

**COUNTRY PROPERTY MARKET**  
**TABLE 13 - VARIOUS RURAL HOLDINGS**

Land value for typical property and benchmark property

LOCALITY ( Existing Property) STREET & SUBURB (New Benchmark Properties)	AREA (HECTARES)	1996 (\$)	2008 (\$)	2009 (\$)	2010 (\$)	2011 (\$)	2012 (\$)	2013 (\$)	2014 (\$)	2015 (\$)	% CHANGE 14-15
ALBURY	455	715,000	1,470,000	1,540,000	1,540,000	1,540,000	1,540,000	1,620,000	1,620,000	1,620,000	0%
THORNBURY RD, BROCKLESBY 2642	209	165,000	506,000	557,000	557,000	557,000	585,000	614,250	614,250	614,000	0%
CONDOBOLIN	1,392	188,000	707,000	707,000	593,000	593,000	593,000	593,000	593,000	593,000	0%
MOIRA VALE RD, TOTTENHAM 2873	510	85,000	257,000	257,000	215,000	215,000	215,000	215,000	215,000	215,000	0%
COONAMBLE	568	99,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	0%
COBBORA RD, MERRYGOEN 2831	394	124,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000	0%
COOTAMUNDRA	290	490,000	1,310,000	1,310,000	1,310,000	1,310,000	1,310,000	1,310,000	1,310,000	1,310,000	0%
RAILWAY PDE, COOTAMUNDRA 2590	92	253,000	674,000	674,000	674,000	674,000	674,000	674,000	674,000	674,000	0%
COWRA	266	286,000	946,000	946,000	993,000	993,000	893,000	893,000	893,000	893,000	0%
CANOWINDRA RD, CANOWINDRA 2804	148	150,000	465,000	465,000	488,000	488,000	439,000	439,000	439,000	439,000	0%
DUBBO	696	270,000	685,000	685,000	688,000	756,000	756,000	756,000	756,000	756,000	0%
NEWELL HWY, EUMUNGERIE 2831	234	66,000	156,000	156,000	161,000	177,000	177,000	177,000	177,000	177,000	0%
GILGANDRA	763	267,000	775,000	715,000	715,000	715,000	900,000	900,000	900,000	1,080,000	20%
CASTLEREAGH HWY, CURBAN 2827	583	190,000	550,000	572,000	572,000	572,000	715,550	715,550	715,000	858,000	20%
CARRATHOOL	4,391	605,000	2,100,000	2,100,000	2,100,000	2,100,000	2,100,000	2,200,000	2,420,000	2,540,000	5%
CARRATHOOL RD, CARRATHOOL 2711	1,380	148,000	293,000	293,000	293,000	293,000	293,000	308,000	339,000	356,000	5%
GRENFELL	254	72,200	207,000	207,000	269,000	269,000	295,000	295,000	295,000	295,000	0%
BLAND RD, QUANDIALLA 2721	247	68,300	210,000	210,000	273,000	273,000	300,000	300,000	300,000	300,000	0%
INVERELL	465	309,000	826,000	858,000	999,000	999,000	842,000	842,000	842,000	908,000	8%
GWYDIR HWY, DELUNGRA 2403	325	178,000	602,000	444,000	515,000	515,000	445,000	445,000	445,000	467,000	5%
JUNEE	453	567,000	1,640,000	1,640,000	1,640,000	1,640,000	1,640,000	1,640,000	1,640,000	1,720,000	5%
EURONGILLY RD, EURONGILLY NSW 2663	338	430,000	1,130,000	1,130,000	1,130,000	1,130,000	1,140,000	1,140,000	1,140,000	1,200,000	5%
MOREE	1,131	651,000	2,990,000	3,290,000	3,620,000	3,670,000	3,670,000	3,340,000	3,510,000	3,510,000	0%
BURRINGTON RD, GURLEY 2398	576	352,000	1,615,000	1,775,000	1,953,000	1,980,000	1,980,000	1,990,000	2,100,000	2,100,000	0%
BOGGABRI	966	512,000	1,960,000	1,760,000	1,880,000	1,880,000	1,880,000	1,880,000	2,070,000	2,070,000	0%
THORNFIELD CROSSING RD, MAULES CREEK 2382	364	135,000	516,000	464,000	473,000	474,000	474,000	474,000	521,000	521,000	0%
NARROMINE	866	271,000	794,000	759,000	796,000	796,000	796,000	842,000	844,000	886,000	5%
FARRENDALE RD, NARROMINE 2821	545	259,000	415,000	465,000	488,000	488,000	488,000	515,000	518,000	544,000	5%
PARKES	464	313,000	565,000	565,000	580,000	580,000	580,000	580,000	580,000	580,000	0%
KADINA RD, ALECTOWN 2870	320	116,000	360,000	360,000	390,000	390,000	390,000	390,000	390,000	390,000	0%
TAMWORTH	305	271,000	759,000	759,000	759,000	759,000	683,000	649,000	649,000	649,000	0%
BAYLISS LANE, BITHRAMERE 2340	182	212,000	672,000	672,000	672,000	672,000	605,000	575,000	575,000	575,000	0%
WALGETT	2,350	550,000	2,400,000	2,640,000	2,900,000	3,340,000	3,340,000	3,258,000	2,930,000	3,221,000	10%
MERRYWINEBONE RD, ROWENA 2387	657	148,000	712,000	783,000	861,000	947,000	947,000	944,000	849,000	932,000	10%
Average		378,600	1,198,176	1,218,588	1,271,588	1,304,412	1,297,235	1,284,294	1,299,235	1,345,059	
% Variation From Previous Year			8%	2%	4%	3%	-1%	-1%	1%	4%	
Index (1996=100)		100	316	322	336	345	343	339	343	355	
Average BM		181,135	556,353	564,824	590,588	598,235	599,562	602,400	608,015	628,647	
% Variation from Previous Year			6%	2%	5%	1%	0%	0%	1%	3%	
Index (1996=100)		100	307	312	326	330	331	333	336	347	