



VALUER GENERAL'S DEPARTMENT

NEW SOUTH WALES

REAL ESTATE MARKET

30-6-77

Land Market Research Bureau

EXPLANATORY NOTES AND CONTENTS

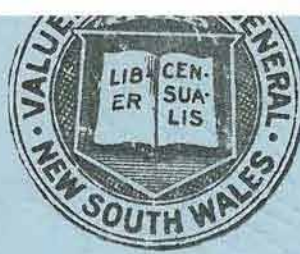
The prices and values for the representative properties set out in the various tables in this survey have been determined following careful study of property transactions that occurred during the six month period ended 30 June 1977.

In many instances direct sales evidence may not have been available, and the price or value estimate has been arrived at having regard to the general range of transactions over a wide area. Some allowance or margin for error should be allowed for in those cases where there has been little real estate activity.

The prices for residential land and buildings are for average type properties for the locality. Selection of representative properties is difficult in those suburbs or localities where there is a considerable range in quality and price, and it is readily conceded that opinions as to what is an average property can vary considerably.

Residential lot prices in country urban areas generally represent the prices being obtained in new subdivisions, and in some cases may differ from the market value applicable to the established sections of the town.

The tables in this paper are in two parts. Pages one to five contain values for the metropolitan area which covers the Sydney, Newcastle and Wollongong urban areas, while the remainder of the State is listed as country in pages five to ten.



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LOCALITY	MARKET VALUE 30.6.77	MARKET VALUE 30.6.76	% CHANGE	LOCALITY	MARKET VALUE 30.6.77	MARKET VALUE 30.6.76	% CHANGE
	\$	\$			\$	\$	
North Sydney	35000	32500	7.7	Rockdale	22000	21000	4.8
Darlinghurst	16000	15000	6.7	Hurstville	22000	21000	4.8
Camperdown	9000	8000	12.0	Miranda	24000	22000	9.1
Paddington	16500	16500	-	Engadine	18000	16500	9.1
Bondi	31000	31000	-	Canterbury	21000	21000	-
Randwick	27500	26000	5.8	Bankstown	19000	17500	8.6
Maroubra	25500	24000	6.2	Liverpool	14500	14000	3.6
Mascot	18000	18000	-	Campbelltown	10000	9500	5.3
Marrickville	19500	18000	8.2	Penrith	10000	10000	-
Leichhardt	14000	12500	12.0	Windsor	9500	9500	-
Ashfield	25000	22000	13.7	Blaxland	9000	10000	-10.0
Strathfield	35000	32000	9.4	Katoomba	5000	5000	-
Mosman	37500	35000	7.1	Gosford	10500	10000	5.0
Belrose	24000	23000	4.3	Wyang	8000	8000	-
Mona Vale	23000	22000	4.6	Newcastle	13000	10000	30.0
Chatswood	30000	28000	7.1	Belmont	10500	10000	5.0
Pennant Hills	23000	22000	4.6	Cessnock	5000	4000	25.0
Hornsby	21000	20000	5.0	Maitland	6500	5750	13.0
Gordon	35000	33000	6.1	Nelson Bay	11000	11000	-
Ryde	22000	20000	10.0	Wollongong	13500	12500	8.0
Parramatta	17000	17000	-	Port Kembla	12500	11000	13.6
Blacktown	12000	12000	-	Dapto	9000	9500	5.9
Fairfield	15000	15000	-	Shellharbour	9000	8500	5.9

AVERAGE 3 BEDROOM COTTAGES

PRICES FOR AVERAGE 3 BEDROOM COTTAGE

LOCALITY	MARKET VALUE 30.6.77	MARKET VALUE 30.6.76	% CHANGE	LOCALITY	MARKET VALUE 30.6.77	MARKET VALUE 30.6.76	% CHANGE
	\$	\$			\$	\$	
North Sydney	50000	45000	11.1	Rockdale	36000	36000	-
Darlinghurst	35000	30000	16.7	Hurstville	37000	36000	2.8
Camperdown	25000	25000	-	Miranda	39000	36000	8.3
Paddington	45000	40000	12.5	Engadine	37000	35000	5.7
Bondi	55000	50000	10.2	Canterbury	35000	33000	6.1
Randwick	50000	45000	11.1	Bankstown	32500	31000	4.8
Maroubra	47500	42500	11.8	Liverpool	33000	33000	-
Mascot	38000	36000	5.6	Campbelltown	31000	32500	-4.6
Marrickville	37000	34000	8.8	Penrith	30000	29000	3.4
Leichhardt	28000	26500	5.7	Windsor	29000	29000	-
Ashfield	40000	37500	6.7	Blaxland	30000	30000	-
Strathfield	65000	60000	8.3	Katoomba	26000	26000	-
Mosman	57500	55000	4.5	Gosford	32000	30000	6.7
Belrose	55000	52000	5.8	Wyang	27000	26000	3.8
Mona Vale	49000	47000	4.3	Newcastle	38000	35000	8.6
Chatswood	53000	50000	6.0	Belmont	28500	26000	9.6
Pennant Hills	50000	45000	11.1	Cessnock	29000	26000	11.5
Hornsby	47000	42000	11.9	Maitland	32000	30000	6.7
Gordon	60000	57000	5.3	Nelson Bay	38000	35000	8.6
Ryde	37000	35000	5.7	Wollongong	42500	37500	13.3
Parramatta	32000	29000	10.3	Port Kembla	29000	28000	3.6
Blacktown	26000	26000	-	Dapto	32000	30000	6.7
Fairfield	27000	25000	8.0	Shellharbour	27500	26000	5.8

LOCALITY	MARKET VALUE 30.6.77	MARKET VALUE 30.6.76	% CHANGE	LOCALITY	MARKET VALUE 30.6.77	MARKET VALUE 30.6.76	% CHANGE
	\$	\$			\$	\$	
North Sydney	8000	6000	33.3	Canterbury	5000	5000	-
Waverley	8000	8000	-	Hurstville	5750	5750	-
Marrickville	5000	5500	-9.1	Gynea	6000	6000	-
Burwood	6500	6500	-	Liverpool	3250	4250	-23.5
Chatswood	10000	8500	17.6	Campbelltown	2500	3000	-16.7
Manly	9000	8500	5.9	Penrith	3000	3000	-
Dee Why	6500	6500	-	Gosford	4500	4500	-
Hornsby	6500	6000	8.3	Newcastle	3500	3000	16.7
Ryde	5000	5000	-	Belmont	1750	1750	-
Parramatta	5500	5500	-	Nelson Bay	3000	3000	-
Fairfield	4000	4250	-5.9	Wollongong	3250	3500	-7.1

HOME UNITS

Price of an average 2 bedroom unit.

LOCALITY	MARKET VALUE 30.6.77	MARKET VALUE 30.6.76	% CHANGE	LOCALITY	MARKET VALUE 30.6.77	MARKET VALUE 30.6.76	% CHANGE
	\$	\$			\$	\$	
North Sydney	42500	37500	13.3	Canterbury	24000	22000	9.1
Waverley	32000	28000	14.3	Hurstville	29000	28000	3.6
Marrickville	28000	24000	16.7	Gynea	31000	29000	6.9
Burwood	29000	27000	7.4	Liverpool	21000	19500	7.7
Chatswood	42500	38000	11.8	Campbelltown	22000	22000	-
Manly	38000	35000	8.6	Penrith	22000	21000	4.8
Dee Why	32000	30000	6.7	Gosford	30000	29000	3.4
Hornsby	35000	32000	9.4	Newcastle	27500	25000	10.0
Ryde	29000	26000	11.5	Belmont	34500	33000	4.5
Parramatta	30000	30000	-	Nelson Bay	32500	30000	8.3
Fairfield	24000	22000	9.1	Wollongong	28000	25000	12.0

RETAIL SHOP SITE AND SHOP RENTAL

Price and rent for a 6 metre frontage shop in prime position in centre

LOCALITY	\$ PER METRE FRONTAGE 30.6.77	\$ PER METRE FRONTAGE 30.6.76	% CHANGE	RENT PER WEEK 30.6.77	RENT PER WEEK 30.6.76	% CHANGE
	\$	\$		\$	\$	
Crows Nest	13000	11500	13.0	220	168	30.9
Cremorne	9000	8000	12.5	150	120	25.0
King St. Sydney	66000	66000	-	750	660	13.6
Kings Cross	25000	25000	-	400	350	14.3
Bondi Junction	30000	28000	7.1	500	475	5.3
Newtown	11500	9500	21.0	250	225	11.1
Marrickville	13000	10000	30.0	275	230	19.6
Burwood	20000	17000	17.6	375	325	15.4
Chatswood	36000	30000	20.00	450	375	20.0
Dee Why	13000	13000	-	230	210	9.5
Hornsby	12000	11000	9.1	210	180	16.7
Parramatta	29000	29000	-	700	660	6.1
Eastwood	15800	15000	5.3	400	375	6.7
Blacktown	14000	13000	7.7	375	350	7.1
Hurstville	15500	13000	19.2	300	240	25.0

Bankstown	9000	8000	12.5	200	130	53.8
Liverpool	20000	18000	11.1	475	325	46.1
Campbelltown	10500	11250	-6.7	225	150	50.0
Penrith	13000	13000	-	300	300	-
Katoomba	6500	6500	-	100	90	11.1
Gosford	23000	25000	-8.0	350	325	7.7
Newcastle	11000	10000	10.0	200	160	25.0
Charlestown	9000	9000	-	290	290	-
Maitland	7000	6000	16.7	150	135	11.1
Wollongong	31500	31500	-	600	525	14.3

OFFICE RENTAL VALUES

Rental for modern air-conditioned space on a whole floor basis.

LOCALITY	PER SQUARE METRE P.A.		% CHANGE	LOCALITY	PER SQUARE METRE P.A.		% CHANGE
	30.6.77	30.6.76			30.6.77	30.6.76	
	\$	\$			\$	\$	
Sydney- Prime Location	80	80	-	Burwood	54	45	20.0
Sydney -Secondary Location	50	50	-	Chatswood	60	60	-
North Sydney	45	45	-	Parramatta	67	67	-
Bondi Junction	60	59	1.7				

INDUSTRIAL SITE 2000 m2

Price for standard serviced allotment.

LOCALITY	MARKET VALUE		% CHANGE	LOCALITY	MARKET VALUE		% CHANGE
	30.6.77	30.6.76			30.6.77	30.6.76	
	\$	\$			\$	\$	
Pymont	140000	170000	-17.6	Blacktown	40000	40000	-
Chippendale	140000	170000	-17.6	Milperra	70000	54000	29.6
Botany	120000	100000	20.0	Liverpool	46000	46000	-
South Sydney	140000	140000	-	Campbelltown	38000	34000	11.8
Marrickville	120000	120000	-	Sutherland	64000	60000	6.7
Artarmon	140000	150000	-6.7	Penrith	35000	39000	-10.3
Brookvale	96000	96000	-	Newcastle	32000	25000	28.0
Dee Why	75000	75000	-	Cessnock	10000	10000	-
Hornsby	80000	80000	-	Maitland	10000	10000	-
Silverwater	120000	120000	-	Port Kembla	50000	50000	-
Parramatta	110000	110000	-	Gosford	32000	32000	-
Smithfield	50000	42500	17.6	Wyong	15000	15000	-

LOCALITY	PER HECTARE 30.6.77 \$	PER HECTARE 30.6.76 \$	% CHANGE	LOCALITY	PER HECTARE 30.6.77 \$	PER HECTARE 30.6.76 \$	% CHANGE
Botany	350000	350000	-	Milperra	160000	160000	-
South Sydney	450000	450000	-	Liverpool	142500	142500	-
Marrickville	450000	440000	2.5	Campbelltown	87500	87500	-
Artarmon	500000	500000	-	Newcastle	50000	50000	-
Frenchs Forest	260000	260000	-	Port Kembla	70000	70000	-
Auburn	350000	350000	-				
Blacktown	80000	100000	-20.0				

RURAL HOMESITES - 2 HECTARES

Price of standard allotment

LOCALITY	MARKET VALUE 30.6.77 \$	MARKET VALUE 30.6.76 \$	% CHANGE	LOCALITY	MARKET VALUE 30.6.77 \$	MARKET VALUE 30.6.76 \$	% CHANGE
Warriewood Valley	125000	125000	-	Blacktown	24000	24000	-
Terrey Hills	75000	75000	-	Fairfield	35000	35000	-
Oxford Falls	45000	45000	-	Rossmore	24000	24000	-
Dural	42500	37500	13.3	Port Stephens	14000	14000	-
Glenorie	35000	30000	16.7	Maitland	7500	6250	20.0
Holgate	25000	23000	8.7	West Dapto	25000	24000	4.2
Vineyard	24000	24000	-				
Kenthurst	30000	30000	-				

HOBBY FARM SITE - 10 HECTARES

Price of standard allotment

LOCALITY	MARKET VALUE 30.6.77 \$	MARKET VALUE 30.6.76 \$	% CHANGE	LOCALITY	MARKET VALUE 30.6.77 \$	MARKET VALUE 30.6.76 \$	% CHANGE
Somersby	30000	28000	7.1	Wolstenhome	37500	45000	-16.7
Luddenham	50000	50000	-	Port Stephens	16000	16000	-
Maroota	20000	20000	-	Maitland	22000	22000	-
Schofields	50000	50000	-				

HOBBY FARM SITE - 40 HECTARES

Price of standard allotment

LOCALITY	MARKET VALUE 30.6.77 \$	MARKET VALUE 30.6.76 \$	% CHANGE	LOCALITY	MARKET VALUE 30.6.77 \$	MARKET VALUE 30.6.76 \$	% CHANGE
Luddenham	100000	100000	-	Maitland	35000	35000	-
Cobbity	70000	90000	-22.2				

LOCALITY	MARKET VALUE 30.6.77 \$	MARKET VALUE 30.6.76 \$	% CHANGE	LOCALITY	MARKET VALUE 30.6.77 \$	MARKET VALUE 30.6.76 \$	% CHANGE
Albury	10000	8750	14.3	Junee	2000	1750	14.3
Armidale	8000	8000	-	Kiama	10000	9500	5.3
Ballina	7500	7000	7.1	Lismore	7000	7000	-
Batemans Bay	8000	8000	-	Lithgow	6250	5500	13.6
Bathurst	8000	7000	14.3	Mudgee	3250	3000	8.3
Bega	6000	5250	14.3	Merimbula	13000	13000	-
Bourke	1000	1000	-	Moree	5000	4500	11.1
Bowral	8500	8000	6.2	Murwillumbah	9000	9000	-
Casino	5500	5500	-	Muswellbrook	9000	8000	12.5
Cobar	1100	1100	-	Narooma	9000	9000	-
Coffs Harbour	9000	9000	-	Narrandera	4000	3500	14.3
Condoblin	2200	1300	69.2	Narromine	1800	1500	20.0
Cooma	6500	5800	12.1	Nowra	6500	6000	8.3
Cootamundra	4500	4000	12.5	Nyngan	800	800	-
Cowra	4000	4000	-	Orange	8000	7500	6.7
Deniliquin	4500	3750	20.0	Parkes	4000	2800	42.9
Dubbo	7000	6000	16.7	Port Macquarie	8000	8000	-
Dungog	3000	2500	20.0	Queanbeyan	10000	10000	-
Eden	9000	8500	5.9	Singleton	12000	9000	33.3
Forbes	3500	2600	34.6	Tamworth	9000	8500	5.9
Forster	11000	10000	10.0	Taree	8000	8000	-
Glen Innes	3750	3500	7.1	Temora	2200	1900	15.8
Goulburn	10000	8000	25.0	Tenterfield	2500	2000	25.0
Grafton	7000	7000	-	Ulladulla	7000	6500	7.7
Grenfell	2750	1750	57.1	Wagga	9000	8000	12.5
Griffith	9500	8000	18.7	Walgett	1200	900	33.3
Gunnedah	5500	4000	37.5	Wentworth	1750	1200	45.8
Inverell	5500	5000	10.0	Yass	7000	6400	9.4
Jindabyne	15000	14000	7.1	Young	4000	3500	14.3

AVERAGE 3 BEDROOM COTTAGE

Prices for average 3 bedroom Cottage

LOCALITY	MARKET VALUE 30.6.77 \$	MARKET VALUE 30.6.76 \$	% CHANGE	LOCALITY	MARKET VALUE 30.6.77 \$	MARKET VALUE 30.6.76 \$	% CHANGE
Albury	37500	37500	-	Junee	36000	33000	9.1
Armidale	35000	33000	6.1	Kiama	35000	32500	7.7
Ballina	40000	35000	14.3	Lismore	43000	37500	14.7
Batemans Bay	38000	40000	-5.0	Lithgow	30000	30000	-
Bathurst	36000	36000	-	Mudgee	32000	29000	10.3
Bega	26000	24000	8.3	Merimbula	50000	44000	13.7
Bourke	21000	21000	-	Moree	40000	33000	21.2
Bowral	36500	35000	4.3	Murwillumbah	35000	30000	16.7
Casino	37500	35000	7.1	Muswellbrook	35000	30000	16.7
Cobar	23000	21000	9.5	Narooma	37000	37000	-
Coffs Harbour	40000	37500	6.7	Narrandera	35000	32000	9.4
Condoblin	32000	28000	14.3	Nowra	35000	32500	7.7
Cooma	38000	30000	26.7	Nyngan	20000	15000	33.3
Cootamundra	39000	36000	8.3	Orange	35000	32500	7.7
Cowra	35000	35000	-	Parkes	37500	35000	7.5
Deniliquin	35000	30000	16.7	Port Macquarie	37500	37500	-
Dubbo	35000	30000	16.7	Queanbeyan	34000	34000	-

	\$	\$			\$	\$	
Dungog	32000	26000	23.1	Singleton	35000	30000	16.7
Eden	25000	25000	-	Tamworth	35000	33000	6.1
Forbes	35000	32500	7.7	Taree	37500	35000	7.1
Forster	38000	32000	18.7	Temora	37000	35000	5.7
Glen Innes	30000	25000	20.0	Tenterfield	27500	25000	10.0
Goulburn	38000	30000	26.7	Ulladulla	32000	30000	6.7
Grafton	42000	37000	13.5	Walgett	20000	18000	11.1
Greenfell	26000	22000	18.2	Wentworth	30000	25000	20.0
Griffith	45000	42000	7.1	Yass	30000	28000	7.1
Gunnedah	38000	34000	11.8	Young	24000	23000	4.3
Inverell	38000	35000	8.6				
Jindabyne	38000	36000	5.6				

HOME UNIT SITES

Price of a flat site for a 2-3 storey block containing 8-12 flats.
Land Value expressed as a rate per 2 bedroom unit.

LOCALITY	MARKET VALUE 30.6.77 \$	MARKET VALUE 30.6.76 \$	% CHANGE	LOCALITY	MARKET VALUE 30.6.77 \$	MARKET VALUE 30.6.76 \$	% CHANGE
Albury	2250	2250	-	Kiama	2500	2500	-
Armidale	1500	1250	20.0	Lismore	2000	2000	-
Bateman's Bay	2500	2500	-	Merimbula	5500	4500	22.2
Bathurst	3000	3500	-14.3	Nowra	2000	1850	8.1
Coffs Harbour	2500	3000	-16.7	Orange	3000	2500	20.0
Dubbo	3500	2700	29.7	Port Macquarie	3500	3000	16.7
Goulburn	1800	1800	-	Queanbeyan	2250	2500	-10.0
Grafton	2000	2000	-	Tamworth	2000	2000	-
Griffith	2400	1600	50.0	Tweed Heads	4000	4000	-
Jindabyne	2500	2250	11.1	Wagga	3200	4500	-28.9

HOME UNITS

Price of an average 2 bedroom unit

LOCALITY	MARKET VALUE 30.6.77 \$	MARKET VALUE 30.6.76 \$	% CHANGE	LOCALITY	MARKET VALUE 30.6.77 \$	MARKET VALUE 30.6.76 \$	% CHANGE
Albury	29000	29000	-	Merimbula	30000	25000	20.0
Bateman's Bay	25000	25000	-	Nowra	24000	23000	4.3
Bathurst	29000	32000	-9.4	Orange	24000	23000	4.3
Coffs Harbour	25000	24000	4.2	Port Macquarie	30000	28000	7.1
Dubbo	28000	22000	27.3	Queanbeyan	22500	23000	-2.2
Goulburn	26000	25000	4.0	Taree	27000	23000	17.4
Grafton	27000	24000	12.5	Tweed Heads	35000	35000	-
Kiama	27000	24000	12.5	Wagga	30000	27000	11.1
Lismore	37000	35500	4.2				

LOCALITY	PER METRE FRONTAGE 30.6.77	PER METRE FRONTAGE 30.6.76	% CHANGE	RENT PER WEEK 30.6.77	RENT PER WEEK 30.6.76	% CHANGE
Albury	17250	15000	15.0	280	250	12.0
Armidale	6000	5500	9.1	150	80	87.5
Bateman's Bay	5400	4300	25.6	110	90	22.2
Bathurst	8000	8000	-	225	225	-
Bega	3150	3150	-	90	85	5.9
Coffs Harbour	18000	18000	-	350	225	55.6
Deniliquin	2750	2750	-	100	80	25.0
Dubbo	13000	11000	18.2	350	270	29.7
Glen Innes	1200	1100	9.1	30	30	-
Goulburn	6100	6100	-	140	140	-
Grafton	8000	7000	14.3	150	100	50.0
Griffith	7500	7000	7.1	150	150	-
Gunnedah	2400	2000	20.0	90	55	63.6
Inverell	4000	4000	-	80	60	33.3
Jindabyne	2900	2600	11.5	125	112	11.6
Lismore	13000	10000	30.0	300	225	33.3
Lithgow	2200	2000	10.0	75	65	15.4
Mudgee	3000	2600	15.4	100	80	25.0
Merimbula	4250	3800	11.8	110	90	22.2
Moree	3600	3600	-	100	80	25.0
Narooma	2500	2400	4.2	60	60	-
Nowra	11000	10000	10.0	200	175	14.3
Nyngan	700	700	-	35	30	16.7
Orange	10000	10000	-	250	250	-
Parkes	3250	3250	-	100	100	-
Port Macquarie	14000	9800	42.9	280	220	27.3
Queanbeyan	9500	10500	-9.5	170	170	-
Tamworth	12000	10000	20.0	250	150	66.7
Taree	13000	11000	18.2	270	210	28.6
Tenterfield	500	500	-	25	25	-
Tweed Heads	12000	10000	20.0	150	120	25.0
Wagga	8000	6500	23.1	160	140	14.3
Yass	1300	1300	-	60	60	-

INDUSTRIAL SITE - 2000 m2

Price for standard Serviced Allotment

LOCALITY	MARKET VALUE 30.6.77	MARKET VALUE 30.6.76	% CHANGE	LOCALITY	MARKET VALUE 30.6.77	MARKET VALUE 30.6.76	% CHANGE
	\$	\$			\$	\$	
Albury	33000	30000	10.0	Lismore	10000	8000	25.0
Armidale	8000	8000	-	Mudgee	4500	4500	-
Bateman's Bay	20000	15000	33.3	Moree	4500	4000	12.5
Bathurst	10000	10000	-	Nowra	15000	14000	7.1
Bega	16000	14000	14.3	Orange	13000	12000	8.3
Coffs Harbour	27000	27000	-	Parkes	2500	2500	-
Cooma	6500	6500	-	Port Macquarie	12000	10000	20.0
Deniliquin	13000	13000	-	Queanbeyan	25000	28000	-10.7
Dubbo	10000	8000	25.0	Tamworth	15000	15000	-
Eden	20000	16000	25.0	Taree	13500	8000	68.7
Goulburn	13500	13500	-	Wagga	32000	25000	28.0
Grafton	10000	10000	-	Yass	4000	4000	-
Griffith	28000	23000	21.7	Young	4000	4000	-
Gunnedah	3150	2500	26.0				

	VALUE	VALUE	CHANGE
	30.6.77	30.6.76	
	\$	\$	
Nowra	20000	16000	25.0

DAIRY FARMS

LOCALITY	AVERAGE AREA (HA)	MARKET VALUE 30.6.77	MARKET VALUE 30.6.76	% CHANGE
	100	120000	130000	-
Cobargo	135	123000	130000	-5.4
Coffs Harbour	48	50000	50000	-
Denman	74	119800	119800	-
Dungog	40	80000	80000	-
Kiama	60	120000	130000	-7.7
Lismore	90	60000	60000	-
Moruya	135	123000	130000	-5.4
Moss Vale	60	110000	120000	-8.3
Nowra	50	75000	80000	-6.2
Taree	112	94000	94000	-

RURAL HOMESITE - 2 HA

Price of Standard Allotment

LOCALITY	MARKET VALUE 30.6.77	MARKET VALUE 30.6.76	% CHANGE	LOCALITY	MARKET VALUE 30.6.77	MARKET VALUE 30.6.76	% CHANGE
	\$	\$			\$	\$	
Armidale	8000	9000	-11.1	Lismore	16000	14000	14.3
Bateman's Bay	17000	15000	13.3	Moruya	10000	10000	-
Bega	13000	13000	-	Moss Vale	15000	15000	-
Canobolas	20000	20000	-	Murwillumbah	12000	10000	20.0
Cooma	12500	10000	25.0	Nowra	20000	18000	11.1
Deniliquin	5000	5000	-	Queanbeyan	15000	15000	-
Goulburn	20000	18000	11.1	Tamworth	10000	8500	17.6
Grafton	10000	8000	25.0	Wagga	17500	17000	2.9
Griffith	18500	15000	23.3	Young	9000	9000	-
Jindera	20000	20000	-				

HOBBY FARM SITES - 10 - 20 HECTARES

Price of Standard Allotment

LOCALITY	MARKET VALUE 30.6.77	MARKET VALUE 30.6.76	% CHANGE	LOCALITY	MARKET VALUE 30.6.77	MARKET VALUE 30.6.76	% CHANGE
	\$	\$			\$	\$	
Bateman's Bay	25000	22000	13.6	Moama	25000	25000	-
Bathurst	25000	25000	-	Moruya	16000	16000	-
Canobolas	30000	30000	-	Moss Vale	20000	20000	-
Coffs Harbour	23000	20000	15.0	Mudgee	8000	8000	-
Dubbo	12000	10500	14.3	Nowra	27000	25000	8.0
Jindabyne	30000	27500	9.1	Queanbeyan	24000	24000	-
Jindera	22500	22500	-	Singleton	15000	15000	-
Kiama	40000	35000	14.3	Tamworth	16000	15000	6.7
Lithgow	20000	20000	-	Yass	35000	30000	16.7

LOCALITY	MARKET	MARKET	% CHANGE	LOCALITY	MARKET	MARKET	% CHANGE
	VALUE	VALUE			VALUE	VALUE	
	30.6.77	30.6.76			30.6.77	30.6.76	
	\$	\$			\$	\$	
Bathurst	40000	40000	-	Lismore	50000	50000	-
Canobolas	40000	40000	-	Lithgow	20000	20000	-
Denman	15000	15000	-	Murwillumbah	30000	30000	-
Deniliquin	50000	50000	-	Taree	30000	30000	-
Grafton	11000	9000	22.2	Wagga	25000	20000	25.0
Jindera	32000	320000	-				

WHEAT AND SHEEP PROPERTIES

LOCALITY	AVERAGE AREA (HA)	MARKET	MARKET	% CHANGE
		VALUE	VALUE	
		30.6.77	30.6.76	
		\$	\$	
Carrathool	2330	172500	132500	30.2
Condoblin	2400	100000	100000	-
Coolamon	630	250000	208000	20.2
Coonamble	1036	140000	128000	9.4
Cootamundra	285	190000	178500	6.4
Corowa	485	140000	126000	11.1
Deniliquin	456	107000	107000	-
Gilgandra	650	130000	120000	8.3
Grenfell	505	106000	96000	10.4
Inverell	300	115000	100000	15.0
Kyeamba	450	222750	222750	-
Liverpool Plains	500	300000	200000	50.0
Lockhardt	410	117000	107500	8.8
Molong	400	120000	120000	-
Moree	1000	200000	150000	33.3
Mudgee	400	144000	130000	10.8
Murray Shire	297	100000	100000	-
Narrandera	815	204000	204000	-
Parkes	460	125000	114000	9.6
Tamworth	300	135000	120000	12.5
Trangie	810	130000	115000	13.0
West Wyalong	820	112000	92000	21.7

GRAZING PROPERTIES

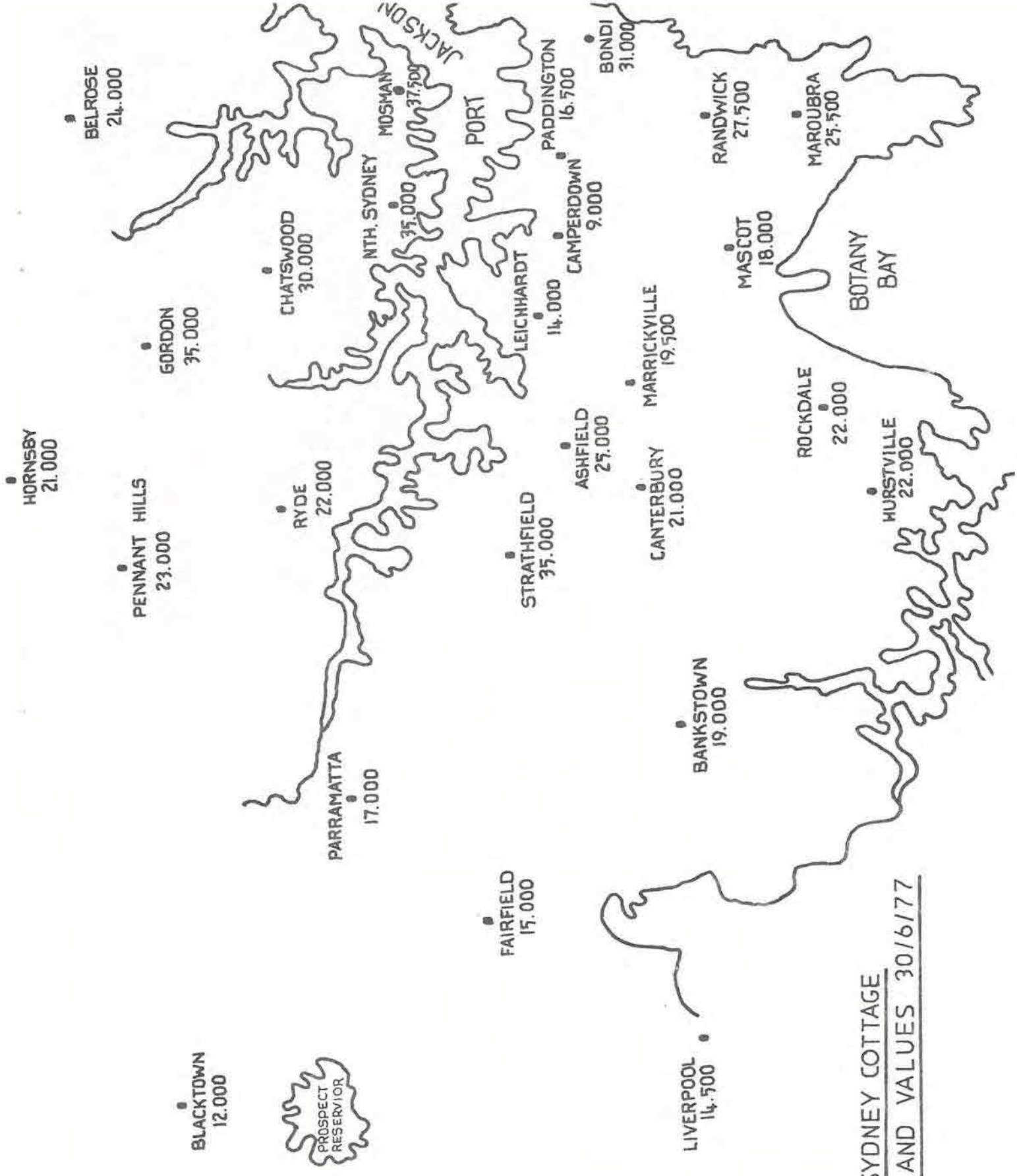
LOCALITY	AVERAGE AREA (HA)	MARKET	MARKET	% CHANGE
		VALUE	VALUE	
		30.6.77	30.6.76	
		\$	\$	
Blaxland	310	132000	132000	-
Bombala	192	35000	37000	-5.4
Bungendore	884	240000	240000	-
Canobolas	350	200000	200000	-
Coffs Harbour	340	110000	110000	-
Crookwell	243	109000	120000	-9.2
Dungog	500	112000	122000	-8.2
Glen Innes	700	140000	110000	27.3
Goulburn	293	108000	113000	-4.4
Grafton	97	30000	30000	-

	<u>(HA)</u>	<u>30.6.77</u>	<u>30.6.76</u>	
		\$	\$	
Gundagai	1200	145000	145000	-
Kangaroo Valley	80	135000	135000	-
Lismore	103	45000	45000	-
Liverpool Plains	1500	210000	180000	16.7
Mittagong	30	120000	120000	-
Mudgee	383	153000	153000	-
Murwillumbah	1235	173000	173000	-
Nimmitabel	588	95000	101000	-5.9
Nundle	600	150000	150000	-
Oberon	414	260000	260000	-
Rylestone	4674	150000	150000	-
Singleton	760	112000	112000	-
Taree	350	80000	100000	-20.0
Tumbarumba	290	130000	130000	-
Tumut	525	200000	200000	-
Uralla	500	150000	110000	36.4
Wingecarribee	80	100000	100000	-

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WESTERN GRAZING PROPERTIES

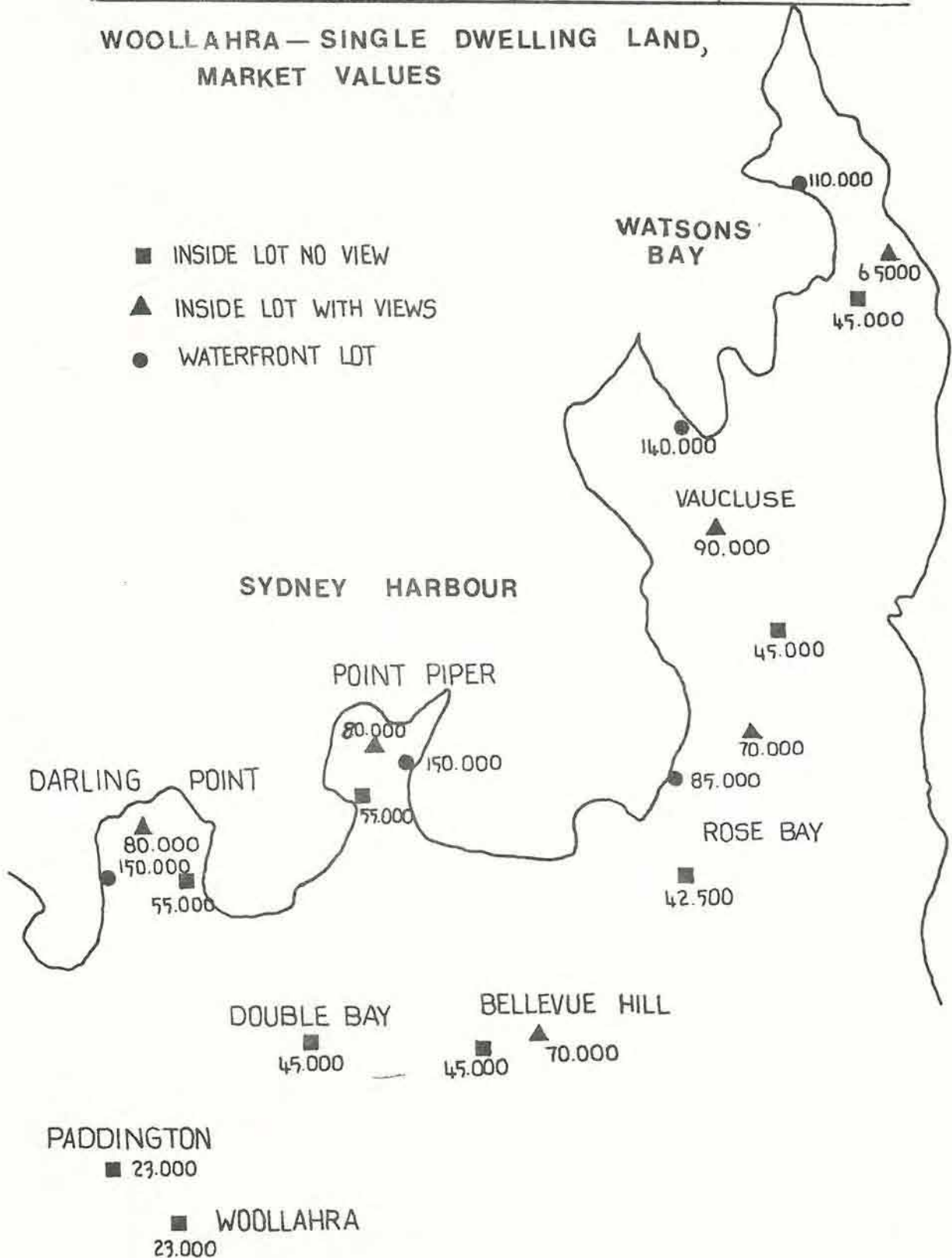
<u>LOCALITY</u>	<u>AVERAGE AREA (HA)</u>	<u>MARKET VALUE 30.6.77</u>	<u>MARKET VALUE 30.6.76</u>	<u>% CHANGE</u>
		\$	\$	
Balranald	4000	54000	48000	12.5
Brewarrina	10000	125000	110000	13.6
Cobar	20000	115000	105000	9.5
Moree	2000	100000	100000	-
Mungundi	6070	140000	140000	-
Walgett	9100	112500	112500	-
Windouran	2370	106650	106650	-



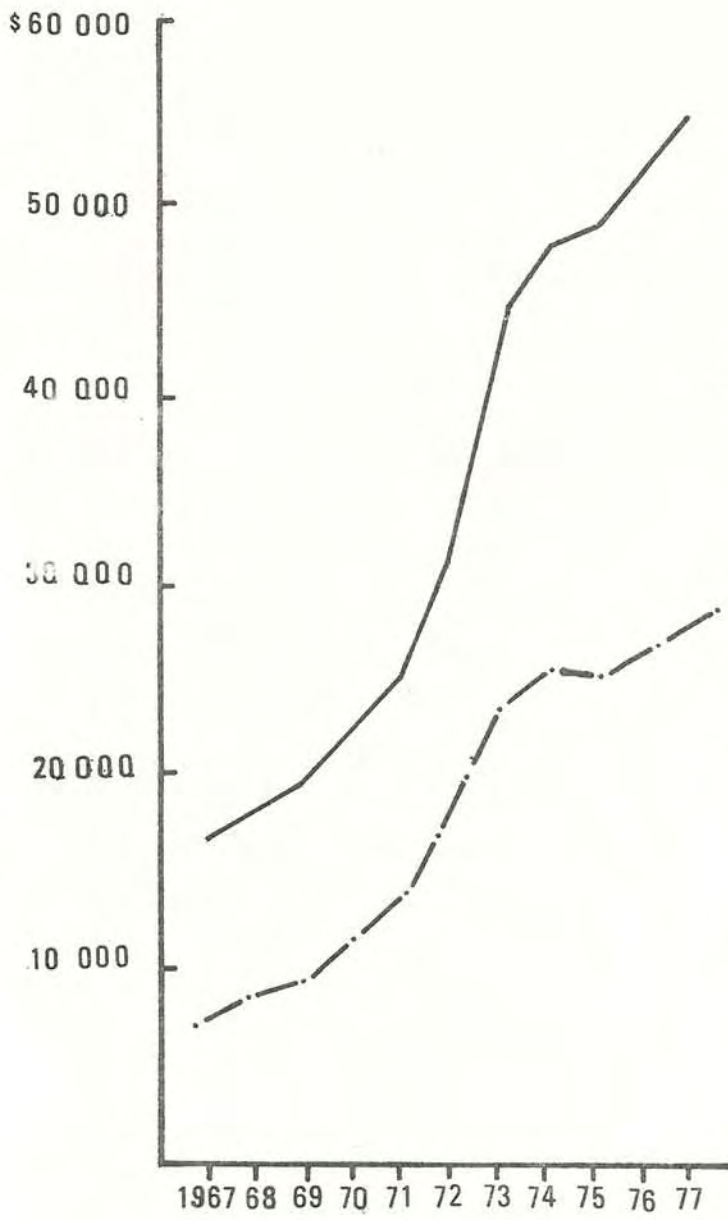
SYDNEY COTTAGE
LAND VALUES 30/6/77

Year Ended	\$ Price	% Change	\$ Price	% Change
JUNE 1967	8000		17000	
1968	9000	12.5	18500	8.8
1969	10000	11.1	20000	8.1
1970	12000	20.0	23000	15.0
1971	14000	16.7	26000	13.0
1972	18500	32.1	32000	23.1
1973	24000	29.7	43000	34.4
1974	26000	8.3	48000	11.6
1975	26000	-	49000	2.1
1976	27000	3.8	52000	6.1
1977	28500	5.6	55000	5.8

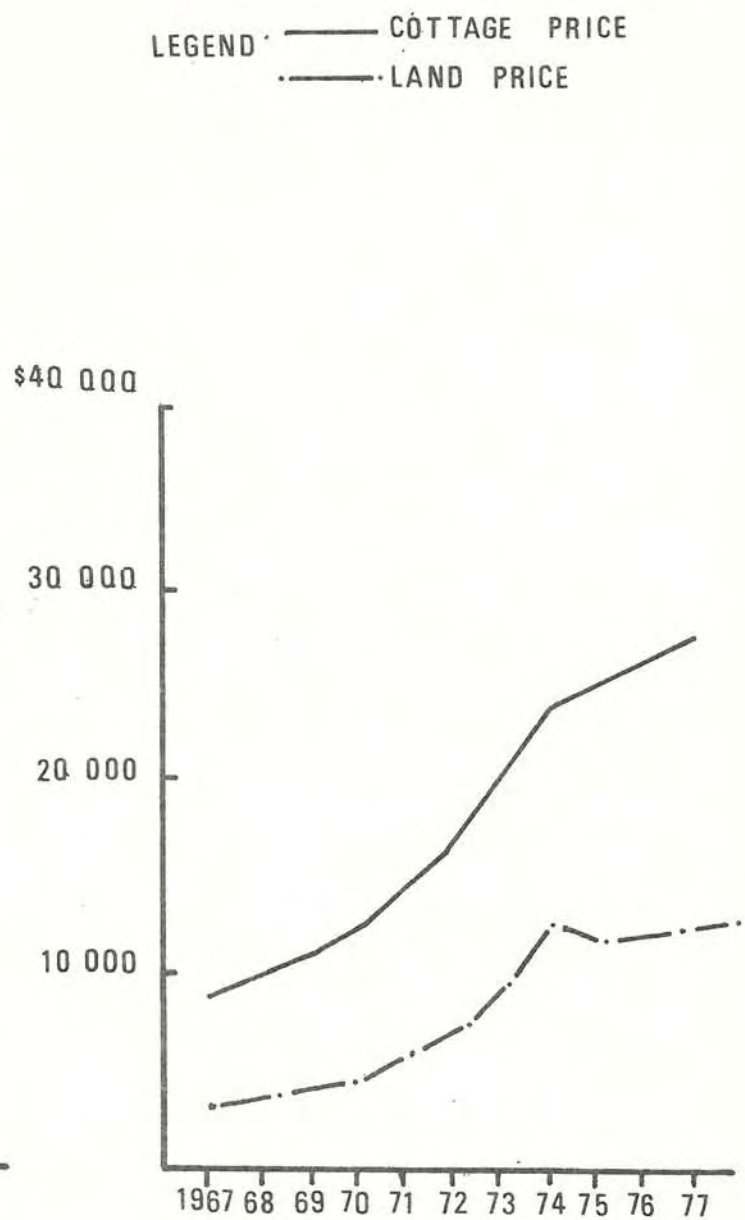
WOULLAHRA — SINGLE DWELLING LAND, MARKET VALUES



TYPICAL PROPERTIES 1967 - 1977



EASTERN SUBURBS



WOLLONGONG

