

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	