

COUNTRY PROPERTY MARKET

TABLE 3 - RETAIL SHOP SITE

TOWNS & CITIES

Land value for typical property and benchmark property

SUBURB (Existing Property) STREET & SUBURB (New Benchmark Properties)	FRONTAGE (METRES)	1996 (\$)	2008 (\$)	2009 (\$)	2010 (\$)	2011 (\$)	2012 (\$)	2013 (\$)	2014 (\$)	2015 (\$)	% CHANGE 14-15
ALBURY	5.0	163,000	448,000	448,000	448,000	493,000	493,000	493,000	493,000	493,000	0%
DEAN ST, ALBURY 2640	5.05	278,000	448,000	448,000	448,000	493,000	493,000	493,000	493,000	493,000	0%
ARMIDALE	6.0	211,000	417,000	417,000	375,000	375,000	356,000	338,000	308,000	296,000	-4%
BEARDY ST, ARMIDALE 2350	7.74	180,000	352,000	352,000	316,000	316,000	300,000	285,000	260,000	250,000	-4%
BALLINA	4.9	177,000	350,000	350,000	350,000	332,000	315,000	283,000	268,000	281,000	5%
RIVER ST, BALLINA 2478	10.44	313,000	475,000	427,000	427,000	400,000	340,000	308,000	292,000	306,000	5%
BATEMANS BAY	6.1	190,000	373,000	339,000	322,000	312,000	296,000	335,000	335,000	335,000	0%
CLYDE ST, BATEMANS BAY 2536	18.29	300,000	1,020,000	928,000	882,000	856,000	813,000	670,000	670,000	670,000	0%
BATHURST	5.4	163,000	258,000	232,000	232,000	232,000	232,000	232,000	232,000	232,000	0%
WILLIAM ST, BATHURST 2795	12.25	260,000	371,000	333,000	333,000	333,000	333,000	333,000	333,000	333,000	0%
BEGA	8.4	155,000	302,000	280,000	252,000	234,000	225,000	221,000	255,000	255,000	0%
GIPPS ST, BEGA 2550	20.12	70,000	138,000	138,000	135,000	131,000	126,000	200,000	210,000	210,000	0%
BROKEN HILL	5.4	22,800	51,300	51,300	51,300	51,300	51,300	51,300	51,300	51,300	0%
ARGENT ST, BROKEN HILL 2880	11.78	16,100	45,600	45,600	45,600	45,600	45,600	45,600	45,600	45,600	0%
COFFS HARBOUR	7.3	236,000	490,000	490,000	490,000	490,000	490,000	442,000	442,000	444,000	0%
SCARBA ST, COFFS HARBOUR 2450	20.12	150,000	592,000	622,000	622,000	622,000	622,000	562,000	562,000	565,000	1%
COOMA	6.1	71,000	150,000	150,000	158,000	150,000	150,000	150,000	150,000	150,000	0%
BOMBALA ST, COOMA 2630	16.74	33,000	160,000	160,000	170,000	161,000	161,000	161,000	161,000	161,000	0%
COWRA	6.1	57,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	0%
KENDAL ST, COWRA 2794	10.62	95,000	114,000	114,000	114,000	75,100	75,100	75,100	75,100	75,100	0%
DENILIQUIN	5.0	60,000	64,200	57,700	54,800	54,800	54,800	54,800	54,800	54,800	0%
GEORGE ST, DENILIQUIN 2710	15.24	80,000	68,200	61,300	58,200	58,200	58,200	58,200	58,200	58,200	0%
DUBBO		146,000	207,000	207,000	311,000	388,000	388,000	388,000	388,000	366,000	-6%
COBRA ST, DUBBO 2830	24.38	132,000	321,000	321,000	321,000	321,000	321,000	321,000	321,000	321,000	0%
GOULBURN	6.7	102,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	0%
AUBURN ST, GOULBURN 2580	7.31	113,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	0%
GRAFTON	6.4	107,000	119,000	119,000	130,000	113,000	113,000	107,000	107,000	107,000	0%
PRINCE ST, GRAFTON 2460	6.63	149,000	163,000	163,000	180,000	160,000	160,000	152,000	152,000	152,000	0%
GRIFFITH	9.1	217,000	506,000	481,000	433,000	433,000	411,000	411,000	411,000	390,000	-5%
BANNA AVE, GRIFFITH 2680	4.57	108,000	276,000	262,000	236,000	236,000	224,000	224,000	224,000	213,000	-5%
LISMORE	5.4	269,000	209,000	188,000	188,000	188,000	178,000	169,000	164,000	164,000	0%
WOODLARK ST, LISMORE 2480	6.08	212,000	179,000	179,000	179,000	179,000	170,000	163,000	163,000	163,000	0%
LITHGOW	4.5	77,500	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	0%
MORT ST, LITHGOW 2790	17.53	49,500	98,700	98,700	98,700	98,700	98,700	98,700	98,700	98,700	0%
MAITLAND	5.9	98,000	84,400	82,700	92,600	83,300	87,500	91,000	91,000	104,000	14%
DENMAN ST, MAITLAND 2320	19.26	63,500	77,900	77,900	89,600	83,300	96,000	109,000	118,000	135,000	14%
MERIMBULA	9.3	185,000	445,000	760,000	684,000	650,000	631,000	618,000	618,000	633,000	2%
MERIMBULA DR, MERIMBULA 2548	20.12	144,000	341,000	575,000	518,000	492,000	440,000	431,000	431,000	442,000	3%
MOREE	6.8	110,000	135,000	135,000	135,000	135,000	135,000	122,000	122,000	122,000	0%
ALBERT ST, MOREE 2400	26.3	140,000	151,000	151,000	151,000	151,000	151,000	136,000	136,000	136,000	0%
MUDGEE	5.3	90,000	200,000	200,000	184,000	184,000	184,000	184,000	184,000	193,000	5%
CHURCH ST, MUDGEE 2850	7.8	108,000	240,000	240,000	220,000	220,000	220,000	220,000	220,000	231,000	5%
MUSWELLBROOK	7.6	129,000	195,000	195,000	195,000	195,000	195,000	186,000	177,000	168,000	-5%
BRIDGE ST, MUSWELLBROOK 2333		85,000	130,000	130,000	130,000	130,000	130,000	124,000	118,000	112,000	-5%

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SUBURB (Existing Property) STREET & SUBURB (New Benchmark Properties)	FRONTAGE (METRES)	1996 (\$)	2008 (\$)	2009 (\$)	2010 (\$)	2011 (\$)	2012 (\$)	2013 (\$)	2014 (\$)	2015 (\$)	% CHANGE 14-15
NOWRA	6.7	275,000	515,000	515,000	515,000	515,000	515,000	515,000	515,000	515,000	0%
KINGHORNE ST, NOWRA 2541		214,000	485,000	485,000	485,000	485,000	485,000	485,000	485,000	485,000	0%
ORANGE	4.9	163,000	206,000	206,000	206,000	206,000	226,000	226,000	226,000	226,000	0%
SUMMER ST, ORANGE 2800		205,000	261,000	261,000	261,000	261,000	287,000	287,000	287,000	287,000	0%
PARKES	6.6	81,000	73,000	73,000	73,000	73,000	73,000	73,000	73,000	73,000	0%
CLARINDA ST, PARKES 2870	6.8	80,700	72,600	72,600	72,600	72,600	72,600	72,600	72,600	72,600	0%
PORT MACQUARIE	6.3	400,000	626,000	641,000	641,000	641,000	641,000	612,000	612,000	612,000	0%
HORTON ST, PORT MACQUARIE 2444		600,000	850,000	870,000	870,000	870,000	870,000	830,000	830,000	830,000	0%
QUEANBEYAN		146,000	180,000	217,000	232,000	246,000	258,000	258,000	258,000	258,000	0%
MONARO ST, QUEANBEYAN 2620	10.4	135,000	220,000	265,000	284,000	301,000	316,000	316,000	316,000	316,000	0%
TAMWORTH	6.3	201,000	492,000	492,000	492,000	492,000	492,000	492,000	492,000	492,000	0%
PEEL ST, TAMWORTH 2340	6.3	165,000	402,000	402,000	402,000	402,000	402,000	402,000	402,000	402,000	0%
TAREE		250,000	133,000	133,000	133,000	133,000	133,000	133,000	133,000	133,000	0%
MANNING ST, TAREE 2430	10.3	240,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	0%
TWEED HEADS	5.6	170,000	283,000	255,000	255,000	255,000	255,000	237,000	216,000	235,000	9%
WHARF ST, TWEED HEADS 2485	15.2	200,000	468,000	421,000	421,000	421,000	400,000	401,000	381,000	425,000	12%
WAGGA WAGGA		1,036,000	1,250,000	1,250,000	1,250,000	1,250,000	1,310,000	1,310,000	1,240,000	1,240,000	0%
BAYLIS ST, WAGGA WAGGA 2650	8.0	360,000	485,000	485,000	485,000	485,000	509,000	509,000	484,000	484,000	0%
YOUNG	5.6	85,000	114,000	114,000	114,000	114,000	114,000	114,000	114,000	120,000	5%
BOOROWA ST, YOUNG 2594	6.2	100,000	133,000	133,000	133,000	133,000	133,000	133,000	133,000	140,000	5%
Average		182,603	287,997	294,334	291,772	292,450	291,956	287,066	283,441	283,847	
% Variation From Previous Year			0%	2%	-1%	0%	0%	-2%	-1%	0%	
Index (1996=100)		100	158	161	160	160	160	157	155	155	
Benchmark Average		168,088	300,625	303,222	299,053	296,078	291,694	283,975	281,694	284,194	
Benchmark % Variation From Previous Year			1%	1%	-1%	-1%	-1%	-3%	-1%	1%	
Benchmark Index (1996=100)		100	179	180	178	176	174	169	168	169	