

COUNTRY PROPERTY MARKET

TABLE 12

HOBBY FARM SITES

CITY/TOWN	AREA (Ha)	KM FROM TOWN	1996 (\$)	2002 (\$)	2003 (\$)	2004 (\$)	2005 (\$)	2006 (\$)	% CHANGE 05 - 06
ALBURY	40.0	16	110,000	144,000	194,000	213,000	276,000	345,000	25%
ARMIDALE	40	10	165,000	142,000	149,000	178,000	195,000	214,000	10%
BATHURST	40.2	8	176,000	221,000	236,000	389,000	447,000	482,000	8%
BEGA	10	8	73,500	77,200	108,000	167,000	167,000	175,000	5%
BOWRAL	40	5	485,000	855,000	1,280,000	1,600,000	1,760,000	1,760,000	0%
BULAHDELAH	40.5	23	132,000	195,000	234,000	327,000	425,000	403,000	-5%
BYRON BAY	16	20	180,000	249,000	311,000	419,000	419,000	419,000	0%
COFFS HARBOUR	22.3	20	118,000	123,000	179,000	250,000	265,000	265,000	0%
COOMA	15.5	7	36,900	35,500	37,200	45,000	58,500	62,500	7%
DUBBO	40.1	14	79,600	87,500	96,200	129,000	170,000	195,000	15%
GOULBURN	40	29	99,700	131,000	196,000	294,000	279,000	279,000	0%
GRAFTON	38	13	82,500	82,500	99,000	138,000	186,000	204,000	10%
INVERELL	35	6	88,000	92,400	100,000	133,000	178,000	204,000	15%
LISMORE	10.3	8	140,000	143,000	164,000	221,000	227,000	329,000	45%
LITHGOW	13.1	12	120,000	217,000	286,000	372,000	390,000	390,000	0%
MILTON	36	4	245,000	354,000	460,000	460,000	542,000	542,000	0%
MOSS VALE	40	30	350,000	478,000	764,000	993,000	943,000	1,150,000	22%
MUDGEES	10.1	5	61,500	118,000	150,000	210,000	210,000	231,000	10%
MULBRING	44.2	20	262,000	319,000	414,000	575,000	678,000	745,000	10%
NOWRA	50	5	310,000	450,000	630,000	945,000	945,000	945,000	0%
ORANGE	39.9	15	156,000	175,000	275,000	481,000	481,000	481,000	0%
TAMWORTH	40	13	114,000	114,000	133,000	172,000	202,000	404,000	100%
TAREE	40	16	144,000	135,000	202,000	252,000	252,000	260,000	3%
TENTERFIELD	40	60	30,000	24,600	32,400	40,500	40,500	46,100	14%
YASS	24.8	18	148,000	170,000	212,000	318,000	289,000	361,000	25%
WAGGA WAGGA	40	15	134,000	134,000	154,000	200,000	250,000	275,000	10%
Average			155,412	202,565	272,915	366,212	395,192	429,485	
% Variation Over Previous Year				11%	35%	34%	8%	9%	
Index (1996=100)			100	130	176	236	254	276	