

VALUER GENERAL'S DEPARTMENT

NEW SOUTH WALES

REAL ESTATE MARKET

30-6-78

Land Market Research Bureau

Valuers' conclusions of the market as at 30 June, 1978 for representative property types in selected localities. They are not derived from an averaging of prices.

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Metropolitan Land Market

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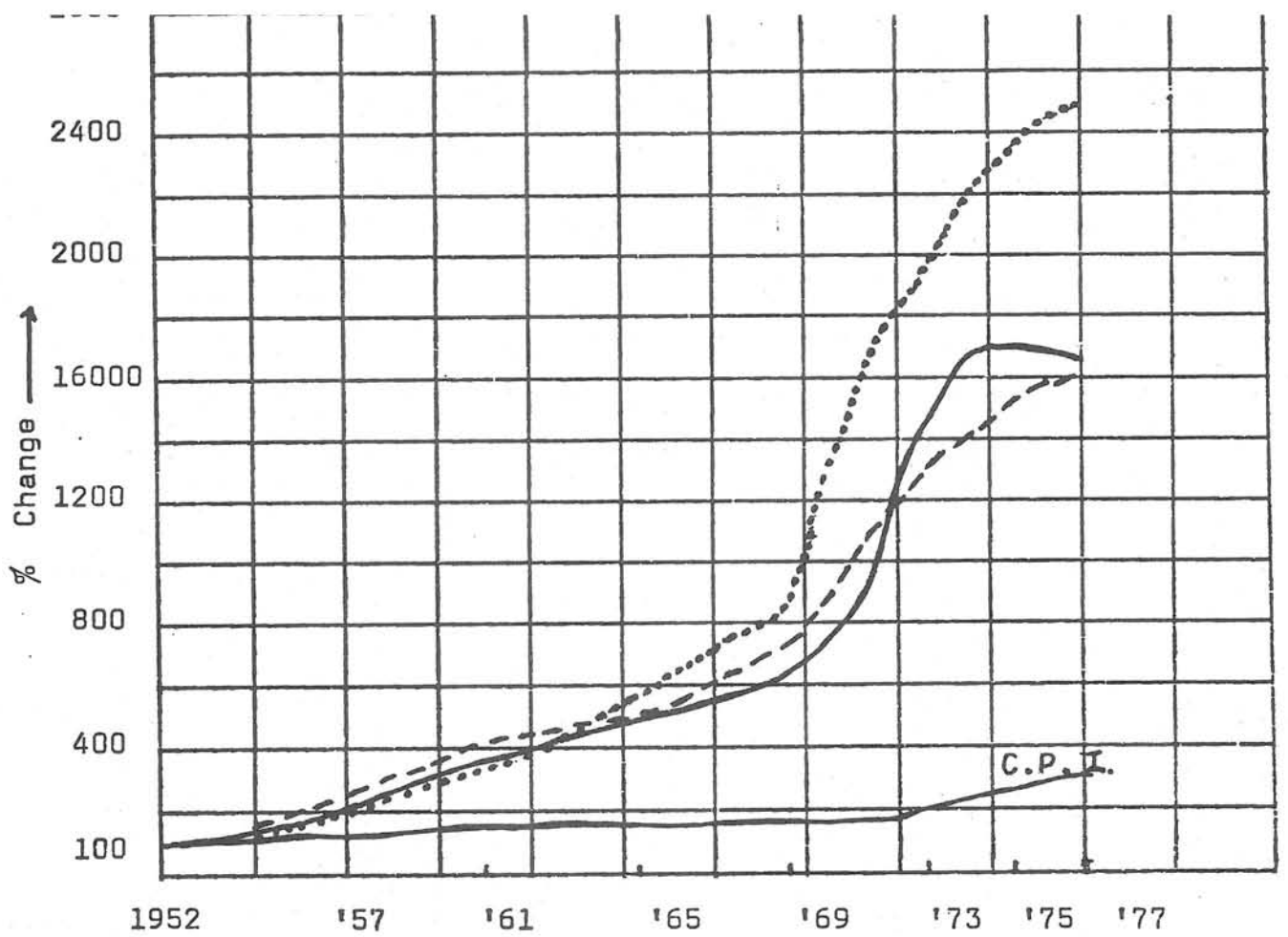
Country Land Market

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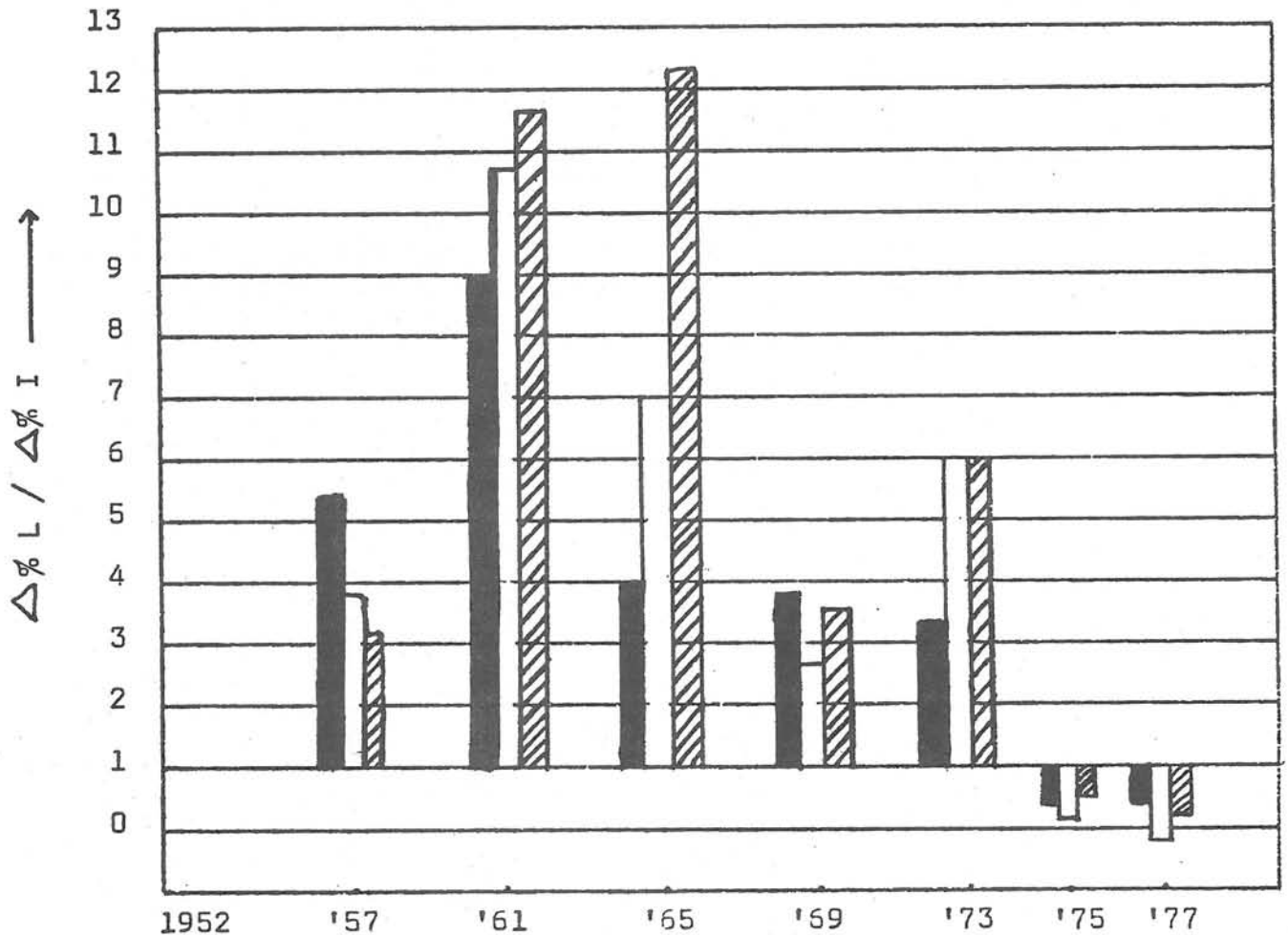
TABLE SHOWING REAL ESTATE VALUE MOVEMENTS IN SYDNEY METROPOLITAN AREA BETWEEN 1952 - 1977

(Averaged Indices: Residential, Retail and Industrial Sites)

Year	C.P.I. (Base Date 1.1.1952)	Land Value Index (Base Date 1.1.1952)				Ratio Average/ C.P.I.	Land Value / Constant Money Va		
		Residential	Retail	Industrial	Average		Residential	Retail	Industrial
1952	100	100	100	100	100	1.0	1.0	1.0	1.0
1957	124	173	233	190	200	4.1	1.4	1.9	1.5
1961	134	335	401	352	362	10.0	2.5	3.0	2.6
1965	141	553	482	484	506	7.6	3.9	3.4	3.4
1969	159	814	720	637	704	3.1	5.1	4.5	4.0
1973	198	2012	1294	1573	1626	5.3	10.1	6.5	8.0
1975	260	2354	1457	1677	1829	0.4	9.1	5.6	6.5
1977	334	2534	1652	1660	1949	0.2	7.6	4.9	5.0



Graph showing ratio of percentage changes of residential (hatched), retail (solid) and industrial (blank) to that of Consumer Price Index at selected intervals over a 25 year period in the Sydney Metropolitan Area:



RESIDENTIAL COTTAGE SITES

Prices for Standard Serviced Allotment

Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change	Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change
Ashfield	25,000	25,000	-	North Sydney	37,500	35,000	7
Bankstown	19,000	17,500	9	Paddington	19,000	16,500	15
Belrose	27,000	24,000	12	Parramatta	19,000	18,500	3
Blacktown	12,000	12,000	-	Pennant Hills	24,000	23,000	4
Blaxland	9,000	9,000	-	Penrith	10,000	10,000	-
Bondi	32,000	31,000	3	Randwick	29,000	27,500	5
Campbelltown	14,000	13,000	8	Revesby	20,000	18,000	11
Camperdown	9,000	9,000	-	Ryde	22,000	22,000	-
Chatswood	33,000	30,000	10	Strathfield	40,000	40,000	-
Darlinghurst	17,000	16,000	6	Windsor	9,500	9,500	-
Earlwood	33,000	28,000	18	Bargo	6,000	6,000	-
Engadine	18,500	18,000	3	Dapto	9,500	9,000	6
Fairfield	15,500	15,000	3	Fairymeadow	14,500	13,500	7
Gordon	40,000	35,000	14	Helensburgh	12,000	11,000	9
Green Valley	11,500	10,000	15	Mount Ousley	18,000	16,500	9
Hornsby	22,000	21,000	5	Picton	7,000	7,000	-
Hurstville	24,000	22,000	9	Port Kembla	13,500	12,500	8
Ingleburn	13,000	11,500	13	Shellharbour	9,500	9,000	6
Katoomba	4,500	5,000	-10	Thirroul	13,500	12,000	13
Leichhardt	15,000	14,000	7	Wollongong	15,000	13,500	11
Liverpool	16,000	14,500	10	Belmont	12,500	10,000	25
Maroubra	32,000	30,000	7	Cessnock	5,750	5,750	-
Marrickville	19,500	19,500	-	Gosford	11,500	10,500	10
Mascot	22,000	20,000	10	Maitland	7,000	6,500	8
Miranda	26,000	23,000	13	Nelson Bay	12,000	11,000	4
Mona Vale	25,000	23,000	9	Newcastle	14,000	13,000	8
Mosman	40,000	37,500	7	Wyong	9,000	8,000	13

Prices for Average 3 Bedroom Cottage

Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change	Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change
	\$	\$			\$	\$	
Ashfield	40,000	40,000	-	North Sydney	55,000	50,000	10
Bankstown	34,000	32,500	5	Paddington	49,000	45,000	9
Belrose	60,000	55,000	9	Parramatta	36,000	32,000	13
Bexley	38,000	36,000	6	Pennant Hills	55,000	50,000	10
Blacktown	29,000	26,000	12	Penrith	33,000	30,000	10
Blaxland	33,000	30,000	10	Randwick	53,000	50,000	6
Bondi	58,000	55,000	6	Revesby	35,000	33,000	6
Camperdown	25,000	25,000	-	Ryde	40,000	37,000	8
Chatswood	56,000	53,000	6	Strathfield	65,000	65,000	-
Darlinghurst	37,500	35,000	7	Windsor	32,000	29,000	10
Earlwood	48,000	42,000	14	Dapto	33,000	32,000	3
Engadine	39,000	35,000	11	Fairymeadow	36,000	34,000	6
Fairfield	30,000	27,000	11	Helensburgh	32,000	30,000	7
Gordon	70,000	60,000	17	Narellan	31,000	27,000	15
Hornsby	52,000	47,000	11	Port Kembla	30,000	29,000	3
Ingleburn	36,500	34,000	7	Shellharbour	29,000	27,500	5
Katoomba	28,000	26,000	8	Tahmoor	30,000	29,000	4
Leichhardt	31,000	28,000	11	Thirroul	33,000	30,000	10
Liverpool	40,000	37,000	8	Wollongong	32,000	31,000	3
Maroubra	55,000	47,500	16	Belmont	37,000	35,000	6
Marrickville	40,000	37,000	8	Cessnock	24,000	23,000	4
Mascot	40,000	38,000	5	Gosford	33,500	32,000	5
Miller	28,000	26,000	8	Maitland	34,000	32,000	6
Miranda	42,000	39,000	8	Nelson Bay	42,500	38,000	12
Mona Vale	55,000	49,000	12	Newcastle	38,000	35,000	9
Mosman	60,000	57,500	4	Wyong	29,000	27,000	7

Rate Per 2 Bedroom Unit

Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change	Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change
	\$	\$			\$	\$	
Allawah	8,000	7,000	14	Parramatta	6,000	5,500	9
Burwood	6,500	6,500	-	Penrith	2,500	3,000	-17
Campbelltown	3,000	3,000	-	Ryde	5,000	5,000	-
Campsie	6,750	6,250	8	Waverley	10,000	8,000	25
Chatswood	12,000	11,500	4	Corrimal	3,000	3,000	-
Cronulla	8,500	8,000	6	Dapto	2,500	2,500	-
Dee Why	6,500	6,500	-	Port Kembla	2,250	2,250	-
Fairfield	4,000	4,000	-	Shellharbour	2,250	2,250	-
Hornsby	8,000	6,500	23	Wollongong	3,750	4,000	-6
Liverpool	3,750	3,600	4	Belmont	2,500	2,500	-
Manly	10,000	9,000	11	Gosford	5,000	4,500	11
Marrickville	5,000	5,000	-	Newcastle	4,000	4,000	-
North Sydney	11,000	8,000	38				

HOME UNITS

Price of an Average 2 Bedroom Unit

Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change	Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change
	\$	\$			\$	\$	
Allawah	33,000	31,000	6	Parramatta	32,000	30,000	7
Burwood	30,000	29,000	3	Penrith	23,000	22,000	5
Campbelltown	24,000	22,000	9	Ryde	31,000	29,000	7
Campsie	26,000	24,000	8	Waverley	35,000	32,000	9
Chatswood	45,000	42,500	6	Corrimal	27,000	25,000	8
Cronulla	36,000	34,000	6	Dapto	25,000	23,000	9
Dee Why	34,000	32,000	6	Port Kembla	23,000	21,000	10
Fairfield	25,000	24,000	4	Shellharbour	24,000	22,000	9
Hornsby	37,500	35,000	7	Wollongong	31,000	28,000	11
Liverpool	21,000	21,000	-	Belmont	36,000	34,500	4
Manly	40,000	38,000	5	Gosford	33,000	30,000	10
Marrickville	29,000	28,000	4	Nelson Bay	36,500	32,500	12
North Sydney	47,500	42,500	12	Newcastle	30,000	27,500	9

Locality	\$ Per Metre	\$ Per Metre	Per Cent Change	Rent Per	Rent Per	Per Cent Change
	Frontage 30.6.78	Frontage 30.6.77		Week 30.6.78	Week 30.6.77	
	\$	\$		\$	\$	
Bankstown	10,000	9,000	11	230	200	15
Blacktown	23,000	18,000	28	450	375	20
Bondi Junction	35,000	30,000	17	600	500	20
Burwood	25,000	20,000	25	450	375	20
Campbelltown	16,500	14,000	18	300	225	33
Campsie	25,000	20,000	25	400	325	23
Caringbah	18,000	15,000	20	325	260	25
Chatswood	50,000	47,500	5	750	700	7
Chester Hill	6,000	5,750	4	150	130	15
Cremorne	10,500	9,000	17	200	160	25
Crows Nest	16,000	13,000	23	300	240	25
Dee Why	13,000	13,000	-	275	230	20
Eastwood	19,500	15,800	23	400	350	14
Hornsby	15,500	12,000	29	300	210	43
Hurstville	23,000	23,000	-	450	400	13
Katoomba	6,500	6,500	-	100	100	-
King St, Sydney	66,000	66,000	-	900	750	20
Kings Cross	25,000	25,000	-	450	400	12
Liverpool	23,000	20,000	15	500	475	5
Marrickville	16,500	13,000	27	325	275	18
Newtown	11,500	11,500	-	250	250	-
Parramatta	37,500	34,000	10	600	550	9
Penrith	16,400	13,000	26	350	300	17
Corrimal	4,000	3,500	14	80	70	14
Dapto	4,350	4,100	6	90	80	13
Picton	3,300	3,300	-	100	90	11
Port Kembla	1,150	1,150	-	42	40	5
Warilla	2,700	2,500	8	78	70	11
Warrawong	6,500	6,250	4	105	95	11
Wollongong	32,000	31,500	2	625	600	4
Charlestown	9,500	9,000	6	220	180	22
Gosford	25,000	23,000	9	400	350	14
Maitland	7,500	7,000	7	175	150	17
Newcastle	13,500	13,500	-	350	300	17

Locality	Per Sq. Metre pa 30.6.78	Per Sq. Metre pa 30.6.77	Per Cent Change	Locality	Per Sq. Metre pa 30.6.78	Per Sq. Metre pa 30.6.77	Per Cent Change
	\$	\$			\$	\$	
Sydney - Prime Location	80	80	-	Bondi Junction	60	60	-
Sydney - Fringe	50	50	-	Burwood	54	54	-
North Sydney	50	45	11	Parramatta	67	67	-
Chatswood	60	60	-	Penrith	50	43	16
				Wollongong	57	56	-

INDUSTRIAL SITE 2,000 m2

Price for Standard Serviced Allotments

Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change	Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change
	\$	\$			\$	\$	
Artarmon	140,000	140,000	-	Penrith	30,000	27,000	11
Blacktown	40,000	40,000	-	Pymont	140,000	140,000	-
Botany	120,000	120,000	-	Riverwood	70,000	70,000	-
Brookvale	96,000	96,000	-	St. Marys	40,000	35,000	14
Campbelltown	40,000	38,000	5	Silverwater	120,000	120,000	-
Chippendale	140,000	140,000	-	Smithfield	52,000	50,000	4
Dee Why	75,000	75,000	-	South Sydney	140,000	140,000	-
Hornsby	85,000	80,000	6	Taren Point	100,000	95,000	5
Marrickville	120,000	120,000	-	Fairymeadow	45,000	45,000	-
Milperra	58,000	54,000	7	Port Kembla	47,500	47,500	-
Moorebank	50,000	46,000	9	Wollongong	50,000	50,000	-
Narellan	25,000	25,000	-	Gosford	32,000	32,000	-
Parramatta	110,000	110,000	-	Newcastle	32,000	32,000	-
				Wyong	15,000	15,000	-

Locality	\$ per Hectare 30.6.78	\$ per Hectare 30.6.77	Per Cent Change	Locality	\$ per Hectare 30.6.78	\$ per Hectare 30.6.77	Per Cent Change
Artarmon	500,000	500,000	-	Penrith	62,500	62,500	-
Auburn	350,000	350,000	-	South Sydney	470,000	450,000	4
Blacktown	120,000	120,000	-	Port Kembla	250,000	250,000	-
Botany	420,000	350,000	20	Wollongong	245,000	245,000	-
Chipping Norton	140,000	140,000	-	Cessnock	8,000	8,000	-
Frenchs Forest	260,000	260,000	-	Maitland	9,000	9,000	-
Marrickville	450,000	450,000	-	Newcastle	92,500	92,500	-
Milperra	175,000	160,000	9				
Minto	87,500	87,500	-				

RURAL HOMESITES - 2 HECTARES

Price of Standard Allotment

Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change	Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change
	\$	\$			\$	\$	
Blacktown	24,000	24,000	-	Terry Hills	75,000	75,000	-
Dennam Court	45,000	45,000	-	Thirlmere	20,000	19,000	5
Dural	50,000	42,500	18	Vineyard	24,000	24,000	-
East Minto	31,000	26,000	19	Albion Park	18,000	17,000	6
Fairfield	35,000	35,000	-	Helensburgh	25,000	24,000	4
Glenorie	40,000	35,000	14	West Dapto	26,000	25,000	4
Kenthurst	35,000	30,000	14	Maitland	16,000	15,000	7
Oxford Falls	45,000	45,000	-	Port Stephens	14,000	14,000	-
Rossmore	30,000	24,000	25				

HOBBY FARM SITES - 10 HECTARES

Price of Standard Allotment

Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change	Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change
	\$	\$			\$	\$	
Campbelltown	45,000	45,000	-	Somersby	30,000	30,000	-
Luddenham	50,000	50,000	-	West Dapto	35,000	35,000	-
Maroota	20,000	20,000	-	Maitland	25,000	25,000	-
Mowbray Park	26,000	25,000	4	Port Stephens	20,000	16,000	25
Schofields	50,000	50,000	-				

(Prices for Standard Serviced Allotments)

Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change
	\$	\$	
Albury	10,000	10,000	-
Armidale	7,000	7,000	-
Ballina	7,500	7,500	-
Balranald	800	800	-
Batemans Bay	10,000	10,000	-
Bathurst	9,500	8,000	19
Bega	7,000	6,000	17
Bourke	1,000	1,000	-
Bowral	9,000	8,500	6
Casino	5,500	5,500	-
Cobar	1,100	1,100	-
Coffs Harbour	10,000	9,000	11
Condobolin	3,000	2,200	36
Cooma	8,000	6,500	23
Coonabarabran	2,500	2,200	14
Cootamundra	4,000	3,500	14
Corowa	6,000	6,000	-
Cowra	5,500	4,000	37
Deniliquin	5,000	4,500	11
Dubbo	7,500	7,000	7
Dungog	3,000	3,000	-
Eden	9,000	9,000	-
Finley	4,500	4,000	13
Forbes	3,750	3,500	7
Forster	13,000	11,000	18
Glen Innes	4,000	3,750	7
Goulburn	11,000	10,000	10
Grafton	7,000	7,000	-
Grenfell	3,750	2,750	36
Griffith	12,000	9,500	26
Gunnedah	6,500	5,500	18
Howlong	4,500	4,500	-
Inverell	7,000	5,500	27
Jindabyne	16,000	15,000	7
Jindera	5,000	5,000	-

Junee	2,250	2,000	11
Kiama	10,500	10,000	5
Leeton	10,750	10,750	-
Lismore	7,000	7,000	-
Lithgow	7,500	6,250	20
Merimbula	12,000	12,000	-
Mittagong	6,500	6,500	-
Moama	7,000	5,000	40
Moree	5,500	5,000	10
Moss Vale	6,500	6,500	-
Mudgee	3,500	3,250	8
Murwillumbah	9,000	9,000	-
Muswellbrook	10,000	9,000	11
Narooma	10,000	10,000	-
Narrabri	3,500	3,000	17
Narrandera	6,000	5,500	9
Narromine	2,000	1,800	11
Nowra	6,250	6,250	-
Nyngan	800	800	-
Orange	8,500	8,000	6
Parkes	4,750	4,000	19
Port Macquarie	9,000	8,000	13
Queanbeyan	10,000	10,000	-
Singleton	12,000	9,500	26
Tamworth	9,500	9,000	6
Taree	8,000	8,000	-
Temora	2,750	2,200	25
Tenterfield	2,750	2,500	10
Tocumwal	3,000	2,000	50
Tumbarumba	1,100	1,100	-
Ulladulla	7,250	7,250	-
Wagga Wagga	9,000	9,000	-
Walgett	1,500	1,200	25
Warren	2,500	2,000	25
Wentworth	2,500	1,750	43
West Wyalong	5,750	5,300	8
Yass	7,000	7,000	-
Young	4,000	4,000	-

Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change
	\$	\$	
Albury	37,000	37,500	-
Armidale	37,500	35,000	7
Ballina	40,000	40,000	-
Balranald	35,000	35,000	-
Batemans Bay	38,000	38,000	-
Bathurst	42,000	36,000	17
Bega	42,000	42,000	-
Bourke	25,000	21,000	19
Bowral	38,000	36,500	4
Casino	37,500	37,500	-
Cobar	28,000	23,000	22
Coffs Harbour	42,000	40,000	5
Condobolin	36,000	32,000	12
Cooma	42,000	38,000	11
Coonabarabran	25,000	20,000	25
Cootamundra	40,000	39,000	3
Corowa	37,500	37,500	-
Deniliquin	35,000	35,000	-
Dubbo	40,000	35,000	14
Dungog	34,000	32,000	6
Eden	38,000	36,000	6
Finley	35,000	35,000	-
Forbes	32,500	35,000	-8
Forster	46,000	38,000	21
Glen Innes	35,000	30,000	17
Goulburn	42,000	38,000	11
Grafton	42,000	42,000	-
Grenfell	32,500	32,500	-
Griffith	45,000	45,000	-
Gunnedah	38,000	38,000	-
Howlong	37,500	37,500	-
Inverell	40,000	38,000	5
Jindabyne	45,000	38,000	18
Jindera	35,000	35,000	-

Locality	30.6.78	30.6.77	Change
	\$	\$	
Junee	36,000	36,000	-
Kiama	37,000	35,000	6
Leeton	43,000	41,000	5
Lismore	45,000	43,000	5
Lithgow	35,000	30,000	17
Merimbula	50,000	50,000	-
Mittagong	27,000	26,000	4
Moama	35,000	35,000	-
Moree	42,000	40,000	5
Moss Vale	28,000	27,000	5
Mudgee	34,500	32,000	8
Murwillumbah	40,000	35,000	15
Muswellbrook	40,000	35,000	14
Narrabri	35,000	34,000	3
Narrandera	40,000	35,000	14
Nowra	37,000	35,000	6
Nyngan	25,000	20,000	25
Orange	38,000	35,000	8
Parkes	37,500	37,500	-
Port Macquarie	40,000	37,500	7
Queanbeyan	36,000	34,000	6
Singleton	40,000	35,000	14
Tamworth	38,000	35,000	9
Taree	37,500	37,500	-
Temora	37,000	37,000	-
Tenterfield	33,000	30,000	10
Tocumwal	35,000	35,000	-
Ulladulla	34,000	32,000	6
Wagga Wagga	38,000	38,000	-
Walgett	25,000	20,000	25
Wentworth	35,000	30,000	17
Yass	42,000	42,000	-
Young	40,000	37,000	8

(Price of a Flat Site for a Two to Three Storey
Block Containing Eight to Twelve Flats)

(Land Value Expressed as Rate Per Two Bedroom Unit)

Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change
	\$	\$	
Albury	2,250	2,250	-
Armidale	1,500	1,500	-
Batemans Bay	2,500	2,500	-
Bathurst	2,500	3,000	-17
Bowral	2,500	2,500	-
Coffs Harbour	2,500	2,500	-
Dubbo	4,000	3,500	14
Goulburn	2,000	2,000	-
Grafton	3,000	2,000	33
Jindabyne	3,250	2,500	30
Kiama	2,750	2,500	10
Lismore	2,500	2,000	25
Merimbula	5,500	5,500	-
Mittagong	2,000	2,000	-
Moss Vale	2,000	2,000	-
Nowra	2,250	2,000	13
Orange	2,750	3,000	-8
Port Macquarie	3,500	3,500	-
Queanbeyan	2,000	2,000	-
Tamworth	2,000	2,000	-
Tweed Heads	4,000	4,000	-
Ulladulla	2,750	2,750	-
Wagga Wagga	3,200	3,200	-

HOME UNITS

(Price for Average Two Bedroom Unit)

Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change
	\$	\$	
Albury	29,000	29,000	-
Batemans Bay	27,000	27,000	-
Bathurst	31,000	29,000	7
Bowral	28,000	28,000	-
Coffs Harbour	27,500	25,000	10
Dubbo	30,000	28,000	7
Goulburn	28,500	26,000	10
Grafton	29,000	27,000	7
Kiama	28,000	27,000	4
Lismore	37,000	37,000	-
Merimbula	34,000	30,000	13
Mittagong	23,000	23,000	-
Moss Vale	24,000	24,000	-
Nowra	26,000	25,000	4
Orange	24,000	24,000	-
Port Macquarie	30,000	30,000	-
Queanbeyan	21,000	22,500	-7
Taree	28,000	27,000	4
Tweed Heads	38,000	35,000	8
Ulladulla	30,000	29,000	3
Wagga Wagga	30,000	30,000	-

Locality	frontage	frontage	Change	week	week	Change
	30.6.78	30.6.77		30.6.78	30.6.77	
				\$	\$	
Albury	21,500	17,250	25	420	330	27
Armidale	7,000	6,000	17	180	150	20
Bateman's Bay	6,000	5,400	11	120	110	9
Bathurst	12,500	8,000	56	275	225	22
Bega	3,150	3,150	-	100	90	11
Bowral	6,000	5,750	5	120	110	9
Coff's Harbour	18,000	18,000	-	350	350	-
Cooma	3,000	2,500	20	120	100	20
Coonabarabran	1,000	900	11	70	60	17
Cowra	5,500	4,500	22	150	120	25
Deniliquin	3,500	2,750	27	100	100	-
Dubbo	13,000	13,000	-	380	350	9
Eden	3,150	3,150	-	105	95	11
Glen Innes	1,200	1,200	-	45	30	50
Goulburn	6,660	6,100	9	175	140	25
Grafton	8,000	8,000	-	210	150	40
Griffith	7,500	7,500	-	180	150	20
Gunnedah	2,750	2,400	15	120	110	9
Inverell	4,000	4,000	-	100	80	25
Jindabyne	3,500	2,900	21	150	125	20
Kiama	4,500	4,500	-	130	120	8
Leeton	3,000	3,000	-	105	105	-
Lismore	14,000	13,000	8	400	300	33
Lithgow	3,800	2,750	38	90	75	20
Merimbula	5,650	4,250	33	140	125	12
Moree	4,000	3,600	11	130	100	30
Moss Vale	3,000	2,700	11	50	45	11
Mudgee	3,000	3,000	-	110	100	10
Narooma	2,500	2,500	-	78	70	11
Narrabri	2,200	2,000	10	100	90	11
Nourra	13,000	12,000	8	250	225	11
Nyngan	700	700	-	35	35	-
Orange	13,500	10,000	35	325	250	30
Parkes	3,250	3,250	-	100	100	-
Port Macquarie	17,000	14,000	21	280	280	-
Queanbeyan	10,000	10,000	-	170	170	-
Scone	1,500	1,500	-	55	55	-
Tamworth	13,500	12,000	13	300	250	20
Taree	14,000	13,000	8	270	270	-
Tenterfield	500	500	-	25	25	-
Tweed Heads	9,000	9,000	-	150	150	-
Ulladulla	5,500	5,500	-	120	110	12
Wagga Wagga	12,000	9,000	33	250	185	35

Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change
	\$	\$	
Albury	33,000	33,000	-
Armidale	14,000	14,000	-
Batemans Bay	20,000	20,000	-
Bathurst	10,000	10,000	-
Bega	16,000	16,000	-
Bowral	10,000	9,500	5
Coffs Harbour	27,000	27,000	-
Cooma	6,500	6,500	-
Deniliquin	13,000	13,000	-
Dubbo	10,000	10,000	-
Eden	18,000	20,000	-10
Goulburn	14,000	13,500	4
Grafton	6,000	6,000	-
Griffith	28,000	28,000	-
Gunnedah	3,500	3,150	11
Inverell	6,600	6,600	-
Leeton	11,600	11,600	-
Lismore	18,000	15,000	20
Mittagong	10,000	10,000	-
Moree	4,500	4,500	-
Moss Vale	6,000	5,500	9
Narooma	24,000	20,000	20
Narrabri	2,500	2,000	25
Nowra	15,000	15,000	-
Orange	13,000	13,000	-
Parkes	2,500	2,500	-
Port Macquarie	12,000	12,000	-
Queanbeyan	23,000	25,000	-9
Tamworth	20,000	16,500	21
Taree	13,500	13,500	-
Tweed Heads	25,000	25,000	-
Wagga Wagga	32,000	32,000	-
Yass	4,000	4,000	-

INDUSTRIAL SITE - 2 HECTARES

(Price for Standard Serviced Allotments)

Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change
	\$	\$	
Bowral	27,000	27,000	-
Leeton	16,000	14,000	14
Mittagong	27,000	27,000	-
Moss Vale	26,000	26,000	-
Nowra	20,000	20,000	-

(Price for Standard Allotment)

Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change
	\$	\$	
Armidale	6,500	6,500	-
Bateman's Bay	17,000	17,000	-
Bega	13,000	13,000	-
Bowral	26,500	25,000	6
Coffs Harbour	16,000	16,000	-
Cooma	12,500	12,500	-
Deniliquin	5,000	5,000	-
Goulburn	25,000	20,000	25
Grafton	10,000	10,000	-
Griffith	24,500	22,500	9
Jindera	20,000	20,000	-
Kiama	25,000	25,000	-
Leeton	16,000	14,000	14
Lismore	16,000	16,000	-
Mittagong	15,000	14,000	7
Moree	5,000	5,000	-
Moruya	10,000	10,000	-
Moss Vale	16,000	15,000	7
Mulwala	18,000	18,000	-
Murwillumbah	12,000	12,000	-
Nowra	20,000	20,000	-
Orange	20,000	20,000	-
Parkes	12,000	12,000	-
Queanbeyan	15,000	15,000	-
Tamworth	12,500	10,000	25
Taree	10,000	10,000	-
Wagga Wagga	20,000	17,500	14
Young	7,000	9,000	-22

Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change
	\$	\$	
Armidale	15,000	15,000	-
Barooga	17,000	17,000	-
Bateman's Bay	25,000	25,000	-
Bathurst	27,500	25,000	10
Bega	16,000	14,000	14
Coffs Harbour	24,000	23,000	5
Cooma	17,500	17,500	-
Dubbo	12,000	12,000	-
Dungog	9,000	8,000	13
Grafton	12,000	11,000	9
Inverell	15,000	12,000	25
Jindabyne	30,000	30,000	-
Jindera	22,500	22,500	-
Kiama	40,000	40,000	-
Lismore	30,000	30,000	-
Mittagong	20,000	20,000	-
Moama	25,000	25,000	-
Moree	12,000	12,000	-
Moruya	18,000	16,000	13
Moss Vale	25,000	25,000	-
Mudgee	8,000	8,000	-
Murwillumbah	20,000	20,000	-
Nowra	27,000	27,000	-
Orange	30,000	30,000	-
Queanbeyan	24,000	24,000	-
Tamworth	18,000	16,000	13
Taree	20,000	20,000	-
Ulladulla	25,000	25,000	-
Wagga Wagga	27,500	25,000	10
Yass	30,000	35,000	-14

Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change
	\$	\$	
Bathurst	40,000	40,000	-
Coffs Harbour	35,000	35,000	-
Deniliquin	50,000	50,000	-
Denman	15,000	15,000	-
Dungog	14,000	14,000	-
Grafton	15,000	11,000	36
Jindera	32,000	32,000	-
Kiama	45,000	45,000	-
Lismore	54,000	50,000	8
Maitland	35,000	35,000	-
Mittagong	50,000	50,000	-
Moss Vale	50,000	50,000	-
Murwillumbah	30,000	30,000	-
Nowra	30,000	30,000	-
Taree	30,000	30,000	-
The Oaks	50,000	50,000	-
Ulladulla	27,500	27,500	-
Wagga Wagga	30,000	25,000	20
West Dapto	70,000	70,000	-

DAIRY FARMS

Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change	Area in Hectares
	\$	\$		
Cobargo	65,000	60,000	8	100
Coffs Harbour	55,000	50,000	10	48
Denman	120,000	120,000	-	74
Dungog	90,000	80,000	12	72
Kiama	130,000	130,000	-	60
Lismore	60,000	60,000	-	90
Moruya	125,000	125,000	-	135
Moss Vale	120,000	120,000	-	60
Nowra	120,000	120,000	-	50
Taree	94,000	94,000	-	112

Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change	Area in Hectares
	\$	\$		
Cabonne	120,000	120,000	-	400
Carrathool	184,000	172,500	7	2,330
Condobolin	100,000	100,000	-	2,400
Coonamble	155,000	140,000	11	1,000
Cootamundra	202,000	190,000	6	285
Corowa	140,000	140,000	-	485
Culcairn	160,000	140,000	14	325
Deniliquin	124,000	107,000	16	456
Gilgandra	145,000	130,000	12	640
Grenfell	124,800	106,000	18	505
Gunnedah	275,000	275,000	-	500
Illabo	235,700	224,500	5	435
Inverell	115,000	115,000	-	300
Kyeamba	222,750	222,750	-	450
Lockhart	125,000	117,000	7	410
Merah North	160,000	160,000	-	1,000
Moree	250,000	250,000	-	1,000
Mudgee	155,000	144,000	8	400
Murray Shire	100,000	100,000	-	300
Narrandera	214,200	204,000	5	815
Parkes	150,000	125,000	20	460
Piallaway	150,000	125,000	20	500
Springridge	300,000	300,000	-	600
Tamworth	150,000	135,000	11	300
Trangie	145,000	130,000	12	800
West Wyalong	122,000	112,000	9	820
Young	215,000	215,000	-	688

Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change	Area in Hectares
	\$	\$		
Adaminiby	72,000	72,000	-	583
Bega	120,000	120,000	-	176
Berry	120,000	120,000	-	100
Bombala	75,000	75,000	-	367
Bungendore	240,000	240,000	-	884
Cabonne	200,000	200,000	-	350
Coffs Harbour	110,000	110,000	-	340
Coonabarabran	128,000	115,000	11	1,036
Crookwell	109,000	109,000	-	243
Dungog	109,000	109,000	-	528
Glen Innes	154,000	140,000	10	700
Goulburn	108,000	108,000	-	300
Grafton	91,000	76,000	20	310
Greater Lithgow	162,000	132,000	23	310
Gundagai	145,000	145,000	-	1,200
Gunning	70,000	70,000	-	138
Lismore	45,000	45,000	-	100
Liverpool Plains	135,000	135,000	-	1,000
Mittagong	180,000	180,000	-	150
Moss Vale	100,000	100,000	-	80
Mudgee	100,000	100,000	-	800
Murwillumbah	65,000	65,000	-	362
Nundle	180,000	180,000	-	600
Oberon	260,000	260,000	-	414
Rylstone	150,000	150,000	-	470
Singleton	150,000	150,000	-	760
Taree	80,000	80,000	-	355
Tumbarumba	130,000	130,000	-	290
Tumut	200,000	200,000	-	525
Ulladulla	90,000	90,000	-	100
Uralla	175,000	150,000	17	500
Walcha	180,000	160,000	12	400
Yass	175,000	175,000	-	700

Locality	Market Value 30.6.78	Market Value 30.6.77	Per Cent Change	Area in Hectares
	\$	\$		
Balranald	54,000	54,000	-	4,000
Bourke	100,000	95,000	5	20,000
Brewarrina	130,000	125,000	4	10,000
Cobar	115,000	115,000	-	20,000
Hay	187,000	187,000	-	9,138
Moree	110,000	100,000	10	2,000
Windouran	106,000	106,000	-	2,370