

COUNTRY PROPERTY MARKET
TABLE 11 - RURAL HOMESITES

Land value for typical property and benchmark property

CITY/TOWN (Existing Property) STREET & SUBURB (New Benchmark Properties)	AREA (HECTARES)	1996 (\$)	2008 (\$)	2009 (\$)	2010 (\$)	2011 (\$)	2012 (\$)	2013 (\$)	2014 (\$)	2015 (\$)	% CHANGE 14-15
ALBURY	9.7	70,000	266,700	259,000	238,000	238,000	238,000	262,000	262,000	262,000	0%
CARISBROOK CT, TABLE TOP 2640	5.7	70,000	266,700	259,000	238,000	238,000	238,000	262,000	262,000	262,000	0%
CESSNOCK	10.1	138,000	424,000	382,000	401,000	401,000	401,000	401,000	401,000	401,000	0%
WINE COUNTRY DR, ROTHBURY 2320	40.4	300,000	942,000	801,000	801,000	801,000	801,000	801,000	800,000	800,000	0%
ARMIDALE	2.1	69,800	250,000	250,000	261,000	246,000	246,000	234,000	257,000	269,000	5%
TRANSLATOR RD, ARMIDALE 2350	2.0	60,800	231,000	231,000	241,000	255,000	255,000	252,000	277,000	290,000	5%
BALLINA	1.3	120,000	452,000	452,000	497,000	450,000	407,000	407,000	427,000	448,000	5%
HUMPTY BACK RD, MCLEANS RIDGES 2480	2.0	108,000	337,000	337,000	370,000	335,000	303,000	303,000	318,000	333,000	5%
BATHURST	2.5	90,000	231,000	231,000	277,000	277,000	277,000	277,000	290,000	290,000	0%
LEO GRANT DR, KELSO 2795	0.7	77,000	196,000	196,000	235,000	235,000	235,000	235,000	246,000	246,000	0%
BEGA	2.0	77,100	239,000	239,000	239,000	200,000	198,000	198,000	198,000	214,000	8%
BLACK RANGE RD, BLACK RANGE 2550	2.2	38,000	103,000	103,000	103,000	135,000	134,000	134,000	134,000	145,000	8%
BERRY	10.0	215,000	900,000	900,000	900,000	900,000	864,000	864,000	864,000	907,000	5%
ILLAROO RD, ILLAROO 2540	10.7	175,000	500,000	475,000	475,000	428,000	394,000	394,000	394,000	414,000	5%
BOWRAL	10.7	321,000	1,660,000	1,660,000	1,660,000	1,660,000	1,210,000	1,150,000	1,150,000	1,300,000	13%
BLENCOWES LANE, WILDES MEADOW 2577	7.8	148,000	833,000	833,000	833,000	833,000	700,000	665,000	665,000	751,000	13%
BYRON BAY	2.0	128,000	520,000	520,000	400,000	400,000	349,000	366,000	381,000	399,000	5%
MYOCUM RD, MYOCUM 2481	2.3	108,000	455,000	409,000	427,000	427,000	372,000	390,000	420,000	440,000	5%
COFFS HARBOUR	0.7	66,600	247,000	254,000	261,000	261,000	261,000	266,000	276,000	291,000	5%
MCRAE CL, BOAMBEE 2450	0.6	68,900	255,000	263,000	270,000	270,000	270,000	275,000	285,000	300,000	5%
DENILQUIN	2.0	40,500	81,000	72,900	76,500	80,300	76,200	76,200	80,000	82,400	3%
AMY LANE, DENILQUIN 2710	2.0	40,500	81,000	72,900	76,500	80,300	76,200	76,200	80,000	82,400	3%
DUBBO	10.1	63,700	141,000	162,000	162,000	178,000	178,000	178,000	211,000	211,000	0%
BENI DR, DUBBO 2830		58,200	151,000	151,000	151,000	151,000	151,000	151,000	179,000	179,000	0%
GOULBURN	10.1	59,800	167,000	167,000	167,000	167,000	175,000	175,000	175,000	175,000	0%
OALLEN FORD RD, WINDELLAMA 2580	10.0	37,400	105,000	105,000	105,000	110,000	110,000	110,000	110,000	110,000	0%
GRAFTON	9.4	49,500	124,000	136,000	142,000	142,000	127,000	127,000	127,000	133,000	5%
FOUR MILE LANE, CLARENZA 2460	10.0	67,500	143,000	157,000	164,000	164,000	147,000	147,000	147,000	154,000	5%
INVERELL	2.0	45,000	100,000	100,000	100,000	110,000	110,000	110,000	110,000	115,000	5%
BUNDANOON LANE, INVERELL 2360	3.0	40,300	104,000	87,100	87,100	95,800	95,800	95,800	95,800	101,000	5%
LEETON	2.0	30,400	70,600	110,000	107,000	107,000	107,000	107,000	107,000	107,000	0%
VANCE RD, LEETON 2705	2.0	30,400	70,600	110,000	107,000	107,000	107,000	107,000	107,000	107,000	0%
LISMORE	2.0	97,500	240,000	264,000	264,000	264,000	242,000	229,000	240,000	252,000	5%
NIMOOLA RD, SOUTH LISMORE 2480	2.0	65,000	182,000	220,000	230,000	205,000	190,000	180,000	189,000	198,000	5%
MAITLAND	9.7	99,900	325,000	312,000	328,000	328,000	344,000	354,000	354,000	373,000	5%
DUCKENFIELD RD, BERRY PARK 2321	9.4	135,000	443,000	425,000	438,000	438,000	385,000	397,000	397,000	418,000	5%
MAITLAND	10.1	163,000	334,000	327,000	343,000	343,000	360,000	371,000	371,000	385,000	4%
WOLLOMBI RD, BISHOPS BRIDGE 2326	10.2	114,000	315,000	309,000	324,000	324,000	340,000	350,000	350,000	363,000	4%
MORUYA	2.0	64,300	204,000	200,000	196,000	196,000	196,000	196,000	196,000	212,000	8%
DWYERS RIDGE RD, MORUYA 2537	1.1	62,200	185,000	181,000	190,000	190,000	190,000	190,000	190,000	205,000	8%
MUSWELLBROOK	2.0	72,000	169,000	210,000	210,000	210,000	210,000	229,000	205,000	191,000	-7%
BABBLER CRES, MUSCLE CREEK 2333	1.7	58,000	137,000	170,000	170,000	170,000	170,000	205,000	183,000	171,000	-7%
ORANGE	2.2	91,200	268,000	268,000	268,000	268,000	294,000	294,000	294,000	323,000	10%

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NANDILLION PONDS DR, ORANGE 2800	1.4	87,600	255,000	255,000	255,000	255,000	280,000	280,000	280,000	308,000	10%
QUEANBEYAN	4.8	80,300	302,000	302,000	308,000	323,000	355,000	344,000	344,000	337,000	-2%
DOUGLAS CL, CARWOOLA 2620	9.2	89,300	340,000	340,000	347,000	361,000	397,000	385,000	385,000	377,000	-2%
RAYMOND TERRACE	10.2	135,000	357,000	339,000	339,000	339,000	305,000	305,000	313,000	330,000	5%
WARRIGAL CL, BRANDY HILL 2324	15.1	115,000	350,000	333,000	333,000	333,000	300,000	300,000	307,000	323,000	5%
TAMWORTH	2.0	54,600	174,000	165,000	165,000	165,000	165,000	165,000	173,000	178,000	3%
WINDSOR PARK RD, DARUKA 2340	6.3	54,400	184,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	0%
TAREE	4.6	70,000	167,000	181,000	181,000	181,000	169,000	165,000	165,000	165,000	0%
BOOTAWA DAM RD, BOOTAWA 2430	6.5	75,000	187,000	203,000	203,000	203,000	190,000	185,000	185,000	185,000	0%
WAGGA WAGGA	8.5	108,000	286,000	286,000	286,000	300,000	300,000	300,000	300,000	345,000	15%
KYEAMBA AVE, LAKE ALBERT 2650	2.1	92,400	216,000	216,000	216,000	227,000	227,000	227,000	227,000	261,000	15%
Average		97,044	322,196	324,033	325,056	323,493	302,378	301,859	306,333	322,052	
% Variation From Previous Year			9%	1%	0%	0%	-7%	0%	1%	5%	
Index (1996=100)		100	332	334	335	333	312	311	316	332	
Average BM		87,996	280,270	274,704	280,170	279,485	267,889	269,333	273,622	285,126	
% Variation from Previous Year			7%	-2%	2%	0%	-4%	1%	2%	4%	
Index (1996=100)		100	319	312	318	318	304	306	311	324	