

TABLE 1 - SYDNEY METROPOLITAN AREA

RESIDENTIAL SITES - SINGLE DWELLING



Land value for representative property

SUBURB	DIMENSIONS (METRES)			1996	2007	2008	2009	2010	2011	2012	2013	2014	%
				(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	CHANGE 13-14
AUBURN	12	x	40	124,000	281,000	276,000	290,000	304,000	304,000	304,000	368,000	420,000	14%
BALMAIN	5	x	19	166,000	370,000	404,000	444,000	519,000	544,000	501,000	450,000	526,000	17%
BANKSTOWN	15	x	46	152,000	369,000	369,000	369,000	396,000	415,000	426,000	446,000	580,000	30%
BELLEVUE HILL	15	x	40	661,000	2,600,000	3,130,000	2,750,000	3,000,000	2,970,000	2,680,000	2,710,000	3,070,000	13%
BELROSE	27	x	38	219,000	468,000	468,000	515,000	555,000	527,000	501,000	511,000	615,000	20%
BEROWRA	17	x	44	142,000	308,000	317,000	336,000	350,000	368,000	379,000	379,000	512,000	35%
BLAXLAND	19	x	44	80,000	270,000	270,000	270,000	270,000	270,000	270,000	275,000	302,000	10%
BONDI	15	x	50	361,000	1,270,000	1,410,000	1,430,000	1,640,000	1,710,000	1,660,000	1,710,000	1,930,000	13%
BURWOOD	15	x	50	302,000	740,000	851,000	851,000	893,000	937,000	993,000	1,050,000	1,180,000	12%
CAMPBELLTOWN	17	x	33	66,600	153,000	151,000	164,000	164,000	174,000	182,000	187,000	212,000	13%
CAMPSIE	12	x	40	158,000	431,000	452,000	434,000	477,000	500,000	500,000	533,000	645,000	21%
CARLINGFORD	18	x	34	160,000	405,000	410,000	420,000	420,000	441,000	463,000	463,000	556,000	20%
CASTLE HILL	22	x	41	166,000	385,000	364,000	364,000	400,000	400,000	400,000	420,000	537,000	28%
CHATSWOOD	15	x	50	314,000	725,000	764,000	781,000	848,000	870,000	903,000	931,000	1,300,000	40%
CHESTER HILL	15	x	48	110,000	273,000	273,000	273,000	300,000	330,000	330,000	350,000	480,000	37%
CRONULLA	14	x	40	302,000	825,000	850,000	850,000	980,000	980,000	920,000	920,000	1,170,000	27%
DOVER HEIGHTS	15	x	35	350,000	1,720,000	1,730,000	1,760,000	1,850,000	1,910,000	1,810,000	1,810,000	2,080,000	15%
DRUMMOYNE	12	x	39	220,000	785,000	824,000	824,000	920,000	975,000	925,000	1,030,000	1,100,000	7%
EARLWOOD	15	x	50	258,000	603,000	603,000	633,000	759,000	760,000	785,000	861,000	941,000	9%
ENGADINE	27	x	29	126,000	356,000	360,000	360,000	415,000	452,000	452,000	498,000	570,000	14%
ERMINGTON	15	x	43	138,000	376,000	381,000	381,000	419,000	440,000	475,000	499,000	596,000	19%
ERSKINEVILLE	4	x	32	115,000	417,000	480,000	480,000	552,000	569,000	569,000	569,000	683,000	20%
GORDON	20	x	67	385,000	800,000	845,000	818,000	870,000	902,000	902,000	930,000	1,040,000	12%
GREENFIELD PARK	19	x	32	104,000	227,000	222,000	244,000	249,000	264,000	269,000	284,000	324,000	14%
GUILDFORD	12	x	49	86,200	223,000	223,000	227,000	232,000	237,000	242,000	250,000	293,000	17%
HORNSBY	12	x	43	121,000	280,000	285,000	314,000	350,000	371,000	375,000	384,000	534,000	39%
HURSTVILLE	12	x	40	174,000	392,000	401,000	401,000	485,000	532,000	546,000	588,000	704,000	20%
JANNALI	15	x	51	142,000	393,000	401,000	400,000	400,000	428,000	450,000	470,000	600,000	28%
KATOOMBA	20	x	50	32,500	160,000	160,000	160,000	160,000	160,000	160,000	162,000	154,000	-5%
LANE COVE	18	x	46	256,000	748,000	766,000	766,000	885,000	909,000	909,000	909,000	1,030,000	13%
LEICHHARDT	8	x	43	147,000	407,000	447,000	514,000	591,000	632,000	632,000	657,000	775,000	18%
LIVERPOOL	15	x	46	77,500	209,000	209,000	200,000	216,000	220,000	230,000	236,000	270,000	14%
MANLY	13	x	40	304,000	1,290,000	1,340,000	1,340,000	1,360,000	1,380,000	1,400,000	1,400,000	1,780,000	27%

TABLE 1 - SYDNEY METROPOLITAN AREA (Continued)

RESIDENTIAL SITES - SINGLE DWELLING



Land value for representative property

SUBURB	DIMENSIONS (METRES)			1996 (\$)	2007 (\$)	2008 (\$)	2009 (\$)	2010 (\$)	2011 (\$)	2012 (\$)	2013 (\$)	2014 (\$)	% CHANGE 13-14
MARRICKVILLE	12	x	28	110,000	376,000	428,000	428,000	449,000	471,000	512,000	553,000	718,000	30%
MASCOT	12	x	40	161,000	441,000	476,000	472,000	561,000	620,000	605,000	665,000	775,000	17%
MINCHINBURY	27	x	34	78,600	200,000	200,000	200,000	215,000	220,000	215,000	220,000	244,000	11%
MIRANDA	15	x	38	192,000	450,000	450,000	450,000	495,000	534,000	540,000	580,000	700,000	21%
MONA VALE	18	x	38	223,000	500,000	500,000	575,000	598,000	598,000	616,000	628,000	695,000	11%
MOSMAN	12	x	46	300,000	900,000	912,000	925,000	1,010,000	1,040,000	1,050,000	1,080,000	1,140,000	6%
NEUTRAL BAY	30	x	18	401,000	1,360,000	1,410,000	1,390,000	1,530,000	1,550,000	1,570,000	1,640,000	1,810,000	10%
OATLEY	20	x	30	258,000	576,000	576,000	576,000	662,000	662,000	662,000	665,000	761,000	14%
PADDINGTON	5	x	30	213,000	777,000	901,000	874,000	961,000	961,000	895,000	933,000	1,060,000	14%
PENNANT HILLS	18	x	54	165,000	450,000	460,000	460,000	511,000	562,000	573,000	573,000	745,000	30%
PENRITH	15	x	38	60,500	185,000	185,000	200,000	200,000	200,000	200,000	205,000	225,000	10%
PLUMPTON	19	x	32	60,000	162,000	168,000	163,000	169,000	179,000	184,000	199,000	226,000	14%
RANDWICK	10	x	30	288,000	619,000	699,000	668,000	815,000	835,000	807,000	822,000	978,000	19%
REDFERN	5	x	24	92,400	286,000	386,000	386,000	444,000	466,000	489,000	509,000	585,000	15%
REVESBY	15	x	33	155,000	299,000	299,000	299,000	337,000	370,000	383,000	417,000	510,000	22%
RICHMOND	15	x	36	64,800	190,000	195,000	215,000	215,000	220,000	235,000	235,000	244,000	4%
RYDE	16	x	43	151,000	469,000	479,000	479,000	599,000	569,000	569,000	620,000	689,000	11%
STRATHFIELD	16	x	46	404,000	1,010,000	1,010,000	959,000	1,000,000	1,150,000	1,150,000	1,230,000	1,320,000	7%
TAHMOOR	20	x	50	48,400	187,000	159,000	159,000	167,000	167,000	174,000	179,000	188,000	5%
ULTIMO	4	x	20	100,000	293,000	300,000	300,000	390,000	390,000	429,000	429,000	506,000	18%
WILEY PARK	15	x	43	155,000	338,000	321,000	321,000	369,000	387,000	412,000	424,000	517,000	22%
WINSTON HILLS	18	x	37	118,000	292,000	292,000	298,000	328,000	344,000	351,000	376,000	447,000	19%
Average				187,609	538,527	568,036	566,545	622,800	643,200	639,345	662,218	774,400	
% Variation from Previous Year					3%	5%	0%	10%	3%	-1%	4%	17%	
Index (1996=100)				100	287	303	302	332	343	341	353	413	