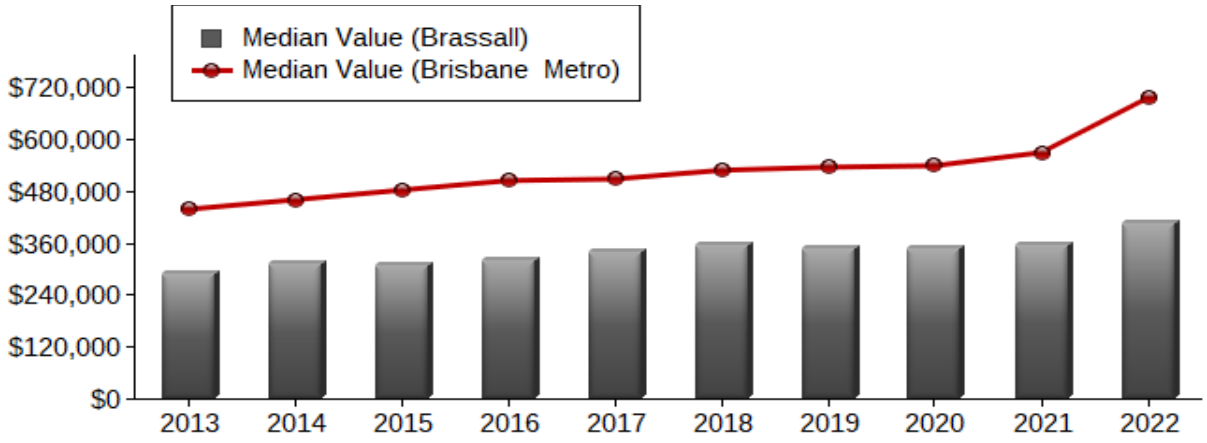
Your Local Market Update

RAY WHITE IMS

Historical House Statistics for Brassall 4305

House				
Year	Brassall		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Feb 2021 - Jan 2022	$405,500	14.5%	$698,000	22.2%
Feb 2020 - Jan 2021	$354,000	1.9%	$571,000	5.6%
Feb 2019 - Jan 2020	$347,500	-0.2%	$540,500	0.7%
Feb 2018 - Jan 2019	$348,500	-1.5%	$537,000	1.3%
Feb 2017 - Jan 2018	$354,000	4.4%	$530,000	4.1%
Feb 2016 - Jan 2017	$339,000	6.3%	$509,500	0.6%
Feb 2015 - Jan 2016	$319,000	4.1%	$506,000	4.6%
Feb 2014 - Jan 2015	$306,500	-1.5%	$484,000	4.8%
Feb 2013 - Jan 2014	$311,000	7.1%	$461,500	5.0%
Feb 2012 - Jan 2013	$290,500	-5.5%	$439,500	2.9%



Capital Growth

Average Growth Over the Last 3 Years	5.2% p.a.
Average Growth Over the Last 10 Years	2.8% p.a.

Rental Yield

Last Quarter	Last Year	10 Years Average
4.8% p.a.	5.1% p.a.	5.4% p.a.

Total Returns

Average Return Over the Last 10 Years	8.4% p.a.

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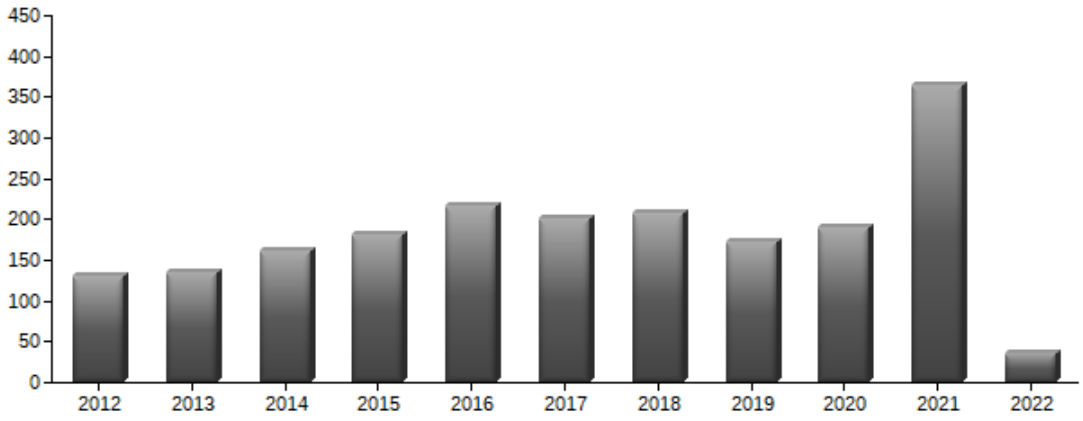
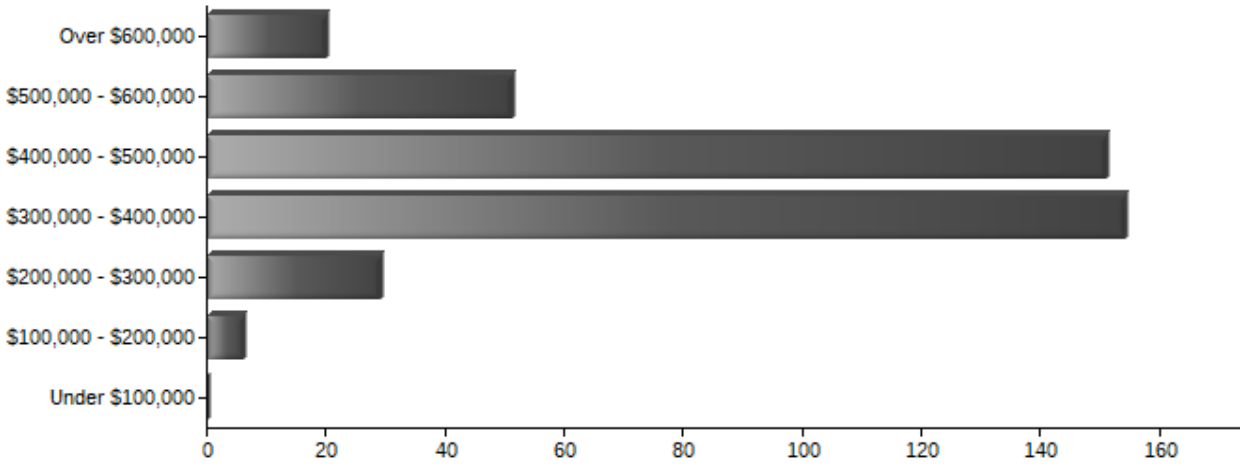
House Sales for Brassall 4305

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 Brassall 4305

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 Brassall will be in the order of $448,000.

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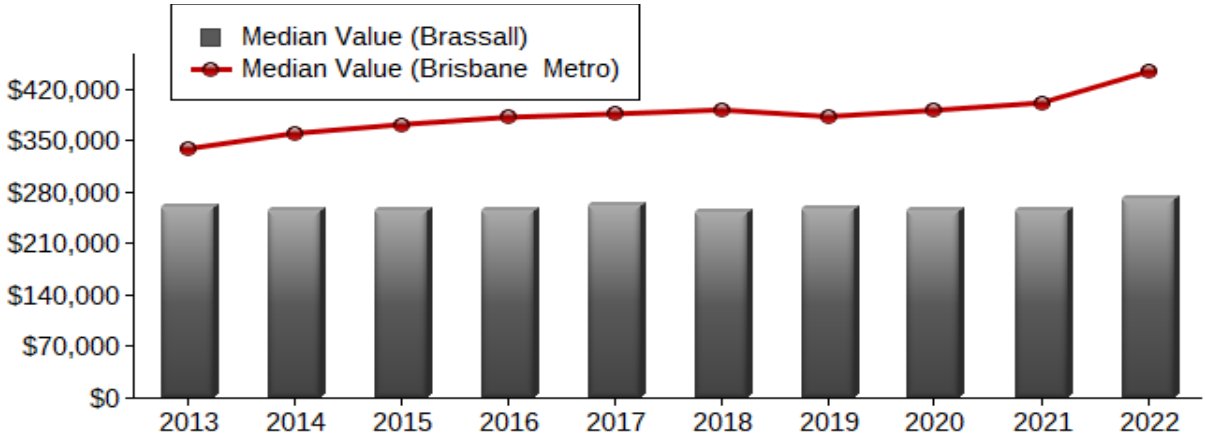
Historical Unit Statistics for Brassall 4305

Unit				
Year	Brassall		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Feb 2021 - Jan 2022	$271,000	7.2%	$443,500	10.7%
Feb 2020 - Jan 2021	$253,000	-0.6%	$401,000	2.5%
Feb 2019 - Jan 2020	$254,500	-1.3%	$391,000	2.3%
Feb 2018 - Jan 2019	$257,500	2.6%	$382,500	-2.3%
Feb 2017 - Jan 2018	$251,000	-3.6%	$391,500	1.4%
Feb 2016 - Jan 2017	$260,500	2.4%	$386,000	1.2%
Feb 2015 - Jan 2016	$254,500	0.2%	$381,500	2.8%
Feb 2014 - Jan 2015	$254,000	-0.2%	$371,500	3.3%
Feb 2013 - Jan 2014	$254,500	-1.6%	$359,500	6.2%
Feb 2012 - Jan 2013	$258,500	-4.0%	$338,500	-3.0%



Capital Growth

Average Growth Over the Last 3 Years	1.7% p.a.
Average Growth Over the Last 10 Years	0.1% p.a.

Rental Yield

Last Quarter	Last Year	10 Years Average
5.9% p.a.	6.1% p.a.	5.9% p.a.

Total Returns

Average Return Over the Last 10 Years	6.1% p.a.

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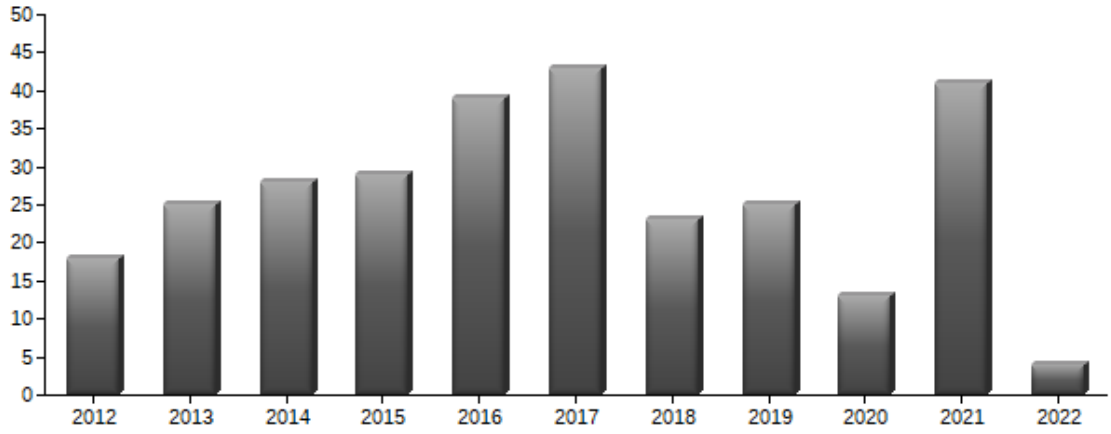
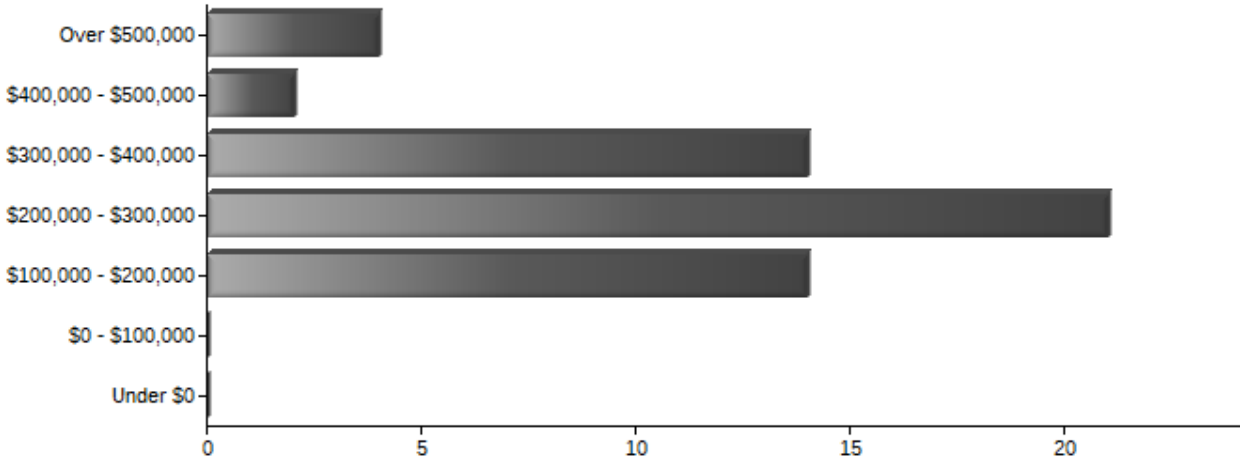
Unit Sales for Brassall 4305

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 Brassall 4305

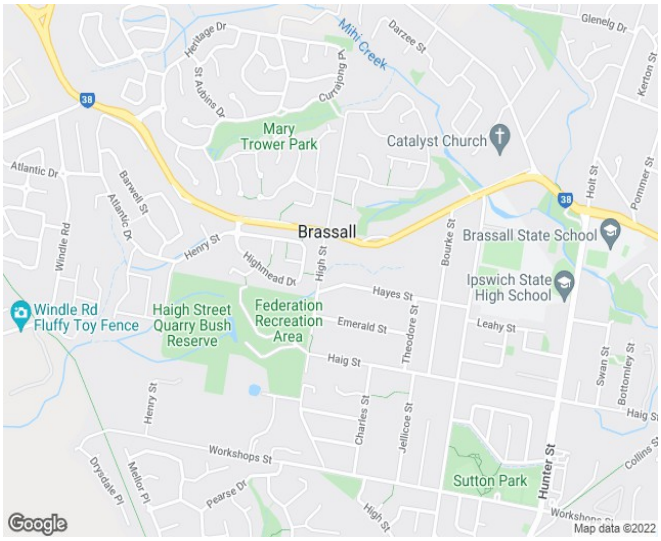
Predicted Capital Growth

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	0% p.a.	1% 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 Units in suburb Brassall will be in the order of $286,000.

Snapshot for Brassall 4305

Median Value of Houses:	$405,000
Median Value of Units:	$271,000
Number of Dwellings:	5838
Number of Houses:	4393
Number of Units:	1445
Number of Residents (ABS Data):	9245



Market Activity for Brassall 4305

Number of Properties Listed for Sale:	45
Estimated Days on the Market:	52
Estimated Number of Sales in the Last 3 Months:	129
Estimated Number of Sales in the Same Period Last Year:	76
Current Percentage of Properties on the Market (Brassall):	0.77%
Current Percentage of Properties on the Market (Brisbane Metro):	1.04%

Street Information for Brassall 4305

Number of Streets in the Suburb: 249

Top 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Chinook Ct	$526,735
Donald Pl	$508,820
Ranken Ct	$499,320
Larter St	$486,895
Mellor Pl	$486,439

Street with Highest Value Property:
Workshops St

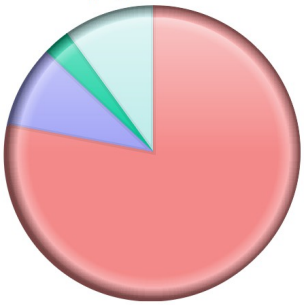
Lowest 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Haig St	$217,353
Wellington St	$217,378
Tanya Gay Ave	$222,297
Currey St	$238,367
Pine Mountain Rd	$242,334

Street with Lowest Value Property:
Warrego Hwy

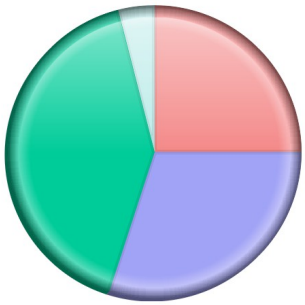
Demographics for Brassall 4305

Dwelling Type - Brassall 4305



Houses	78%
Semi Detached	9%
Unit	3%
Other	10%

Home Ownership - Brassall 4305

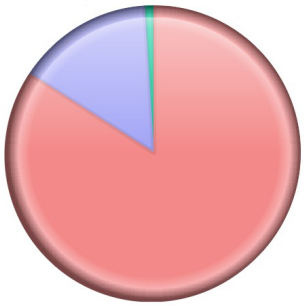


Fully Owned	25%
Being Purchased	30%
Rented	41%
Other	4%

Age Range - Brassall 4305

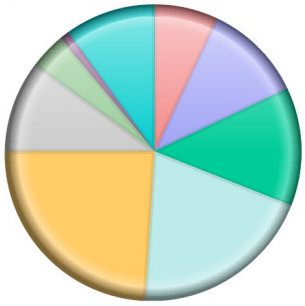
Age 0 To 19 Years	29%
Age 20 To 29 Years	15%
Age 30 To 39 Years	12%
Age 40 To 49 Years	12%
Age 50 To 64 Years	14%
Age 65 Plus	13%
Not Stated	5%

Birthplace - Brassall 4305



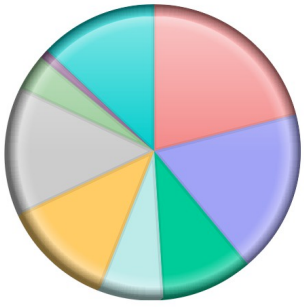
Australia	84%
Elsewhere	15%
Not Stated	1%

Monthly Homeloan Repayment - Brassall 4305



$0 - $599	7%
$600 - $999	11%
$1,000 - $1,399	13%
$1,400 - $1,799	20%
$1,800 - $2,399	24%
$2,400 - $2,999	10%
$3,000 - $3,999	4%
$4,000 Plus	1%
Repayment Not Stated	10%

Household Income - Brassall 4305



$0 - $600	21%
$600 - $1,000	18%
$1,000 - $1,250	10%
$1,250 - $1,500	7%
$1,500 - $2,000	12%
$2,000 - $3,000	14%
$3,000 - $4,000	4%
$4,000	1%
Income Not Stated	13%

Created by Residex using data provided by the ABS

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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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