

COUNTRY PROPERTY MARKET
TABLE 16 - WESTERN 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
BALRANALD	16,920	456,000	1,000,000	900,000	900,000	900,000	990,000	990,000	990,000	1,039,500	5%
BALRANALD2715	10,453	188,000	448,000	403,000	403,000	403,000	443,000	443,000	443,000	465,200	5%
BOURKE	25,432	93,600	318,000	318,000	349,000	384,000	384,000	460,000	460,000	460,000	0%
KINGBOLT RD, YANTABULLA 2840	16,153	56,500	188,000	188,000	206,000	229,000	229,000	275,000	275,000	275,000	0%
BREWARRINA	9,430	326,000	881,000	881,000	969,000	1,160,000	1,159,000	1,270,000	1,070,000	1,070,000	0%
BREWARRINA 2839	3,315	114,000	306,000	306,000	336,000	403,000	403,000	443,000	376,000	376,000	0%
COBAR	22,721	112,000	488,000	488,000	536,000	536,000	536,000	536,000	536,000	536,000	0%
BURTHONG RD, NYMAGEE 2831	8,951	72,000	271,000	271,000	298,000	298,000	298,000	298,000	298,000	298,000	0%
HAY	5,290	360,000	693,000	693,000	693,000	693,000	693,000	728,000	801,000	692,000	-14%
CARRATHOOL RD, CARRATHOOL 2711	1,380	148,000	293,000	293,000	293,000	293,000	293,000	308,000	339,000	356,000	5%
LIGHTNING RIDGE	7,822	202,500	688,000	688,000	791,000	851,000	851,000	851,000	765,000	765,000	0%
GINGIE RD, WALGETT 2832	1,752	63,000	214,000	214,000	246,000	265,000	265,000	265,000	238,000	238,000	0%
WENTWORTH	15,648	260,000	457,000	457,000	502,000	552,000	662,000	662,000	609,000	621,200	2%
POLIA RD, POONCARIE 2648	6,058	137,000	242,000	244,000	242,000	266,000	319,000	319,000	293,000	298,900	2%
WILCANNIA	33,376	98,300	430,000	430,000	473,000	472,000	566,000	566,000	566,000	679,000	20%
BARRIER HWY, WILCANNIA 2836	23,209	99,100	430,000	430,000	473,000	473,000	567,000	567,000	567,000	680,000	20%
Average		238,550	619,375	606,875	651,625	693,500	730,125	757,875	724,625	732,838	
% Variation From Previous Year			4%	-2%	7%	6%	5%	4%	-4%	1%	
Index (1996=100)		100	260	254	273	291	306	318	304	307	
Average BM		109,700	299,000	293,625	312,125	328,750	352,125	364,750	353,625	373,388	
% Variation from Previous Year			1%	-2%	6%	5%	7%	4%	-3%	6%	
Index (1996=100)		100	273	268	285	300	321	332	322	340	