

COUNTRY PROPERTY MARKET

TABLE 3

RETAIL SHOP SITE

TOWNS & CITIES

Value of a single shop site in a prime location in a city or town.

SUBURB	FRONTAGE (METRES)	1996 (\$)	2002 (\$)	2003 (\$)	2004 (\$)	2005 (\$)	2006 (\$)	% CHANGE 05 - 06
ALBURY	5.0	163,000	250,000	250,000	300,000	345,000	414,000	20%
ARMIDALE	6.0	211,000	162,000	162,000	194,000	213,000	426,000	100%
BATEMANS BAY	6.1	190,000	262,000	340,000	340,000	340,000	340,000	0%
BATHURST	5.4	163,000	162,000	182,000	200,000	218,000	218,000	0%
BEGA	8.4	155,000	170,000	204,000	224,000	302,000	302,000	0%
BROKEN HILL	5.4	22,800	22,800	22,800	22,800	22,800	22,800	0%
COFFS HARBOUR	7.3	236,000	182,000	200,000	280,000	350,000	490,000	40%
COOMA	6.1	71,000	76,200	95,200	119,000	148,000	177,000	20%
COWRA	6.1	57,000	57,000	68,400	68,400	68,400	70,000	2%
DENILQUIN	5.0	60,000	56,400	56,400	56,400	56,400	64,200	14%
DUBBO	6.4	159,500	142,000	142,000	170,000	196,000	196,000	0%
GOULBURN	6.7	102,000	102,000	132,000	165,000	198,000	200,000	1%
GRAFTON	6.4	107,000	81,500	95,000	109,000	119,000	119,000	0%
GRIFFITH	9.1	217,000	358,000	375,000	375,000	375,000	487,000	30%
LISMORE	5.4	269,000	154,000	161,000	209,000	209,000	209,000	0%
LITHGOW	4.5	77,500	46,700	47,100	65,900	100,000	90,000	-10%
MAITLAND	5.9	98,000	83,000	83,000	83,000	74,700	78,400	5%
MERIMBULA	9.3	185,000	308,000	369,000	424,000	445,000	445,000	0%
MOREE	6.8	110,000	99,000	99,000	116,000	135,000	135,000	16%

COUNTRY PROPERTY MARKET

TABLE 3 (Continued)

RETAIL SHOP SITE

TOWNS & CITIES

Value of a single shop site in a prime location in a city or town.

SUBURB	FRONTAGE (METRES)	1996 (\$)	2002 (\$)	2003 (\$)	2004 (\$)	2005 (\$)	2006 (\$)	% CHANGE 04 - 05
MUDGEE	5.3	90,000	128,000	160,000	200,000	200,000	200,000	0%
MUSWELLBROOK	7.6	129,000	119,000	119,000	119,000	119,000	127,000	7%
NOWRA	6.7	275,000	331,000	446,000	512,000	512,000	512,000	0%
ORANGE	4.9	163,000	130,000	172,000	172,000	206,000	206,000	0%
PARKES	6.6	81,000	73,000	73,000	73,000	73,000	73,000	0%
PORT MACQUARIE	6.3	400,000	420,000	478,000	583,000	594,000	611,000	3%
QUEANBEYAN	10.0	146,000	104,000	124,000	155,000	155,000	165,000	6%
TAMWORTH	6.3	201,000	230,000	230,000	299,000	328,000	492,000	50%
TAREE	6.2	250,000	96,000	115,000	115,000	121,000	127,000	5%
TWEED HEADS	5.6	170,000	151,000	196,000	243,000	243,000	289,000	19%
WAGGA WAGGA	8.0	1,036,000	778,000	816,000	1,020,000	1,020,000	1,320,000	29%
YOUNG	5.6	85,000	72,200	79,400	95,200	109,000	109,000	0%
Average		183,219	174,413	196,526	229,281	245,010	281,110	
% Variation From Previous Year			4%	13%	17%	7%	15%	
Index (1996=100)		100	95	107	125	134	153	