

COUNTRY PROPERTY MARKET

TABLE 6

SINGLE DWELLING SITES

INLAND CITIES/TOWNS

Land Value for standard serviced allotment.

SUBURB	DIMENSIONS (METRES)	1996 (\$)	2002 (\$)	2003 (\$)	2004 (\$)	2005 (\$)	2006 (\$)	% CHANGE 05 - 06
ALBURY	18 x 37	32,300	37,300	41,000	69,700	83,600	87,700	5%
ARMIDALE	20 x 40	39,600	38,400	40,300	52,300	62,700	76,400	22%
BATHURST	17 x 50	51,700	71,500	80,700	121,000	121,000	121,000	0%
BOWRAL	30 x 67	119,000	319,000	430,000	451,000	428,000	389,000	-9%
CESSNOCK	15 x 40	34,800	44,100	74,900	119,000	105,000	105,000	0%
COBAR	18 x 71	18,800	3,340	3,340	4,000	8,000	12,000	50%
COOMA	20 x 40	20,900	17,500	28,800	55,200	71,700	84,600	18%
COONABARABRAN	20 x 59	14,100	11,500	11,500	12,700	15,400	19,200	25%
COONAMBLE	20 x 50	9,000	5,900	5,900	5,900	5,900	5,900	0%
COOTAMUNDRA	18 x 38	19,800	21,000	21,000	42,000	58,800	58,800	0%
COWRA	19 x 48	19,200	30,500	30,500	50,300	52,800	52,800	0%
CROOKWELL	20 x 36	17,000	17,800	32,000	48,000	55,200	55,200	0%
DENILQUIN	25 x 28	21,000	26,400	26,400	28,200	31,000	37,200	20%
DUBBO	19 x 42	36,300	41,700	47,900	60,300	75,400	75,400	0%
GOULBURN	19 x 36	43,800	55,200	82,800	137,000	131,000	105,000	-20%
GRIFFITH	18 x 46	46,400	80,800	80,800	88,800	97,600	107,000	10%
GUNNDAH	21 x 51	38,500	37,000	39,900	41,800	56,600	84,900	50%
INVERELL	22 x 42	25,200	25,500	26,000	26,700	49,300	51,700	5%
LEETON	20 18 69	26,300	57,600	57,600	63,300	79,100	79,100	0%
LITHGOW	15 x 45	39,600	49,600	70,600	112,000	112,000	112,000	0%
MAITLAND	17 x 36	45,900	55,500	66,600	133,000	127,000	127,000	0%
MOREE	22 x 45	25,000	30,800	31,700	34,800	38,200	38,200	0%
MOSS VALE	17 x 33	46,200	75,000	103,000	185,000	152,000	152,000	0%
MUDGEE	24 x 37	36,200	45,200	56,500	90,400	99,400	109,000	10%
MUSWELLBROOK	15 x 40	39,000	38,600	40,900	56,800	67,500	81,000	20%
NYNGAN	20 x 50	9,200	9,350	9,350	11,200	22,400	32,400	45%
ORANGE	20 x 36	38,400	57,500	69,000	87,600	96,300	96,300	0%
PARKES	18 x 33	27,200	22,500	27,000	45,000	47,700	38,000	-20%
QUEANBEYAN	14 x 40	48,100	67,900	129,000	157,000	150,000	157,000	5%

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TABLE 6 (Continued)

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SUBURB	DIMENSIONS (METRES)	1996 (\$)	2002 (\$)	2003 (\$)	2004 (\$)	2005 (\$)	2006 (\$)	% CHANGE 05 - 06
TAMWORTH	22 x 41	40,500	45,000	54,400	79,300	89,600	94,100	5%
TUMUT	18 x 40	30,000	37,500	45,000	58,500	67,200	70,500	5%
WAGGA WAGGA	18 x 36	50,100	49,500	49,500	64,300	80,300	88,300	10%
WALGETT	21 x 47	8,260	8,260	8,260	8,260	8,260	8,260	0%
WELLINGTON	20 x 46	14,000	9,690	22,900	32,000	25,600	33,200	30%
YASS	20 x 34	26,400	36,600	58,500	70,200	73,700	86,900	18%
YOUNG	22 x 38	17,400	16,100	20,900	48,000	60,000	60,000	0%
Average		32,643	44,351	56,235	76,404	80,702	83,113	
% Variation From Previous Year			14%	27%	36%	6%	3%	
Index (1996=100)		100	136	172	234	247	255	