

METROPOLITAN PROPERTY MARKET

TABLE 4

RETAIL SHOP

SYDNEY, NEWCASTLE, WOLLONGONG

Value of a single shop in prime location within selected suburbs.

| SUBURBS | FRONTAGE (METRES) | 1996 (\$) | 2002 (\$) | 2003 (\$) | 2004 (\$) | 2005 (\$) | 2006 (\$) | % CHANGE 05 - 06 |
|---------------------------------------|----------------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------------|
| BANKSTOWN | 6.0 | 308,000 | 337,000 | 505,000 | 550,000 | 726,000 | 776,000 | 7% |
| BELMONT | 6.7 | 75,000 | 75,000 | 136,000 | 146,000 | 154,000 | 160,000 | 4% |
| BLACKTOWN | 6.0 | 380,000 | 380,000 | 420,000 | 610,000 | 660,000 | 660,000 | 0% |
| BONDI JUNCTION | 6.0 | 495,000 | 550,000 | 570,000 | 660,000 | 900,000 | 1,025,000 | 14% |
| BURWOOD | 6.1 | 700,000 | 848,000 | 1,010,000 | 1,010,000 | 1,150,000 | 1,210,000 | 5% |
| CAMPBELLTOWN | 6.4 | 316,000 | 214,000 | 310,000 | 434,000 | 455,000 | 455,000 | 0% |
| CAMPSIE | 6.1 | 577,000 | 977,000 | 1,020,000 | 1,070,000 | 1,100,000 | 1,100,000 | 0% |
| CARINGBAH | 6.6 | 228,000 | 325,000 | 420,000 | 530,000 | 580,000 | 580,000 | 0% |
| CHARLESTOWN | 10.0 | 312,000 | 252,000 | 305,000 | 380,000 | 380,000 | 420,000 | 11% |
| CHATSWOOD | 6.0 | 1,850,000 | 2,190,000 | 2,190,000 | 1,500,000 | 1,600,000 | 1,540,000 | -4% |
| CROWS NEST | 5.4 | 247,000 | 464,000 | 547,000 | 601,000 | 601,000 | 620,000 | 3% |
| DEE WHY | 6.8 | 277,000 | 380,000 | 437,000 | 480,000 | 528,000 | 845,000 | 60% |
| EASTWOOD | 6.7 | 630,000 | 780,000 | 950,000 | 1,200,000 | 1,200,000 | 1,250,000 | 4% |
| GOSFORD | 6.7 | 240,000 | 180,000 | 180,000 | 230,000 | 230,000 | 271,000 | 18% |
| HORNSBY | 6.0 | 335,000 | 575,000 | 632,000 | 695,000 | 729,000 | 729,000 | 0% |
| HURSTVILLE | 6.1 | 715,000 | 865,000 | 1,030,000 | 1,340,000 | 1,350,000 | 1,440,000 | 7% |
| KATOOMBA | 5.0 | 125,000 | 173,000 | 216,000 | 237,000 | 282,000 | 296,000 | 5% |
| LIVERPOOL | 5.1 | 225,000 | 356,000 | 427,000 | 448,000 | 470,000 | 479,000 | 2% |
| MARRICKVILLE | 6.0 | 430,000 | 541,000 | 595,000 | 652,000 | 652,500 | 678,000 | 4% |
| NEWCASTLE | 9.6 | 435,000 | 230,000 | 256,000 | 333,000 | 333,000 | 350,000 | 5% |
| NEWTOWN | 6.0 | 305,000 | 594,000 | 715,000 | 782,500 | 782,500 | 820,000 | 5% |
| PARRAMATTA | 5.0 | 720,000 | 660,000 | 750,000 | 800,000 | 875,000 | 875,000 | 0% |
| PENRITH | 7.3 | 544,000 | 464,000 | 464,000 | 510,000 | 566,000 | 566,000 | 0% |
| SYDNEY/KINGS CROSS | 7.9 | 809,000 | 845,000 | 845,000 | 845,000 | 887,000 | 984,000 | 11% |
| WOLLONGONG | 8.6 | 760,000 | 1,100,000 | 1,210,000 | 1,210,000 | 1,275,000 | 1,275,000 | 0% |
| Average | | 481,520 | 574,200 | 645,600 | 690,140 | 738,640 | 776,160 | |
| % Variation From Previous Year | | | 9% | 12% | 7% | 7% | 5% | |
| Index (1996=100) | | 100 | 119 | 134 | 143 | 153 | 161 | |