

**COUNTRY PROPERTY MARKET**  
**TABLE 15 - TABLELANDS 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
BATHURST	683	1,000,000	2,090,000	2,330,000	2,330,000	2,330,000	2,090,000	2,240,000	2,270,000	2,410,000	6%
GOLDEN VALLEY RD, DUCKMALOI NSW 2787	570	833,000	1,980,000	2,220,000	2,220,000	2,220,000	1,990,000	1,990,000	1,990,000	2,180,000	10%
BOOROWA	442	240,000	546,000	546,000	546,000	546,000	546,000	546,000	894,000	849,000	-5%
WARGEILA RD, RYE PARK 2586	218	149,000	336,000	336,000	336,000	336,000	336,000	336,000	336,000	319,000	-5%
COOLAH	639	192,000	575,000	575,000	830,000	830,000	830,000	830,000	830,000	830,000	0%
COOLAH CREEK RD, COOLAH 2843	238	108,000	321,000	321,000	512,000	512,000	512,000	512,000	512,000	512,000	0%
COOMA	841	435,000	623,000	592,000	611,000	611,000	611,000	611,000	611,000	611,000	0%
MONARO HWY, NIMMITABEL 2631	195	140,000	199,000	189,000	195,000	195,000	195,000	195,000	195,000	195,000	0%
CROOKWELL	329	486,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	950,000	-5%
GORHAM RD, CROOKWELL 2583	234	314,000	691,000	691,000	691,000	691,000	691,000	691,000	691,000	726,000	0%
GUYRA	644	745,000	3,230,000	2,980,000	3,120,000	2,960,000	2,660,000	2,400,000	2,400,000	2,690,000	12%
BAGOT RD, TUBBAMURRA 2365	236	291,000	1,140,000	1,050,000	1,120,000	1,060,000	955,000	860,000	860,000	946,000	10%
MUDGEE	956	350,000	710,000	781,000	781,000	927,000	717,000	717,000	717,000	717,000	0%
YARRABIN RD, YARRABIN 2850	518	73,000	150,000	165,000	165,000	196,000	260,000	260,000	260,000	260,000	0%
OBERON	191	385,000	759,000	649,000	649,000	649,000	584,000	584,000	642,000	706,000	10%
FOLEYS CREEK RD, ESSINGTON 2787	229	437,000	864,000	771,000	771,000	771,000	693,000	693,000	762,000	838,000	10%
ORANGE	240	385,000	1,350,000	1,350,000	1,290,000	1,290,000	1,430,000	1,280,000	1,400,000	1,400,000	0%
PRETTY PLAINS RD, GUYONG NSW 2798	288	665,000	1,580,000	1,580,000	1,580,000	1,580,000	1,816,000	1,630,000	1,790,000	1,790,000	0%
TENTERFIELD	372	260,000	1,020,000	1,180,000	997,000	997,000	847,000	729,000	657,000	657,000	0%
SANDY FLAT RD, SANDY FLAT 2372	419	185,000	725,000	839,000	709,000	709,000	603,000	512,000	461,000	461,000	0%
TUMBARUMBA	148	120,000	309,000	309,000	324,000	292,000	292,000	292,000	292,000	307,000	5%
MCCLELLANDS LANE, TUMBARUMBA 2653	104	146,000	376,000	376,000	395,000	315,000	315,000	315,000	315,000	331,000	5%
TUMUT	905	1,030,000	3,030,000	3,030,000	3,030,000	2,820,000	2,820,000	2,820,000	3,240,000	2,920,000	-10%
GOOBRAGANDRA POWERLINE RD, GOOBARRAGANDRA 2720	202	30,000	64,100	64,100	64,100	60,900	60,900	60,900	60,900	67,000	10%
WALCHA	507	569,000	1,760,000	1,900,000	1,710,000	1,710,000	1,710,000	1,620,000	1,620,000	1,790,000	10%
SCRUBBY GULLY RD, WALCHA 2354	264	315,000	989,000	1,060,000	950,000	950,000	950,000	902,000	902,000	991,000	10%
YASS	960	1,330,000	3,000,000	2,680,000	2,680,000	2,730,000	3,000,000	2,700,000	2,700,000	2,780,000	3%
VIVIAN LANE, MURRUMBATEMAN 2582	253	984,000	1,180,000	1,180,000	1,180,000	1,240,000	1,240,000	1,180,000	1,240,000	1,280,000	3%
<b>Average</b>		<b>537,643</b>	<b>1,428,714</b>	<b>1,421,571</b>	<b>1,421,286</b>	<b>1,406,571</b>	<b>1,366,929</b>	<b>1,312,071</b>	<b>1,376,643</b>	<b>1,401,214</b>	
<b>% Variation From Previous Year</b>			<b>4%</b>	<b>0%</b>	<b>0%</b>	<b>-1%</b>	<b>-3%</b>	<b>-4%</b>	<b>5%</b>	<b>2%</b>	
<b>Index (1996=100)</b>		<b>100</b>	<b>266</b>	<b>264</b>	<b>264</b>	<b>262</b>	<b>254</b>	<b>244</b>	<b>256</b>	<b>261</b>	
<b>Average BM</b>		<b>333,571</b>	<b>756,793</b>	<b>774,436</b>	<b>777,721</b>	<b>773,993</b>	<b>758,350</b>	<b>724,064</b>	<b>743,564</b>	<b>778,286</b>	
<b>% Variation from Previous Year</b>			<b>3%</b>	<b>2%</b>	<b>0%</b>	<b>0%</b>	<b>-2%</b>	<b>-5%</b>	<b>3%</b>	<b>5%</b>	
<b>Index (1996=100)</b>		<b>100</b>	<b>227</b>	<b>232</b>	<b>233</b>	<b>232</b>	<b>227</b>	<b>217</b>	<b>223</b>	<b>233</b>	