

COUNTRY PROPERTY MARKET

TABLE 12

HOBBY FARM SITES



CITY/TOWN	AREA (HECTARES)	KM FROM TOWN	1996 (\$)	2007 (\$)	2008 (\$)	2009 (\$)	2010 (\$)	2011 (\$)	2012 (\$)	2013 (\$)	2014 (\$)	% CHANGE 13-14
ALBURY	40.0	16	110,000	400,000	400,000	460,000	460,000	460,000	460,000	460,000	460,000	0%
ARMIDALE	40	10	165,000	437,000	437,000	437,000	468,000	457,000	457,000	436,000	479,000	10%
BALLINA	15.5	15	204,000	477,000	477,000	434,000	434,000	434,000	434,000	434,000	434,000	0%
BATHURST	40.2	8	176,000	433,000	433,000	433,000	433,000	480,000	480,000	480,000	504,000	5%
BEGA	10	8	73,500	175,000	175,000	175,000	170,000	170,000	170,000	170,000	170,000	0%
BOWRAL	40	5	485,000	2,020,000	2,060,000	1,980,000	1,980,000	1,980,000	1,780,000	1,700,000	1,790,000	5%
BULAHDELAH	40.5	23	132,000	403,000	403,000	422,000	422,000	422,000	400,000	400,000	400,000	0%
BYRON BAY	17	20	187,000	443,000	461,000	449,000	628,000	597,000	552,000	610,000	650,000	7%
COFFS HARBOUR	22.3	20	136,000	283,000	311,000	311,000	344,000	344,000	350,000	337,000	350,000	4%
COOMA	15.5	7	36,900	82,900	87,500	83,100	83,100	95,000	95,000	95,000	95,000	0%
DUBBO	40.1	14	79,600	220,000	220,000	220,000	220,000	242,000	242,000	242,000	287,000	19%
GOULBURN	40	29	99,700	237,000	249,000	249,000	249,000	237,000	237,000	237,000	237,000	0%
GRAFTON	38	13	82,500	224,000	257,000	282,000	296,000	296,000	266,000	266,000	266,000	0%
INVERELL	57	10	85,800	240,000	225,000	225,000	227,000	227,000	227,000	227,000	227,000	0%
LISMORE	10.3	8	137,000	275,000	288,000	332,000	351,000	333,000	312,000	299,000	313,000	5%
LITHGOW	13.1	12	120,000	390,000	390,000	390,000	390,000	331,000	331,000	331,000	331,000	0%
MILTON	36	4	245,000	720,000	720,000	684,000	684,000	684,000	684,000	616,000	616,000	0%
MOSS VALE	40	30	350,000	1,200,000	1,200,000	1,200,000	1,550,000	1,550,000	1,390,000	1,390,000	1,390,000	0%
MUDGEE	10.1	5	61,500	231,000	231,000	231,000	254,000	254,000	254,000	254,000	279,000	10%
MULBRING	44.2	20	262,000	834,000	767,000	767,000	706,000	671,000	637,000	637,000	637,000	0%
NOWRA	50	5	310,000	1,060,000	1,150,000	1,150,000	1,150,000	1,150,000	1,100,000	1,100,000	1,100,000	0%
ORANGE	39.9	15	170,000	525,000	525,000	525,000	551,000	551,000	551,000	551,000	551,000	0%
TAMWORTH	40	13	114,000	444,000	400,000	380,000	380,000	380,000	380,000	380,000	380,000	0%
HILLVILLE	40	16	145,000	263,000	263,000	281,000	281,000	281,000	263,000	256,000	256,000	0%
TENTERFIELD	40	60	30,000	70,000	85,000	97,500	76,500	84,000	84,000	75,600	75,600	0%
YASS	24.8	18	148,000	361,000	361,000	361,000	361,000	361,000	466,000	466,000	466,000	0%
WAGGA WAGGA	40	15	134,000	275,000	289,000	318,000	318,000	318,000	318,000	318,000	318,000	0%
Average			158,500	471,219	476,463	476,911	498,763	495,889	478,519	472,874	483,763	
% Variation Over Previous Year				9%	1%	0%	5%	-1%	-4%	-1%	2%	
Index (1996=100)			100	297	301	301	315	313	302	298	305	