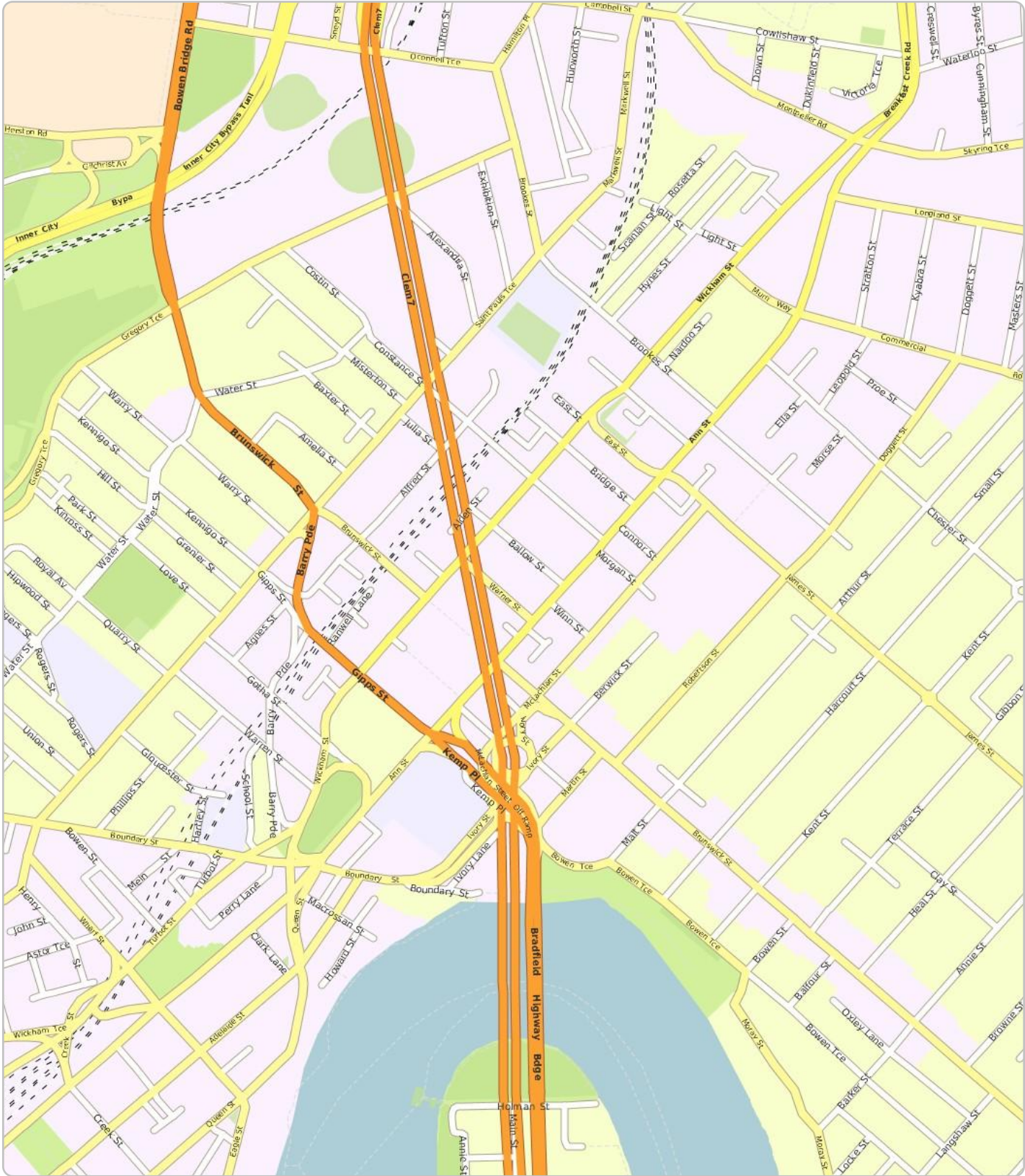


FORTITUDE VALLEY - Suburb Map



Prepared on 10/05/2017 by LJ Hooker New Farm. © Property Data Solutions Pty Ltd 2017 (pricfinder.com.au)

The materials provided are distributed as an information source only. © The State of Queensland (Dept. of Environment and Resource Management) May/2017. Based on data provided with the permission of the Dept. of Environment and Resource Management (QVAS) May/2017. The Dept. of Environment and Resource Management makes no representations or warranties about accuracy, reliability, completeness or suitability of the data for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which might be incurred as a result of the data being inaccurate or incomplete in any way and for any reason.



FORTITUDE VALLEY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
1999	13	\$ 175,000	0.0 %	\$ 30,000	\$ 1,315,000
2000	7	\$ 260,000	48.6 %	\$ 185,000	\$ 440,000
2001	17	\$ 286,500	10.2 %	\$ 150,000	\$ 1,925,000
2002	7	\$ 326,500	14.0 %	\$ 240,000	\$ 420,000
2003	11	\$ 387,000	18.5 %	\$ 200,000	\$ 865,000
2004	8	\$ 474,750	22.7 %	\$ 305,000	\$ 1,100,000
2005	11	\$ 500,000	5.3 %	\$ 425,000	\$ 875,000
2006	10	\$ 557,500	11.5 %	\$ 450,000	\$ 1,710,000
2007	8	\$ 692,500	24.2 %	\$ 577,000	\$ 1,958,000
2008	2	\$ 838,000	21.0 %	\$ 826,000	\$ 850,000
2009	3	\$ 1,330,000	58.7 %	\$ 630,000	\$ 8,046,857
2010	6	\$ 740,000	-44.4 %	\$ 680,000	\$ 1,650,000
2011	2	\$ 826,500	11.7 %	\$ 428,000	\$ 1,225,000
2012	5	\$ 722,000	-12.6 %	\$ 565,000	\$ 940,000
2013	13	\$ 765,000	6.0 %	\$ 408,000	\$ 1,600,000
2014	5	\$ 739,000	-3.4 %	\$ 26,500	\$ 2,150,000
2015	5	\$ 1,100,000	48.8 %	\$ 850,000	\$ 1,850,000
2016	8	\$ 1,334,000	21.3 %	\$ 1,075,000	\$ 4,300,000
2017	1	\$ 980,000	-26.5 %	\$ 980,000	\$ 980,000

Median Sale Price

\$1.25m

Based on 5 recorded House sales within the last 12 months (Apr '16 - Mar '17)

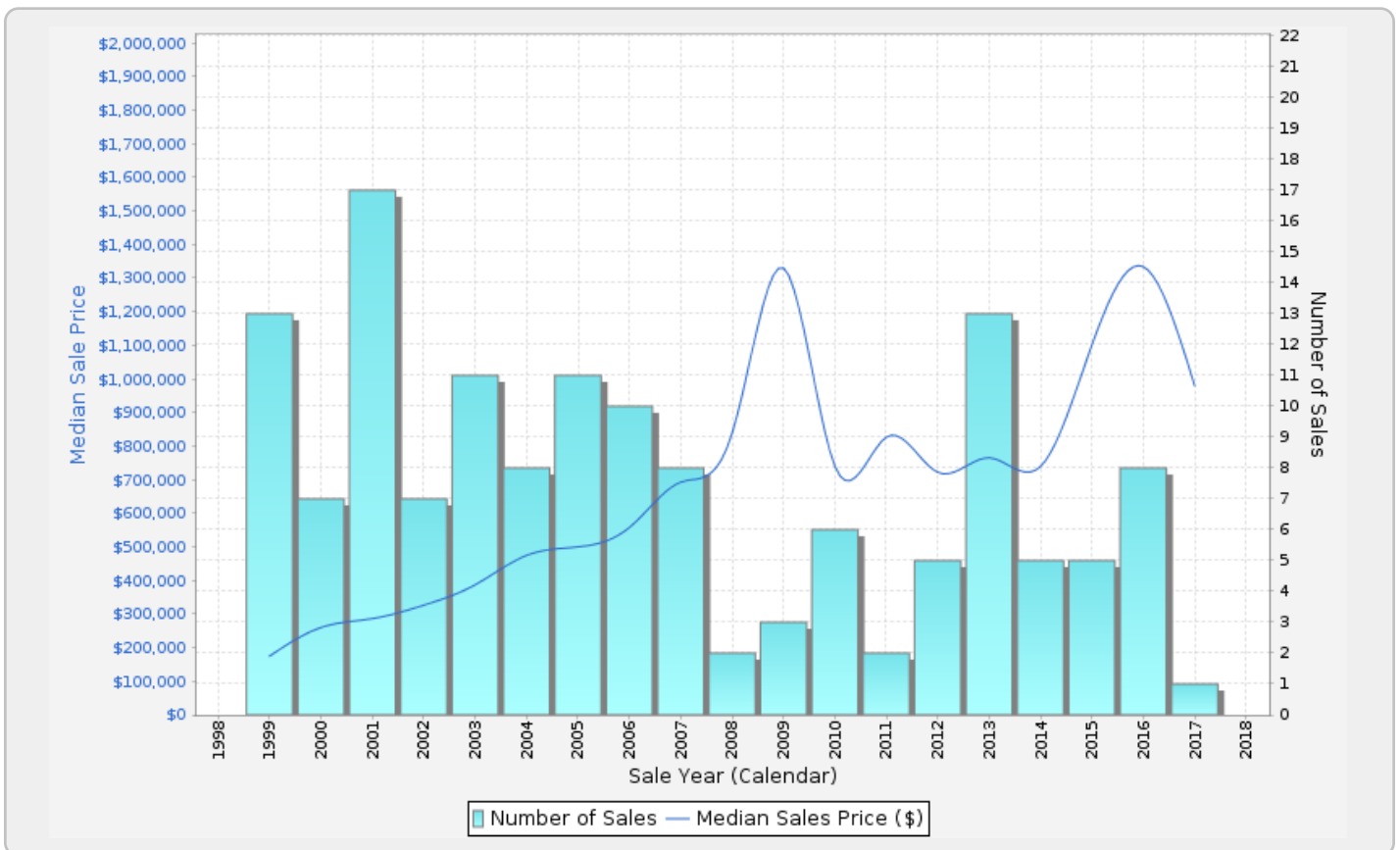
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-6.3%

Current Median Price: \$1,250,000
Previous Median Price: \$1,334,000

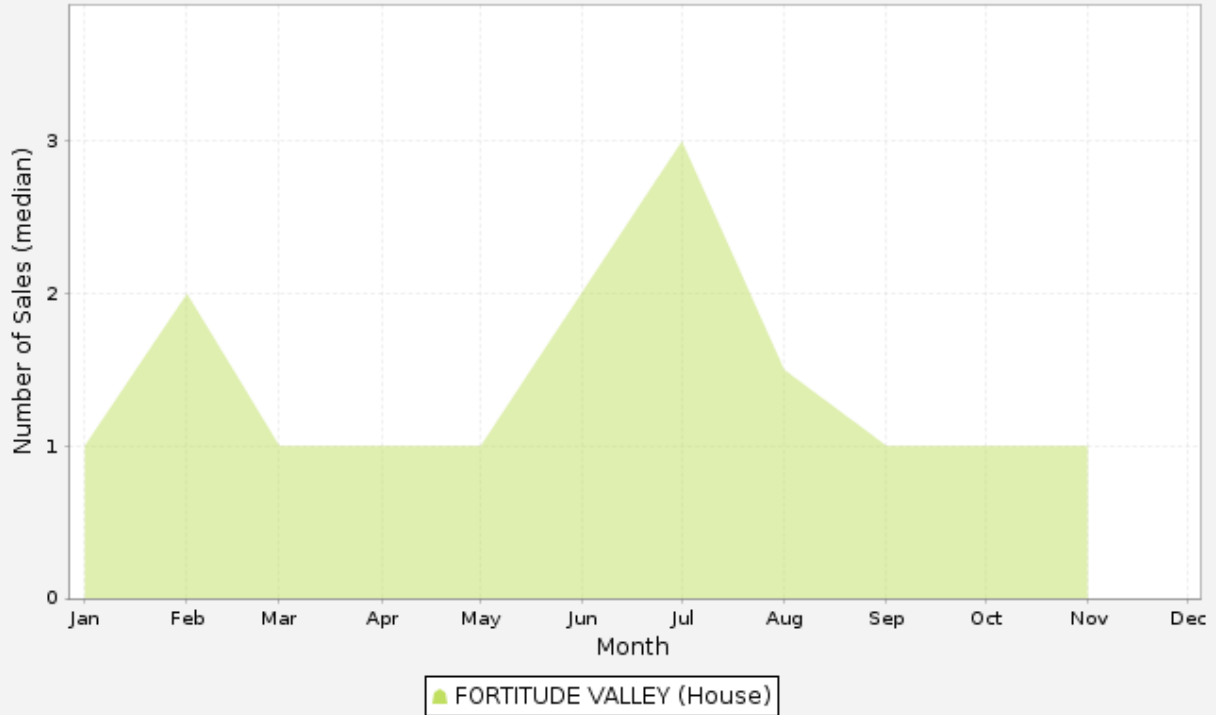
Based on 13 recorded House sales compared over the last two rolling 12 month periods





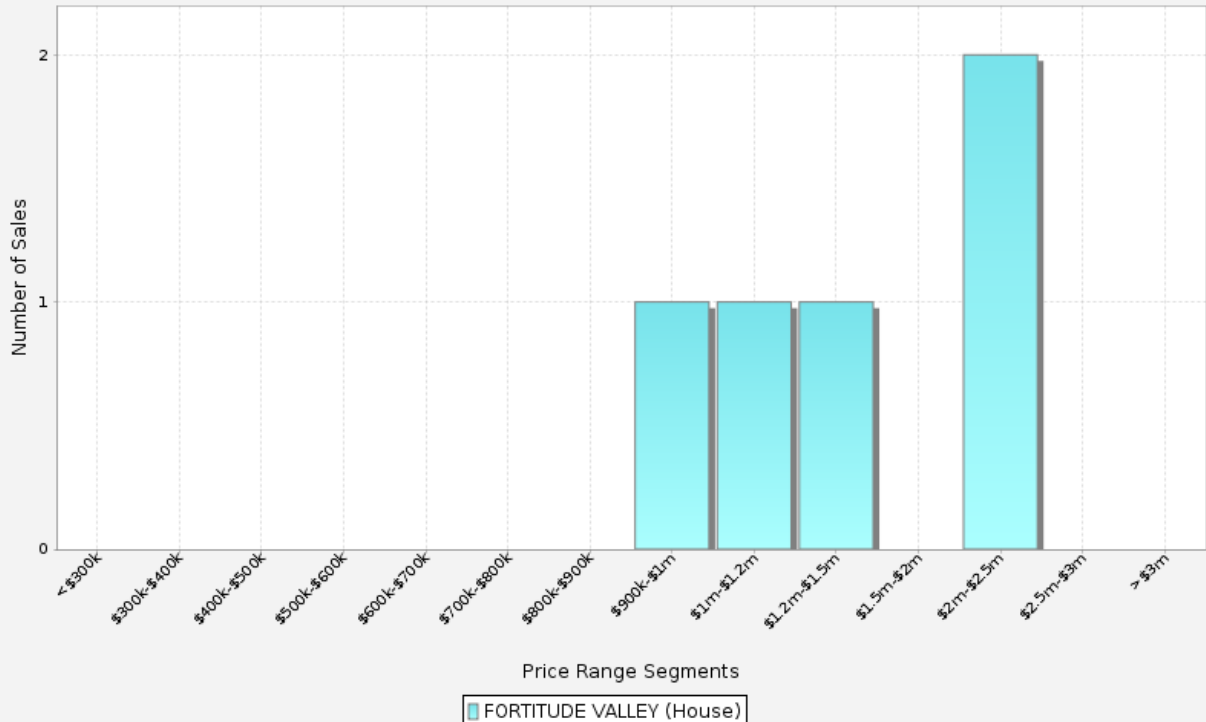
FORTITUDE VALLEY - Peak Selling Periods

Peak Selling Periods (3 Years ending Mar 2017)



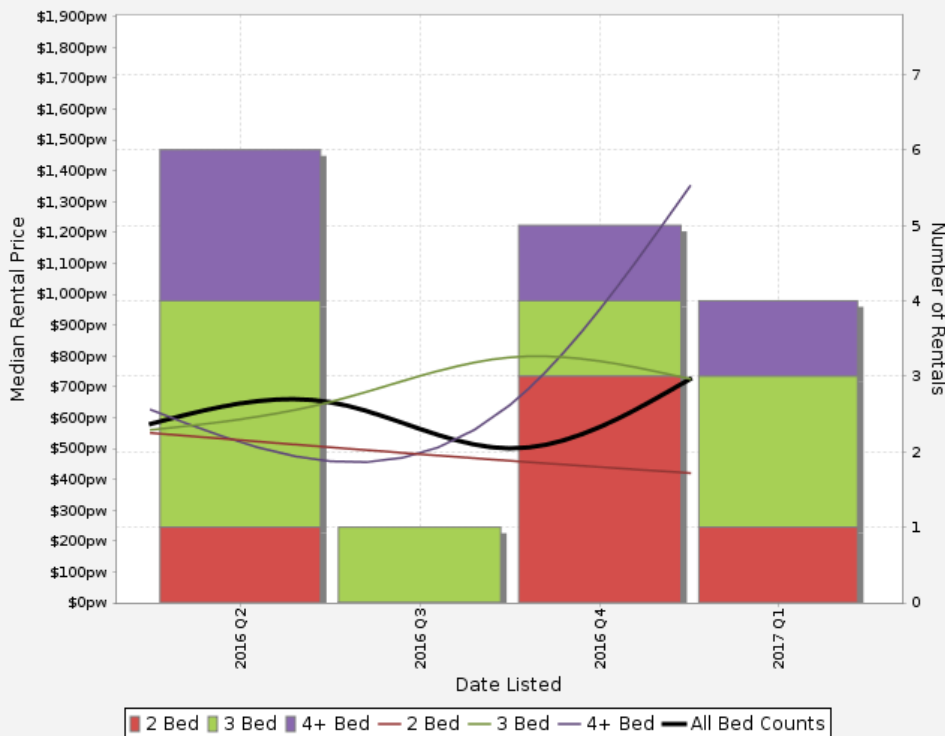
FORTITUDE VALLEY - Price Range Segments

Price Range Segmentation (12 Months ending Mar '17)





FORTITUDE VALLEY - Median Weekly Rents (Houses)

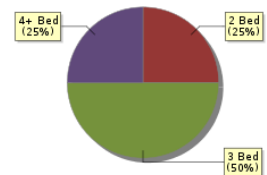


Suburb Sale Price Growth

-6.3%

Current Median Price: \$1,250,000
 Previous Median Price: \$1,334,000
Based on 13 registered House sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



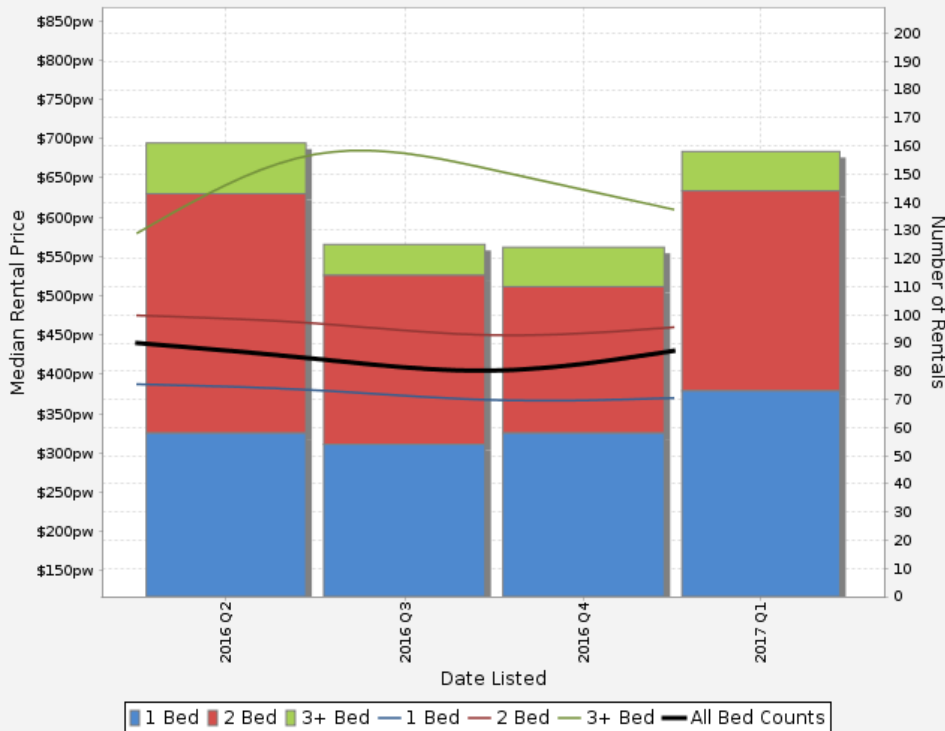
Suburb Rental Yield

+2.6%

Current Median Price: \$1,250,000
 Current Median Rent: \$620
Based on 16 registered House sales compared over the last 12 months.



FORTITUDE VALLEY - Median Weekly Rents (Units)

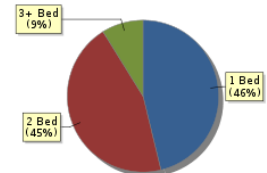


Suburb Sale Price Growth

-7.3%

Current Median Price: \$423,000
 Previous Median Price: \$456,421
Based on 430 registered Unit sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



Suburb Rental Yield

+5.3%

Current Median Price: \$423,000
 Current Median Rent: \$430
Based on 568 registered Unit sales compared over the last 12 months.

SOLD FORTITUDE VALLEY - Recently Sold Properties

Median Sale Price

\$1.25m

Based on 5 recorded House sales within the last 12 months (Apr '16 - Mar '17)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-6.3%

Current Median Price: \$1,250,000
Previous Median Price: \$1,334,000

Based on 13 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

5

Based on recorded House sales within the 12 months (Apr '16 - Mar '17)

Based on a rolling 12 month period and may differ from calendar year statistics

120 WARREN ST



\$980,000

Jan 2017
71 Days

420 m² 3 2 1

129 ARTHUR ST



\$1,250,000

Nov 2016
N/A

465 m² 4 1 -

RENT FORTITUDE VALLEY - Properties For Rent

Median Rental Price

\$620 /w

Based on 16 recorded House rentals within the last 12 months (Apr '16 - Mar '17)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+2.6%

Current Median Price: \$1,250,000
Current Median Rent: \$620

Based on 5 recorded House sales and 16 House rentals compared over the last 12 months

Number of Rentals

16

Based on recorded House rentals within the last 12 months (Apr '16 - Mar '17)

Based on a rolling 12 month period and may differ from calendar year statistics

62 ARTHUR ST

\$0 per week

957 m² 2 2 1

Apr 2017 21 Days

82 ALFRED ST

\$400

1,905 m² 1 1 1

Apr 2017 29 Days

608/455 BRUNSWICK ST

\$365 Per Week

1 1 1

Mar 2017 57 Days

338 WATER ST

\$370 Per week

1 1 1

Apr 2017 10 Days

198 ARTHUR ST

\$700 / Wk

465 m² 3 3 3

Jan 2017 163 Days