

METROPOLITAN PROPERTY MARKET
TABLE 10 - RURAL HOMESITES
SYDNEY AREA

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
BARGO	2.1	128,000	481,000	409,000	360,000	360,000	342,000	342,000	395,000	466,000	18%
DYMOND ST, BARGO 2574	1.1	93,900	361,000	307,000	295,000	307,000	292,000	292,000	337,000	398,000	18%
BOX HILL	2.9	240,000	912,000	936,000	824,000	824,000	964,000	964,000	1,140,000	1,310,000	15%
NELSON RD, NELSON 2765	2.4	200,000	780,000	800,000	704,000	704,000	824,000	824,000	978,000	1,120,000	15%
CAMDEN	0.4	165,000	399,000	359,000	374,000	374,000	374,000	399,000	434,000	479,000	10%
HARBEN VALE CCT, GRASMERE 2570	0.4	161,000	400,000	360,000	375,000	375,000	375,000	400,000	435,000	480,000	10%
CECIL PARK	2.0	256,000	871,000	801,000	871,000	871,000	920,000	941,000	982,000	1,210,000	23%
FELTON ST, HORSLEY PARK 2175	0.9	161,000	606,000	558,000	625,000	625,000	660,000	675,000	705,000	870,000	23%
DENHAM COURT	1.0	222,000	680,000	646,000	600,000	600,000	600,000	626,000	626,000	782,000	25%
BROOKS RD, DENHAM COURT 2565	1.0	204,000	650,000	617,000	575,000	575,000	575,000	600,000	600,000	750,000	25%
DURAL	2.0	445,000	1,170,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,590,000	1,940,000	22%
JONES RD, KENTHURST 2156	2.0	275,000	700,000	700,000	700,000	700,000	700,000	700,000	889,000	1,080,000	21%
FREEMANS REACH	2.5	162,000	503,000	450,000	428,000	414,000	432,000	410,000	418,000	451,000	8%
BELLS LINE OF ROAD , NORTH RICHMOND 2754	3.1	187,000	524,000	470,000	447,000	433,000	452,000	429,000	438,000	473,000	8%
FREEMANS REACH	11.1	275,000	899,000	788,000	788,000	788,000	788,000	749,000	764,000	825,000	8%
BELLS LINE OF ROAD , NORTH RICHMOND 2754	3.1	187,000	524,000	470,000	447,000	433,000	452,000	429,000	438,000	473,000	8%
GALSTON	2.0	379,000	977,000	977,000	977,000	977,000	929,000	869,000	1,030,000	1,250,000	21%
CAIRNES RD, GLENORIE 2157	2.0	302,000	781,000	781,000	781,000	781,000	743,000	695,000	917,000	1,110,000	21%
GLENORIE	2.0	300,000	781,000	739,000	931,000	806,000	806,000	806,000	1,030,000	1,260,000	22%
JONES RD, KENTHURST 2156	2.0	275,000	700,000	700,000	700,000	700,000	700,000	700,000	889,000	1,080,000	21%
LISAROW	1.9	226,000	705,000	493,000	542,000	542,000	515,000	483,000	511,000	562,000	10%
CHAMBERLAIN RD, LISAROW 2250	1.1	156,000	453,000	317,000	349,000	349,000	324,000	305,000	335,000	368,000	10%
MORISSET	10.2	165,000	514,500	489,000	489,000	489,000	489,000	489,000	512,000	585,000	14%
SILVER CUP CL, COORANBONG NSW 2265	1.0	100,000	414,000	393,000	393,000	393,000	381,000	366,000	420,000	470,000	12%
ORCHARD HILLS	2.0	234,000	682,000	682,000	682,000	682,000	682,000	710,000	760,000	1,150,000	51%
HOMESTEAD RD, ORCHARD HILLS 2748	2.0	244,000	711,000	711,000	711,000	711,000	711,000	730,000	781,000	1,150,000	47%
ROSSMORE	2.0	249,000	920,000	736,000	664,000	630,000	629,000	634,000	668,000	804,000	20%
WYNYARD AVE, ROSSMORE 2557	2.2	224,000	838,000	670,000	680,000	646,000	645,000	650,000	685,000	824,000	20%
TERREY HILLS	1.4	570,000	1,863,000	1,770,000	2,020,000	1,920,000	1,730,000	1,730,000	1,760,000	2,180,000	24%
KULGOA CRES, TERREY HILLS 2084	1.8	546,000	1,958,000	1,860,000	2,120,000	2,010,000	1,810,000	1,810,000	1,850,000	2,290,000	24%
Average		267,733	823,833	768,333	786,667	768,467	763,333	760,133	841,333	1,016,933	
% Variation From Previous Year			1%	-7%	2%	-2%	-1%	0%	11%	21%	
Index (1996=100)		100	308	287	294	287	285	284	314	380	
Average BM		221,060	693,333	647,600	660,133	649,467	642,933	640,333	713,133	862,400	
% Variation from Previous Year			-1%	-7%	2%	-2%	-1%	0%	11%	21%	
Index (1996=100)		100	314	293	299	294	291	290	323	390	