

METROPOLITAN PROPERTY MARKET
TABLE 8 - INDUSTRIAL SITES
SYDNEY, NEWCASTLE, WOLLONGONG

Land value for typical property and benchmark property

SUBURB (Existing Property) STREET & SUBURB (New Benchmark Properties)	AREA (HECTARES)	1996 (\$)	2008 (\$)	2009 (\$)	2010 (\$)	2011 (\$)	2012 (\$)	2013 (\$)	2014 (\$)	2015 (\$)	% CHANGE 14-15
ALEXANDRIA	2.0	3,570,000	22,000,000	16,500,000	17,200,000	17,200,000	17,200,000	16,500,000	17,300,000	19,900,000	15%
HUNTLEY ST, ALEXANDRIA 2015	0.4	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%
BANKSMEADOW	3.9	4,770,000	25,500,000	24,700,000	22,000,000	22,000,000	22,000,000	25,900,000	27,000,000	33,500,000	24%
ERITH ST, BOTANY 2019	0.2	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%
BLACKTOWN	3.4	1,625,000	7,280,000	6,920,000	7,060,000	7,020,000	7,020,000	6,310,000	6,610,000	6,800,000	3%
CHICAGO AVE, BLACKTOWN 2148	0.2	172,000	780,000	741,000	756,000	751,000	751,000	710,000	744,000	765,000	3%
BOTANY	2.1	2,800,000	11,400,000	11,100,000	11,100,000	11,100,000	11,100,000	13,100,000	12,500,000	15,500,000	24%
ERITH ST, BOTANY 2019	0.2	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%
CAMPBELLTOWN	2.9	785,000	5,510,000	4,840,000	4,450,000	4,040,000	3,960,000	3,960,000	4,160,000	4,530,000	9%
STONNY BATTER RD, MINTO 2566	2.0	603,000	3,900,000	3,430,000	3,150,000	2,860,000	2,800,000	2,800,000	2,940,000	3,200,000	9%
CARRINGTON	2.8	605,000	2,100,000	2,420,000	2,320,000	2,320,000	2,520,000	2,520,000	2,520,000	2,900,000	15%
EVERETT ST, CARRINGTON 2294	0.4	237,000	630,000	725,000	696,000	696,000	696,000	696,000	696,000	800,000	15%
MOOREBANK	3.9	1,890,000	9,080,000	9,080,000	9,080,000	9,530,000	9,530,000	9,540,000	9,840,000	9,840,000	0%
ORANGE GROVE RD, WARWICK FARM 2170	1.5	729,000	3,700,000	3,700,000	3,700,000	3,880,000	3,880,000	3,880,000	4,000,000	4,000,000	0%
MARRICKVILLE	2.4	3,500,000	9,760,000	8,780,000	8,950,000	8,950,000	9,630,000	9,140,000	9,140,000	10,100,000	11%
EDINBURGH RD, MARRICKVILLE 2204	0.8	1,680,000	4,660,000	4,190,000	4,270,000	4,270,000	4,590,000	4,360,000	4,360,000	4,850,000	11%
NORTH RYDE	3.0	9,500,000	16,900,000	16,900,000	16,900,000	16,900,000	14,400,000	13,500,000	13,900,000	14,000,000	1%
EPPING RD, MACQUARIE PARK 2113	0.8	3,455,000	6,140,000	6,140,000	4,700,000	6,140,000	4,000,000	3,760,000	3,880,000	3,900,000	1%
PORT KEMBLA	0.8	425,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,580,000	1,710,000	8%
YALLAH RD, YALLAH 2530	28.7	450,000	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	2,420,000	2,600,000	7%
RIVERWOOD	2.0	2,200,000	6,330,000	6,800,000	6,800,000	6,840,000	6,840,000	6,840,000	6,840,000	7,880,000	15%
BONDS RD, PUNCHBOWL 2196	1.0	1,250,000	3,580,000	3,580,000	3,580,000	3,600,000	3,600,000	3,600,000	3,600,000	4,150,000	15%
RYDALMERE	2.7	3,650,000	8,780,000	8,780,000	8,780,000	8,780,000	8,780,000	8,780,000	8,250,000	8,650,000	5%
BRIENS RD, NORTHMEAD 2152	3.7	3,100,000	8,120,000	8,120,000	8,120,000	8,120,000	8,120,000	8,120,000	8,350,000	8,750,000	5%
TAREN POINT	2.0	2,140,000	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000	8,870,000	11%
WURROOK CCT, CARINGBAH 2229	0.3	480,000	1,940,000	1,940,000	1,940,000	1,940,000	1,940,000	1,940,000	1,940,000	2,150,000	11%
UNANDERRA	1.3	370,000	1,200,000	1,200,000	1,180,000	1,180,000	1,180,000	1,120,000	1,180,000	1,300,000	10%
PRINCE OF WALES AVE, UNANDERRA 2526	0.3	140,000	600,000	600,000	590,000	590,000	590,000	560,000	590,000	650,000	10%
WETHERILL PARK	2.0	1,270,000	6,000,000	6,000,000	5,560,000	5,560,000	5,180,000	5,350,000	6,250,000	6,560,000	5%
BLACKSTONE ST, WETHERILL PARK 2164	0.2	198,000	690,000	690,000	655,000	664,000	664,000	685,000	800,000	840,000	5%
Average		2,606,667	9,422,667	8,901,333	8,725,333	8,728,000	8,589,333	8,804,000	9,004,667	10,136,000	
% Variation From Previous Year			9%	-6%	-2%	0%	-2%	2%	2%	13%	
Index (1996=100)		100	361	341	335	335	330	338	345	389	
Average BM		937,733	3,004,667	2,853,733	2,724,467	2,814,733	2,689,400	2,672,067	2,753,333	2,996,333	
% Variation from Previous Year			4%	-5%	-5%	3%	-4%	-1%	3%	9%	
Index (1996=100)		100	320	304	291	300	287	285	294	320	