

TABLE 1 - SYDNEY METROPOLITAN AREA

Land Value for Representative Property

SUBURB	DIMENSIONS (METRES)	1996 (\$)	2002 (\$)	2003 (\$)	2004 (\$)	2005 (\$)	2006 (\$)	% CHANGE 05 - 06
AUBURN	12 x 40	124,000	218,000	268,000	320,000	305,000	296,000	-3%
BALMAIN	5 x 19	166,000	300,000	330,000	362,500	362,500	373,000	3%
BANKSTOWN	15 x 46	152,000	288,000	345,000	362,000	362,000	398,000	10%
BELLEVUE HILL	15 x 40	661,000	1,025,000	1,325,000	1,450,000	2,000,000	2,300,000	15%
BELROSE	27 x 38	219,000	346,000	373,000	391,000	410,000	408,000	0%
BEROWRA	17 x 44	142,000	270,000	324,000	405,000	352,000	325,000	-8%
BLAXLAND	19 x 44	80,000	188,000	225,000	240,000	240,000	240,000	0%
BONDI	15 x 50	361,000	660,000	750,000	850,000	1,075,000	1,125,000	5%
BURWOOD	15 x 50	302,000	599,000	690,000	755,000	702,000	673,000	-4%
CAMPBELLTOWN	17 x 33	66,600	127,000	165,000	173,000	162,000	162,000	0%
CAMPSIE	12 x 40	158,000	286,000	357,000	392,000	411,000	431,000	5%
CARLINGFORD	18 x 34	160,000	340,000	430,000	445,000	425,000	405,000	-5%
CASTLE HILL	22 x 41	166,000	335,000	400,000	470,000	420,000	405,000	-4%
CHATSWOOD	15 x 50	314,000	466,000	605,000	665,000	698,000	684,000	-2%
CHESTER HILL	15 x 48	110,000	208,000	260,000	304,000	288,000	288,000	0%
CRONULLA	14 x 40	302,000	597,000	698,000	774,000	800,000	800,000	0%
DOVER HEIGHTS	15 x 35	350,000	825,000	1,025,000	1,150,000	1,450,000	1,525,000	5%
DRUMMOYNE	12 x 39	210,000	458,000	595,000	652,500	724,000	745,000	3%
EARLWOOD	15 x 50	258,000	514,000	642,000	706,000	635,000	603,000	-5%
ENGADINE	27 x 29	126,000	260,000	299,000	358,000	375,000	356,000	-5%
ERMINGTON	15 x 43	138,000	280,000	335,000	390,000	365,000	365,000	0%
ERSKINEVILLE	4 x 32	105,000	236,000	290,000	327,000	332,500	332,500	0%
GORDON	20 x 67	385,000	651,000	716,000	758,000	818,000	774,000	-5%
GREENFIELD PARK	19 x 32	104,000	198,000	218,000	246,000	254,000	227,000	-11%
GUILDFORD	12 x 49	86,200	196,000	272,000	278,000	248,000	236,000	-5%
HORNSBY	12 x 43	156,000	318,000	349,000	418,000	418,000	405,000	-3%
HURSTVILLE	12 x 40	174,000	345,000	431,000	439,000	430,000	399,000	-7%
JANNALI	15 x 51	142,000	282,000	332,000	395,000	395,000	375,000	-5%
KATOOMBA	20 x 50	50,000	128,000	153,000	186,000	204,000	204,000	0%
LANE COVE	18 x 46	256,000	637,000	637,000	700,000	756,000	790,000	4%
LEICHHARDT	8 x 43	147,000	310,000	356,000	407,500	407,500	407,500	0%
LIVERPOOL	15 x 46	77,500	168,000	218,000	316,000	290,000	246,000	-15%
MANLY	13 x 40	304,000	697,000	836,000	1,000,000	1,250,000	1,250,000	0%

TABLE 1 - SYDNEY METROPOLITAN AREA (Continued)

Land Value for Representative Property (Continued)

SUBURB	DIMENSIONS (METRES)	1996 (\$)	2002 (\$)	2003 (\$)	2004 (\$)	2005 (\$)	2006 (\$)	% CHANGE 05 - 06
MARRICKVILLE	12 x 28	110,000	271,000	338,000	370,000	362,000	376,000	4%
MASCOT	12 x 40	161,000	272,000	296,000	325,000	420,000	420,000	0%
MINCHINBURY	27 x 34	78,600	144,000	180,000	208,000	208,000	204,000	-2%
MIRANDA	15 x 38	181,000	346,000	415,000	498,000	498,000	448,000	-10%
MONA VALE	18 x 38	223,000	390,000	429,000	450,000	450,000	472,000	5%
MOSMAN	12 x 46	338,000	594,000	647,000	1,030,000	1,080,000	1,025,000	-5%
NEUTRAL BAY	30 x 18	401,000	784,000	901,000	1,320,000	1,380,000	1,300,000	-6%
OATLEY	20 x 30	258,000	510,000	561,000	656,000	623,000	560,000	-10%
PADDINGTON	5 x 30	213,000	425,000	470,000	495,000	610,000	670,000	10%
PENNANT HILLS	18 x 54	162,000	332,000	365,000	456,000	433,000	410,000	-5%
PENRITH	15 x 38	86,200	130,000	156,000	196,000	182,000	182,000	0%
PLUMPTON	19 x 32	60,000	120,000	150,000	180,000	180,000	172,000	-4%
RANDWICK	10 x 30	288,000	390,000	435,000	475,000	590,000	590,000	0%
REDFERN	5 x 24	92,400	169,000	214,000	242,500	257,500	257,500	0%
REVESBY	15 x 33	155,000	267,000	347,000	357,000	285,000	299,000	5%
RICHMOND	15 x 36	64,800	113,000	146,000	204,000	193,000	193,000	0%
RYDE	16 x 43	151,000	330,000	405,000	435,000	435,000	435,000	0%
STRATHFIELD	16 x 46	404,000	837,000	962,000	1,050,000	1,050,000	1,100,000	5%
TAHMOOR	20 x 50	48,400	124,000	167,000	208,000	197,000	197,000	0%
ULTIMO	4 x 20	100,000	172,500	215,000	250,000	250,000	255,000	2%
WILEY PARK	15 x 43	155,000	271,000	325,000	377,000	316,000	338,000	7%
WINSTON HILLS	18 x 37	118,000	234,000	288,000	325,000	325,000	292,000	-10%
Average		189,104	363,300	430,200	494,418	521,618	522,700	
% Variation from Previous Year			17%	18%	15%	6%	0%	
Index (1996=100)		100	192	227	261	276	276	