

COUNTRY PROPERTY MARKET
TABLE 9 - SMALL INDUSTRIAL SITES
TOWNS & CITIES

Land value for typical property and benchmark property

CITY/TOWN (Existing Property) STREET & SUBURB (New Benchmark Properties)	AREA (SQUARE METRES)	1996 (\$)	2008 (\$)	2009 (\$)	2010 (\$)	2011 (\$)	2012 (\$)	2013 (\$)	2014 (\$)	2015 (\$)	% CHANGE 14-15
ALBURY	1,277	37,500	121,300	127,000	127,000	127,000	140,000	140,000	140,000	140,000	0%
METRY ST, NORTH ALBURY 2640	2,030	43,700	141,700	149,000	149,000	149,000	164,000	164,000	164,000	164,000	0%
ARMIDALE	1,065	60,000	261,000	261,000	261,000	261,000	261,000	287,000	287,000	287,000	0%
WRIGHT PL, ARMIDALE 2350	1,473	62,500	273,000	273,000	273,000	273,000	273,000	300,000	300,000	300,000	0%
BALLINA	1,203	68,200	410,000	369,000	387,000	387,000	348,000	313,000	359,000	359,000	0%
DE-HAVILLAND CRES, BALLINA 2478	1,250	73,500	375,000	398,000	417,000	417,000	350,000	337,000	345,000	387,000	12%
BATHURST	2,471	30,800	111,000	99,900	83,900	90,600	111,000	111,000	111,000	94,300	-15%
HAMPDEN PARK RD, KELSO 2795	4,039	53,200	200,000	180,000	151,000	163,000	187,000	187,000	187,000	158,000	-16%
BOMADERRY	2,485	72,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	0%
CONCORDE WAY, BOMADERRY 2541	2,077	70,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	0%
COFFS HARBOUR	1,593	95,400	183,000	183,000	205,000	220,000	225,000	225,000	238,000	255,000	7%
JUNE ST, COFFS HARBOUR 2450	1,593	95,400	183,000	183,000	205,000	220,000	225,000	225,000	238,000	255,000	7%
DUBBO	2,700	68,800	221,000	221,000	192,000	222,000	222,000	239,000	239,000	239,000	0%
DOUGLAS MAWSON DR, DUBBO 2830	6,488	70,200	274,000	274,000	207,600	240,000	240,000	259,000	259,000	259,000	0%
GOULBURN	3,769	52,200	260,000	260,000	260,000	208,000	208,000	208,000	208,000	244,000	17%
LANSDOWNE ST, GOULBURN 2580	2,959	56,700	279,000	279,000	279,000	223,000	230,000	223,000	223,000	262,000	17%
GRIFFITH	2,036	49,100	214,000	203,000	179,000	179,000	161,000	161,000	161,000	145,000	-10%
LASSCOCK RD, GRIFFITH NSW 2680	5,400	99,900	648,000	551,000	485,000	485,000	436,000	436,000	436,000	392,000	-10%
LISMORE	1,008	31,700	120,000	120,000	138,000	138,000	131,000	131,000	117,000	117,000	0%
HOLLAND ST, GOONELLABAH 2480	1,373	38,800	143,000	143,000	164,000	165,000	157,000	157,000	141,000	141,000	0%
MOREE	3,044	23,400	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	0%
INDUSTRIAL DR, MOREE 2400	5,489	38,200	102,000	102,000	102,000	102,000	102,000	102,000	102,000	102,000	0%
MUSWELLBROOK	2,731	24,700	105,000	105,000	105,000	105,000	104,000	98,500	99,400	93,600	-6%
INDUSTRIAL CL, MUSWELLBROOK 2333	2,236	23,100	98,000	98,000	98,000	98,000	95,000	90,000	86,000	81,000	-6%
MURWILLUMBAH	1,646	58,500	251,000	238,000	238,000	238,000	134,000	103,000	103,000	134,000	30%
MAYFIELD ST, SOUTH MURWILLUMBAH 2484	4,047	115,000	491,000	466,000	466,000	466,000	263,000	202,000	202,000	263,000	30%
QUEANBEYAN	1,998	66,200	291,000	440,000	484,000	508,000	508,000	483,000	473,000	473,000	0%
GILMORE RD, QUEANBEYAN WEST 2620	2,080	68,500	420,000	420,000	462,000	485,000	485,000	461,000	452,000	452,000	0%
TAMWORTH	1,910	84,000	189,000	182,000	182,000	182,000	182,000	182,000	189,000	189,000	0%
LOCKHEED ST, TAMINDA 2340	1,935	84,000	189,000	175,000	175,000	175,000	175,000	175,000	182,000	182,000	0%
TAREE	2,247	110,000	197,000	197,000	197,000	197,000	197,000	197,000	197,000	197,000	0%
MULDOON ST, TAREE 2430	2,165	130,000	232,000	232,000	232,000	232,000	232,000	232,000	232,000	232,000	0%
WAGGA WAGGA	2,601	80,000	177,000	212,000	244,000	244,000	256,000	256,000	243,000	243,000	0%
HAMMOND AVE, EAST WAGGA WAGGA 2650	1,081	126,000	355,000	355,000	355,000	355,000	355,000	355,000	337,000	337,000	0%
Average		59,559	195,194	201,465	205,288	206,682	199,706	196,559	198,318	200,994	
% Variation From Previous Year			3%	3%	2%	1%	-3%	-2%	1%	1%	
Index (1996=100)		100	328	338	345	347	335	330	333	337	
Average BM		73,453	268,453	261,059	257,682	259,294	242,471	239,118	238,000	242,765	
% Variation from Previous Year			6%	-3%	-1%	1%	-6%	-1%	0%	2%	
Index (1996=100)		100	365	355	351	353	330	326	324	331	