

METROPOLITAN PROPERTY MARKET
TABLE 7 - SMALL INDUSTRIAL SITES
SYDNEY, NEWCASTLE, WOLLONGONG

Land value for typical property and benchmark property

SUBURB (Existing Property) STREET & SUBURB (New Benchmark Properties)	AREA (SQUARE METRES)	1996 (\$)	2008 (\$)	2009 (\$)	2010 (\$)	2011 (\$)	2012 (\$)	2013 (\$)	2014 (\$)	2015 (\$)	% CHANGE 14-15
ALEXANDRIA	2,207	627,000	3,300,000	2,470,000	2,570,000	2,450,000	2,450,000	2,350,000	2,470,000	2,950,000	19%
HUNTLEY ST, ALEXANDRIA 2015	4,041	934,000	5,190,000	3,890,000	4,050,000	4,050,000	4,050,000	3,890,000	4,080,000	4,690,000	15%
ARTARMON	2,305	1,020,000	2,180,000	2,180,000	2,180,000	2,270,000	2,160,000	2,160,000	2,160,000	2,270,000	5%
WHITING ST, ARTARMON 2064	538	321,000	750,000	750,000	750,000	782,000	782,000	782,000	782,000	820,000	5%
BLACKTOWN	3,142	225,000	1,040,000	988,000	1,010,000	1,000,000	1,000,000	946,000	991,000	1,020,000	3%
CHICAGO AVE, BLACKTOWN 2148	2,337	172,000	780,000	741,000	756,000	751,000	751,000	710,000	744,000	765,000	3%
BOTANY	2,336	330,000	1,390,000	1,350,000	1,370,000	1,370,000	1,350,000	1,590,000	1,660,000	2,060,000	24%
ERITH ST, BOTANY 2019	1,543	319,000	1,420,000	1,380,000	1,180,000	1,180,000	1,180,000	1,390,000	1,450,000	1,800,000	24%
BROOKVALE	2,223	869,000	2,280,000	2,170,000	2,170,000	2,280,000	2,220,000	1,910,000	1,910,000	1,910,000	0%
CROSS ST, BROOKVALE 2100	923	297,000	960,000	912,000	912,000	958,000	958,000	958,000	958,000	958,000	0%
CAMPBELLTOWN	2,008	100,000	658,000	592,000	568,000	491,000	464,000	506,000	506,000	531,000	5%
CORNWALL RD, INGLEBURN 2565	2,000	103,000	702,000	631,000	605,000	523,000	495,000	540,000	540,000	567,000	5%
CARDIFF	2,305	135,000	331,000	331,000	331,000	331,000	324,000	308,000	308,000	330,000	7%
TORRENS AVE, CARDIFF 2285	2,957	158,000	396,000	396,000	396,000	396,000	388,000	369,000	369,000	395,000	7%
CARRINGTON	2,024	128,000	389,000	416,000	399,000	399,000	399,000	407,000	425,000	425,000	0%
DENISON ST, CARRINGTON 2294	253	20,300	147,000	163,000	171,000	197,000	197,000	201,000	213,000	234,000	10%
DEE WHY	1,961	652,000	1,045,000	1,100,000	1,130,000	1,180,000	1,000,000	1,000,000	1,050,000	1,050,000	0%
BOOLA PL, CROMER 2099	1,112	377,000	715,000	751,000	774,000	805,000	684,000	684,000	718,000	718,000	0%
GOSFORD	2,089	128,000	390,000	343,000	359,000	359,000	330,000	330,000	330,000	346,000	5%
GIBBENS RD, WEST GOSFORD 2250	4,160	173,000	531,000	467,000	488,000	488,000	449,000	449,000	449,000	470,000	5%
HORNSBY	2,088	460,000	781,000	752,000	752,000	752,000	752,000	752,000	752,000	790,000	5%
BEAUMONT RD, MOUNT KURING-GAI 2080	4,331	345,000	702,000	665,000	665,000	665,000	700,000	700,000	700,000	735,000	5%
MARRICKVILLE	1,916	460,000	1,490,000	1,490,000	1,490,000	1,490,000	1,570,000	1,570,000	1,570,000	1,650,000	5%
BARCLAY ST, MARRICKVILLE 2204	1,682	440,000	1,420,000	1,420,000	1,420,000	1,420,000	1,490,000	1,490,000	1,490,000	1,570,000	5%
MOOREBANK	1,878	166,000	590,000	590,000	560,000	604,000	602,000	606,000	647,000	647,000	0%
SETON RD, MOOREBANK 2170	1,859	186,000	656,000	656,000	623,000	672,000	670,000	675,000	720,000	720,000	0%
NORTH WOLLONGONG	1,608	99,700	319,000	319,000	344,000	344,000	344,000	344,000	378,000	460,000	22%
KINGSFORD ST, FAIRY MEADOW 2519	746	90,800	232,000	232,000	250,000	250,000	250,000	250,000	275,000	335,000	22%
PENRITH	2,149	146,000	482,000	443,000	443,000	443,000	443,000	443,000	443,000	440,000	-1%
BATT ST, JAMISONTOWN 2750	2,812	245,000	853,000	777,000	777,000	777,000	932,000	932,000	951,000	1,010,000	6%
RIVERWOOD	2,039	300,000	954,000	1,010,000	1,010,000	1,000,000	1,000,000	1,000,000	1,000,000	1,100,000	10%
BONDS RD, RIVERWOOD 2210	2,213	389,000	1,240,000	1,240,000	1,050,000	1,040,000	1,040,000	1,040,000	1,040,000	1,150,000	11%
SILVERWATER	1,853	390,000	922,000	922,000	922,000	922,000	922,000	830,000	859,000	928,000	8%
EAST ST, LIDCOMBE 2141	1,802	260,000	677,000	678,000	678,000	746,000	746,000	746,000	760,000	800,000	5%
SMITHFIELD	1,929	193,000	750,000	750,000	750,000	750,000	750,000	782,000	831,000	885,000	6%
THE HORSLEY DR, SMITHFIELD 2164	1,808	181,000	690,000	690,000	690,000	690,000	690,000	720,000	765,000	815,000	7%
TAREN POINT	2,085	434,000	1,350,000	1,350,000	1,350,000	1,350,000	1,350,000	1,350,000	1,350,000	1,470,000	9%
ERSKINE RD, CARINGBAH 2229	1,453	341,000	1,050,000	1,050,000	1,050,000	1,050,000	1,050,000	1,050,000	1,050,000	1,150,000	10%
UNANDERRA	2,037	101,000	355,000	355,000	355,000	369,000	320,000	320,000	336,000	369,000	10%
DOYLE AVE, UNANDERRA 2526	2,039	111,000	390,000	390,000	390,000	390,000	390,000	390,000	410,000	450,000	10%
Average		348,185	1,049,800	996,050	1,003,150	1,007,700	987,500	975,200	998,800	1,081,550	
% Variation From Previous Year			4%	-5%	1%	0%	-2%	-1%	2%	8%	
Index (1996=100)		100	302	286	288	289	284	280	287	311	
Average BM		273,155	975,050	893,950	883,750	891,500	894,600	898,300	923,200	1,007,600	
% Variation from Previous Year			4%	-8%	-1%	1%	0%	0%	3%	9%	
Index (1996=100)		100	357	327	324	326	328	329	338	369	