

METROPOLITAN PROPERTY MARKET

TABLE 8

LARGE INDUSTRIAL SITES SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	AREA (HECTARES)	1996 (\$)	2007 (\$)	2008 (\$)	2009 (\$)	2010 (\$)	2011 (\$)	2012 (\$)	2013 (\$)	2014 (\$)	% CHANGE 13-14
ALEXANDRIA	2.0	3,570,000	20,000,000	22,000,000	16,500,000	17,200,000	17,200,000	17,200,000	16,500,000	17,300,000	5%
BANKSMEADOW	3.9	4,770,000	19,900,000	25,500,000	24,700,000	22,000,000	22,000,000	22,000,000	25,900,000	27,000,000	4%
BLACKTOWN	3.4	1,625,000	7,280,000	7,280,000	6,920,000	7,060,000	7,020,000	7,020,000	6,310,000	6,610,000	5%
BOTANY	2.18	2,800,000	10,400,000	11,400,000	11,100,000	11,100,000	11,100,000	11,100,000	13,100,000	12,500,000	-5%
CAMPBELLTOWN	2.9	785,000	5,510,000	5,510,000	4,840,000	4,450,000	4,040,000	3,960,000	3,960,000	4,160,000	5%
CARRINGTON	2.81	605,000	2,000,000	2,100,000	2,420,000	2,320,000	2,320,000	2,520,000	2,520,000	2,520,000	0%
MOOREBANK	3.85	1,890,000	9,080,000	9,080,000	9,080,000	9,080,000	9,530,000	9,530,000	9,540,000	9,840,000	3%
MARRICKVILLE	2.4	3,500,000	8,640,000	9,760,000	8,780,000	8,950,000	8,950,000	9,630,000	9,140,000	9,140,000	0%
NORTH RYDE	3.0	9,500,000	16,900,000	16,900,000	16,900,000	16,900,000	16,900,000	14,400,000	13,500,000	13,900,000	3%
PORT KEMBLA	0.76	425,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,580,000	5%
RIVERWOOD	2.1	2,200,000	6,030,000	6,330,000	6,800,000	6,800,000	6,840,000	6,840,000	6,840,000	6,840,000	0%
RYDALMERE	2.75	3,650,000	8,400,000	8,780,000	8,780,000	8,780,000	8,780,000	8,780,000	8,780,000	8,250,000	-6%
TAREN POINT	2.0	2,140,000	7,250,000	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000	0%
UNANDERRA	1.26	370,000	1,200,000	1,200,000	1,200,000	1,180,000	1,180,000	1,180,000	1,120,000	1,180,000	5%
WETHERILL PARK	2.04	1,270,000	6,000,000	6,000,000	6,000,000	5,560,000	5,560,000	5,180,000	5,350,000	6,250,000	17%
Average		2,606,667	8,672,667	9,422,667	8,901,333	8,725,333	8,728,000	8,589,333	8,804,000	9,004,667	
% Variation From Previous Year			12%	9%	-6%	-2%	0%	-2%	2%	2%	
Index (1996=100)		100	333	361	341	335	335	330	338	345	