

COUNTRY PROPERTY MARKET

TABLE 14 - COASTAL VARIOUS RURAL HOLDINGS

Land value for typical property and benchmark property

LOCALITY (Existing Property) STREET & SUBURB (New Benchmark Properties)	AREA (HECTARES)	1996 (\$)	2008 (\$)	2009 (\$)	2010 (\$)	2011 (\$)	2012 (\$)	2013 (\$)	2014 (\$)	2015 (\$)	% CHANGE 14-15
BALLINA	67	301,000	715,000	787,000	787,000	708,000	708,000	708,000	708,000	743,000	5%
CUMBALUM RD, CUMBALUM 2478	34	186,000	431,000	474,000	521,000	468,000	468,000	468,000	468,000	490,000	5%
BEMBOKA	263	420,000	856,000	856,000	813,000	797,000	797,000	670,000	670,000	670,000	0%
PRINCES HWY, BROGO 2550	56	140,000	354,000	354,000	336,000	329,000	329,000	329,000	329,000	329,000	0%
CAPEEN CREEK	518	245,000	816,000	975,000	877,000	877,000	833,000	724,000	724,000	724,000	0%
YATES RD, MALLANGANEE 2469	121	255,000	487,000	529,000	529,000	529,000	502,000	436,000	436,000	436,000	0%
DUNGOG	166	390,000	755,000	755,000	755,000	755,000	732,000	714,000	660,000	660,000	0%
GLENDONBROOK RD, GRESFORD 2311	73	155,000	393,000	393,000	381,000	400,000	392,000	392,000	392,000	392,000	0%
GRAFTON	1042	486,000	920,000	1,010,000	1,010,000	1,010,000	909,000	909,000	909,000	954,000	5%
COALDALE RD, COALDALE 2460	233	134,000	280,000	308,000	308,000	308,000	277,000	277,000	277,000	290,000	5%
KEMPSEY	472	374,000	768,000	768,000	768,000	768,000	768,000	694,000	632,000	595,000	-6%
NULLA NULLA CREEK RD, BELLBROOK 2440	134	159,000	310,000	310,000	310,000	310,000	310,000	280,000	255,000	240,000	-6%
EUROBODALLA	125	195,000	381,000	419,000	398,000	398,000	398,000	398,000	398,000	398,000	0%
OLD SOUTH COAST RD, NAROOMA NSW 2546	51	200,000	396,000	384,000	361,000	361,000	540,000	540,000	540,000	540,000	0%
BERRY	50	420,000	1,150,000	1,120,000	1,120,000	1,120,000	1,080,000	1,080,000	1,080,000	1,300,000	20%
HARLEY HILL RD, BERRY 2535	49	445,000	1,275,000	1,240,000	1,240,000	1,240,000	1,190,000	1,190,000	1,190,000	1,430,000	20%
SCONE	476	356,000	1,130,000	1,040,000	1,040,000	1,040,000	1,010,000	1,010,000	1,010,000	1,070,000	6%
BUNNAN RD, SCONE 2337	288	178,000	620,000	585,000	585,000	585,000	574,000	574,000	585,000	619,000	6%
SINGLETON	764	513,000	1,750,000	1,620,000	1,164,000	1,160,000	1,160,000	1,360,000	1,360,000	1,360,000	0%
WESTBROOK RD, WESTBROOK 2330	27	75,000	263,000	263,000	285,000	285,000	308,000	293,000	295,000	308,000	4%
BUNDOOK	342	380,000	791,000	846,000	830,000	767,000	767,000	732,000	732,000	732,000	0%
GLOUCESTER TOPS RD, FORBESDALE 2422	84	180,000	445,000	445,000	445,000	445,000	445,000	445,000	445,000	445,000	0%
BEGA	130	371,000	623,000	623,000	592,000	580,000	580,000	580,000	580,000	580,000	0%
PRINCES HWY, BROGO 2550	56	138,000	354,000	354,000	336,000	329,000	329,000	329,000	329,000	329,000	0%
DENMAN	74	253,000	653,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000	0%
DENMAN RD, MUSWELLBROOK 2333	26	100,000	450,000	448,000	448,000	448,000	435,000	435,000	435,000	435,000	0%
DORRIGO	146	347,000	1,170,000	1,400,000	1,100,000	1,100,000	1,100,000	989,000	989,000	989,000	0%
SHEPHERDS RD, BIELSDOWN HILLS 2453	63	318,000	934,000	800,000	795,000	795,000	795,000	715,000	715,000	715,000	0%
LISMORE	70	156,000	411,000	472,000	472,000	472,000	423,000	401,000	425,000	446,000	5%
RIVER BANK RD, MONALTRIE 2480	52	212,000	399,000	454,000	454,000	431,000	409,000	388,000	407,000	427,000	5%
SINGLETON	39	331,000	726,000	726,000	689,000	688,000	731,000	576,000	605,000	605,000	0%
DYRRING RD, DYRRING 2330	52	126,000	300,000	300,000	304,000	306,000	321,000	305,000	320,000	320,000	0%
TAREE	111	300,000	660,000	660,000	660,000	660,000	660,000	660,000	660,000	608,000	-8%
NOWENDOC RD, MOUNT GEORGE NSW 2424	40	96,900	228,000	228,000	228,000	228,000	228,000	228,000	228,000	210,000	-8%
Average		343,412	839,706	873,941	815,000	804,706	790,353	763,824	760,118	777,294	
% Variation From Previous Year			10%	4%	-7%	-1%	-2%	-3%	0%	2%	
Index (1996=100)		100	245	254	237	234	230	222	221	226	
Average BM		182,229	465,824	462,882	462,706	458,647	461,882	448,471	449,765	467,941	
% Variation from Previous Year			12%	-1%	0%	-1%	1%	-3%	0%	4%	
Index (1996=100)		100	256	254	254	252	253	246	247	257	