208



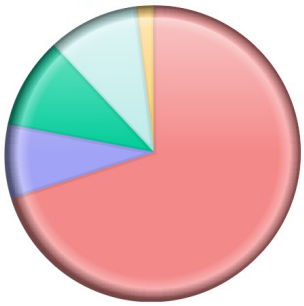
Fully Owned	18%
Being Purchased	44%
Rented	35%
Other	3%

Age Range - Ormeau 4208



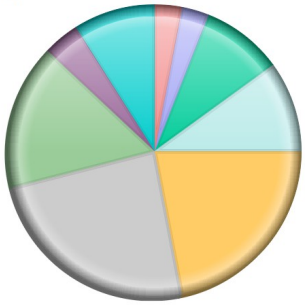
Age 0 To 19 Years	34%
Age 20 To 29 Years	12%
Age 30 To 39 Years	17%
Age 40 To 49 Years	14%
Age 50 To 64 Years	13%
Age 65 Plus	7%
Not Stated	3%

Birthplace - Ormeau 4208



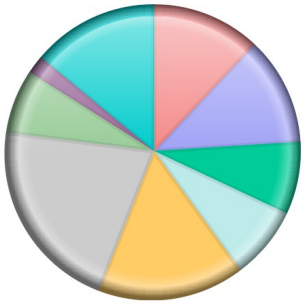
Australia	70%
Europe	8%
Pacific Islands	10%
Elsewhere	10%
Not Stated	2%

Monthly Homeloan Repayment - Ormeau 4208



$0 - $599	3%
$600 - $999	3%
$1,000 - $1,399	9%
$1,400 - $1,799	10%
$1,800 - $2,399	22%
$2,400 - $2,999	24%
$3,000 - $3,999	16%
$4,000 Plus	4%
Repayment Not Stated	9%

Household Income - Ormeau 4208



$0 - $600	12%
$600 - $1,000	12%
$1,000 - $1,250	8%
$1,250 - $1,500	8%
$1,500 - $2,000	16%
$2,000 - $3,000	21%
$3,000 - $4,000	7%
$4,000	2%
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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