

**COUNTRY PROPERTY MARKET**  
**TABLE 12 - HOBBY FARM SITES**

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	40.0	110,000	400,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	0%
URANA RD, JINDERA 2642	40.6	105,000	384,000	442,000	442,000	442,000	442,000	442,000	442,000	442,000	0%
ARMIDALE	40.5	165,000	437,000	437,000	468,000	457,000	457,000	436,000	479,000	505,000	5%
BUNDARRA RD, ARMIDALE 2350	16.2	106,500	320,000	320,000	339,000	330,000	330,000	315,000	346,000	365,000	5%
BALLINA	15.5	204,000	477,000	434,000	434,000	434,000	434,000	434,000	434,000	434,000	0%
FERNLEIGH RD, FERNLEIGH 2479	14.6	258,000	605,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	0%
BATHURST	40.2	176,000	433,000	433,000	433,000	480,000	480,000	480,000	504,000	554,000	10%
SLINGSBYS RD, WALANG 2795	40.5	133,000	270,000	270,000	270,000	270,000	270,000	270,000	283,000	311,000	10%
BEGA	10.1	73,500	175,000	175,000	170,000	170,000	170,000	170,000	170,000	170,000	0%
PRINCES HWY, VERONA 2550	7.3	55,600	171,000	171,000	162,000	162,000	157,000	157,000	157,000	157,000	0%
BOWRAL	40.1	485,000	2,060,000	1,980,000	1,980,000	1,980,000	1,780,000	1,700,000	1,790,000	1,930,000	8%
SONGLINE PL, BURRADOO 2576	11.9	162,000	678,000	652,000	652,000	652,000	700,000	800,000	840,000	907,000	8%
BULAHDELAH	40.5	132,000	403,000	422,000	422,000	422,000	400,000	400,000	400,000	374,000	-7%
NEVILLES RD, NOOROO 2415	42.1	83,500	255,000	267,000	267,000	267,000	267,000	267,000	267,000	250,000	-6%
BYRON BAY	16.2	187,000	461,000	449,000	628,000	597,000	552,000	610,000	650,000	674,000	4%
GOONENGERRY RD, GOONENGERRY 2482	62.9	322,000	698,000	680,000	700,000	665,000	615,000	675,000	675,000	700,000	4%
COFFS HARBOUR	21.9	136,000	311,000	311,000	344,000	344,000	350,000	337,000	350,000	359,000	3%
ORARA WAY, NANA GLEN 2450	44.9	140,000	348,000	348,000	385,000	385,000	400,000	385,000	400,000	410,000	3%
COOMA	15.5	36,900	87,500	83,100	83,100	95,000	95,000	95,000	95,000	95,000	0%
BERESFORD RD, NUMERALLA 2630	14.2	52,500	126,000	117,000	117,000	117,000	117,000	117,000	117,000	117,000	0%
DUBBO	40.1	79,600	220,000	220,000	220,000	242,000	242,000	242,000	287,000	287,000	0%
BENI DR, DUBBO 2830	10.1	58,200	151,000	151,000	151,000	151,000	151,000	151,000	179,000	179,000	0%
GOULBURN	40.0	99,700	249,000	249,000	249,000	237,000	237,000	237,000	237,000	237,000	0%
RAMPION HILLS RD, MARULAN 2579	40.1	119,000	316,000	316,000	316,000	300,000	215,000	215,000	215,000	215,000	0%
GRAFTON	38.0	82,500	257,000	282,000	296,000	296,000	266,000	266,000	266,000	279,000	5%
FOUR MILE LANE, CLARENZA 2460	10.0	54,000	143,000	157,000	164,000	164,000	147,000	147,000	147,000	154,000	5%
INVERELL	56.6	85,800	225,000	225,000	227,000	227,000	227,000	227,000	227,000	227,000	0%
OAKWOOD RD, MOUNT RUSSELL 2360	83.3	82,500	217,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	0%
LISMORE	10.3	137,000	288,000	332,000	351,000	333,000	312,000	299,000	313,000	336,000	7%
ARTHUR RD, CORNDALE 2480	14.2	104,000	288,000	332,000	351,000	333,000	312,000	299,000	313,000	328,000	5%
LITHGOW	13.1	120,000	390,000	390,000	390,000	331,000	331,000	331,000	331,000	331,000	0%
SUNNY CORNER RD, MEADOW FLAT NSW 2795	11.5	65,000	254,000	254,000	225,000	225,000	225,000	225,000	225,000	225,000	0%
MILTON	35.9	245,000	720,000	684,000	684,000	684,000	684,000	616,000	616,000	616,000	0%
LITTLE FOREST RD, LITTLE FOREST 2538	18.6	208,000	599,000	569,000	569,000	532,000	532,000	532,000	532,000	532,000	0%
MOSS VALE	40.2	350,000	1,200,000	1,200,000	1,550,000	1,550,000	1,390,000	1,390,000	1,390,000	1,530,000	10%
ARGYLE ST, MOSS VALE 2577	51.9	424,000	1,900,000	1,690,000	1,940,000	1,940,000	1,750,000	1,750,000	1,750,000	1,930,000	10%
MUDGEE	10.1	61,500	231,000	231,000	254,000	254,000	254,000	254,000	279,000	279,000	0%
CASTLEREAGH HWY, GALAMBINE 2850	10.2	40,000	182,000	182,000	200,000	200,000	200,000	200,000	220,000	220,000	0%
MULBRING	44.2	262,000	767,000	767,000	706,000	671,000	637,000	637,000	637,000	605,000	-5%
SANDY CREEK RD, QUORROBOLONG 2325	36.6	158,000	489,000	489,000	450,000	428,000	428,000	428,000	428,000	410,000	-4%
NOWRA	49.7	310,000	1,150,000	1,150,000	1,150,000	1,150,000	1,100,000	1,100,000	1,100,000	1,130,000	3%
WOODHILL MOUNTAIN RD, WOODHILL NSW 2535	16.5	275,000	890,000	859,000	859,000	859,000	825,000	825,000	825,000	850,000	3%

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<b>ORANGE</b>	40.0	170,000	525,000	525,000	551,000	551,000	551,000	551,000	551,000	551,000	0%
<b>KJOLLERS RD, CLERGATE 2800</b>	16.2	75,000	245,000	245,000	245,000	245,000	245,000	245,000	245,000	245,000	0%
<b>TAMWORTH</b>	40.4	114,000	400,000	380,000	380,000	380,000	380,000	380,000	380,000	380,000	0%
<b>BURGMANN'S LANE, HILLVUE 2340</b>	13.9	85,000	300,000	285,000	285,000	285,000	285,000	285,000	285,000	285,000	0%
<b>HILLVILLE</b>	39.9	145,000	263,000	281,000	281,000	281,000	263,000	256,000	256,000	256,000	0%
<b>BOOTAWA DAM RD, BOOTAWA 2430</b>	6.5	75,000	187,000	203,000	203,000	203,000	190,000	185,000	185,000	185,000	0%
<b>TENTERFIELD</b>	43.0	30,000	85,000	97,500	76,500	84,000	84,000	75,600	75,600	80,000	6%
<b>SUGARBAG RD, TABULAM 2469</b>	45.1	30,000	84,700	97,200	76,500	84,000	84,000	75,600	75,600	75,600	0%
<b>YASS</b>	24.2	148,000	361,000	361,000	361,000	361,000	466,000	466,000	466,000	466,000	0%
<b>DOG TRAP RD, MURRUMBATMAN 2582</b>	10.0	121,000	292,000	292,000	292,000	336,000	433,000	433,000	433,000	433,000	0%
<b>WAGGA WAGGA</b>	40.2	134,000	289,000	318,000	318,000	318,000	318,000	318,000	318,000	334,000	5%
<b>COORADOOK ST, NORTH WAGGA WAGGA 2650</b>	12.2	68,200	143,000	157,000	157,000	157,000	157,000	157,000	157,000	165,000	5%
<b>Average</b>		158,500	476,463	476,911	498,763	495,889	478,519	472,874	483,763	499,222	
<b>% Variation From Previous Year</b>			1%	0%	5%	-1%	-4%	-1%	2%	3%	
<b>Index (1996=100)</b>		100	301	301	315	313	302	298	305	315	
<b>Average BM</b>		128,148	390,211	382,044	392,130	388,963	379,519	383,356	389,319	402,244	
<b>% Variation from Previous Year</b>			2%	-2%	3%	-1%	-2%	1%	2%	3%	
<b>Index (1996=100)</b>		100	305	298	306	304	296	299	304	314	