

COUNTRY PROPERTY MARKET
TABLE 5 - COASTAL CITIES AND TOWNS
SINGLE DWELLING SITE

Land value for typical property and benchmark property

LOCALITY (Existing Property) STREET & SUBURB (New Benchmark Properties)	DIMENSIONS (METRES)	1996 (\$)	2008 (\$)	2009 (\$)	2010 (\$)	2011 (\$)	2012 (\$)	2013 (\$)	2014 (\$)	2015 (\$)	% CHANGE 14-15
BALLINA	18 x 37	76,200	226,000	226,000	226,000	192,000	182,000	182,000	209,000	218,000	4%
CATHERINE CRES, BALLINA 2478	19 x 34	76,200	226,000	226,000	226,000	192,000	182,000	182,000	209,000	218,000	4%
BATEMANS BAY	20 x 34	41,300	167,000	164,000	159,000	159,000	154,000	154,000	145,000	152,000	5%
SURF BEACH AVE, SURF BEACH 2536	17 x 34	35,600	135,000	132,000	128,000	128,000	124,000	124,000	124,000	130,000	5%
BEGA	N/A	38,800	84,100	80,000	76,000	72,200	72,200	72,200	65,000	70,200	8%
RAVENSWOOD ST, BEGA 2550	19 x 38	28,000	70,900	70,900	66,500	64,500	64,500	64,500	64,500	69,700	8%
COFFS HARBOUR	18 x 45	52,900	148,000	152,000	153,000	153,000	147,000	147,000	153,000	158,000	3%
BERYL ST, COFFS HARBOUR 2450	21 x 36	48,500	146,000	150,000	151,000	151,000	145,000	145,000	150,000	155,000	3%
FORSTER	18 x 36	61,800	191,000	191,000	191,000	191,000	191,000	180,000	191,000	203,000	6%
AKALA AVE, FORSTER 2428	23 x 34	70,000	156,000	156,000	156,000	165,000	165,000	160,000	169,000	180,000	7%
GRAFTON	20 x 30	41,400	89,600	89,600	89,600	89,600	89,600	80,600	80,600	80,600	0%
RYAN ST, SOUTH GRAFTON 2460	N/A	29,500	59,000	59,000	65,000	65,000	65,000	58,500	58,500	58,500	0%
KIAMA	19 x 36	78,400	360,000	284,000	284,000	355,000	355,000	391,000	446,000	526,000	18%
BONAIRA ST, KIAMA 2533	20 x 40	89,200	385,000	327,000	343,000	343,000	343,000	422,000	422,000	498,000	18%
LISMORE	23 x 31	45,500	107,000	118,000	122,000	122,000	113,000	110,000	112,000	117,000	4%
GREENHILLS DR, GOONELLABAH 2480	31 x 38	49,600	115,000	125,000	130,000	130,000	120,000	117,000	120,000	126,000	5%
MERIMBULA	20 x 50	64,000	223,000	223,000	171,000	171,000	168,000	155,000	155,000	163,000	5%
LAKEVIEW AVE, MERIMBULA 2548	19 x 50	81,100	312,000	312,000	266,000	266,000	261,000	261,000	261,000	274,000	5%
MURWILLUMBAH	N/A	55,000	192,000	188,000	187,000	187,000	164,000	164,000	175,000	175,000	0%
OAKBANK TCE, MURWILLUMBAH 2484	20 x 35	57,500	201,000	195,000	194,000	184,000	158,000	158,000	160,000	160,000	0%
NELSON BAY	18 x 32	86,400	259,000	242,000	242,000	242,000	230,000	230,000	230,000	244,000	6%
BAY ST, NELSON BAY 2315	15 x 50	75,300	224,000	224,000	220,000	220,000	215,000	215,000	215,000	228,000	6%
NOWRA	18 x 37	41,000	94,000	94,000	94,000	94,000	94,000	94,000	99,600	114,000	14%
VENDETTA ST, NOWRA 2541	18 x 34	29,000	66,200	54,900	67,500	80,200	80,200	80,200	85,000	96,900	14%
PORT MACQUARIE	18 x 30	67,200	189,000	189,000	194,000	194,000	194,000	194,000	230,000	257,000	12%
CALWALLA CRES, PORT MACQUARIE 2444	18 x 32	61,600	172,000	172,000	177,000	177,000	177,000	177,000	210,000	235,000	12%
TAREE	18 x 33	54,400	120,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	0%
HINTEN CRES, TAREE 2430	17 x 33	54,200	93,300	88,000	106,000	106,000	106,000	106,000	106,000	106,000	0%
TWEED HEADS	18 x 35	69,500	198,000	198,000	201,000	188,000	175,000	182,000	192,000	208,000	8%
BIBY PL, BANORA POINT 2486	18 x 38	75,900	215,000	215,000	219,000	202,000	182,000	192,000	203,000	220,000	8%
ULLADULLA	18 x 37	42,000	153,000	153,000	153,000	160,000	160,000	160,000	160,000	160,000	0%
LEIGH CRES, ULLADULLA 2539	18 x 37	40,900	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	0%
Average		57,238	175,044	168,850	165,788	167,488	162,425	162,863	172,075	184,738	
% Variation From Previous Year			2%	-4%	-2%	1%	-3%	0%	6%	7%	
Index (1996=100)		100	306	295	290	293	284	285	301	323	
Benchmark Average		56,381	170,088	165,738	166,250	163,669	158,294	159,700	168,875	181,256	
Benchmark % Variation From Previous Year			2%	-3%	0%	-2%	-3%	1%	6%	7%	
Benchmark Index (1996=100)		100	302	294	295	290	281	283	300	321	