

METROPOLITAN PROPERTY MARKET

TABLE 8

LARGE INDUSTRIAL SITES

SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	AREA HECTARES	1996 (\$)	2002 (\$)	2003 (\$)	2004 (\$)	2005 (\$)	2006 (\$)	% CHANGE 04 - 05
ALEXANDRIA	2.0	3,570,000	7,150,000	8,000,000	9,000,000	9,630,000	10,500,000	9%
BANKSMEADOW	3.9	4,770,000	7,800,000	8,900,000	9,400,000	11,500,000	19,000,000	65%
BLACKTOWN	3.4	1,625,000	3,800,000	4,950,000	5,900,000	6,400,000	6,800,000	6%
BOTANY	2.18	3,050,000	4,750,000	5,400,000	5,900,000	7,200,000	10,800,000	50%
CAMPBELLTOWN	2.9	785,000	2,550,000	3,690,000	4,240,000	5,080,000	5,080,000	0%
CARRINGTON	3.27	642,000	825,000	1,075,000	1,225,000	2,000,000	2,120,000	6%
MOOREBANK	3.85	1,890,000	4,900,000	7,350,000	8,820,000	8,820,000	9,080,000	3%
MARRICKVILLE	2.4	3,500,000	5,870,000	6,750,000	7,200,000	7,840,000	8,230,000	5%
NORTH RYDE	3.0	9,500,000	13,200,000	13,200,000	13,600,000	13,600,000	15,000,000	10%
PORT KEMBLA	0.76	425,000	601,000	721,000	937,000	1,500,000	1,500,000	0%
RIVERWOOD	2.1	2,200,000	3,360,000	4,700,000	5,070,000	6,030,000	6,030,000	0%
RYDALMERE	2.75	3,650,000	6,600,000	7,200,000	7,600,000	8,400,000	8,400,000	0%
TAREN POINT	2.0	2,140,000	4,400,000	5,700,000	6,450,000	6,500,000	6,500,000	0%
UNANDERRA	1.26	370,000	547,000	629,000	817,000	1,150,000	1,200,000	4%
WETHERILL PARK	2.04	1,270,000	2,750,000	3,050,000	4,050,000	4,850,000	6,000,000	24%
Average		2,625,800	4,606,867	5,421,000	6,013,933	6,700,000	7,749,333	
% Variation From Previous Year			8%	18%	11%	11%	16%	
Index (1996=100)		100	175	206	229	255	295	