

**METROPOLITAN PROPERTY MARKET**  
**TABLE 4 - RETAIL SHOP SITE**  
**SYDNEY, NEWCASTLE, WOLLONGONG**

Land value for typical property and benchmark property

SUBURB ( Existing Property) STREET & SUBURB (New Benchmark Properties)	FRONTAGE (METRES)	1996 (\$)	2008 (\$)	2009 (\$)	2010 (\$)	2011 (\$)	2012 (\$)	2013 (\$)	2014 (\$)	2015 (\$)	% CHANGE 14-15
BANKSTOWN	6.1	308,000	940,000	940,000	940,000	940,000	1,050,000	1,050,000	1,050,000	1,150,000	10%
BANKSTOWN CITY PLZA, BANKSTOWN 2200	11.4	367,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,300,000	8%
BELMONT	6.7	75,000	230,000	219,000	233,000	239,000	227,000	227,000	233,000	267,000	15%
PACIFIC HWY, BELMONT 2280	10.3	87,400	268,000	255,000	255,000	255,000	242,000	242,000	248,000	284,000	15%
BLACKTOWN	6.1	380,000	660,000	660,000	686,000	707,000	723,000	744,000	700,000	751,000	7%
WILLIS ST, ROOTY HILL 2766	N/A	35,000	59,000	59,000	66,400	66,400	66,400	69,900	69,900	75,000	7%
BONDI JUNCTION	11.1	540,000	1,270,000	1,380,000	1,680,000	1,680,000	1,590,000	1,630,000	1,990,000	2,300,000	16%
BRONTE RD, BONDI JUNCTION 2022	7.5	273,000	724,000	786,000	954,000	954,000	905,000	919,000	1,080,000	1,250,000	16%
BURWOOD	6.1	700,000	1,250,000	1,250,000	1,250,000	1,310,000	1,370,000	1,510,000	1,810,000	2,400,000	33%
BURWOOD RD, BURWOOD 2134	5.3	635,000	1,260,000	1,260,000	1,260,000	1,320,000	1,380,000	1,510,000	1,730,000	2,300,000	33%
CAMPBELLTOWN	6.5	316,000	546,000	546,000	546,000	546,000	546,000	546,000	546,000	600,000	10%
QUEEN ST, CAMPBELLTOWN 2560	18.6	518,000	898,000	898,000	898,000	900,000	900,000	900,000	900,000	990,000	10%
CAMPSIE	6.1	577,000	1,200,000	1,200,000	1,260,000	1,450,000	1,450,000	1,450,000	1,450,000	1,780,000	23%
BEAMISH ST, CAMPSIE 2194	5.1	483,000	1,010,000	1,010,000	1,060,000	1,220,000	1,220,000	1,220,000	1,220,000	1,500,000	23%
CARINGBAH	6.7	228,000	700,000	700,000	700,000	735,000	770,000	770,000	770,000	887,000	15%
KINGSWAY , CARINGBAH 2229	6.1	190,000	600,000	600,000	600,000	630,000	660,000	660,000	660,000	760,000	15%
CHARLESTOWN	10.1	312,000	462,000	490,000	490,000	490,000	490,000	490,000	561,000	589,000	5%
SMITH ST, CHARLESTOWN 2290	20.1	250,000	630,000	630,000	630,000	630,000	630,000	630,000	721,000	757,000	5%
CHATSWOOD	6.1	1,850,000	1,700,000	1,870,000	2,120,000	2,250,000	2,140,000	2,440,000	3,510,000	4,040,000	15%
VICTORIA AVE, CHATSWOOD 2067	5.5	1,250,000	1,660,000	1,830,000	2,080,000	2,475,000	2,480,000	2,600,000	3,740,000	4,300,000	15%
CROWS NEST	5.4	247,000	661,000	650,000	683,000	690,000	721,000	761,000	823,000	823,000	0%
WILLOUGHBY RD, CROWS NEST 2065	5.7	291,000	778,000	773,000	812,000	838,000	876,000	925,000	1,000,000	1,000,000	0%
DEE WHY	6.9	277,000	850,000	807,000	807,000	847,000	847,000	847,000	847,000	974,000	15%
FISHER RD, DEE WHY 2099	15.2	484,000	1,480,000	1,480,000	1,480,000	1,480,000	1,480,000	1,480,000	1,480,000	1,700,000	15%
EASTWOOD	6.7	630,000	1,250,000	1,250,000	1,870,000	2,000,000	2,000,000	2,260,000	2,210,000	2,190,000	-1%
DEVLIN ST, RYDE 2112	20.1	375,000	660,000	660,000	660,000	660,000	660,000	1,100,000	2,400,000	2,500,000	4%
GOSFORD	6.6	218,000	276,000	276,000	276,000	276,000	240,000	240,000	240,000	263,000	10%
WATT ST, GOSFORD 2250	13.0	164,000	365,000	365,000	365,000	365,000	365,000	365,000	365,000	400,000	10%
HORNSBY	6.9	335,000	868,000	818,000	836,000	836,000	836,000	836,000	836,000	1,000,000	40%
FLORENCE ST, HORNSBY 2077	13.4	850,000	2,060,000	1,940,000	1,980,000	1,980,000	1,980,000	1,980,000	2,380,000	3,330,000	40%
HURSTVILLE	6.1	715,000	1,800,000	1,890,000	2,190,000	2,190,000	2,190,000	2,190,000	2,590,000	2,670,000	3%
FOREST RD, HURSTVILLE 2220	6.1	320,000	1,040,000	1,190,000	1,440,000	1,500,000	1,500,000	1,500,000	1,650,000	1,700,000	3%
KATOOMBA	5.0	125,000	349,000	303,000	300,000	300,000	300,000	279,000	279,000	290,000	4%
BATHURST RD, KATOOMBA 2780	23.0	140,000	371,000	322,000	320,000	320,000	320,000	298,000	298,000	310,000	4%
LIVERPOOL	5.1	225,000	479,000	479,000	479,000	495,000	497,000	497,000	510,000	589,000	15%
MACQUARIE ST, LIVERPOOL 2170	9.1	340,000	775,000	775,000	775,000	775,000	779,000	780,000	800,000	924,000	16%
MARRICKVILLE	5.9	430,000	678,000	610,000	671,000	671,000	705,000	726,000	792,000	1,050,000	33%
MARRICKVILLE RD, MARRICKVILLE 2204	6.1	370,000	520,000	468,000	514,000	514,000	540,000	556,000	606,000	810,000	34%
NEWCASTLE	10.5	253,000	580,000	563,000	563,000	535,000	508,000	508,000	533,000	586,000	10%
HUNTER ST, NEWCASTLE 2300	9.1	135,000	468,000	454,000	454,000	431,000	382,000	382,000	401,000	441,000	10%
NEWTOWN	6.2	305,000	983,000	983,000	983,000	983,000	1,090,000	1,160,000	1,370,000	1,620,000	18%
KING ST, NEWTOWN 2042	4.8	100,000	435,000	435,000	435,000	435,000	485,000	519,000	615,000	769,000	25%
PARRAMATTA	5.0	720,000	960,000	960,000	960,000	1,060,000	900,000	900,000	910,000	1,140,000	25%
CHURCH ST, PARRAMATTA 2150	6.9	270,000	553,000	553,000	553,000	608,000	608,000	608,000	625,000	780,000	25%

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PENRITH	7.3	544,000	595,000	561,000	565,000	565,000	565,000	565,000	576,000	625,000	9%
HIGH ST, PENRITH 2750	7.3	544,000	595,000	561,000	565,000	565,000	565,000	565,000	576,000	625,000	9%
SYDNEY	9.8	2,660,000	4,500,000	4,200,000	4,620,000	4,750,000	4,940,000	4,940,000	5,450,000	6,500,000	19%
GEORGE ST, SYDNEY 2000	N/A	6,140,000	13,400,000	9,980,000	11,000,000	11,700,000	12,200,000	12,200,000	12,900,000	14,200,000	10%
WOLLONGONG	8.7	760,000	1,280,000	1,280,000	1,240,000	1,240,000	1,240,000	1,240,000	1,300,000	1,440,000	11%
CROWN ST, WOLLONGONG 2500	6.7	360,000	620,000	620,000	600,000	600,000	600,000	600,000	630,000	700,000	11%
Average		549,200	1,002,680	995,400	1,077,920	1,111,400	1,117,400	1,152,240	1,282,000	1,476,960	
% Variation From Previous Year			7%	-1%	8%	3%	1%	3%	11%	15%	
Index (1996=100)		100	183	181	196	202	203	210	233	269	
Benchmark Average		598,856	1,297,160	1,164,160	1,238,256	1,296,856	1,320,936	1,352,356	1,531,796	1,748,200	
Benchmark % Variation From Previous Year			22%	-10%	6%	5%	2%	2%	13%	14%	
Benchmark Index (1996=100)		100	217	194	207	217	221	226	256	292	