

COUNTRY PROPERTY MARKET

TABLE 17 - SPECIALISED RURAL PROPERTIES

Land value for typical property and benchmark property

LOCALITY	AREA (HECTARES)	1996 (\$)	2008 (\$)	2009 (\$)	2010 (\$)	2011 (\$)	2012 (\$)	2013 (\$)	2014 (\$)	2015 (\$)	% CHANGE 14-15
NAMOI VALLEY GARDENS RD, WEE WAA 2388	392.336 590.2	638,000 958,000	721,000 998,000	721,000 998,000	721,000 998,000	721,000 998,000	721,000 998,000	721,000 998,000	862,000 1,000,000	862,000 1,000,000	0% 0%
BREEZA PLAIN WANDOBAB RD, MILROY 2380	665.718 394.41	781,000 386,000	2,134,000 1,180,000	2,560,000 1,420,000	2,560,000 1,560,000	2,560,000 1,560,000	2,560,000 1,560,000	2,560,000 1,560,000	2,600,000 1,580,000	2,600,000 1,580,000	0% 0%
BURONGA WILLIAM ST, WENTWORTH 2648	11.62 4072	72,300 28,000	86,600 50,100	77,900 57,100	77,900 57,100	77,900 63,300	77,900 63,300	77,900 56,900	156,000 56,900	156,000 56,900	0% 0%
GRIFFITH PRIOR RD, BILBUL 2680	25.98	300,000 163,000	184,000 177,000	184,000 177,000	184,000 177,000	184,000 177,000	166,000 159,000	141,000 135,000	141,000 135,000	155,000 148,000	10% 10%
DENILQUIN BOURCHIERS RD, BLIGHTY 2713	255.7 211.2	125,000 233,000	194,000 183,000	213,000 194,000	213,000 194,000	234,000 213,000	234,000 213,000	245,000 223,000	245,000 223,000	257,300 234,200	5% 5%
GRIFFITH CRAWFORD RD, HANWOOD 2680	176.5 166.5	125,000 191,000	383,000 474,000	306,000 379,000	306,000 379,000	306,000 379,000	306,000 379,000	306,000 379,000	306,000 379,000	306,000 379,000	0% 0%
COFFS HARBOUR BENNETTS RD, COFFS HARBOUR 24	7.59 5.354	125,000 86,100	369,000 312,000	369,000 312,000	370,000 313,000	370,000 313,000	246,000 313,000	246,000 313,000	255,000 325,000	269,000 340,000	5% 5%
CONDONG TWEED VALLEY WAY, TUMBULGUM	42.84 43.26	235,000 300,000	616,000 784,000	616,000 784,000	514,000 546,000	514,000 546,000	385,000 409,000	385,000 409,000	410,000 433,000	410,000 433,000	0% 0%
SOUTH BALLINA PIMLICO RD, WARDELL 2477	38.26 33.7	156,000 174,000	303,000 338,000	378,000 422,000	378,000 422,000	358,000 400,000	339,000 380,000	339,000 380,000	423,000 475,000	401,000 451,000	-5% -5%
COOMEALLA OLEANDER DR, COOMEALLA 2717	13.62 10.62	60,800 45,800	85,000 67,500	85,000 67,500	77,000 60,700	57,000 45,500	57,000 45,500	57,000 45,500	57,000 45,500	60,200 47,800	6% 5%
YENDA PRIOR RD, BILBUL 2680	19.18 20.06	122,000 163,000	130,000 177,000	130,000 177,000	165,000 177,000	165,000 177,000	148,000 159,000	126,000 135,000	126,000 135,000	139,000 148,000	10% 10%
Average		249,100	473,236	512,718	505,991	504,264	476,355	473,082	507,364	510,500	
% Variation From Previous Year			11%	8%	-1%	0%	-6%	-1%	7%	1%	
Index (1996=100)		100	190	206	203	202	191	190	204	205	
Average BM		247,991	430,964	453,418	443,982	442,891	425,345	421,309	435,218	437,991	
% Variation from Previous Year			9%	5%	-2%	0%	-4%	-1%	3%	1%	
Index (1996=100)		100	174	183	179	179	172	170	175	177	