



VALUER GENERAL'S DEPARTMENT

**NEW SOUTH WALES
REAL ESTATE MARKET**

30.6.80

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EXPLANATORY NOTES

- (i) Conclusions contained in the following tables have been determined following a study of prices paid for real property throughout New South Wales. On completion of each property sale, the purchaser is required by law to forward to the Department details of the transaction by way of a notice of sale. The figures published herein are not a mathematical average of the prices paid in a locality or local government area during the last twelve months, but are estimates made by the Department's valuers of the fair market price at the 30th June for a typical property for the nominated locality, based on property transactions of comparable properties.
- (ii) In many localities where there is a variety of property types a representative property has been selected which will provide the trend for that particular locality.
- (iii) Cottage properties and vacant residential land for the Sydney Metropolitan Area have been grouped in three categories, namely, Inner Suburbs (0 - 6 kilometres), Middle-distance Suburbs (6 - 25 kilometres) and Outer Suburbs (over 25 kilometres). Country residential properties have been grouped into Coastal Towns, Inland Major Cities and Inland Towns.
- (iv) Most tables have now been extended to cover a five-year period. To give some indication of the movements in property prices over a longer period, the following table, showing values from 1967 for a typical inner metropolitan suburban cottage, is presented:-

<u>Year</u> (30 June)	<u>Land Value</u>		<u>Capital Value</u>		<u>C.P.I.</u>	
	<u>Price \$</u>	<u>% Change</u>	<u>Price \$</u>	<u>% Change</u>	<u>(June)</u>	<u>% Change</u>
1967	8,000		17,000		101.1	
1968	9,000	12	18,500	9	104.0	3
1969	10,000	11	20,000	8	107.6	3
1970	12,000	20	23,000	15	112.9	5
1971	14,000	17	26,000	13	119.8	6
1972	18,500	32	32,000	23	128.5	7
1973	24,000	30	43,000	34	138.8	8
1974	26,000	8	48,000	12	158.7	14
1975	26,000	0	49,000	2	185.5	17
1976	27,500	6	50,000	2	207.6	12
1977	30,000	9	55,000	10	232.3	12
1978	35,000	17	65,000	18	249.8	8
1979	45,000	29	82,000	26	274.3	10
1980	62,500	39	110,000	34	304.4	11

- (v) In the tables the figures given for the representative single dwelling site and the representative cottage relate to the same property.

Movement in values - Sydney, Newcastle and Wollongong 1976 - 1980
 Value of standard serviced allotments for selected localities

TABLE 1

Inner Sydney Suburbs (0-6 Kilometres)

Locality	Dimns.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979 - 1980
BONDI	12x46	31,000	31,000	32,000	38,000	60,000	58
CAMMERAY	12x30	25,000	27,000	33,000	40,000	50,000	25
CENTENNIAL PK	15x30	50,000	55,000	60,000	75,000	120,000	65
GLEBE	8x30	12,000	13,000	15,000	19,000	28,000	47
KENSINGTON	12x43	27,500	30,000	35,000	45,000	62,500	39
LEICHHARDT	8x43	12,500	14,000	15,000	20,000	28,000	40
MARRICKVILLE	12x37	18,000	19,500	19,500	25,000	36,000	44
NEUTRAL BAY	15x36	32,500	35,000	37,500	60,000	90,000	50
NEWTOWN	4x27	8,250	9,250	10,500	12,500	18,000	44
PADDINGTON	6x30	21,000	21,000	28,000	35,000	50,000	43
RANDWICK	15x30	26,000	27,500	32,000	34,000	55,000	62
ULTIMO	4x27	8,000	9,000	12,000	16,000	22,000	38
WAVERTON	12x30	27,000	30,000	35,000	42,000	55,000	31
AVERAGE		22,981	24,712	28,038	35,500	51,885	
% INCREASE OVER PREVIOUS YEAR		-	8	13	27	46	
INDEX		100	108	122	154	226	

TABLE 2

Middle-Distance Sydney Suburbs (6-25 Kilometres)

Locality	Dimns.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
ASHFIELD	12x37	22,000	25,000	25,000	30,000	45,000	50
AUBURN	12x40	16,000	16,000	18,000	24,000	32,000	33
BANKSTOWN	15x41	17,000	18,000	22,000	28,000	37,000	32
BELROSE	19x34	22,000	24,000	27,000	34,000	52,000	53
BURWOOD	15x46	24,000	26,000	29,000	35,000	50,000	43
CAMPSIE	12x36	16,500	20,000	25,000	30,000	40,000	33

TABLE 2 (Cont'd)

Locality	Dimns.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
CARLINGFORD	18x38	17,000	19,000	23,000	37,500	45,000	20
CHATSWOOD	15x46	28,000	30,000	33,000	45,000	65,000	44
CHESTER HILL	15x50	17,000	18,000	22,000	26,000	33,000	27
CROMER HTS.	18x40	19,000	21,000	23,000	30,000	44,000	47
DOVER HTS.	15x43	35,000	40,000	40,000	55,000	75,000	36
DRUMMOYNE	15x37	25,000	27,000	30,000	36,000	52,500	46
EARLWOOD	15x36	22,000	26,000	33,000	43,000	55,000	28
EASTWOOD	15x49	22,500	24,000	26,000	45,000	55,000	22
ERMINGTON	15x43	16,000	16,000	17,000	25,000	32,500	30
GORDON	20x61	33,000	35,000	45,000	55,000	95,000	73
HORNSBY	18x49	20,000	21,000	22,000	28,000	40,000	43
HURSTVILLE	12x36	22,000	26,000	31,000	38,000	47,000	24
KOGARAH	12x36	23,000	25,000	27,000	35,000	45,000	29
LANE COVE	15x49	22,000	25,000	28,000	42,500	60,000	41
LINDFIELD	15x61	28,000	30,000	40,000	50,000	90,000	80
MANLY	14x43	27,000	30,000	35,000	50,000	70,000	40
MAROUBRA	15x37	25,000	30,000	33,000	38,000	60,000	58
MASCOT	12x37	18,000	20,000	22,000	30,000	45,000	50
MATRAVILLE	12x43	21,000	25,000	28,000	33,000	50,000	52
MOSMAN	12x46	35,000	37,500	40,000	47,000	75,000	60
PARRAMATTA	12x37	15,000	15,000	16,500	25,000	33,000	32
PENNANT HILLS	18x46	22,000	23,000	24,000	30,000	44,000	47
REVESBY	15x50	17,500	18,500	22,000	28,000	38,000	36
RYDE	50x136	20,000	22,000	24,000	40,000	50,000	25
ST. IVES	23x43	28,000	30,000	40,000	50,000	95,000	90
STRATHFIELD	15x46	32,000	35,000	40,000	50,000	75,000	50
WAHROONGA	23x46	37,500	40,000	52,500	70,000	120,000	71
WILEY PARK	12x36	17,000	18,000	22,000	27,000	35,000	30
AVERAGE		23,000	25,176	28,971	37,941	55,529	
% INCREASE OVER PREVIOUS YEAR		-	9	15	31	46	
INDEX		100	109	126	165	241	

541,000 ÷ 24 = \$22,542.00

Locality	Dimns.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
BEROWRA	18x49	14,000	15,000	16,000	20,000	30,000	50
BLACKTOWN	15x46	14,000	14,000	14,000	17,500	24,000	37
BLACKETT	15x37	8,000	8,000	8,000	9,000	13,000	44
BLAXLAND	15x37	10,000	9,000	9,000	10,000	12,000	20
CAMDEN	18x30	10,500	10,500	11,500	12,500	16,000	28
CAMPBELLTOWN	15x45	10,000	11,000	12,000	13,500	17,500	30
CARINGBAH	12x36	20,000	22,000	25,000	31,000	42,500	37
CASTLE HILL	18x38	16,000	18,000	20,000	32,500	44,000	35
CRONULLA	15x38	29,000	29,000	34,000	45,000	60,000	33
ENGADINE	15x42	18,000	18,000	19,000	24,000	32,000	33
FAIRFIELD	15x35	15,000	15,000	15,000	22,500	28,000	24
GREEN VALLEY	17x35	10,000	10,000	11,500	12,500	16,000	28
GUILDFORD	12x49	13,000	13,000	13,000	22,000	28,000	27
INGLEBURN	20x32	12,000	12,000	13,500	15,500	20,000	29
JANNALI	15x36	18,000	19,000	21,000	26,000	35,000	35
LIVERPOOL	15x45	14,000	14,500	16,000	17,000	25,000	47
MIRANDA	15x36	21,000	22,000	24,000	30,000	40,000	33
MONA VALE	18x58	20,000	22,000	25,000	30,000	46,000	53
PENDLE HILL	15x40	14,000	14,000	15,000	25,000	32,000	28
PENRITH	15x37	12,500	12,500	12,500	15,000	18,000	20
PENRITH SOUTH	17x37	9,500	10,000	10,000	11,500	16,000	39
RIVERSTONE	15x50	8,000	8,000	8,250	10,500	15,000	43
RICHMOND	17x37	9,500	9,500	9,500	12,500	15,000	20
ST. MARYS	19x33	9,500	10,000	10,000	12,000	16,000	33
SUTHERLAND	13x44	18,000	19,000	21,000	24,000	32,000	33
TAHMOOR	18x50	6,000	6,500	6,500	7,000	7,500	7
WINSTON HILLS	18x38	17,000	17,000	20,000	27,500	35,000	27
AVERAGE		13,944	14,389	15,565	19,833	26,500	
% INCREASE OVER PREVIOUS YEAR		-	3	8	27	34	
INDEX		100	103	112	142	190	

TABLE 4
RESIDENTIAL COTTAGE SITES
Newcastle Urban Area.

Locality	Dimns.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
BELMONT	14x35	7,500	8,000	8,500	9,500	10,500	11
BERESFIELD	17x35	6,500	7,000	7,000	8,000	8,500	6

TABLE 4 (Cont'd)

Locality	Dimns.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
CARDIFF	17x43	6,250	6,500	7,000	8,000	9,000	13
CHARLESTOWN	15x39	8,000	8,500	9,500	10,000	11,000	10
LAMBTON	19x28	8,000	8,750	9,250	10,000	11,500	15
MAYFIELD	15x31	7,000	7,250	7,750	8,500	9,500	12
MEREWETHER	19x36	18,000	21,000	23,000	26,000	31,000	19
NEWCASTLE	12x44	9,000	10,000	11,500	12,500	15,000	20
SWANSEA	15x45	8,500	9,000	9,500	10,000	11,500	15
TORONTO	16x36	6,500	7,000	7,000	7,500	8,000	7
WALLSEND	12x41	6,000	6,500	7,000	7,500	8,250	10
AVERAGE		8,295	9,045	9,727	10,682	12,159	
% INCREASE OVER PREVIOUS YEAR		-	9	8	10	14	
INDEX		100	109	117	129	147	

TABLE 5

RESIDENTIAL COTTAGE SITES

Wollongong Urban Area

Locality	Dimns.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
ALBION PARK	15x37	7,000	8,000	9,000	11,000	14,000	27
BARKLEY	15x37	7,500	8,000	9,000	10,000	11,500	15
CORRIMAL	21x38	13,000	14,000	16,000	19,000	24,000	26
FIGTREE	15x38	12,000	13,000	14,000	15,500	18,000	16
DAPTO	19x39	8,500	9,000	9,500	11,500	15,500	35
HELENSBURGH	22x45	10,500	11,500	13,000	17,000	25,000	47
MT.OUSLEY	22x76	20,000	22,000	25,000	30,000	35,000	17
PORT KEMBLA	15x45	9,000	11,000	13,000	15,000	17,000	13
SHELLHARBOUR	15x50	10,000	10,000	11,500	13,000	15,000	15
THIRROUL	22x52	11,500	13,000	15,000	18,000	22,000	22
UNANDERRA	17x40	7,000	7,500	8,000	9,000	10,500	17
WARILLA	15x39	8,250	9,000	10,000	12,000	15,000	25
WOLLONGONG	15x50	13,500	13,500	15,000	17,000	20,000	18
AVERAGE		10,596	11,500	12,923	15,231	18,654	
% INCREASE OVER PREVIOUS YEAR		-	9	12	18	22	
INDEX		100	109	122	144	176	

Locality	Dimns.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
GOSFORD (EAST)	15x50	10,000	10,500	11,500	14,000	17,500	25
WYONG	19x36	8,000	8,000	9,000	9,500	13,000	37
WAMBERAL	26x30	10,000	10,500	11,500	13,000	17,500	35
WOY WOY	15x47	9,500	10,000	12,000	14,000	17,500	25
AVERAGE		9,375	9,750	11,000	12,625	16,375	
% INCREASE OVER PREVIOUS YEAR		-	4	13	15	30	
INDEX		100	104	117	135	175	

AVERAGE 3 BEDROOM COTTAGE 1976-1980

Price for average 3 bedroom cottage of a construction typical of the nominated locality.

TABLE 7

(Inner Sydney Suburbs (0-6 Kilometres))

Locality	Con/ stn.	Age	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
BONDI	BK	1910	50,000	55,000	58,000	70,000	100,000	43
CAMMERAY	BK	1920	47,500	50,000	55,000	70,000	90,000	29
CENTENNIAL PK	BK	1910	95,000	105,000	125,000	150,000	220,000	47
GLEBE	BK	1890	33,000	36,000	40,000	50,000	65,000	30
KENSINGTON	BK	1910	50,000	55,000	65,000	75,000	110,000	47
LEICHHARDT	BK	1900	26,500	28,000	31,000	38,000	52,000	37
MARRICKVILLE	BK	1925	34,000	37,000	40,000	49,000	60,000	22
NEUTRAL BAY	BK	1910	70,000	75,000	85,000	120,000	175,000	46
NEWTOWN	BK	1900	25,000	25,000	27,000	32,000	45,000	41
PADDINGTON	BK	1900	40,000	45,000	55,000	65,000	90,000	38
RANDWICK	BK	1910	45,000	50,000	53,000	65,000	100,000	54
ULTIMO	BK	1900	25,000	25,000	27,000	32,000	50,000	56
WAVERTON	BK	1915	48,000	50,000	55,000	70,000	95,000	36
AVERAGE			45,308	48,923	55,077	68,154	96,308	
% INCREASE OVER PREVIOUS YEAR			-	8	13	24	41	
INDEX			100	108	122	150	213	
COTTAGE CONSTRUCTION: BK = Brick								

TABLE 8

Middle-distance Sydney Suburbs (6-25 kilometres)

Price of average 3 bedroom cottage of a construction typical of the nominated locality.

Locality	Con- strn.	Age	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
ASHFIELD	BK	1910	37,500	40,000	40,000	56,000	70,000	25
AUBURN	BK	1930	32,000✓	34,000	35,000	42,500	52,500	24
BANKSTOWN	AC	1955	30,000✓	32,000	34,000	43,000	58,000	35
BELROSE	BV	1965	47,000✓	49,000	60,000	72,500	92,500	28
BURWOOD	BK	1925	40,000✓	45,000	50,000	60,000	80,000	33
CAMPSIE	BK	1950	30,000✓	34,000	40,000	53,000	65,000	23
CARLINGFORD	BV	1970	52,000✓	54,000	60,000	80,000	90,000	13
CHATSWOOD	BK	1920	50,000✓	53,000	56,000	67,500	100,000	48
CHESTER HILL	AC	1959	28,000✓	31,000	34,000	40,000	52,000	30
CROMER HTS.	BV	1970	46,000	48,000	55,000	70,000	85,000	21
DOVER HTS	BK	1950	65,000✓	77,500	95,000	120,000	140,000	17
DRUMMOYNE	BK	1920	40,000✓	45,000	50,000	65,000	80,000	23
EARLWOOD	BK	1925	37,000✓	41,000	43,000	63,000	75,000	19
EASTWOOD	BK	1930	40,000	42,000	45,000	64,000	75,000	17
ERMINGTON	BV	1950	29,000✓	32,000	37,500	50,000	60,000	20
GORDON	BK	1930	57,000✓	60,000	70,000	95,000	150,000	58
HORNSBY	BV	1965	42,000✓	47,000	52,000	64,000	87,000	36
HURSTVILLE	BK	1925	36,000✓	40,000	45,000	58,000	66,000	14
KOGARAH	BK	1941	39,000	42,000	47,000	60,000	67,000	12
LANE COVE	BK	1930	47,500✓	50,000	55,000	65,000	95,000	46
LINDFIELD	BK	1925	55,000	57,500	67,500	95,000	145,000	53
MANLY	BK	1925	50,000✓	55,000	65,000	85,000	110,000	29
MAROUBRA	BK	1920	42,500	47,500	60,000	72,500	105,000	45
MASCOT	BK	1920	36,000✓	38,000	40,000	48,500	67,500	39
MATRAVILLE	BK	1930	40,000	45,000	50,000	63,000	85,000	35
MOSMAN	BK	1925	55,000✓	57,500✓	70,000	85,000	130,000	53
PARRAMATTA	BK	1930	32,500	34,000	36,000	44,000	54,000	23
PENNANT HILLS	BV	1965	45,000✓	50,000✓	55,000	67,000	95,000	42
REVESBY	AC	1949	31,000✓	33,000✓	35,000	45,000	60,000	33
RYDE	BK	1930	35,000✓	37,000✓	42,000	60,000	70,000	17
ST. IVES	BK	1970	52,000	55,000	65,000	95,000	150,000	58
STRATHFIELD	BK	1937	60,000✓	65,000✓	65,000	80,000	110,000	38
WAHROONGA	BK	1930	65,000	70,000	80,000	110,000	175,000	59
WILEY PARK	AC	1940	30,000✓	32,000✓	35,000	43,000	58,000	35
AVERAGE			42,765	46,265	52,029	67,103	89,824	

locality.

Locality	Con/ stn	A e	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
BEROWRA	BV	1965	33,000	37,500	42,500	54,000	72,000	33
BLACKTOWN	AC	1955	26,000	26,000	27,500	35,000	42,000	20
BLACKETT	BV	1970	25,000	25,000	27,500	32,500	40,000	23
BLAXLAND	BV	1975	30,000	30,000	35,000	39,000	48,000	23
CAMDEN	BV	1975	36,000	37,000	38,000	44,000	50,000	14
CAMPBELLTOWN	AC	1957	26,000	27,000	28,000	32,500	40,000	23
CARINGBAH	AC	1960	40,000	42,000	47,000	55,000	70,000	27
CASTLE HILL	BV	1970	48,000	50,000	52,500	75,000	82,500	10
CRONULLA	BK	1956	56,000	58,000	65,000	72,000	85,000	18
ENGADINE	AC	1955	36,000	38,000	42,000	50,000	60,000	20
FAIRFIELD	AC	1955	25,000	27,000	28,000	36,000	43,000	19
GREEN VALLEY	AC	1965	25,000	26,000	28,000	32,000	37,500	17
GUILDFORD	AC	1950	27,500	30,000	30,000	40,000	47,000	18
INGLEBURN	BV	1976	32,500	34,000	36,500	42,500	52,000	22
JANNALI	AC	1950	35,000	37,000	40,000	48,000	61,000	27
LIVERPOOL	AC	1955	27,500	29,000	31,000	33,000	42,000	27
MIRANDA	AC	1958	37,000	39,000	42,000	50,000	63,000	26
MONA VALE	BV	1968	47,000	49,000	55,000	65,000	84,000	29
PENDLE HILL	AC	1960	32,000	34,000	35,000	45,000	52,000	16
PENRITH	AC	1950	30,000	30,000	33,000	38,000	46,000	21
PENRITH STH	BV	1975	32,000	34,500	37,000	40,000	50,000	25
RIVERSTONE	AC	1950	22,500	22,500	24,000	27,500	35,000	27
RICHMOND	BV	1975	29,000	29,000	32,000	40,000	49,000	23
ST.MARYS	BV	1975	30,000	32,000	34,500	39,000	48,000	23
SUTHERLAND	BK	1930	35,000	37,000	40,000	50,000	63,000	26
TAHMOORE	BV	1975	28,000	29,000	30,000	30,000	33,000	10
WINSTON HILLS	BV	1970	42,500	42,500	45,000	57,500	65,000	13
AVERAGE			33,093	34,519	37,259	44,537,	54,074	
% INCREASE OVER PREVIOUS YEAR			-	4	8	20	21	
INDEX			100	104	113	135	163	
COTTAGE CONSTRUCTION: BK = Brick, BV = Brick Veneer, AC = Asbestos Cement Sheet								

TABLE 10

AVERAGE 3 BEDROOM COTTAGE 1976-1980.

Newcastle Urban Area.

Price of average 3 bedroom cottage of a construction typical of the nominated locality.

Locality	Con/ stn.	Age	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% change 1979-1980
BELMONT	WB	1959	30,000	31,000	33,000	35,000	38,000	9
BERESFIELD	WB	1962	23,000	25,000	26,000	28,000	31,000	11
CARDIFF	WB	1960	28,000	30,000	30,000	31,000	34,000	10
CHARLESTOWN	WB	1961	33,000	35,000	38,000	40,000	42,000	5
LAMBTON	WB	1915	19,000	21,000	23,000	25,000	27,000	8
MAYFIELD	WB	1926	19,000	20,000	22,000	23,000	26,000	13
MEREWETHER	BV	1967	60,000	65,000	69,000	74,000	79,000	7
NEWCASTLE	BK	1960	28,000	30,000	32,000	34,000	40,000	18
SWANSEA	WB	1930	18,000	20,000	22,000	24,000	26,000	8
TORONTO	WB	1965	26,000	27,500	30,000	32,000	33,000	3
WALLSEND	WB	1957	23,000	24,000	26,000	28,000	31,000	11
AVERAGE			27,909	29,864	31,909	34,000	37,000	
% INCREASE OVER PREVIOUS YEAR			-	7	7	7	9	
INDEX			100	107	114	122	133	
COTTAGE CONSTRUCTION: BK = Brick, BV = Brick Veneer, WB = Weatherboard								

TABLE 11

AVERAGE 3 BEDROOM COTTAGE 1976-1980

Wollongong Urban Area

Price of average 3 bedroom cottage of a construction typical of the nominated locality.

Locality	Con/ stn.	Age	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
ALBION PARK	BK	1976	32,000	35,000	37,000	39,000	44,000	13
BARKLEY	AC	1964	21,000	23,000	25,000	28,000	32,000	14
CORRIMAL	AC	1950	28,500	30,500	34,000	38,500	46,000	19
FIGTREE	BV	1967	45,000	48,000	51,000	55,000	60,000	9
DAPTO	BV	1974	30,000	31,500	33,000	37,000	42,500	15
HELENSBURGH	WB	1900	17,500	19,000	21,000	25,000	35,000	40
MT.OUSLEY	BK	1960	78,000	82,000	87,000	93,000	100,000	8
PORT KEMBLA	WB	1937	26,000	28,000	30,000	32,500	35,000	8

SHELLHARBOUR	WB	1960	36,000	39,000	44,000	47,000	50,000	6
THIRROUL	WB	1929	22,000	24,000	27,000	31,000	36,000	16
UNANDERRA	AC	1964	28,000	30,000	32,000	34,000	37,500	10
WARILLA	BV	1967	30,000	31,000	33,000	36,000	39,000	8
WOLLONGONG	WB	1925	29,000	30,000	32,000	34,000	40,000	18
AVERAGE			32,538	34,692	37,385	40,769	45,923	
% INCREASE OVER PREVIOUS YEAR			-	7	8	9	13	
INDEX			100	107	115	125	141	

COTTAGE CONSTRUCTION: BK = Brick, BV = Brick Veneer, WB = Weatherboard
AC = Asbestos Cement Sheet

TABLE 12

AVERAGE 3 BEDROOM COTTAGE 1976-1980

Gosford/Wyong Urban Area

Price of average 3 bedroom cottage of a construction typical of the nominated locality.

Locality	Con/ stn.	Age	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
GOSFORD (EAST)	WB	1967	30,000	32,000	36,000	40,000	50,000	25
WYONG	WB	1960	26,000	27,000	29,000	32,000	41,000	28
WAMBERAL	BV	1976	36,000	38,000	42,000	45,000	55,000	22
WOY WOY	AC	1965	25,000	26,000	29,000	31,000	44,000	42
AVERAGE			29,250	30,750	34,000	37,000	47,500	
% INCREASE OVER PREVIOUS YEAR			-	5	11	9	28	
INDEX			100	105	116	126	162	

COTTAGE CONSTRUCTION: BK = Brick, BV = Brick Veneer, WB = Weatherboard
AC = Asbestos Cement Sheet

HOME UNIT SITES -
SYDNEY, NEWCASTLE, WOLLONGONG. 1976-1980

Rate per 2 bedroom unit - site suitable for the erection of an 8/12 unit 2/3 storey building.

TABLE 13

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
ALLAWAH	5,500	6,500	8,000	12,000	17,000	42
BURWOOD	6,500	6,500	7,500	10,000	17,500	75
CAMPSIE	4,750	5,500	6,750	7,000	13,000	86
CHATSWOOD	10,500	11,500	12,000	16,000	30,000	88
CRONULLA	6,000	7,000	8,500	12,000	17,000	42
DEE WHY	6,500	6,500	6,500	8,000	17,500	119
DRUMMOYNE	6,000	6,000	6,500	9,000	15,000	67
EPPING	8,000	9,000	9,000	14,000	22,000	57
FAIRFIELD	4,250	4,000	4,250	5,000	8,000	60
GORDON	12,500	14,000	15,000	21,000	35,000	66
GOSFORD	4,500	4,500	5,000	6,500	9,500	46
HORNSBY	6,000	6,500	8,000	10,000	18,000	80
INGLEBURN	2,750	3,000	3,000	3,250	5,000	54
LIVERPOOL	3,500	3,750	3,750	3,750	4,500	20
MANLY	8,500	9,000	10,000	12,500	25,000	100
MARRICKVILLE	5,000	5,000	5,000	6,000	11,000	83
MOSMAN	10,000	12,000	13,000	17,500	32,500	86
NORTH SYDNEY	6,000	8,000	13,500	18,000	25,000	39
PARRAMATTA	5,500	5,500	7,000	10,000	16,000	60
PENRITH	3,000	3,000	2,500	3,500	5,500	57
RANDWICK	8,000	8,000	10,000	12,500	20,000	60
TOP RYDE	5,000	5,000	8,000	11,000	18,000	64
WAVERLEY	8,000	8,000	10,000	12,500	20,000	60
WOLLONGONG	3,750	3,800	4,100	4,600	6,000	30
BELMONT	2,500	2,500	2,500	2,500	3,500	40
MEREWETHER	3,750	4,000	4,000	4,000	5,000	25
AVERAGE	6,010	6,463	7,437	9,696	16,019	
% CHANGE OVER PREVIOUS YEAR	-	8	15	30	65	
INDEX	100	108	124	161	267	

Price per 2 bedroom unit in 2/3 storey block of 12 home units typical for the locality nominated.

TABLE 14

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
ALLAWAH	27,000	30,000	33,000	42,000	55,000	31
BUHWOOD	27,000	29,000	30,000	36,000	55,000	53
CAMPSIE	21,000	23,000	26,000	34,000	50,000	47
CHATSWOOD	38,000	42,500	45,000	55,000	70,000	27
CRONULLA	29,000	32,000	36,000	44,000	58,000	32
DEE WHY	30,000	32,000	34,000	40,000	55,000	38
DRUMMOYNE	40,000	42,500	45,000	50,000	70,000	40
EPPING	32,000	36,000	42,000	55,000	70,000	27
FAIRFIELD	23,000	24,000	23,000	28,500	40,000	40
GORDON	47,500	52,500	60,000	67,500	87,500	30
GOSFORD	29,000	30,000	33,000	37,500	50,000	33
HORNSBY	32,000	35,000	37,500	44,000	60,000	36
INGLEBURN	21,000	22,500	24,000	26,000	32,000	23
LIVERPOOL	19,500	20,000	21,000	27,500	34,000	24
MANLY	35,000	38,000	40,000	50,000	65,000	30
MARRICKVILLE	24,000	28,000	29,000	34,000	45,000	32
MOSMAN	40,000	45,000	50,000	57,500	75,000	30
NORTH SYDNEY	37,500	42,500	47,500	57,500	90,000	57
PARRAMATTA	30,000	30,000	32,000	36,000	50,000	39
PENRITH	21,000	22,000	23,000	25,000	36,000	44
RANDWICK	28,000	32,000	35,000	42,000	67,500	61
TOP RYDE	26,000	29,000	31,000	43,000	55,000	28
WAVERLEY	28,000	32,000	35,000	42,000	70,000	67
WOLLONGONG	26,000	28,000	30,000	33,000	37,000	12
BELMONT	26,500	32,500	37,000	39,500	42,000	6
MEREWETHER	25,000	27,500	30,000	32,000	38,000	19
AVERAGE	29,346	32,212	34,962	41,481	56,038	
% CHANGE OVER PREVIOUS YEAR	-	10	9	19	35	
INDEX	100	110	119	141	191	

RETAIL SHOP SITE -
SYDNEY, NEWCASTLE, WOLLONGONG. 1978-1980

Price per metre frontage for a 6 metre site in prime location in nominated centre.

TABLE 15

Locality	1978 \$	1979 \$	1980 \$	% Change 1979-1980
BANKSTOWN	10,000	11,000	12,000	9
BLACKTOWN	20,000	23,000	23,000	-
BONDI JUNCTION	35,000	44,000	50,000	14
BURWOOD	25,000	28,000	34,000	21
CAMPBELLTOWN	16,500	16,500	20,000	21
CAMPSIE	22,500	23,500	23,500	-
CARINGBAH	18,000	19,000	21,000	11
CHATSWOOD	50,000	55,000	85,000	55
CROWS NEST	18,000	22,000	26,000	18
DEE WHY	13,333	13,333	16,600	25
EASTWOOD	19,000	25,000	25,000	-
HORNSBY	15,500	15,500	17,000	10
HURSTVILLE	25,000	28,000	30,000	7
INGLEBURN	5,500	5,500	5,500	-
KOGARAH	9,500	10,500	11,000	5
LIVERPOOL	23,000	23,000	23,000	-
MARRICKVILLE	16,500	17,250	20,000	16
NEWTOWN	11,500	12,500	14,000	12
PARRAMATTA	37,500	40,000	50,000	25
PENRITH	16,400	22,500	25,000	11
SYDNEY	100,000	110,000	135,000	23
SYDNEY/KINGS CROSS	25,000	25,000	35,000	40
WOLLONGONG	32,000	38,000	41,000	8
WARRAWONG	9,500	11,000	12,000	9
NEWCASTLE	13,500	15,000	20,000	33
BELMONT	5,000	6,000	7,000	17
CHARLESTOWN	9,500	10,500	10,500	-
GOSFORD	25,000	25,000	32,500	30

824,600 ÷ 28
= 29,450
Ave

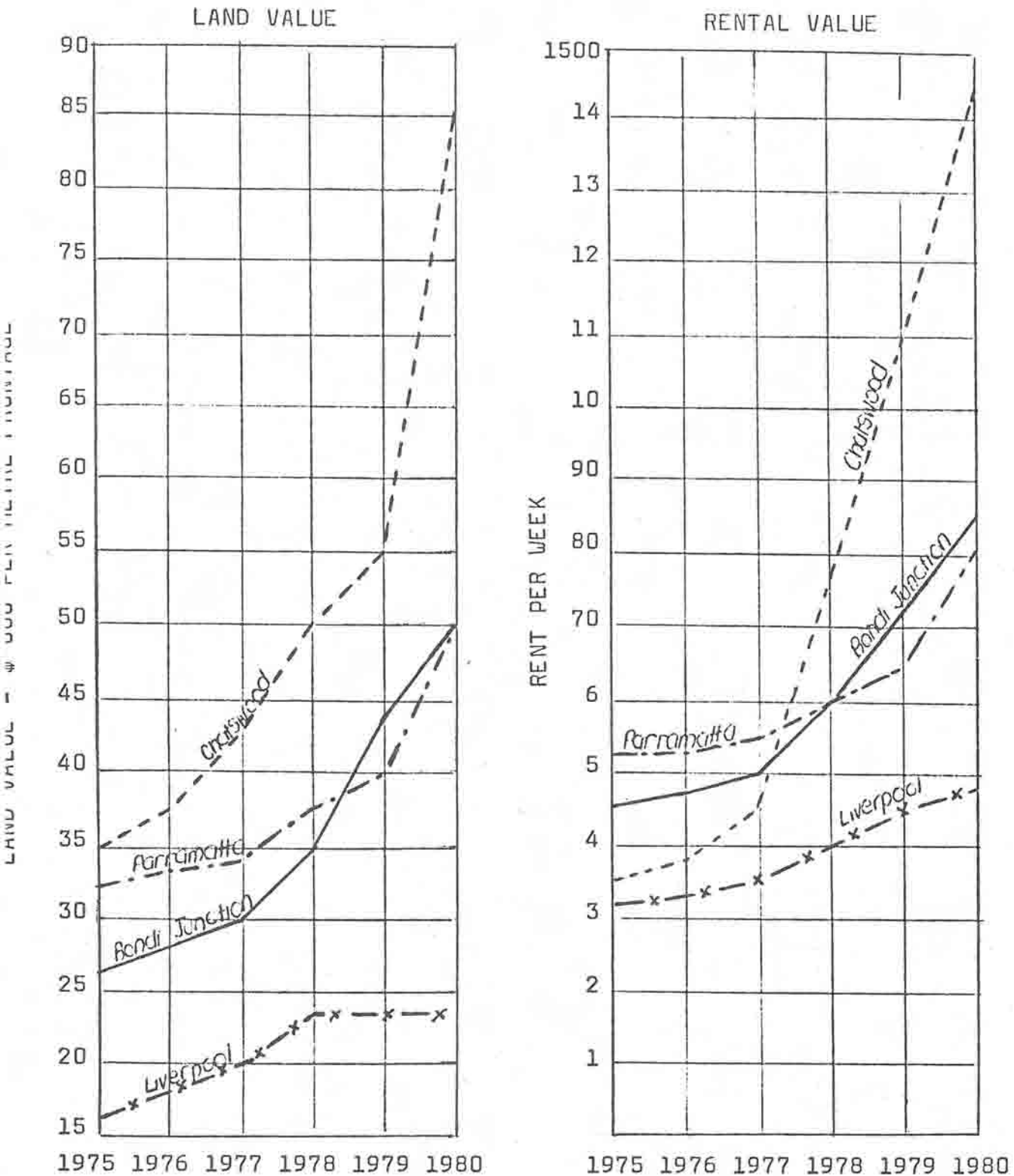
TABLE 16

Locality	1978 \$	1979 \$	1980 \$	% Change 1979-1980
BANKSTOWN	230	270	300✓	11
BLACKTOWN	450	500	500✓	-
BONDI JUNCTION	600	750	850✓	13
BURWCOD	450	500	600✓	20
CAMPBELLTOWN	300	325	400✓	23
CAMPSIE	400	450	450✓	-
CARINGBAH	325	350	390✓	11
CHATSWOOD	750	900	1,450✓	61
CROWS NEST	400	450	550✓	22
DEE WHY	250	270	330✓	22
EASTWOOD	400	500	525✓	5
HORNSBY	300	350	400✓	14
HURSTVILLE	550	600	650✓	8
INGLEBURN	140	150	175	17
KOGARAH	200	240	250	4
LIVERPOOL	400	450	480✓	7
MARRICKVILLE	325	350	400✓	14
NEWTOWN	250	275	300✓	9
PARRAMATTA	600	650	800✓	23
PENRITH	350	400	450✓	12
SYDNEY	1,500	2,000	2,250✓	13
SYDNEY/KINGS CROSS	400	550	800✓	45
WOLLONGONG	625	725	825✓	14
WARRAWONG	160	185	210	14
NEWCASTLE	350	400	500✓	25
BELMONT	135	160	180✓	13
CHARLESTOWN	220	250	275✓	10
GOSFORD	400	450	600✓	33

$$\text{Total} \div 6, \frac{2}{25} = 101$$

METROPOLITAN RETAIL LAND AND RENTAL VALUES

Comparative movement in values for a six metre lock-up shop situated in the strongest section of four major Sydney suburban strip shopping centres.



NOTE: Chatswood's values are not comparable to other centres due to the limited number of sites in the prime section. Competition is strong for these positions whilst in other centres the stronger sections extend over a greater distance.

rental per square metre for modern air-conditioned space on a mixed floor basis.

TABLE 17

Locality	1978 \$	1979 \$	1980 \$	% change 1979-1980
BANKSTOWN	65	70	70	-
BONDI	60	60	65	8
BURWOOD	54	59	75	27
CAMPBELLTOWN	65	65	70	8
CHATSWOOD	60	70	80	14
LIVERPOOL	65	70	75	7
NEWCASTLE	65	70	75	7
NORTH SYDNEY	50	70	80	14
PARRAMATTA	67	67	86	28
PENRITH	50	54	65	20
SYDNEY - PRIME	80	90	100	11
SYDNEY - SECONDARY	50	50	60	20
WOLLONGONG	57	59	61	3

INDUSTRIAL SITE OF 2000 M2 -
SYDNEY, NEWCASTLE, WOLLONGONG. 1976-1980

Price for standard serviced allotments.

TABLE 18

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
ARTARMON	150,000	140,000	140,000	150,000	200,000	33
BLACKTOWN	45,000	45,000	52,000	60,000	70,000	17
BOTANY	100,000	100,000	120,000	120,000	160,000	33
BROOKVALE	96,000	96,000	96,000	110,000	160,000	45
CAMELLIA	100,000	100,000	100,000	115,000	130,000	13
CAMPBELLTOWN	34,000	38,000	40,000	42,500	45,000	6
DEE WHY	75,000	75,000	75,000	85,000	120,000	41
HORNSBY	80,000	80,000	85,000	95,000	125,000	32
MARRICKVILLE	120,000	120,000	120,000	120,000	160,000	33
MILPERRA	54,000	54,000	58,000	70,000	80,000	14
MOOREBANK	45,000	50,000	55,000	60,000	62,500	4
PENRITH	27,000	27,000	30,000	30,000	34,000	13
PYRMONT	170,000	140,000	140,000	150,000	160,000	7
RIVERWOOD	60,000	60,000	70,000	80,000	90,000	13

TABLE 18 (Cont'd)

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
SILVERWATER	120,000	120,000	120,000	132,500	150,000	13
SMITHFIELD	42,500	50,000	56,000	56,000	65,000	16
SOUTH SYDNEY	140,000	140,000	140,000	145,000	175,000	21
PORT KEMBLA	42,500	45,000	47,500	47,500	50,000	5
WOLLONGONG	47,500	50,000	50,000	50,000	50,000	-
WYONG	15,000	15,000	15,000	12,000	15,000	25
NEWCASTLE	32,000	32,000	32,000	35,000	40,000	14

INDUSTRIAL SITE OF 2 HECTARES -
SYDNEY, NEWCASTLE, WOLLONGONG. 1976-1980

Price per hectare for Standard Serviced Block

TABLE 19

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
ARTARMON	500,000	500,000	500,000	500,000	600,000	20
BLACKTOWN	180,000	180,000	270,000	270,000	295,000	9
BOTANY	350,000	350,000	420,000	450,000	540,000	20
CHIPPING NORTON	130,000	140,000	140,000	160,000	180,000	12
FRENCHES FOREST	260,000	260,000	260,000	275,000	375,000	36
MARRICKVILLE	450,000	450,000	450,000	450,000	540,000	20
MILPERRA	160,000	160,000	175,000	230,000	250,000	9
MINTO	87,500	87,500	87,500	100,000	110,000	10
NORTH RYDE	265,000	285,000	300,000	425,000	670,000	58
PENRITH	62,500	62,500	62,500	62,500	70,000	12
RIVERWOOD	200,000	200,000	237,500	300,000	325,000	8
SILVERWATER	345,000	375,000	375,000	450,000	500,000	11
SOUTH SYDNEY	450,000	450,000	470,000	550,000	650,000	18
PORT KEMBLA	115,000	120,000	125,000	125,000	130,000	4
NEWCASTLE	92,500	92,500	92,500	97,500	105,000	8

TABLE 20

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
BOTANY	370,000	370,000	370,000	370,000	460,000	24
CAMELLIA	300,000	300,000	300,000	325,000	375,000	15
KURNELL	85,000	85,000	85,000	85,000	85,000	-
MINTO	68,000	70,000	75,000	75,000	75,000	-
NEWCASTLE	70,000	70,000	70,000	70,000	70,000	-
PORT KEMBLA	70,000	70,000	75,000	75,000	80,000	-

FACTORY/WAREHOUSE RENTAL VALUES -
SYDNEY, NEWCASTLE, WOLLONGONG. 1976-1980

Annual rent per square metre for a modern high wall factory with a floor area of approximately 1000 m².

TABLE 21

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
ARTARMON	33	36	40	45	55	18
BROOKVALE	26	29	32	35	43	23
CAMELLIA	21.50	24.75	32.30	35.50	40	13
CAMPBELLTOWN	16	17	18.50	20	22	10
MILPERRA	18	20	21.50	26	28.50	10
MOOREBANK	18	19	21	22.50	25	11
NORTH RYDE	24.75	30	36	40.90	48	17
SILVERWATER	25	32.25	35.50	37.50	43	15
SMITHFIELD	17	19.40	23.70	25	28	12
SOUTH SYDNEY	27	31	35	40	45	13
TAREN POINT	18.50	21.50	22.50	27	30	11
NEWCASTLE	18	21	22	24	28	17
WOLLONGONG	17.22	18.83	19.38	20.45	22	8

2 HECTARE RURAL HOMESITES -
SYDNEY AREA 1976-1980

Price for standard allotment

TABLE 22

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
CECIL PARK	35,000	35,000	39,000	45,000	52,500	16
DENHAM COURT	40,000	45,000	45,000	50,000	65,000	30
DURAL	37,500	42,500	50,000	62,500	85,000	36
GLENORIE	30,000	35,000	45,000	50,000	65,000	30
GOSFORD	15,000	15,000	15,000	19,000	30,000	58
KENTHURST	30,000	30,000	45,000	50,000	65,000	30
MINTO	24,000	26,000	31,000	35,000	50,000	43
OAKVILLE	26,000	26,000	26,000	38,000	45,000	18
OXFORD FALLS	45,000	45,000	45,000	55,000	85,000	55
RIVERSTONE	24,000	24,000	26,000	30,000	45,000	50
ROSSMORE	24,000	24,000	30,000	32,500	37,500	15
TERRY HILLS	75,000	75,000	75,000	75,000	115,000	53

10 HECTARE RURAL HOMESITES -
SYDNEY/GOSFORD 1976-1980

Price for standard allotment

TABLE 23

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
BOX HILL	50,000	50,000	60,000	60,000	70,000	16
CAMPBELLTOWN	42,500	45,000	45,000	50,000	60,000	20
SOMERSBY	28,000	30,000	30,000	37,000	55,000	49
LUDDENHAM	42,500	45,000	45,000	50,000	55,000	10

Price for standard serviced allotment

TABLE 24

Locality	Dimns.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
BATEMANS BAY	15x46	8,000	10,000	10,000	10,000	9,500	-5
BEGA	20x41	5,250	6,000	6,250	7,000	7,500	7
CASINO	18x45	4,250	4,750	5,500	6,500	7,000	8
CESSNOCK	20x40	5,000	5,750	5,750	5,750	6,500	13
COFFS HARBOUR	18x39	9,000	9,000	9,500	11,000	12,000	9
FORSTER	18x30	10,500	13,000	14,000	16,000	18,000	13
<u>GRAFTON</u>							
- Central	20x40	5,250	5,250	6,000	7,250	7,250	-
- West	18x45	7,000	7,000	7,000	7,000	7,000	-
KEMPSEY	18x31	5,250	5,500	5,500	6,000	6,500	8
KIAMA	20x50	9,750	10,000	11,000	12,000	13,000	8
<u>LISMORE</u>							
- Lismore Hts	20x44	6,500	7,000	7,000	9,000	12,500	39
- Goonellabah	34x37	7,000	8,000	8,000	10,000	12,500	25
MAITLAND	17x37	7,000	7,250	7,500	8,000	9,000	13
MERIMBULA	20x41	16,000	17,000	18,000	18,000	19,000	6
<u>MURWILLUMBAH</u>							
- Hill	18x43	9,000	9,000	9,000	11,000	13,000	18
- Bray Park	21x42	8,000	8,000	9,000	11,000	14,000	27
NELSONS BAY	17x33	11,000	11,000	12,000	12,000	17,000	42
<u>NOWRA</u>							
- Central	20x45	7,500	8,000	9,000	10,500	12,000	14
- East	18x37	5,750	6,000	7,000	8,000	9,000	13
PT. MACQUARIE	20x32	8,000	8,000	9,000	9,500	13,500	42
ST. GEORGES BASIN	15x46	3,750	3,750	3,750	4,000	4,000	-
TAREE	18x34	8,000	8,000	8,000	8,000	9,000	13
ULLADULLA	15x41	5,500	6,000	6,500	7,500	8,000	7
AVERAGE		7,489	7,967	8,446	9,348	10,728	
% INCREASE OVER PREVIOUS YEAR		-	6	6	11	15	
INDEX		100	106	113	125	143	

SINGLE DWELLING SITES
MAJOR INLAND CITIES 1976-1980

Price for standard serviced allotments

TABLE 25

Locality	Dimns.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
<u>ALBURY</u>							
- Central	18x46	10,000	10,000	11,000	11,000	11,000	-
- East	18x44	11,000	11,000	12,000	12,000	12,000	-
- Forrest Hill	18x44	14,000	15,000	16,000	16,000	16,000	-
- Lavington	23x39	8,000	8,500	8,000	8,000	8,000	-
<u>ARMIDALE</u>							
- Sth.Hill	20x40	8,000	8,000	7,500	7,500	8,500	13
-Central Sth	20x35	7,000	7,000	6,500	6,500	7,500	15
<u>BATHURST</u>							
- Esram	16x50	7,500	8,500	10,500	11,000	12,500	14
- Rowden	15x80	4,500	5,000	6,000	7,000	8,000	14
<u>BROKEN HILL</u>							
- West	20x40	2,500	3,000	3,500	4,000	5,000	25
- Sth.West	15x35	1,000	1,200	1,500	1,800	2,000	11
<u>DUBBO</u>							
- South	18x40	6,000	7,000	8,000	10,000	12,000	20
- Central	20x40	6,000	7,000	7,500	8,500	10,000	18
- Nth.West	16x40	3,100	3,700	4,200	5,000	5,800	16
<u>GOULBURN</u>							
- Ifield	20x50	8,500	9,500	11,000	11,000	11,000	-
- Eastgrove	20x50	6,000	6,500	7,500	7,000	7,500	
- Bradfordville	20x60	6,500	7,500	9,500	10,000	10,000	0
<u>ORANGE</u>							
- East	15x40	7,000	7,300	7,750	8,500	9,000	6
- North	15x40	6,500	7,000	7,500	8,000	8,500	6
<u>TAMWORTH</u>							
- South	18x40	6,000	6,750	7,500	8,500	9,500	12
- East	20x45	9,000	10,000	12,500	14,000	15,000	7
- East(new area)	19x33	14,000	15,000	16,000	17,500	19,000	9
<u>WAGGA</u>							
- South	18x44	8,000	9,000	9,000	10,000	10,500	5
- Central	13x50	8,250	9,250	9,750	9,750	10,500	8
<u>AVERAGE</u>		7,320	7,943	8,726	9,241	9,948	

TABLE 26

Locality	Dimns.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
BALRANALD	20x40	750	750	1,000	1,000	1,000	-
BOURKE	20x50	1,000	1,000	1,000	1,000	1,500	50
BOWRAL	30x60	14,000	14,500	15,000	16,000	17,000	6
COBAR	20x40	1,100	1,100	1,100	1,100	2,200	100
CONDOBOLIN	34x50	2,400	3,000	4,000	4,000	4,000	-
<u>COOMA</u>							
- North	15x45	4,500	5,000	5,500	6,000	7,000	17
- South	20x40	6,000	7,000	8,000	9,000	10,000	11
COONABARABRAN	20x50	1,500	2,000	2,500	3,500	4,500	29
COONAMBLE	20x50	1,200	1,600	2,000	2,700	3,500	30
COOTAMUNDRA	18x50	2,500	2,750	3,000	3,150	3,150	-
COROWA	15x50	4,500	5,000	6,000	6,500	6,500	-
<u>COWRA</u>							
- Central	16x40	4,700	4,700	5,000	5,500	6,000	9
- North West	20x48	2,500	2,500	2,500	3,500	4,000	14
DENILIQUIN	20x30	3,750	4,500	5,000	5,500	6,500	18
DUNOGG	20x40	2,500	3,000	3,750	4,500	6,500	44
FINLEY	20x50	3,500	4,000	4,500	4,500	5,500	22
<u>FORBES</u>							
- Central	15x36	2,400	2,400	2,400	2,750	2,750	-
- North	20x25	2,000	2,000	2,500	2,500	2,500	-
<u>GLEN INNES</u>							
- South	21x40	2,500	3,500	4,000	4,500	4,500	-
- East	19x60	2,000	2,500	3,000	3,250	3,750	15
GRENFELL	18x32	1,000	1,750	2,500	3,000	3,500	17
GRIFFITH	18x46	8,000	12,000	12,000	12,000	12,500	4
GUNNEDAH	20x38	3,000	5,000	5,500	6,000	6,500	8
INVERELL	19x43	5,000	6,500	7,500	8,000	9,000	13
JINDABYNE	20x40	8,000	9,000	11,000	20,000	30,000	50
KATOOMBA	15x38	5,000	5,000	4,500	5,000	6,000	20
LEETON	20.69	8,500	9,750	10,000	10,000	11,000	10
LITHGOW	18x42	3,000	3,300	4,000	4,400	5,000	14
MITTAGONG	20x50	8,000	8,000	8,000	8,500	9,000	6
MOREE	19x50	4,500	5,000	5,500	6,000	9,000	50
MOSS VALE	16x30	7,000	7,000	7,500	7,500	7,500	-
MUDGEES	18x36	2,500	2,500	3,000	3,000	4,000	33
MUSWELLBROOK	25x35	7,000	9,000	10,000	12,000	14,000	17

SINGLE DWELLING SITE
INLAND TOWNS OTHER THAN MAJOR CENTRES (cont'd)

Locality	Dimns.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
NARRABRI	20x38	2,700	3,000	3,500	4,000	5,250	31
NARRANDERA	18x31	3,750	4,000	4,400	4,400	4,400	-
NYNGAN	20x50	1,000	1,000	1,000	2,000	3,000	50
<u>PARKES</u>							
- East	16x38	2,000	3,000	4,000	5,000	5,000	-
- West	17x40	3,000	3,500	4,000	4,500	5,000	11
<u>QUEANBEYAN</u>							
- Central Sth	15x40	10,500	10,000	9,500	8,500	8,500	-
- Central Nth	15x45	10,000	10,000	10,000	9,500	9,500	-
- Riverview	20x40	10,000	10,000	10,000	10,000	10,000	-
SINGLETON	21x40	6,000	9,000	13,000	13,500	14,000	4
TEMORA	18x40	2,250	2,500	2,600	2,700	2,700	-
TENTERFIELD	33x30	2,000	2,200	3,000	3,750	4,000	7
TUMBARUMBA	20x50	1,000	1,100	2,000	2,000	2,500	25
TUMUT	18x40	6,750	7,000	8,000	8,500	9,000	6
WALGETT	20x50	900	1,200	1,500	2,300	3,300	43
WARREN	20x40	2,000	2,500	4,000	5,000	5,000	-
WENTWORTH	20x50	1,150	1,750	2,500	4,750	6,500	37
WEST WYALONG	20x80	3,000	4,250	5,000	5,500	6,500	18
<u>YASS</u>							
- Central	17x50	5,000	5,500	5,600	5,600	5000	-11
- Walker Pk.	20x38	6,000	6,500	7,000	7,250	6,500	-10
YOUNG	18x49	2,500	2,800	3,000	3,000	3,000	-
AVERAGE		4,100	4,668	5,214	5,804	6,566	
% INCREASE OVER PREVIOUS YEAR		-	14	12	11	13	
INDEX		100	114	127	142	160	

TABLE 27

Locality	Con/ stn.	Age	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
BATEMANS BAY	BV	1976	40,000	38,000	38,000	42,000	45,000	7
BEGA	AC	1950	28,000	30,000	32,000	34,000	34,000	-
CASINO	WB	1955	22,000	24,000	26,000	28,000	32,000	14
CESSNOCK	WB	1952	19,000	23,000	24,000	26,000	29,000	12
COFFS HARBOUR	BV	1974	40,000	41,000	42,500	46,000	48,500	5
FORSTER	BV	1970	36,000	40,000	46,000	50,000	60,000	20
<u>GRAFTON</u>								
- Central	WB	1936	23,000	25,000	26,000	27,000	29,000	7
- West	BV	1970	37,000	42,000	42,000	42,000	45,000	7
KEMPSEY	AC	1970	34,000	35,000	36,500	38,000	39,000	3
KIAMA	WB	1955	30,000	32,000	35,000	37,500	40,000	7
<u>LISMORE</u>								
- Lismore Hts	WB	1955	30,000	31,000	32,000	34,000	40,000	18
- Goonellabah	BV	1975	37,500	43,000	45,000	50,000	58,000	16
MAITLAND	BV	1954	29,000	32,000	34,000	36,000	40,000	11
MERIMBULA	BV	1976	50,000	52,000	54,000	56,000	62,000	11
<u>MURWILLUMBAH</u>								
- Hill	WB	1935	25,000	25,000	28,000	33,000	38,000	15
- Bray Park	BV	1973	30,000	35,000	40,000	46,000	50,000	9
NELSONS BAY	BV	1970	34,000	38,000	42,500	46,000	60,000	30
<u>NOWRA</u>								
- Central	WB	1923	26,000	28,000	32,000	35,000	40,000	14
- East	BV	1976	34,000	35,000	37,000	42,000	46,000	10
PT. MACQUARIE	BV	1976	37,500	37,500	40,000	45,000	52,500	17
<u>ST. GEORGES</u>								
BASIN	AC	1976	20,000	21,000	22,000	25,000	28,500	14
TAREE	BV	1975	35,000	37,500	37,500	38,000	45,000	18
ULLADULLA	AC	1970	27,500	28,500	29,500	32,000	34,000	6
AVERAGE			31,500	33,630	35,717	38,630	43,283	
% INCREASE OVER PREVIOUS YEAR			-	7	6	8	12	
INDEX			100	107	113	123	137	

COTTAGE CONSTRUCTION: BK = Brick, BV = Brick Veneer, WB = Weatherboard
AC = Asbestos Cement Sheet, CN = Concrete

RESIDENTIAL COTTAGES
MAJOR INLAND CITIES 1976-1980

Price for average three bedroom cottage of a construction typical of the nominated locality.

TABLE 28

Locality	Con/ stn. Age	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
<u>ALBURY</u>							
- Central	BK 1940	35,000	35,000	35,000	35,000	35,000	-
- East	BV 1966	42,000	42,000	42,000	42,000	42,000	-
- Forrest Hill	BK 1938	45,000	45,000	45,000	45,000	45,000	-
- Lavington	BK 1970	38,000	38,000	38,000	38,000	38,000	-
<u>ARMIDALE</u>							
- South Hill	BV 1975	33,000	35,000	35,000	36,500	41,000	12
- Central Sth.	WB 1948	25,000	25,000	24,000	24,000	26,000	8
<u>BATHURST</u>							
- Esram	BK 1930	34,000	35,000	36,000	38,000	42,000	11
- Rowden	WB 1962	27,000	27,500	29,000	31,000	34,000	10
<u>BROKEN HILL</u>							
- West	WB 1970	33,000	36,000	38,000	40,000	45,000	13
- South West	ST 1950	20,000	24,000	28,000	30,000	30,000	-
<u>DUBBO</u>							
- South	BV 1975	40,000	42,000	45,000	50,000	55,000	10
- Central	BK 1931	18,000	19,000	20,500	22,000	24,000	9
- North West	AC 1968	21,000	23,000	25,000	27,000	29,000	7
<u>GOULBURN</u>							
- Ifield	BK 1928	32,000	35,000	42,000	40,000	40,000	-
- Eastgrove	BV 1976	40,000	45,000	48,000	46,000	46,000	-
- Bradfordville	AC 1969	38,000	44,000	47,000	45,000	45,000	-
<u>ORANGE</u>							
- East	BK 1958	34,000	36,000	37,000	40,000	42,000	5
- North	BK 1930	27,500	28,000	30,000	33,000	35,000	6
<u>TAMWORTH</u>							
- South	WB 1964	27,000	28,000	30,000	32,500	35,000	8
- East	BK 1915	30,000	33,000	35,000	37,000	40,000	8
- East(New Area)	BV 1971	48,000	55,000	62,500	70,000	80,000	14
<u>WAGGA</u>							
- South	BV 1970	38,000	38,000	38,000	40,000	45,000	13
- Central	BK 1928	32,000	35,000	36,000	41,000	42,000	2
AVERAGE		32,935	34,935	36,783	38,391	40,696	
% INCREASE OVER PREVIOUS YEAR			6	5	4	6	

TABLE 29

Locality	Con/ stn.	Age	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
BALRANALD	WB	1955	20,000	20,000	25,000	25,000	25,000	-
BOURKE	WB	1970	21,000	21,000	25,000	30,000	35,000	17
BOWRAL	BK	1935	40,000	43,000	47,000	54,000	60,000	11
COBAR	WB	1968	21,000	23,000	28,000	32,000	38,000	19
CONDOBOLIN	WB	1947	8,500	10,000	11,000	12,000	14,000	17
<u>COOMA</u>								
- North	AC	1950	20,000	21,000	24,000	25,000	26,000	4
- South	BV	1968	43,000	45,000	46,000	47,500	47,500	-
COCNABARABRAN	WB	1965	20,000	22,000	25,000	30,000	37,000	23
COONAMBLE	WB	1965	18,000	20,000	25,000	30,000	35,000	17
COOTAMUNDRA	WB	1939	26,750	28,000	30,000	31,000	31,000	-
COROWA	BK	1976	35,000	36,000	36,000	36,000	36,000	-
<u>COWRA</u>								
- Central	BK	1930	33,000	34,250	35,500	36,500	38,000	4
- Nth. West	AC	1975	24,000	25,000	26,000	27,000	28,000	4
DENILIQUIN	BV	1968	30,000	35,000	35,000	35,000	40,000	14
DUNGOG	BV	1960	31,000	33,000	34,000	36,000	42,000	17
FINLEY	BV	1965	30,000	32,500	35,000	35,000	40,000	14
<u>FORBES</u>								
- Central	BK	1932	23,500	25,000	26,000	28,000	28,000	-
- North	AC	1960	21,000	21,000	23,000	24,000	24,000	-
<u>GLEN INNES</u>								
- South	BV	1975	32,000	34,000	38,000	40,000	47,500	19
- East	WB	1950	23,000	25,000	28,000	31,000	34,000	10
GRENFELL	WB	1930	8,000	11,000	13,000	16,000	18,000	13
GRIFFITH	BV	1968	42,000	45,000	45,000	48,000	53,000	10
GUNNEDAH	WB	1960	23,000	25,000	27,000	29,000	31,500	9
JINDABYNE	AC	1966	26,000	27,500	30,000	40,000	55,000	37
KATOOMBA	BV	1975	26,000	26,000	30,000	33,000	40,000	21
LEETON	WB	1960	32,000	34,000	36,000	36,000	38,000	6
LITHGOW	BK	1915	18,500	19,000	22,000	25,000	27,000	8
MITTAGONG	AC	1949	18,000	20,000	23,000	25,000	28,000	12
MOREE	BV	1976	33,000	40,000	42,000	45,000	55,000	22
MOSS VALE	BV	1976	44,000	47,000	49,000	52,000	55,000	6
MUDGEES	AC	1960	21,000	23,000	25,000	28,000	30,000	7
MUSWELLBROOK	WB	1960	32,000	35,000	40,000	44,000	48,000	9

TABLE 29 (Cont'd)

Locality	Con/ stn. Age	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
NARRABRI	WB 1975	32,000	34,000	35,000	37,000	40,000	8
NARRANDERA	AC 1948	21,000	23,500	26,000	27,000	27,000	-
NYNGAN	WB 1965	20,000	22,000	25,000	35,000	35,000	-
<u>PARKES</u>							
- East	AC 1976	30,000	32,500	35,000	37,500	38,000	1
- West	BK 1922	20,000	24,000	25,000	25,500	26,000	2
<u>QUEANBEYAN</u>							
- Central Sth.	WB 1927	17,000	17,000	17,000	18,000	20,000	11
- Central Nth.	AC 1967	25,000	25,000	25,000	25,000	26,000	4
- Riverview	BV 1974	36,000	36,000	36,000	37,000	38,000	3
SINGLETON	AC 1965	33,000	36,000	40,000	42,000	44,000	5
TEMORA	AC 1938	20,000	22,500	25,000	26,000	26,000	-
TENTERFIELD	WB 1967	23,000	25,000	27,000	29,000	30,000	3
TUMBARUMBA	WB 1961	25,000	25,000	27,500	27,500	27,500	-
TUMUT	WB 1938	30,000	35,000	37,500	39,000	40,000	3
WALGETT	WB 1965	18,000	20,000	25,000	30,000	36,000	20
WARREN	WB 1968	20,000	22,000	25,000	30,000	36,000	20
WENTWORTH	CN 1965	25,000	30,000	35,000	37,500	45,000	20
WEST WYALONG	WB 1935	15,000	18,000	20,000	22,500	25,000	1
<u>YASS</u>							
- Central	AC 1960	25,000	27,000	30,000	32,000	32,000	-
- Walker Pk	BV 1970	35,000	38,000	42,000	45,000	45,000	-
YOUNG	AC 1952	18,000	20,000	23,000	24,000	24,000	-
AVERAGE		25,608	27,675	30,104	32,538	35,472	
% INCREASE OVER PREVIOUS YEAR		-	8	9	8	9	
INDEX		100	108	118	127	139	

COTTAGE CONSTRUCTION: BK = Brick, BV = Brick Veneer, WB = Weatherboard,
AC = Asbestos Cement Sheet, CN = Concrete

TABLE 30

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
ALBURY	2,250	2,250	2,250	2,250	2,250	-
ARMIDALE	2,000	2,000	2,500	2,500	2,500	-
BATHURST	3,500	3,000	3,300	3,500	3,500	-
COFFS HARBOUR	3,000	3,000	3,000	3,250	3,750	15
DUBBO	2,700	3,500	4,000	5,000	5,500	10
GOULBURN	1,440	1,440	1,880	1,880	1,880	-
GRAFTON	2,000	2,000	3,000	3,500	3,500	-
JINDABYNE	2,750	3,000	3,500	4,000	7,000	75
LISMORE	2,000	2,000	2,500	3,000	3,750	25
MERIMBULA	5,500	6,000	6,500	6,500	6,750	4
MOLLYMOOK	2,500	2,750	2,750	3,000	3,500	17
MURWILLUMBAH	2,000	2,500	3,000	3,000	3,000	-
NELSON BAY	3,200	3,400	3,400	4,000	5,000	25
NOWRA	1,800	2,000	2,250	2,500	2,750	10
ORANGE	3,000	3,000	2,750	3,250	3,250	-
PT. MACQUARIE	3,000	3,500	3,500	3,500	5,500	57
QUEANBEYAN	2,250	2,250	2,000	1,500	1,250	- 17
TAMWORTH	2,000	2,000	2,000	2,500	3,250	30
TAREE	2,000	2,000	2,000	2,000	3,000	50
TWEED HEADS	4,000	4,000	4,000	5,500	6,500	18
WAGGA WAGGA	4,500	3,200	3,200	3,750	7,500	100

COUNTRY HOME UNITS

Price for average two bedroom unit.

TABLE 31

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
ALBURY	29,000	29,000	33,000	33,000	33,000	-
ARMIDALE	27,500	30,000	30,000	30,000	34,000	13
BATHURST	30,000	29,000	31,000	33,000	33,000	-
COFFS HARBOUR	24,000	25,000	27,500	32,000	34,500	8
DUBBO	22,000	28,000	28,000	30,000	38,000	13
GOULBURN	26,000	28,000	32,000	33,000	33,000	-

TABLE 31(Cont'd)

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
GRAFTON	24,000	27,000	29,000	29,000	32,000	10
JINDABYNE	-	-	35,000	40,000	65,000	62
LISMORE	35,500	37,000	37,000	40,000	42,000	5
MERIMBULA	35,000	35,000	36,000	37,000	40,000	8
MOLLYMOOK	26,000	29,000	30,000	34,000	40,000	18
NELSON BAY	29,000	32,000	36,500	40,000	48,000	20
NOWRA	23,000	25,000	26,000	28,000	31,000	11
ORANGE	23,000	23,000	27,000	28,500	28,500	-
PT. MACQUARIE	28,000	30,000	30,000	33,000	40,000	21
QUEANBEYAN	24,000	22,500	21,000	19,000	18,000	-5
TAMWORTH	20,000	25,000	27,000	32,000	35,000	9
TAREE	23,000	27,000	28,000	30,000	33,000	10
TWEED HEADS	35,000	35,000	38,000	40,000	50,000	25
WAGGA WAGGA	27,000	30,000	30,000	32,500	40,000	23

RETAIL SHOP SITE

COUNTRY TOWNS AND CITIES 1978-1980

Price per metre frontage for a 6 metre retail site in prime location in nominated centre.

TABLE 32

Locality	1978 \$	1979 \$	1980 \$	% Change 1979-1980
ALBURY	28,000	28,000	28,000	-
ARMIDALE	7,500	13,500	17,500	30
BATHURST	13,500	16,000	19,000	19
BEGA	3,150	3,660	4,500	23
BROKEN HILL	3,250	3,600	3,800	6
COFFS HARBOUR	18,000	19,000	20,000	5
DENILIQUIN	3,300	3,500	4,000	14
DUBBO	13,000	14,500	15,500	7
GOULBURN	10,000	12,000	13,500	13
GRAFTON	8,500	10,000	11,500	15
GRIFFITH	7,500	9,500	9,500	-
GUNNEDAH	3,500	4,500	5,000	11
INVERELL	4,000	4,500	5,500	22
LISMORE	14,000	17,500	20,000	14
MAITLAND	7,500	8,300	10,000	20

MUSWELLBROOK	5,600	7,200	8,350	16
NOWRA	19,500	20,500	20,500	-
ORANGE	13,500	16,000	20,000	25
PARKES	3,250	3,250	3,250	-
PT. MACQUARIE	17,000	20,000	24,000	20
QUEANBEYAN	10,000	10,000	8,250	-18
TAMWORTH	13,500	15,000	16,000	7
TAREE	14,000	14,000	14,500	4
TWEED HEADS	9,000	10,000	12,000	20
WAGGA WAGGA	12,000	15,000	17,000	13

RETAIL SHOP RENT
COUNTRY TOWNS AND CITIES 1978-1980

Rent per week for a modern 6 metre frontage shop in prime location in nominated centre

TABLE 33

Locality	1978 \$	1979 \$	1980 \$	% Change 1979-1980
ALBURY	420	420	420	-
ARMIDALE	250	250	350	40
BATHURST	275	350	375	7
BEGA	100	120	160	33
BROKEN HILL	165	180	190	6
COFFS HARBOUR	350	350	400	14
DENILIQUIN	100	100	140	40
DUBBO	380	500	500	-
GOULBURN	200	300	350	17
GRAFTON	250	300	350	17
GRIFFITH	180	225	265	18
GUNNEDAH	120	130	140	7
INVERELL	80	120	120	-
LISMORE	400	500	525	5
MAITLAND	175	200	250	25
MOREE	130	150	200	33
MUDGEE	110	120	150	25
MURWILLUMBAH	120	140	160	14
MUSWELLBROOK	140	180	200	11
NOWRA	300	350	350	-

TABLE 33 (Cont'd)

Locality	1978 \$	1979 \$	1980 \$	% Change 1979-1980
ORANGE	325	400	450	13
PARKES	100	100	120	20
PT. MACQUARIE	280	300	400	33
QUEANBEYAN	170	200	240	20
TAMWORTH	300	350	400	14
TAREE	270	270	320	19
TWEED HEADS	150	200	260	30
WAGGA WAGGA	250	250	260	4

INDUSTRIAL SITE OF 2000 M2
COUNTRY TOWNS AND CITIES 1976-1980

Price for standard serviced allotments

TABLE 34

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
ALBURY	30,000	33,000	30,000	30,000	30,000	-
ARMIDALE	12,000	12,000	14,000	14,000	14,000	-
BATHURST	9,000	9,000	12,500	12,500	12,500	-
BOMADERRY	15,000	16,000	17,000	23,000	25,000	9
COFFS HARBOUR	25,000	25,000	26,000	27,000	28,000	4
COCMA	7,000	8,000	9,000	10,000	10,000	-
DENILIQUIN	6,500	6,500	6,500	6,500	6,500	-
DUBBO	8,000	10,000	10,000	12,000	14,000	12
GOULBURN	13,500	13,500	14,000	14,000	25,000	79
GRAFTON (STH.)	5,000	6,000	6,000	6,000	8,000	33
GRIFFITH	23,000	28,000	28,000	42,000	42,000	-
GUNNEDAH	2,750	3,150	3,500	3,500	5,000	43
INVERELL	9,000	9,000	10,000	10,000	12,500	25
LISMORE	8,000	10,000	16,000	17,500	17,500	-
MAITLAND	5,500	5,500	5,500	5,500	6,000	9
MOREE	4,000	4,500	4,500	6,500	12,000	84
MUSWELLBROOK	6,000	7,000	8,500	10,000	15,000	50
NARRABRI	1,800	2,000	2,500	2,500	3,000	20
NOWRA (STH.)	14,000	14,500	15,000	16,500	17,500	6
ORANGE	12,500	15,000	20,000	20,000	20,000	-
PT. MACQUARIE	10,000	12,000	12,000	19,000	20,000	5
QUEANBEYAN	28,000	25,000	23,000	20,000	16,000	-20

TABLE 35

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
ALBURY	13,000	13,000	15,000	16,500	16,500	-
ARMIDALE	9,000	8,000	6,000	6,000	6,000	-
BATEMANS BAY	12,000	12,000	13,000	15,000	15,000	-
BEGA	13,000	13,000	13,000	14,500	16,000	10
BYRON BAY	7,500	10,000	12,000	14,000	18,000	28
COFFS HARBOUR	15,000	15,000	16,000	22,000	25,000	14
COOMA	10,000	12,500	12,500	14,000	17,500	25
DENILIQUIN	5,000	5,000	5,000	6,500	8,000	23
DUNGOG	3,000	4,000	5,500	6,000	7,500	25
GOULBURN	18,000	20,000	25,000	25,000	25,000	-
GRAFTON	8,000	9,500	10,000	10,000	10,500	5
GRIFFITH	15,000	18,500	24,500	30,000	30,000	-
INVERELL	10,000	12,000	14,000	14,000	16,000	14
KIAMA	12,000	20,000	25,000	27,000	28,500	6
LEETON	12,000	14,000	16,000	18,500	20,000	8
LISMORE	14,000	16,000	16,000	18,000	25,000	39
MAITLAND	14,000	15,000	16,000	17,000	20,000	18
MORUYA	8,500	10,500	10,500	13,500	13,500	-
MUSWELLBROOK	10,000	12,000	15,000	17,500	20,000	14
NOWRA	16,000	18,000	20,000	23,000	26,000	13
ORANGE	14,000	14,000	14,000	16,000	20,000	25
PT. STEPHENS	13,000	14,000	14,000	15,000	17,000	13
QUEANBEYAN	15,000	15,000	15,000	16,000	15,000	6
SCONE	8,000	9,000	11,000	12,500	14,000	12
SINGLETON	13,000	14,000	15,000	17,500	20,000	14
TAMWORTH	8,500	10,000	12,500	12,500	14,000	12
TAREE	10,000	10,000	10,000	12,500	14,500	16
WAGGA WAGGA	17,000	18,000	20,000	20,000	20,000	-
WINGECARRIBEE	12,000	12,000	12,000	14,000	17,000	21
YOUNG	4,900	5,200	5,500	5,500	6,000	9

10-20 HECTARE HOBBY FARM SITES

COUNTRY AREAS 1976-1980

Price for standard block

TABLE 36

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
ALBURY	17,500	20,000	20,000	22,500	22,500	-
ARMIDALE	12,000	11,000	13,500	13,500	13,500	-
BATEMANS BAY	16,000	17,000	20,000	22,000	22,000	-
BATHURST	17,500	25,000	28,000	29,000	35,000	21
BEGA	14,500	16,000	16,000	18,000	19,000	6
BERRY	27,000	28,000	29,000	33,000	37,000	12
BYRON BAY	20,000	20,000	20,000	20,000	28,000	40
COFFS HARBOUR	25,000	25,000	26,000	27,000	30,000	11
COOMA	16,000	17,500	20,000	22,500	25,000	10
DENILIQUIN	25,000	25,000	26,000	26,500	26,500	-
DUBBO	10,000	11,500	13,000	14,500	16,000	10
DUNGOG	7,000	8,000	9,000	10,000	12,000	20
GOULBURN	16,000	20,000	25,000	25,000	25,000	-
GRAFTON	8,500	9,000	9,000	9,000	10,000	11
INVERELL	10,000	12,000	15,000	15,000	18,000	20
JINDABYNE	27,500	30,000	30,000	35,000	50,000	43
KIAMA	32,500	36,000	40,000	45,000	50,000	11
LITHGOW	12,000	13,000	17,500	20,000	24,000	20
LISMORE	17,000	19,000	20,000	22,000	30,000	36
MAITLAND	24,000	25,000	25,000	27,000	30,000	11
MITTAGONG	22,000	23,000	25,000	27,000	33,000	22
MOREE	12,000	12,000	12,000	13,000	13,000	-
MORUYA	17,000	19,000	22,000	24,000	25,000	4
MUDGEES	6,000	6,500	6,500	7,500	7,500	-
MUSWELLBROOK	15,000	17,500	20,000	22,500	30,000	33
ORANGE	21,000	22,000	25,000	27,500	30,000	9
PARKES	8,000	12,000	14,500	14,500	17,500	21
PT. STEPHENS	15,500	16,000	20,000	20,000	24,000	20
QUEANBEYAN	22,000	23,000	24,000	24,000	24,000	-
TAMWORTH	15,000	16,000	18,000	18,000	20,000	11
TAREE	15,000	20,000	25,000	27,000	32,000	19
WAGGA WAGGA	25,000	26,000	27,500	28,000	28,000	-
YASS	22,000	25,000	30,000	30,000	35,000	17
YOUNG	16,000	19,000	21,500	21,500	21,500	-

TABLE 37

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
COFFS HARBOUR	32,000	33,000	34,000	36,000	40,000	11
DUBBO	20,000	22,000	25,000	27,500	30,000	9
GRAFTON	10,000	12,500	15,000	15,000	16,000	7
LISMORE	29,000	32,000	35,000	40,000	48,000	20
MUDGEES	9,000	9,000	10,000	12,500	12,500	-
TAREE	28,000	30,000	30,000	35,000	45,000	29

DAIRY FARMS
COUNTRY AREAS 1976-1980

Capital Value of typical farm for locality.

TABLE 38

Locality	Area (Ha)	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
COBARGO	100	60,000	60,000	77,000	85,000	95,000	12
DENMAN	74	130,000	145,000	145,000	160,000	170,000	6
DORRIGO	141	75,000	75,000	80,000	100,000	100,000	-
DUNGOG	72	85,000	85,000	100,000	100,000	115,000	15
LISMORE	90	60,000	60,000	60,000	70,000	105,000	50
MORUYA	135	130,000	125,000	140,000	155,000	185,000	19
NOWRA	89	120,000	120,000	130,000	144,000	160,000	11
SINGLETON	40	105,000	100,000	95,000	95,000	125,000	32
TAREE	112	94,000	94,000	94,000	80,000	100,000	25
AVERAGE		95,444	96,000	102,333	109,889	128,333	
% INCREASE OVER PREVIOUS YEAR		-	1	7	7	17	
INDEX		100	101	107	115	134	

WHEAT AND SHEEP PROPERTIES 1976-1980

Sheep/cattle with cereals - irrigation not a major factor - average improvements - accessible to nominated towns.

TABLE 39

Locality	Area (Ha)	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
ALBURY	546	340,000	340,000	340,000	375,000	400,000	7
BERRIGAN	207	91,750	91,750	115,000	130,000	130,000	-
CARRATHOOL	2330	132,750	172,500	184,000	220,000	310,000	41
CONDOBOLIN	2429	90,000	100,000	100,000	100,000	122,000	22
COOLAMON	630	208,000	250,000	311,000	352,000	378,000	7
COONABARABRAN	750	135,000	145,000	157,500	188,000	225,000	20
COONAMBLE	900	128,000	140,000	155,000	180,000	234,000	30
COOTAMUNDRA	285	178,500	190,000	202,000	270,750	285,000	5
CULCAIRN	325	140,000	140,000	160,000	185,000	200,000	8
DENILIQVIN	456	107,000	107,000	124,000	140,000	140,000	-
DUBBO	600	128,000	140,000	160,000	173,000	183,000	6
GILGANDRA	750	110,000	128,000	157,000	168,000	176,000	5
GRENFELL	505	106,000	106,000	125,000	137,000	144,000	5
GUNNEDAH	500	90,000	92,500	100,000	107,500	135,000	26
HARDEN	490	180,000	210,000	220,000	270,000	294,000	9
ILLABO	453	224,500	224,500	235,700	281,000	294,500	5
INVERELL	600	110,000	125,000	125,000	150,000	160,000	7
LOCKHART	410	107,500	117,000	124,000	132,000	168,000	27
MERRIWA	534	120,000	120,000	120,000	135,000	170,000	26
MOAMA	298	100,000	100,000	100,000	105,000	107,500	2
MOLONG	475	135,000	135,000	142,000	180,000	250,000	39
MOREE	960	150,000	200,000	307,000	385,000	385,000	-
MUDGEES	545	130,000	144,000	155,000	190,000	210,000	11
NARRABRI	500	105,000	115,000	125,000	135,000	160,000	19
NARRANDERA	815	204,000	204,000	214,300	240,300	296,400	23
NARROMINE	1000	120,000	140,000	172,000	185,000	203,000	10
NEVERTIRE	2000	115,000	125,000	175,000	294,000	450,000	53
PARKES	465	100,000	125,000	149,000	177,000	200,000	13
TAMWORTH	300	120,000	135,000	150,000	150,000	190,000	27
WALGETT	2000	100,000	125,000	170,000	205,000	245,000	20
WALGETT- (West Div)	4000	90,000	100,000	110,000	130,000	150,000	15
WEE WAA	1000	150,000	160,000	160,000	185,000	320,000	73
WELLINGTON	524	160,000	170,000	190,000	230,000	265,000	15
WEST WYALONG	821	81,000	112,000	122,000	150,000	165,000	10

Locality	Area (Ha)	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
ADAMINABY	580	97,500	97,500	105,000	115,000	129,000	12
ARMIDALE	800	140,000	160,000	198,000	222,000	275,000	24
ASHFORD	1200	80,000	80,000	80,000	80,000	85,000	6
BATHURST	308	185,000	205,000	250,000	275,000	275,000	-
BEGA	200	95,000	100,000	110,000	120,000	135,000	13
BERRIMA	170	250,000	250,000	250,000	280,000	340,000	21
BOOROOWA	457	110,000	110,000	120,000	120,000	120,000	-
BUNGENDORE	880	240,000	240,000	240,000	240,000	260,000	8
CASINO	289	100,000	135,000	160,000	170,000	225,000	32
COOLAH	508	80,000	85,000	90,000	120,000	150,000	25
COONA	840	150,000	150,000	160,000	170,000	186,000	9
COPMANHURST	526	97,750	97,750	97,750	115,000	115,000	-
CROOKWELL	325	160,000	180,000	180,000	200,000	200,000	-
DENILIQUIN	2370	100,000	106,000	106,000	125,000	145,000	16
DUNGOG	528	120,000	109,000	120,000	130,000	165,000	27
GLEN INNES	500	150,000	150,000	180,000	200,000	220,000	10
GOULBURN	300	132,000	132,000	150,000	180,000	180,000	-
GUNDAGAI	1357	214,500	214,500	214,500	236,000	282,500	20
GUNNEDAH	1000	125,000	130,000	135,000	150,000	160,000	7
GUYRA	500	85,000	97,500	120,000	140,000	175,000	25
KEMPSEY	546	60,000	62,500	65,000	80,000	90,000	13
LITHGOW	310	133,000	133,000	162,000	195,000	215,000	10
NOWRA	100	115,000	120,000	130,000	143,000	160,000	12
NUNDLE	600	110,000	150,000	180,000	210,000	300,000	43
OBERON	414	230,000	260,000	290,000	290,000	320,000	10
ORANGE	412	135,000	135,000	140,000	160,000	190,000	19
SCONE	1000	190,000	190,000	200,000	225,000	250,000	11
SINGLETON	760	160,000	150,000	150,000	160,000	200,000	25
TENTERFIELD	1200	90,000	100,000	120,000	137,000	160,000	17
TAREE	742	135,000	125,000	125,000	145,000	160,000	10
TUMBARUMBA	290	145,000	130,000	130,000	140,000	158,000	13
TUMUT	606	200,000	200,000	200,000	200,000	236,000	18
WALCHA	800	148,000	180,000	205,000	248,000	400,000	61
YASS	706	185,000	190,000	200,000	220,000	300,000	36
AVERAGE		139,640	145,728	157,743	174,735	204,750	
% INCREASE OVER PREVIOUS YEAR		-	4	8	11	17	
INDEX		100	104	113	125	147	

WESTERN GRAZING PROPERTIES 1976-1980

Large areas mainly under Western Lands Commission

TABLE 41

Locality	Area (ha)	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
BALRANALD	12430	135,000	135,000	153,700	180,380	200,000	11
"	45300	48,000	48,000	55,000	55,000	68,000	24
BOURKE	20250	90,000	100,000	105,000	115,500	132,750	15
BREWARRINA	9200	110,000	125,000	125,000	144,000	172,800	20
CENTRAL DARLING	23000	110,000	115,000	118,700	130,500	143,500	10
COBAR	23000	105,000	115,000	128,800	138,500	180,000	30
HAY	9138	187,000	187,000	187,000	220,000	255,000	16
WALGETT	6061	75,000	75,000	90,000	105,000	127,000	21
WENTWORTH	13183	96,000	96,000	114,000	130,000	155,000	19

SPECIALISED RURAL PROPERTIES

TABLE 42

Locality	Area (Ha)	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	% Change 1979-1980
<u>IRRIGATION-COTTON</u>							
<u>NAMOI - GWYDIR</u>							
MOREE	850	-	-	360,000	550,000	600,000	9
WEE WAA	600	270,000	300,000	330,000	408,000	510,000	25
<u>CITRUS FARMS</u>							
GRIFFITH	19	101,000	120,000	120,000	148,000	180,000	22
LEETON	25	120,000	132,000	150,000	174,000	174,000	-
<u>RICE FARMS</u>							
GRIFFITH	177	115,000	125,000	140,000	156,000	173,000	11
LEETON	230	120,000	120,000	135,000	178,000	190,000	7