

COUNTRY PROPERTY MARKET
TABLE 6 - SINGLE DWELLING SITES

Land value for typical property and benchmark property

SUBURB	DIMENSIONS (METRES)			1996 (\$)	2008 (\$)	2009 (\$)	2010 (\$)	2011 (\$)	2012 (\$)	2013 (\$)	2014 (\$)	2015 (\$)	% CHANGE 14-15
ALBURY				32,300	83,000	80,400	80,400	80,400	80,400	84,400	80,200	88,200	10%
ASHFORD ST, LAVINGTON 2641	16	x	47	29,500	84,000	80,800	80,800	80,800	80,800	84,800	80,600	88,700	10%
ARMIDALE				39,600	93,200	98,400	104,000	104,000	114,000	114,000	119,000	124,000	4%
BOWMAN AVE, ARMIDALE 2350				41,400	90,000	95,000	100,000	100,000	110,000	110,000	115,000	120,000	4%
BATHURST	17	x	50	51,700	121,000	121,000	121,000	121,000	133,000	133,000	146,000	146,000	0%
HOPE ST, BATHURST 2795				63,900	140,000	140,000	140,000	140,000	154,000	154,000	169,000	169,000	0%
BOWRAL	30	x	67	119,000	396,000	356,000	417,000	430,000	421,000	455,000	465,000	525,000	13%
BILL O'REILLY CL, BOWRAL 2576				71,800	273,000	246,000	288,000	297,000	273,000	295,000	325,000	367,000	13%
CESSNOCK	15	x	40	34,800	90,000	90,000	93,600	98,300	104,000	109,000	112,000	117,000	4%
CATHERINE ST, CESSNOCK 2325	20	x	40	37,900	108,000	108,000	113,000	117,000	121,000	127,000	131,000	135,000	3%
COBAR	18	x	71	18,800	24,000	24,000	24,000	25,200	25,200	25,200	22,600	18,900	-16%
BROUGH ST, COBAR 2835				17,900	22,800	22,800	22,800	23,900	23,900	23,900	21,500	18,000	-16%
COOMA				20,900	84,600	84,600	84,600	84,600	83,800	83,800	83,800	85,500	2%
WAGGUN ST, COOMA 2630	38	x	27	13,900	67,800	62,400	68,400	68,400	65,000	65,000	65,000	66,300	2%
COONABARABRAN	21	x	59	14,100	36,100	36,100	36,100	36,100	36,100	36,100	36,100	36,100	0%
DALGARNO ST, COONABARABRAN 2357	18	x	49	13,300	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	0%
COONAMBLE	20	x	50	9,000	6,780	13,500	13,500	13,500	13,500	20,000	24,000	24,000	0%
EURIMIE ST, COONAMBLE 2829				11,100	6,570	13,000	13,000	13,000	13,000	19,500	23,400	23,400	0%
COOTAMUNDRA	18	x	38	19,800	63,000	63,000	63,000	66,800	70,100	70,100	70,100	70,100	0%
CROWN ST, COOTAMUNDRA 2590	18	x	40	17,000	52,000	52,000	52,000	55,100	57,900	57,900	57,900	57,900	0%
COWRA	19	x	48	19,200	55,400	55,400	55,400	55,400	55,400	55,400	55,400	55,400	0%
BLIGH ST, COWRA 2794	18	x	53	16,800	48,200	48,200	48,200	48,200	48,200	48,200	48,200	48,200	0%
CROOKWELL				17,000	55,200	55,200	55,200	55,200	58,000	60,900	60,900	70,000	15%
LEILA MAYOH CL, CROOKWELL 2583				17,200	55,800	55,800	55,800	55,800	58,600	61,500	61,500	70,700	15%
DENILIQVIN				21,000	50,200	35,100	38,600	42,400	42,400	42,400	44,500	45,800	3%
MAHER ST, DENILIQVIN 2710	20	x	50	24,200	55,200	38,600	42,400	46,600	46,600	46,600	48,900	50,400	3%
DUBBO	20	x	43	36,300	82,900	82,900	82,900	87,000	87,000	91,300	104,000	104,000	0%
JACQUELINE DR, DUBBO 2830				35,000	75,400	82,900	82,900	91,100	81,900	85,900	98,700	98,700	0%
GOULBURN	19	x	37	43,800	99,800	99,800	110,000	110,000	110,000	110,000	110,000	110,000	0%
COMBERMERE ST, GOULBURN 2580	16	x	54	39,200	88,900	88,900	97,800	97,800	97,800	97,800	97,800	97,800	0%
GRIFFITH	18	x	46	46,400	102,000	91,800	90,000	90,000	87,300	82,900	78,800	86,700	10%
ROSS CRES, GRIFFITH 2680	18	x	46	47,900	105,000	94,500	92,600	92,600	89,800	85,300	81,000	89,100	10%
GUNNEDAH				38,500	99,000	99,000	114,000	114,000	125,000	125,000	125,000	125,000	0%
EIGHTH DIVISION MEMORIAL AVE, GUNNEDAH 2380				38,200	92,000	92,000	106,000	106,000	117,000	117,000	117,000	117,000	0%
INVERELL				25,200	64,300	64,300	64,300	60,500	60,500	60,500	66,000	68,900	4%
FROUDE ST, INVERELL 2360	16	x	43	21,000	56,000	56,000	56,000	52,700	52,700	52,700	52,700	55,000	4%
LEETON	18	x	69	26,300	67,200	63,800	61,900	65,000	65,000	65,000	65,000	65,000	0%
TEAK ST, LEETON 2705	18	x	46	23,800	60,500	57,500	55,800	55,800	55,800	53,000	53,000	53,000	0%
LITHGOW	15	x	46	39,600	113,000	113,000	113,000	113,000	113,000	113,000	113,000	124,000	10%
MALVERN ST, LITHGOW 2790	12	x	46	36,700	95,400	95,400	95,400	95,400	95,400	95,400	95,400	105,000	10%
MAITLAND	17	x	37	45,900	146,000	146,000	152,000	152,000	172,000	172,000	172,000	172,000	0%
WILLIAM ST, EAST MAITLAND 2323	17	x	34	48,100	153,000	153,000	159,000	159,000	180,000	180,000	180,000	180,000	0%
MOREE				25,000	38,200	38,200	38,200	38,200	38,200	36,300	34,500	34,500	0%
JACARANDA DR, MOREE 2400				25,000	39,300	39,300	39,300	39,300	39,300	37,300	35,400	35,400	0%

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MOSS VALE		40,700	155,000	143,000	143,000	150,000	150,000	141,000	220,000	286,000	30%
KINGS RD, MOSS VALE 2577		80,800	310,000	307,000	297,000	267,000	299,000	281,000	235,000	334,000	42%
MUDGEES		36,200	130,000	117,000	121,000	114,000	119,000	133,000	138,000	138,000	0%
MADEIRA RD, MUDGEES 2850	22 x 49	43,900	140,000	126,000	119,000	119,000	125,000	140,000	145,000	145,000	0%
MUSWELLBROOK	15 x 41	39,000	85,700	85,700	85,700	85,700	88,400	97,400	92,900	77,400	-17%
KAMILAROI ST, MUSWELLBROOK 2333	20 x 40	42,700	93,600	95,000	95,000	95,000	98,000	108,000	103,000	88,300	-14%
NYNGAN	20 x 50	9,200	32,500	32,500	32,500	28,200	28,200	26,700	26,700	24,000	-10%
CANNONBARST, NYNGAN 2825	18 x 53	8,620	30,500	30,500	30,500	26,500	26,500	25,100	25,100	22,500	-10%
ORANGE	20 x 37	38,400	101,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	0%
BANKSIA ST, ORANGE 2800		36,500	123,000	123,000	123,000	123,000	123,000	123,000	123,000	123,000	0%
PARKES	18 x 33	27,200	44,600	49,000	51,400	51,400	51,400	51,400	46,200	46,200	0%
REID ST, PARKES 2870	21 x 35	27,200	58,100	63,900	67,000	67,000	67,000	67,000	60,300	60,300	0%
QUEANBEYAN	14 x 40	48,100	211,000	207,000	232,000	237,000	244,000	244,000	249,000	274,000	10%
AGNES AVE, CRESTWOOD 2620		52,400	235,000	230,000	258,000	263,000	271,000	271,000	271,000	271,000	0%
TAMWORTH		40,500	99,100	99,100	99,100	99,100	99,100	99,000	99,000	101,000	2%
DOONBA ST, HILLVUE 2340	18 x 37	39,700	98,000	98,000	98,000	98,000	98,000	98,000	98,000	100,000	2%
TUMUT		30,000	81,000	81,000	81,000	81,000	77,000	77,000	77,000	77,000	0%
WYNYARD ST, TUMUT 2720	17 x 40	40,000	99,700	99,700	99,700	99,700	99,700	99,700	99,700	99,700	0%
WAGGA WAGGA		50,100	102,000	112,000	112,000	115,000	121,000	121,000	115,000	121,000	5%
ALLDIS PL, KOORINGAL 2650		54,500	111,000	122,000	122,000	126,000	132,000	132,000	125,000	131,000	5%
WALGETT		8,260	8,260	10,300	10,300	10,500	21,000	21,000	21,000	21,000	0%
NAMOI ST, WALGETT 2832		8,970	8,970	11,200	11,200	11,000	22,000	22,000	22,000	22,000	0%
WELLINGTON	20 x 46	14,000	29,800	29,800	29,800	29,800	29,800	29,800	29,800	28,300	-5%
REID ST, WELLINGTON 2820	25 x 41	15,400	27,400	27,400	27,400	27,400	27,400	27,400	27,400	26,000	-5%
YASS	20 x 34	26,400	93,900	93,900	106,000	113,000	118,000	124,000	131,000	134,000	2%
MEEHAN ST, YASS 2582	16 x 41	23,500	119,000	119,000	134,000	143,000	149,000	149,000	158,000	161,000	2%
YOUNG	22 x 38	17,400	63,000	63,000	56,700	59,500	59,500	59,500	59,500	59,500	0%
HENRY PL, YOUNG 2594		19,500	70,900	70,900	56,700	59,500	59,500	59,500	59,500	59,500	0%
Average		32,491	89,104	87,217	91,061	92,272	94,619	96,531	99,944	105,236	
% Variation From Previous Year			2%	-2%	4%	1%	3%	2%	4%	5%	
Index (1996=100)		100	274	268	280	284	291	297	308	324	
Average BM		32,903	92,446	91,103	93,936	94,294	97,022	98,181	98,444	103,414	
% Variation from Previous Year			2%	-1%	3%	0%	3%	1%	0%	5%	
Index (1996=100)		100	281	277	285	287	295	298	299	314	