



VALUER GENERAL'S DEPARTMENT

**NEW SOUTH WALES
REAL ESTATE MARKET**

30-6-81

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- 30TH JUNE, 1981 -

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EXPLANATORY NOTES TO THE PROPERTY PRICE TABLES

- (i) The figures contained in the following tables have been determined following a study of prices paid for real estate throughout New South Wales. Details of completed property transactions are notified to the Department by the purchaser by way of a notice of sale.
- (ii) Prices listed in the tables are not a mathematical average of the property sales in the locality or local government area. They 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.
- (iii) In many of the localities listed there is a wide variety of property types both as to age and construction. However, a representative property has been selected which will provide the market trend for that particular suburb or town.
- (iv) Cottage properties and vacant residential land for the Sydney Metropolitan Area have been grouped in three categories, namely, Inner Suburbs (0-6 kilometres), Middle 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.
- (v) The figures given for the single dwelling site and the cottage relate to the same property.
- (vi) Most tables in this publication cover a five - year period. To give some indication of the movement in property prices over a longer time span, the following table depicts values from 1967 for a typical inner suburban cottage.

Year (30 June)	Land Value		Capital Value		C.P.I.	%Change
	Price \$	% Change	Price \$	%Change		
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
1981	85,000	36	130,000	18	331.4	9

METROPOLITAN PROPERTY MARKET

TABLE 1

INNER SYDNEY SUBURBS (0-6 KILOMETRES)

RESIDENTIAL COTTAGE SITES

Movement in values - Sydney, Newcastle and Wollongong 1976-1981
Value of standard serviced allotments for selected localities

Locality	Dimns.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Balmain	6x33	15,000	16,000	18,000	30,000	50,000	65,000	30
Bellevue Hill	15x43	50,000	55,000	75,000	115,000	150,000	200,000	33
Bondi	12x46	31,000	31,000	32,000	38,000	60,000	82,500	38
Cammeray	12x30	25,000	27,000	33,000	40,000	55,000	65,000	18
Centennial Pk.	15x30	50,000	55,000	60,000	75,000	120,000	160,000	33
Erskineville	5x30	7,000	8,000	9,000	11,000	16,000	19,000	19
Glebe	6x33	20,000	22,000	24,000	30,000	46,000	60,000	30
Kensington	12x43	27,500	30,000	35,000	45,000	62,500	85,000	36
Leichhardt	8x43	12,500	14,000	15,000	20,000	30,000	40,000	33
Marrickville	12x37	18,500	20,000	21,000	28,000	45,000	60,000	33
Neutral Bay	15x36	32,500	35,000	37,500	60,000	100,000	120,000	20
Newtown	4x27	8,250	9,250	10,500	12,500	22,000	27,500	25
Paddington	6x30	21,000	21,000	28,000	35,000	50,000	72,500	45
Randwick	15x30	26,000	27,500	32,000	34,000	55,000	82,500	50
Redfern	5x30	7,500	8,500	10,500	15,000	21,000	25,000	19
Ultimo	4x27	8,000	9,000	12,000	16,000	24,000	32,000	33
Waverton	12x30	27,000	30,000	35,000	42,000	60,000	72,500	21
Average		22,750	24,603	28,676	38,029	56,853	74,618	
% Increase over previous year		-	8	17	33	50	31	
Index		100	108	126	167	250	328	

TABLE 2

MIDDLE-DISTANCE SYDNEY SUBURBS (6-25 KILOMETRES)

Locality	Dimns.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Ashfield	12x37	22,000	25,000	25,000	30,000	47,500	60,000	26
Auburn	12x40	16,000	16,000	18,000	24,000	32,000	40,000	25
Bankstown	15x41	17,000	18,000	22,000	28,000	37,000	50,000	35
Belrose	19x34	22,000	24,000	27,000	34,000	52,000	74,000	42
Beverly Hills	14.7x36	21,000	24,000	30,000	35,000	45,000	60,000	33
Burwood	15x46	24,000	26,000	29,000	35,000	55,000	70,000	27
Campsie	12x36	16,500	20,000	25,000	30,000	40,000	50,000	25

TABLE 2 (CONT'D)

Locality	Dimns.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Carlingford	18x38	17,000	19,000	23,000	37,500	45,000	60,000	33
Chatswood	15x46	28,000	30,000	33,000	45,000	65,000	85,000	31
Chester Hill	15x50	17,000	18,000	22,000	26,000	33,000	45,000	36
Concord	14x46	23,000	25,000	27,000	32,500	50,000	65,000	30
Cromer Hts.	18x40	19,000	21,000	23,000	30,000	44,000	65,000	48
Dover Hts.	15x43	35,000	40,000	40,000	55,000	75,000	100,000	33
Drummoyne	15x37	25,000	27,000	30,000	36,000	65,000	85,000	31
Earlwood	15x36	22,000	26,000	33,000	43,000	55,000	70,000	27
Eastwood	15x49	22,500	24,000	26,000	45,000	55,000	65,000	18
Ermington	15x43	16,000	16,000	17,000	25,000	32,500	45,000	38
Five Dock	12x38	21,000	23,000	25,000	30,000	47,500	60,000	26
Gordon	20x61	33,000	35,000	45,000	55,000	95,000	125,000	32
Hornsby	18x49	20,000	21,000	22,000	28,000	40,000	52,000	30
Hurstville	12x36	22,000	26,000	31,000	38,000	50,000	65,000	30
Kogarah	12x36	23,000	25,000	27,000	35,000	48,000	65,000	35
Lane Cove	15x49	22,000	25,000	28,000	42,500	60,000	80,000	33
Lindfield	15x61	28,000	30,000	40,000	50,000	90,000	120,000	33
Manly	14x43	27,000	30,000	35,000	50,000	70,000	95,000	36
Maroubra	15x37	25,000	30,000	33,000	38,000	60,000	82,500	38
Mascot	12x37	18,000	20,000	22,000	30,000	45,000	55,000	22
Matraville	12x43	21,000	25,000	28,000	33,000	50,000	70,000	40
Mosman	12x46	35,000	37,500	40,000	47,000	75,000	90,000	20
Oatley	15x36	26,000	28,000	34,000	45,000	55,000	70,000	27
Parramatta	12x37	15,000	15,000	16,500	25,000	33,000	45,000	36
Pennant Hills	18x46	22,000	23,000	24,000	30,000	44,000	55,000	25
Penshurst	13x36	22,000	25,000	28,000	36,000	48,000	65,000	35
Revesby	15x50	17,500	18,500	22,000	28,000	38,000	50,000	32
Ryde	15x41	20,000	22,000	24,000	40,000	50,000	60,000	20
St. Ives	23x43	28,000	30,000	40,000	50,000	95,000	120,000	26
Strathfield	15x46	40,000	44,000	50,000	60,000	100,000	120,000	20
Wahroonga	23x46	37,500	40,000	52,500	70,000	120,000	150,000	25
Wiley Park	12x36	17,000	18,000	20,000	27,000	35,000	55,000	57
Average		23,154	25,385	29,154	37,910	55,808	69,705	
% Increase over Previous Year		-	10	15	30	47	25	
Index		100	110	126	164	241	301	

TABLE 3

OUTER SYDNEY SUBURBS (OVER 25 KILOMETRES)

2%

Locality	Dimns.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Berowra	18x49	14,000	15,000	16,000	20,000	30,000	<u>40,000</u>	33
Blacktown	15x45	14,000	14,000	14,000	17,500	24,000	27,500	15
Blackett	15x37	8,000	8,000	8,000	9,000	13,000	18,000	38
Blaxland	15x37	10,000	9,000	9,000	10,000	12,000	22,000	83
Camden	18x30	10,500	10,500	11,500	12,500	16,000	26,000	63
Campbelltown	15x45	10,000	11,000	12,000	13,500	17,500	25,000	43
Caringbah	15x36	20,000	22,000	25,000	31,000	45,000	<u>65,000</u>	44
Castle Hill	18x38	16,000	18,000	20,000	32,500	44,000	<u>60,000</u>	36
Cronulla	15x38	29,000	29,000	34,000	45,000	65,000	<u>90,000</u>	38
Engadine	15x42	18,000	18,000	19,000	24,000	34,000	<u>47,000</u>	38
Fairfield	15x35	15,000	15,000	15,000	22,500	28,000	37,500	34
Green Valley	17x35	10,000	10,000	11,500	12,500	17,000	22,000	29
Guildford	12x49	13,000	13,000	13,000	22,000	28,000	35,000	25
Ingleburn	20x32	12,000	12,000	13,500	15,500	20,000	30,000	50
Jannali	15x36	18,000	19,000	21,000	26,000	45,000	<u>57,000</u>	27
Katoomba	15x37	5,000	5,000	4,500	5,000	6,000	11,000	83
Liverpool	15x45	14,000	14,500	16,000	17,000	25,000	30,000	20
Miranda	15x36	21,000	22,000	24,000	30,000	45,000	<u>60,000</u>	33
Mona Vale	18x58	20,000	22,000	25,000	30,000	46,000	<u>67,500</u>	47
Pendle Hill	15x40	14,000	14,000	15,000	25,000	32,000	36,000	13
Penrith	15x37	12,500	12,500	12,500	15,000	18,000	26,000	44
Penrith Sth.	17x37	9,500	10,000	10,000	11,500	16,000	24,000	50
Riverstone	15x50	8,000	8,000	8,250	10,500	15,000	18,000	20
Richmond	17x37	9,500	9,500	9,500	12,500	15,000	22,000	47
St. Marys	19x33	9,500	10,000	10,000	12,000	16,000	24,000	50
Sutherland	13x44	18,000	19,000	21,000	24,000	35,000	<u>50,000</u>	43
Tahmoor	18x50	6,000	6,500	6,500	7,000	7,500	16,000	113
Winston Hills	18x37	17,000	17,000	20,000	27,500	35,000	45,000	29
Average		13,625	14,054	15,170	19,304	26,786	36,839	
% increase over previous year		-	3	8	27	39	38	
Index		100	103	111	142	197	270	

TABLE 4
RESIDENTIAL COTTAGE SITES
NEWCASTLE URBAN AREA

Locality	Dimns.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% change 1980-1981
Belmont	14x35	7,500	8,000	8,500	9,500	10,500	15,000	43
Beresfield	17x35	6,500	7,000	7,000	8,000	8,500	11,000	29
Cardiff	17x43	6,250	6,500	7,000	8,000	9,000	11,500	28
Charlestown	15x39	8,000	8,500	9,500	10,000	11,000	15,000	36
Lambton	19x28	8,000	8,750	9,250	10,000	11,500	17,000	48
Mayfield	15x31	7,000	7,250	7,750	8,500	9,500	12,000	26
Merewether	19x36	18,000	21,000	23,000	26,000	31,000	40,000	29
Newcastle	12x44	9,000	10,000	11,500	12,500	15,000	23,000	53
Swansea	15x45	8,500	9,000	9,500	10,000	11,500	12,500	9
Toronto	16x36	6,500	7,000	7,000	7,500	8,000	11,500	44
Wallsend	12x41	6,000	6,500	7,000	7,500	8,250	12,000	45
Average		8,295	9,045	9,727	10,682	12,159	16,409	
% Increase over previous year		-	9	8	10	14	35	
Index		100	109	117	129	147	198	

TABLE 5
RESIDENTIAL COTTAGE SITES
WOLLONGONG URBAN AREA

Locality	Dimns	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Albion Park	15x37	7,000	8,000	9,000	11,000	14,000	18,000	29
Berkeley	15x37	7,500	8,000	9,000	10,000	11,500	18,000	57
Corrimal	21x38	13,000	14,000	16,000	19,000	24,000	30,000	25
Dapto	19x39	8,500	9,000	9,500	11,500	15,500	22,000	42
Farmborough Hts	15x36	7,500	8,500	9,000	13,000	18,000	25,000	39
Figtree	15x38	12,000	13,000	14,000	15,500	18,000	28,000	56
Helensburgh	17x33	10,000	11,500	13,000	17,000	25,000	38,000	52
Mt. Ousley	22x76	20,000	22,000	25,000	30,000	35,000	42,000	20
Port Kembla	15x45	9,000	11,000	13,000	15,000	17,000	23,000	35
Shellharbour	15x20	10,000	10,000	11,500	13,000	15,000	25,000	67

TABLE 5 CONTD:

Locality	Dimns.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Thirroul	26x46	10,500	12,000	13,500	17,000	23,000	32,000	39
Warilla	15x39	8,250	9,000	10,000	12,000	15,000	25,000	67
Wollongong	15x50	13,500	13,500	15,000	17,000	20,000	27,000	35
Average		10,519	11,500	12,885	15,462	19,308	27,154	
% Increase over Previous year		-	9	12	20	25	41	
Index		100	109	122	147	184	258	

TABLE 6
RESIDENTIAL COTTAGE SITES
GOSFORD/WYONG URBAN AREAS

Locality	Dimns.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Gosford (East)	15x50	10,000	10,500	11,500	14,000	17,500	35,000	100
Wyong	19x36	8,000	8,000	9,000	9,500	13,000	20,000	54
Wamberal	26x30	10,000	10,500	11,500	13,000	17,500	36,000	106
Woy Woy	15x47	9,500	10,000	12,000	14,000	17,500	32,000	83
Average		9,375	9,750	11,000	12,625	16,375	30,750	
% Increase over Previous Year		-	4	13	15	30	88	
Index		100	104	117	135	175	328	

TABLE 7
AVERAGE 3 BEDROOM COTTAGE 1976-1981
INNER SYDNEY SUBURBS (0-6 KILOMETRES)

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

Locality	Con/Age stn	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Balmain	BK 1880	38,000	42,000	47,000	58,000	80,000	100,000	25
Bellevue Hill	BK 1935	135,000	140,000	160,000	195,000	225,000	300,000	33
Bondi	BK 1910	50,000	55,000	58,000	70,000	100,000	120,000	20
Cammeray	BK 1920	47,500	50,000	55,000	70,000	95,000	125,000	32
Centennial Pk.	BK 1910	95,000	105,000	125,000	150,000	220,000	300,000	36
Erskineville	BK 1900	25,000	25,000	27,000	32,000	45,000	55,000	22
Glebe	BK 1890	43,000	47,000	52,000	65,000	90,000	115,000	28

TABLE 7 CONTD:

Locality	Con/Age stn.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Kensington	BK 1910	50,000	55,000	65,000	75,000	110,000	130,000	18
Leichhardt	BK 1900	26,500	28,000	31,000	38,000	54,000	70,000	30
Marrickville	BK 1925	37,000	40,000	44,000	52,000	63,000	80,000	27
Neutral Bay	BK 1910	70,000	75,000	85,000	120,000	175,000	210,000	20
Newtown	BK 1900	25,000	25,000	27,000	32,000	47,500	65,000	37
Paddington	BK 1900	40,000	45,000	55,000	65,000	90,000	120,000	33
Randwick	BK 1910	45,000	50,000	53,000	65,000	100,000	120,000	20
Redfern	BK 1890	35,000	37,000	40,000	50,000	60,000	75,000	25
Ultimo	BK 1900	25,000	25,000	27,000	32,000	50,000	70,000	40
Waverton	BK 1915	48,000	50,000	55,000	70,000	95,000	130,000	37
Average		49,118	52,588	59,176	72,882	99,971	128,529	
% Increase over Previous Year		-	7	13	23	37	29	
Index		100	107	120	148	204	262	

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/Age stn.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Ashfield	BK 1910	37,500	40,000	40,000	56,000	72,500	90,000	24
Auburn	BK 1930	32,000	34,000	35,000	42,500	52,500	62,500	19
Bankstown	AC 1958	30,000	32,000	34,000	43,000	58,000	62,000	7
Belrose	BV 1965	47,000	49,000	60,000	72,500	92,500	115,000	24
Beverly Hills	AC 1950	38,000	40,000	45,000	55,000	65,000	73,000	12
Burwood	BK 1925	40,000	45,000	50,000	60,000	77,500	96,000	24
Campsie	AC 1930	30,000	34,000	40,000	53,000	65,000	75,000	15
Carlingford	BV 1970	52,000	54,000	60,000	80,000	90,000	110,000	22
Chatswood	BK 1920	50,000	53,000	56,000	67,500	100,000	130,000	30
Chester Hill	AC 1959	28,000	31,000	34,000	40,000	52,000	54,000	4
Concord	BK 1930	37,500	42,500	47,000	56,000	75,000	92,500	23
Cromer Hts.	BV 1970	46,000	48,000	55,000	70,000	85,000	107,500	26
Dover Hts.	BK 1950	65,000	77,500	95,000	120,000	140,000	160,000	14
Drummoyne	BK 1920	40,000	45,000	50,000	65,000	90,000	115,000	28
Earlwood	BK 1925	37,000	41,000	43,000	63,000	75,000	85,000	13
Eastwood	BK 1930	40,000	42,000	45,000	64,000	75,000	90,000	20

TABLE 8 CONTD:

Locality	Con/Age stn.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Ermington	BV 1950	29,000	32,000	37,500	50,000	60,000	70,000	17
Five Dock	BK 1925	34,000	38,000	44,000	52,000	70,000	88,000	26
Gordon	BK 1930	57,000	60,000	70,000	95,000	150,000	180,000	20
Hornsby	BV 1965	42,000	47,000	52,000	64,000	87,000	105,000	21
Hurstville	BK 1925	36,000	40,000	45,000	58,000	66,000	75,000	14
Kogarah	BK 1941	39,000	42,000	47,000	60,000	67,000	76,000	13
Lane Cove	BK 1930	47,500	50,000	55,000	65,000	95,000	125,000	32
Lindfield	BK 1925	55,000	57,500	67,500	95,000	145,000	170,000	17
Manly	BK 1925	50,000	55,000	65,000	85,000	110,000	140,000	27
Maroubra	BK 1920	42,500	47,500	60,000	72,500	105,000	125,000	19
Mascot	BK 1920	36,000	38,000	40,000	48,500	67,500	85,000	26
Matraville	BK 1930	40,000	45,000	50,000	63,000	85,000	105,000	24
Oatley	BK 1949	50,000	55,000	62,000	70,000	85,000	93,000	9
Mosman	BK 1925	55,000	57,500	70,000	85,000	130,000	170,000	31
Parramatta	BK 1930	32,500	34,000	36,000	44,000	54,000	68,000	26
Pennant Hills	BV 1965	45,000	50,000	55,000	67,000	95,000	112,500	18
Penshurst	BK 1935	45,000	50,000	58,000	66,000	78,000	86,000	10
Revesby	AC 1949	31,000	33,000	35,000	45,000	60,000	64,000	7
Ryde	BK 1930	35,000	37,000	42,000	60,000	70,000	80,000	14
St. Ives	BK 1970	52,000	55,000	65,000	95,000	150,000	170,000	13
Strathfield	BK 1937	65,000	75,000	75,000	100,000	125,000	150,000	20
Wahroonga	BK 1930	65,000	70,000	80,000	110,000	175,000	210,000	20
Wiley Park	BK 1940	30,000	32,000	35,000	43,000	58,000	70,000	21
Average		42,654	46,372	52,179	66,679	88,526	106,026	
% Increase over Previous Year		-	9	13	28	33	20	
Index		100	109	122	156	208	249	
Cottage Construction:		BK = BRICK BV = BRICK VENEER		AC = ASBESTOS CEMENT SHEET				

TABLE 9

OUTER SYDNEY SUBURBS (OVER 25 KILOMETRES)

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

Locality	Con/Age stn.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Berowra	BV 1965	33,000	37,500	42,500	54,000	72,000	85,000	18
Blacktown	AC 1955	26,000	26,000	27,500	35,000	42,000	47,500	13
Blackett	BV 1970	25,000	25,000	27,500	32,500	40,000	45,000	13

TABLE 9 CONTD:

Locality	Con/Age stn.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Blaxland	BV 1975	30,000	30,000	35,000	39,000	48,000	56,000	17
Camden	BV 1975	36,000	37,000	38,000	44,000	50,000	62,500	25
Campbelltown	AC 1957	26,000	27,000	28,000	32,500	40,000	50,000	25
Caringbah	AC 1960	40,000	42,000	47,000	58,000	70,000	90,000	29
Castle Hill	BV 1970	48,000	50,000	52,500	75,000	82,500	105,000	27
Cronulla	BK 1956	56,000	58,000	65,000	72,000	85,000	110,000	29
Engadine	AC 1955	36,000	38,000	42,000	50,000	60,000	70,000	17
Fairfield	AC 1955	25,000	27,000	28,000	36,000	43,000	52,000	21
Green Valley	AC 1965	25,000	26,000	28,000	32,000	37,500	47,000	25
Guildford	AO 1950	27,500	30,000	30,000	40,000	47,000	52,500	12
Ingleburn	BV 1976	32,500	34,000	36,500	42,500	52,000	70,000	35
Jannali	AC 1950	35,000	37,000	40,000	48,000	61,000	75,000	23
Katoomba	BV 1975	26,000	26,000	30,000	33,000	40,000	50,000	25
Liverpool	AC 1955	27,500	29,000	31,000	33,000	42,000	52,500	25
Miranda	AC 1955	37,000	39,000	42,000	50,000	63,000	80,000	27
Mona Vale	BV 1968	47,000	49,000	55,000	65,000	84,000	107,500	28
Pendle Hill	AC 1960	32,000	34,000	35,000	45,000	52,000	56,000	8
Penrith	AC 1950	30,000	30,000	33,000	38,000	46,000	51,000	11
Penrith Sth	BV 1975	32,000	34,500	37,000	40,000	50,000	56,000	12
Riverstone	AC 1950	22,500	22,500	24,000	27,500	35,000	42,000	20
Richmond	BV 1975	29,000	29,000	32,000	40,000	49,000	55,000	12
St. Marys	BV 1970	30,000	32,000	34,500	39,000	48,000	56,000	17
Sutherland	BK 1930	35,000	37,000	40,000	50,000	63,000	75,000	19
Tahmoor	BV 1975	28,000	29,000	30,000	30,000	33,000	50,000	52
Winston Hills	BV 1975	42,500	42,500	45,000	57,500	65,000	75,000	15
Average		32,839	34,214	37,000	44,232	53,571	65,125	
% Change over Previous Year		-	4	8	20	21	22	
Index		100	104	113	135	163	198	

Cottage Construction BV = BRICK VENEER AC = ASBESTOS CEMENT SHEET
 BK = BRICK

TABLE 10

AVERAGE 3 BEDROOM COTTAGE 1976-1981

NEWCASTLE URBAN AREA

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

Locality	Con/Age stn.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981	
Belmont	WB 1959	30,000	31,000	33,000	35,000	38,000	46,000	21	
Beresfield	WB 1962	23,000	25,000	26,000	28,000	31,000	38,000	23	
Cardiff	WB 1960	28,000	30,000	30,000	31,000	34,000	45,000	32	
Charlestown	WB 1961	33,000	35,000	38,000	40,000	42,000	55,000	31	
Lambton	WB 1915	19,000	21,000	23,000	25,000	27,000	36,000	33	
Mayfield	WB 1926	19,000	20,000	22,000	23,000	26,000	33,000	27	
Merewether	BV 1967	60,000	65,000	69,000	74,000	79,000	95,000	20	
Newcastle	BK 1960	28,000	30,000	32,000	34,000	40,000	60,000	50	
Swansea	WB 1930	18,000	20,000	22,000	24,000	26,000	35,000	35	
Toronto	WB 1965	26,000	27,500	30,000	32,000	33,000	42,000	27	
Wallsend	WB 1957	23,000	24,000	26,000	28,000	31,000	37,000	19	
Average		27,909	29,864	31,909	34,000	37,000	47,454		
% Increase over Previous Year		-	7	7	7	9	28		
Index		100	107	114	121	133	170		
Cottage Construction:		BK = BRICK,		BV = BRICK VENEER,					
		WB = WEATHERBOARD							

TABLE 11

AVERAGE 3 BEDROOM COTTAGE 1976-1981

WOLLONGONG URBAN AREA

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

Locality	Con/Age stn.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Albion Park	BV 1978	32,000	35,000	37,000	39,000	44,000	52,000	18
Berkeley	AC 1964	21,000	23,000	25,000	28,000	32,000	45,000	40
Corrimal	AC 1950	28,500	30,500	34,000	38,500	46,000	55,000	20
Dapto	BV 1974	30,000	31,500	33,000	37,000	46,000	60,000	30
Farmborough Hts	BV 1972	35,000	37,500	41,000	46,000	52,000	62,000	19
Figtree	BV 1967	45,000	48,000	51,000	55,000	60,000	73,000	22
Helensburgh	BK 1975	35,000	38,000	41,000	45,000	58,000	78,000	34
Mt. Ousley	BK 1960	78,000	82,000	87,000	93,000	100,000	120,000	20

TABLE 11 CONTD:

Locality	Con/Age stn.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change
Port Kembla	WB 1937	26,000	28,000	30,000	32,500	35,000	47,000	34
Shellharbour	WB 1960	36,000	39,000	44,000	47,000	50,000	58,000	16
Thirroul	BV 1976	44,000	46,000	50,000	56,000	66,000	85,000	29
Warilla	BV 1967	30,000	31,000	33,000	36,000	39,000	50,000	28
Wollongong	WB 1925	29,000	30,000	32,000	34,000	40,000	50,000	25
Average		36,115	38,423	41,385	45,154	51,385	64,231	
% Increase over Previous Year		-	6	8	9	14	25	
Index		100	106	115	125	142	178	
Cottage Construction:								
	BK = BRICK							
	BV = BRICK VENEER							
	WB = WEATHERBOARD							
	AC = ASBESTOS CEMENT SHEET							

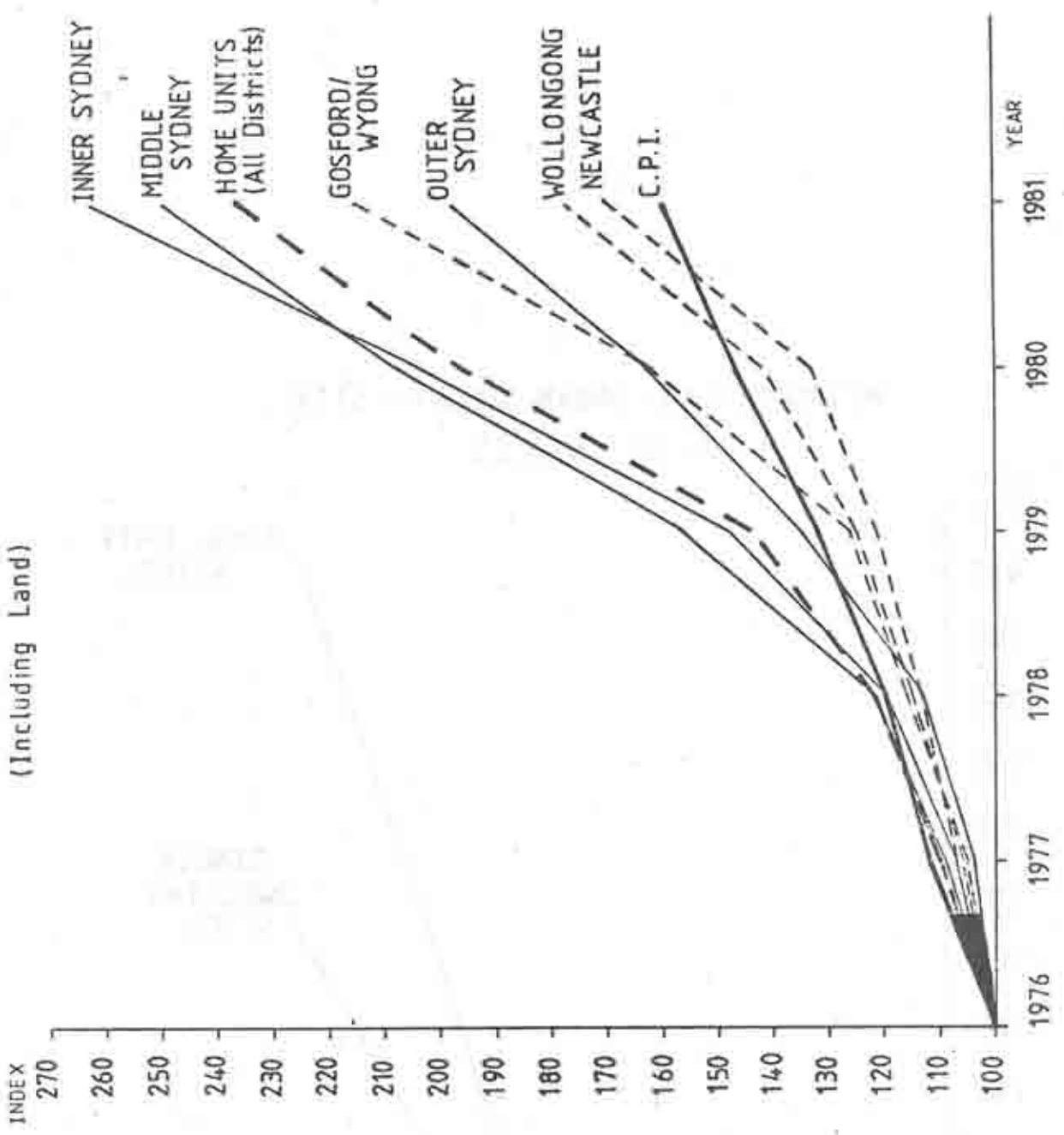
TABLE 12

AVERAGE 3 BEDROOM COTTAGE 1976-1981
GOSFORD/WYONG URBAN AREA

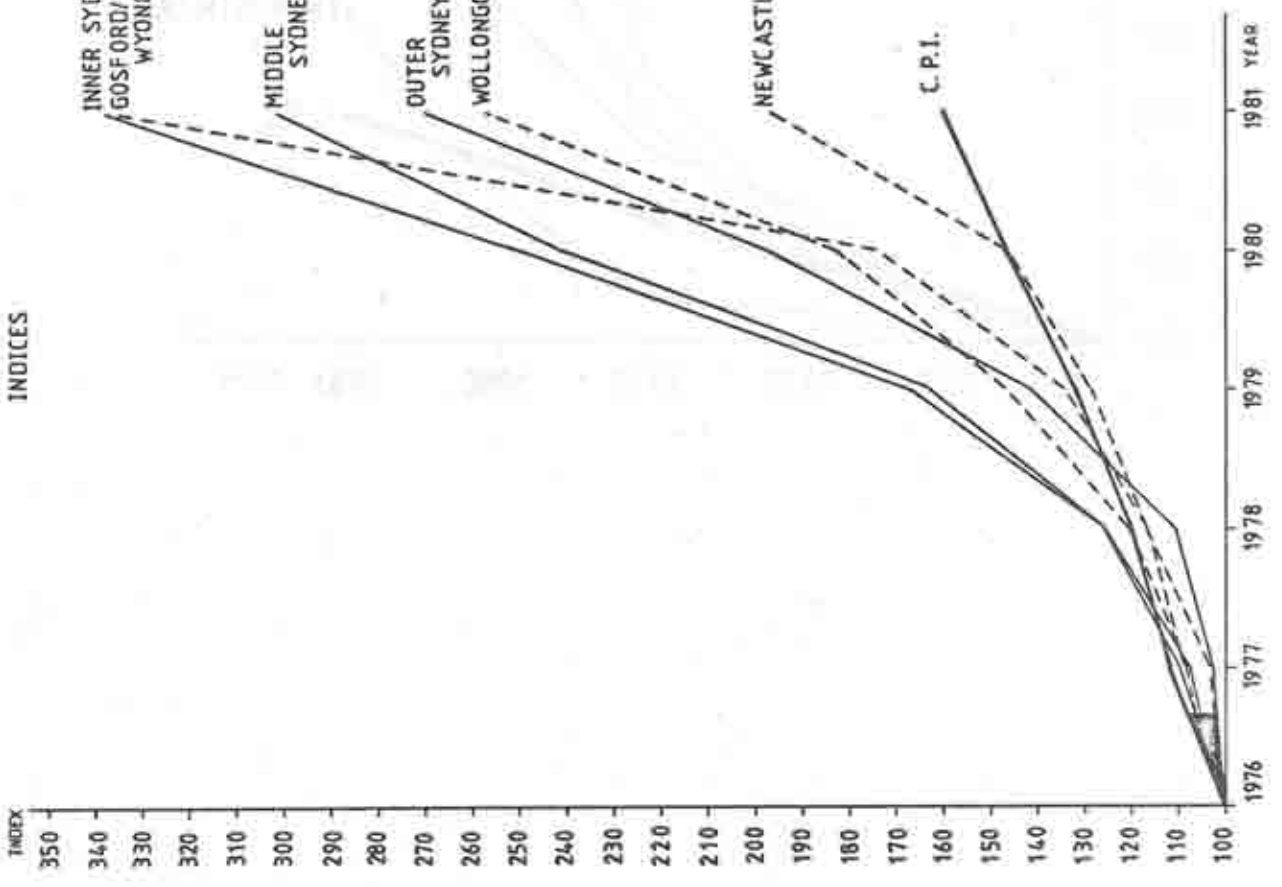
Price of average 3 bedroom cottage of a construction typical of nominated locality.

Locality	Con/Age stn.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Gosford (East)	WB 1967	30,000	32,000	36,000	40,000	50,000	68,000	36
Wyong	WB 1960	26,000	27,000	29,000	32,000	41,000	50,000	22
Wamberal	BV 1976	36,000	38,000	42,000	45,000	55,000	78,000	42
Woy Woy	AC 1965	25,000	26,000	29,000	31,000	44,000	56,000	27
Average		29,250	30,750	34,000	37,000	47,500	63,000	
% Increase over previous year		-	5	11	9	28	33	
Index		100	105	116	126	162	215	
Cottage Construction								
	BK = BRICK							
	BV = BRICK VENEER							
	WB = WEATHERBOARD							
	AC = ASBESTOS CEMENT SHEET							

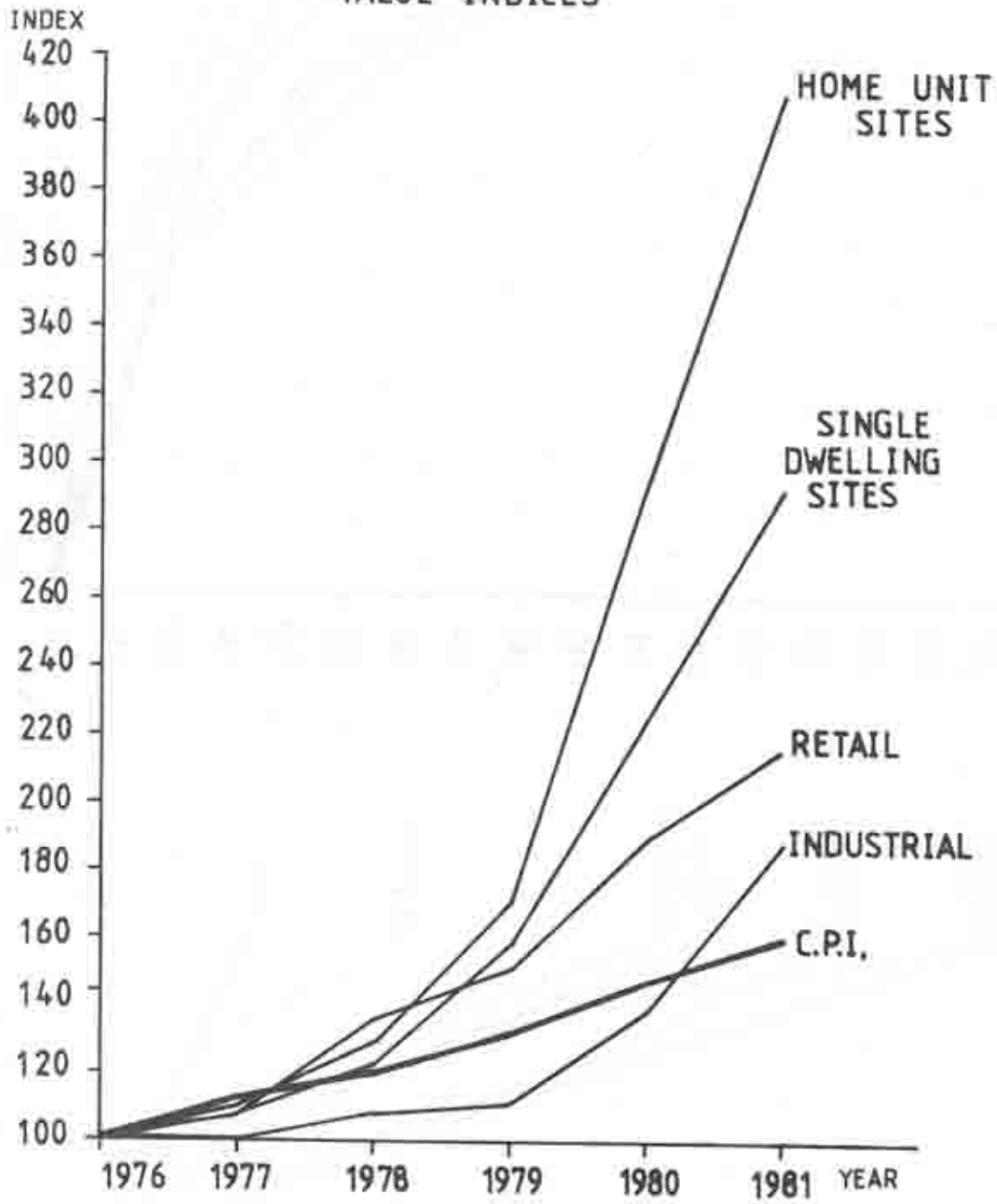
METROPOLITAN — DWELLING VALUE INDICES
(Including Land)



METROPOLITAN URBAN AREA — DWELLING SITE VALUE INDICES



METROPOLITAN URBAN AREA — SITE VALUE INDICES



SYDNEY METROPOLITAN AREA

COTTAGE VALUES
30th JUNE 1981

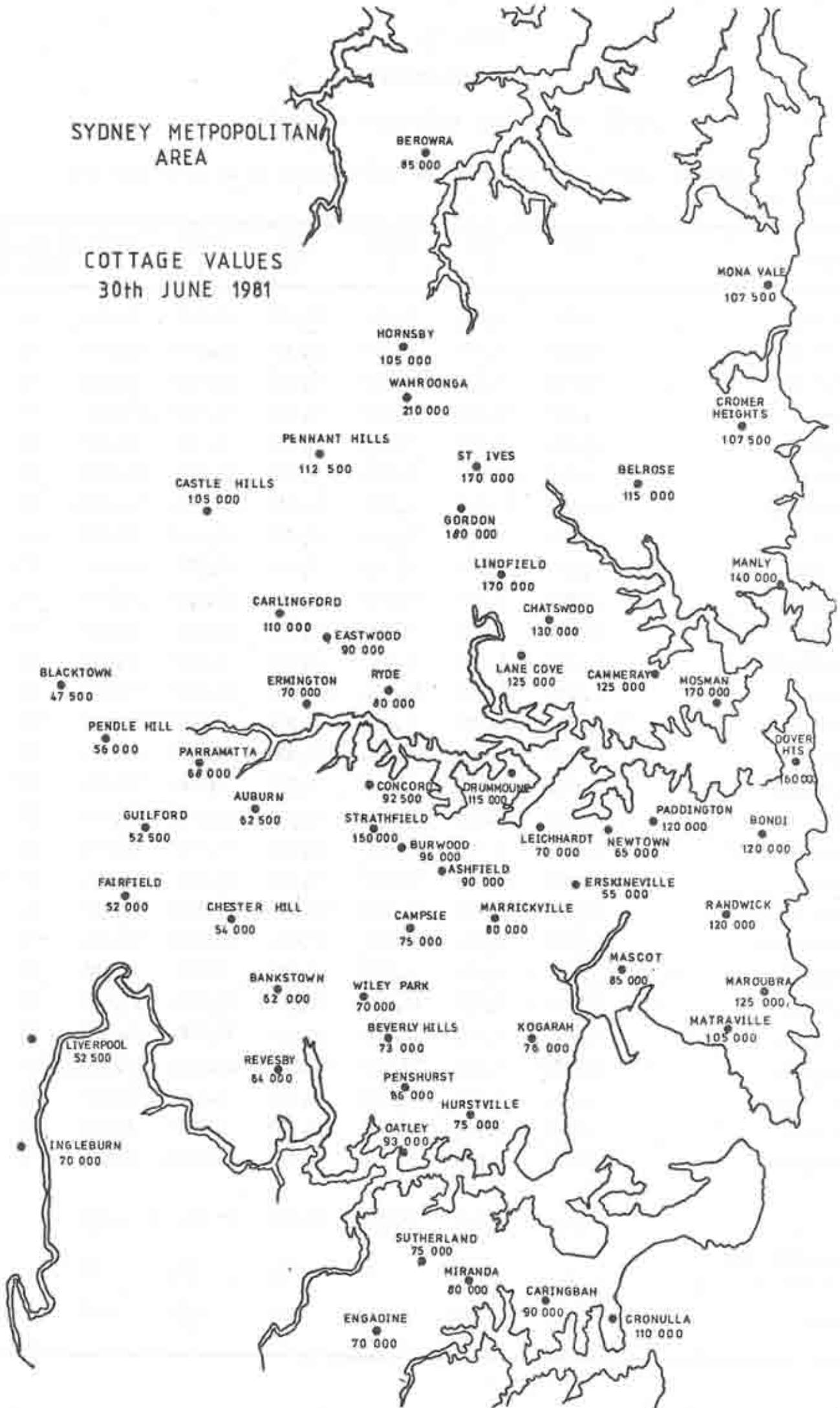


TABLE 13

HOME UNIT SITES

SYDNEY, NEWCASTLE, WOLLONGONG 1976-1981

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

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Allawah	5,500	6,500	8,000	12,000	17,000	24,000	41
Ashfield	5,000	6,500	8,000	12,000	17,000	23,000	35
Balmain	8,000	9,000	10,000	12,000	25,000	30,000	20
Burwood	6,500	7,500	10,000	15,000	22,000	28,000	27
Campbelltown	2,750	3,000	3,000	3,250	8,000	10,000	25
Campsie	4,750	5,500	6,750	7,000	13,000	20,000	54
Chatswood	10,500	11,500	12,000	16,000	30,000	42,000	40
Cronulla	6,000	7,000	8,500	12,000	17,000	28,000	65
Dee Why	6,500	6,500	6,500	8,000	17,500	24,000	37
Drummoyne	7,000	9,000	12,000	17,000	25,000	30,000	20
Epping	8,000	9,000	9,000	14,000	22,000	25,000	14
Fairfield	4,250	4,000	4,250	5,000	8,000	12,000	50
Gordon	12,500	14,000	15,000	21,000	35,000	45,000	29
Gosford	4,500	4,500	5,000	6,500	9,500	18,000	90
Hornsby	6,000	6,500	8,000	10,000	18,000	22,500	25
Liverpool	3,500	3,750	3,750	3,750	8,500	10,000	18
Manly	8,500	9,000	10,000	12,500	25,000	33,000	32
Marrickville	5,000	5,000	5,000	6,000	14,000	18,000	29
Mosman	10,000	12,000	13,000	17,500	32,500	45,000	38
North Sydney	6,000	8,000	13,500	18,000	32,500	50,000	54
Parramatta	5,500	5,500	7,000	10,000	16,000	18,000	13
Penrith	3,000	3,000	2,500	3,500	5,500	7,000	27
Randwick	8,000	8,000	10,000	12,500	25,000	35,000	40
Top Ryde	5,000	5,000	8,000	11,000	18,000	24,000	33
Waverley	8,000	8,000	10,000	12,500	27,500	37,500	36
Wollongong	3,750	3,800	4,100	4,600	6,000	15,000	50
Belmont	2,500	2,500	2,500	2,500	3,500	8,000	29
Merewether	3,750	4,000	4,000	4,000	5,000	12,000	140
Average	6,080	6,698	7,833	10,325	17,964	24,785	
% Change over Previous Year	-	10	17	32	74	38	
Index	100	110	129	170	295	408	

TABLE 14

HOME UNITS

SYDNEY, NEWCASTLE, WOLLONGONG 1976-1981

Price per 2 bedroom unit in 2/3 storey block of 8/12 home units typical for the locality nominated.

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Allawah	27,000	30,000	33,000	42,000	55,000	61,000	11
Ashfield	23,000	27,000	30,000	38,000	48,000	65,000	35
Balmain	28,000	32,000	35,000	40,000	65,000	80,000	23
Burwood	28,000	32,000	35,000	45,000	58,000	75,000	29
Campbelltown	21,000	22,500	24,000	26,000	38,000	43,000	13
Campsie	21,000	23,000	26,000	34,000	50,000	55,000	10
Chatswood	38,000	42,500	45,000	55,000	70,000	90,000	29
Cronulla	29,000	32,000	36,000	44,000	58,000	67,000	16
Dee Why	30,000	32,000	34,000	40,000	55,000	64,000	16
Drummoyne	32,000	37,000	40,000	50,000	62,000	80,000	29
Epping	32,000	36,000	42,000	55,000	70,000	77,500	11
Fairfield	23,000	24,000	23,000	28,500	40,000	45,000	13
Gordon	47,500	52,500	60,000	67,500	87,500	100,000	14
Gosford	29,000	30,000	33,000	37,500	50,000	62,000	24
Hornsby	32,000	35,000	37,500	44,000	60,000	70,000	17
Liverpool	19,500	20,000	21,000	27,500	38,000	43,000	13
Manly	35,000	38,000	40,000	50,000	65,000	75,000	15
Marrickville	24,000	28,000	29,000	34,000	45,000	52,000	16
Mosman	40,000	45,000	50,000	57,500	75,000	95,000	27
North Sydney	37,500	42,500	47,500	57,500	90,000	105,000	17
Parramatta	30,000	30,000	32,000	36,000	50,000	55,000	10
Penrith	21,000	22,000	23,000	25,000	36,000	49,000	36
Randwick	28,000	32,000	35,000	42,000	67,500	75,000	11
Top Ryde	26,000	29,000	31,000	43,000	55,000	60,000	9
Waverley	28,000	32,000	35,000	42,000	70,000	82,500	18
Wollongong	26,000	28,000	30,000	33,000	40,000	60,000	50
Belmont	26,500	32,500	37,000	39,500	42,000	58,000	38
Merewether	25,000	27,500	30,000	32,000	38,000	55,000	45
Average	28,821	31,928	34,785	41,625	56,357	67,821	
% Change over Previous Year	-	11	9	20	35	20	
Index	100	111	121	144	196	235	

TABLE 15

RETAIL SHOP SITE

SYDNEY, NEWCASTLE, WOLLONGONG 1978-1981

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

Locality	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Bankstown	15,000	16,500	18,000	20,000	11
Blacktown	20,000	23,000	23,000	25,000	9
Bondi Junction	35,000	44,000	50,000	60,000	20
Burwood	25,000	28,000	34,000	39,000	15
Campbelltown	16,500	16,500	25,000	27,500	10
Campsie	22,500	23,500	23,500	26,000	11
Caringbah	18,000	19,000	21,000	23,500	12
Chatswood	50,000	55,000	85,000	95,000	12
Crows Nest	18,000	22,000	26,000	28,000	8
Dee Why	13,333	13,333	16,600	20,000	20
Eastwood	19,000	25,000	25,000	28,000	12
Gosford	25,000	25,000	32,500	35,000	8
Hornsby	15,500	15,500	17,000	21,000	24
Hurstville	25,000	28,000	30,000	30,000	-
Katoomba	6,500	6,500	7,500	7,500	-
Kogarah	9,500	10,500	11,000	12,500	14
Liverpool	23,000	23,000	32,000	35,000	9
Marrickville	16,500	17,250	20,000	22,000	10
Newtown	11,500	12,500	14,000	14,500	4
Parramatta	37,500	40,000	50,000	60,000	20
Penrith	16,400	22,500	25,000	29,000	16
Sydney	100,000	110,000	160,000	180,000	13
Sydney/Kings Cross	25,000	25,000	40,000	50,000	25
Wollongong	32,000	38,000	41,000	45,000	10
Warrawong	9,500	11,000	12,000	15,000	25
Newcastle	13,500	15,000	20,000	30,000	50
Belmont	5,000	6,000	7,000	9,500	36
Charlestown	9,500	10,500	10,500	12,750	21
Average	22,615	25,074	31,307	35,741	
% Change over Previous Year	-	11	25	14	
Index	100	111	138	158	

TABLE 16

RETAIL SHOP RENT

SYDNEY, NEWCASTLE, WOLLONGONG 1978-1981

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

Locality	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Bankstown	310	335	380	425	12
Blacktown	450	500	500	650	30
Bondi Junction	600	750	850	1000	18
Burwood	450	500	600	650	8
Campbelltown	300	325	400	450	13
Campsie	400	450	450	500	11
Caringbah	325	350	425	475	12
Chatswood	750	900	1450	1750	21
Crows Nest	400	450	500	550	10
Dee Why	250	270	330	350	6
Eastwood	400	500	525	600	14
Gosford	400	450	600	650	8
Hornsby	300	350	400	450	13
Hurstville	550	600	650	650	-
Katoomba	100	150	175	200	14
Kogarah	200	240	250	300	20
Liverpool	400	450	550	600	9
Marrickville	325	350	400	425	6
Newtown	250	275	300	350	17
Parramatta	600	650	800	900	13
Penrith	350	400	450	550	22
Sydney	1500	2000	2250	2500	11
Sydney/Kings Cross	400	550	800	900	13
Wollongong	625	725	775	850	10
Warrawong	160	185	210	265	26
Newcastle	350	400	500	600	20
Belmont	135	160	180	220	22
Charlestown	220	250	275	325	18
Average	411	483	571	648	
% Change over previous year	-	18	18	13	
Index	100	118	139	158	

TABLE 17

OFFICE RENTAL VALUES

SYDNEY, NEWCASTLE, WOLLONGONG 1978-1981

Rental per square metre for modern air-conditioned space on a whole floor basis

Locality	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Bankstown	65	70	70	85	21
Bondi	60	60	65	70	8
Burwood	54	59	75	75	-
Campbelltown	65	65	70	75	7
Chatswood	60	70	80	100	25
Hurstville	70	75	80	85	6
Liverpool	65	70	78	81	4
Newcastle	65	70	75	90	20
North Sydney	50	70	80	100	25
Parramatta	67	67	86	105	22
Penrith	50	54	65	70	8
Sydney-Prime	80	90	100	170	70
Sydney-Secondary	50	50	60	120	100
Wollongong	57	59	61	74	21
Average	61	66	75	93	
% Increase over Previous Year	-	8	14	24	
Index	100	108	123	152	

TABLE 18

INDUSTRIAL SITE OF 2000 M2

SYDNEY, NEWCASTLE, WOLLONGONG 1976-1981

Price for standard serviced allotments

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Artarmon	150,000	140,000	140,000	150,000	200,000	300,000	50
Blacktown	45,000	45,000	52,000	60,000	70,000	85,000	21
Botany	100,000	100,000	120,000	120,000	160,000	225,000	41
Brookvale	96,000	96,000	96,000	110,000	160,000	260,000	63
Camellia	100,000	100,000	100,000	115,000	130,000	180,000	38
Campbelltown	34,000	38,000	40,000	42,500	45,000	55,000	22
Dee Why	75,000	75,000	75,000	85,000	120,000	210,000	75
Hornsby	80,000	80,000	85,000	95,000	125,000	180,000	44
Marrickville	120,000	120,000	120,000	120,000	160,000	225,000	41
Milperra	54,000	54,000	58,000	70,000	90,000	120,000	33

TABLE 18 CONTD:

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Moorebank	45,000	50,000	55,000	60,000	65,000	75,000	15
Penrith	27,000	27,000	30,000	30,000	34,000	38,000	12
Pymont	170,000	140,000	140,000	150,000	160,000	200,000	25
Riverwood	60,000	60,000	70,000	80,000	90,000	120,000	33
Silverwater	120,000	120,000	120,000	132,500	150,000	200,000	33
Smithfield	42,500	50,000	56,000	56,000	65,000	75,000	15
South Sydney	140,000	140,000	140,000	145,000	175,000	250,000	43
Taren Point	70,000	70,000	70,000	85,000	150,000	170,000	13
Port Kembla	42,500	45,000	47,500	47,500	50,000	55,000	10
Wollongong	47,500	50,000	50,000	50,000	50,000	57,500	15
Wyong	15,000	15,000	15,000	12,000	15,000	18,000	20
Newcastle	32,000	32,000	32,000	35,000	40,000	50,000	25
Gosford West	22,500	22,500	22,500	22,500	34,000	45,000	32
Average	73,391	72,587	75,391	81,435	101,652	138,848	
% Increase over Previous year	-	9	4	8	25	37	
Index	100	99	103	111	139	189	

TABLE 19

INDUSTRIAL SITE OF 2 HECTARES
SYDNEY, NEWCASTLE, WOLLONGONG 1976-1981

Price per hectare for standard services block

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Artarmon	500,000	500,000	500,000	500,000	600,000	750,000	25
Blacktown	180,000	180,000	270,000	270,000	295,000	350,000	19
Botany	350,000	350,000	420,000	450,000	540,000	750,000	39
Chipping Norton	130,000	140,000	140,000	160,000	180,000	220,000	22
Marrickville	450,000	450,000	450,000	450,000	540,000	750,000	39
Milperra	160,000	160,000	175,000	230,000	250,000	360,000	44
Minto	87,500	87,500	87,500	100,000	110,000	150,000	36
North Ryde	265,000	285,000	300,000	425,000	670,000	780,000	16
Penrith	62,500	62,500	62,500	62,500	70,000	70,000	-
Riverwood	200,000	200,000	237,500	300,000	325,000	380,000	17
Silverwater	345,000	375,000	375,000	450,000	500,000	670,000	34
South Sydney	450,000	450,000	470,000	550,000	650,000	850,000	31
Taren Point	150,000	175,000	250,000	300,000	300,000	360,000	20

TABLE 19 CONTD:

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Port Kembla	115,000	120,000	125,000	125,000	130,000	140,000	8
Newcastle	92,500	92,500	92,500	97,500	105,000	125,000	19
Average	235,833	241,833	263,666	318,600	351,000	447,000	
% Change over Previous Year	-	3	9	21	10	27	
Index	100	103	111	135	149	190	

TABLE 20
INDUSTRIAL SITE OF 10 HECTARES
SYDNEY, NEWCASTLE, WOLLONGONG 1976-1981

Price per hectare for General Industrial of Manufacturing purposes

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Botany	370,000	370,000	370,000	370,000	460,000	500,000	9
Camellia	300,000	300,000	300,000	325,000	375,000	445,000	19
Milperra	150,000	150,000	150,000	150,000	150,000	150,000	-
Newcastle	70,000	70,000	70,000	70,000	70,000	80,000	14
Port Kembla	70,000	70,000	75,000	75,000	80,000	80,000	-
Average	192,000	192,000	193,000	198,000	227,000	251,000	
% Increase over Previous Year	-	-	.5	3	15	11	
Index	100	100	100.5	103	118	131	

TABLE 21
FACTORY/WAREHOUSE RENTAL VALUES
SYDNEY, NEWCASTLE, WOLLONGONG 1976-1981

Annual rent per square metre for a modern high wall factory with a floor area of approximately 100 m²

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Artarmon	33	36	40	45	55	60	9
Brookvale	26	29	32	35	43	48	12
Camellia	21.50	24.75	32.30	35.50	40	50.50	26
Campbelltown	16	17	18.50	20	28	32.50	16
Milperra	18	20	21.50	26	28.50	40.50	42
Moorebank	18	19	21	22.50	30	35	17

TABLE 21 CONTD:

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% change 1980-1981
North Ryde	24.75	30	36	40.90	48	55	15
Silverwater	25	32.25	35.50	37.50	43	57	33
Smithfield	17	19.40	23.70	25	28	30	7
South Sydney	27	31	35	40	45	50	11
Taren Point	18.50	21.50	22.50	27	32.50	45	38
Newcastle	18	21	22	24	28	35	25
Wollongong	17.22	18.83	19.38	20.45	22	26	18
Average	21.54	23.07	27.64	30.68	36.23	43.42	
% increase over Previous Years	-	7	20	11	18	20	
Index	100	107	128	142	168	202	

TABLE 22

2 HECTARE RURAL HOMESITES
SYDNEY AREA 1976-1981

Price for standard allotment

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Cecil Park	35,000	35,000	39,000	45,000	52,500	80,000	52
Denham Court	40,000	45,000	45,000	50,000	75,000	100,000	33
Dural	37,500	42,500	50,000	62,500	85,000	105,000	24
Glenorie	30,000	35,000	45,000	50,000	65,000	90,000	38
Gosford	15,000	15,000	15,000	19,000	30,000	50,000	67
Kenthurst	30,000	30,000	45,000	50,000	65,000	100,000	54
Minto	24,000	26,000	31,000	35,000	55,000	65,000	18
Oakville	26,000	26,000	26,000	38,000	45,000	80,000	78
Oxford Falls	45,000	45,000	45,000	55,000	95,000	140,000	47
Riverstone	24,000	24,000	26,000	30,000	45,000	70,000	56
Rossmore	24,000	24,000	30,000	32,500	50,000	65,000	30
Terry Hills	75,000	75,000	75,000	75,000	115,000	170,000	48
Average	33,792	35,208	39,333	45,167	64,792	92,916	
% Increase over Previous Year	-	4	12	15	43	43	
Index	100	104	116	134	192	275	

TABLE 23

10 HECTARE RURAL HOMESITES
 SYDNEY/GOSFORD 1976-1981

Price for standard allotment

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Box Hill	50,000	50,000	60,000	60,000	70,000	100,000	43
Cobbitty	35,000	37,500	37,500	45,000	55,000	85,000	55
Somersby	28,000	30,000	30,000	37,000	55,000	75,000	36
Luddenham	42,500	45,000	45,000	50,000	55,000	90,000	64
Average	38,875	40,625	43,125	48,000	58,750	87,500	
% Increase over Previous Year	-	5	6	11	22	49	
Index	100	105	111	123	151	225	

COUNTRY LAND MARKET

TABLE 24

COASTAL CITIES AND TOWNS

SINGLE DWELLING SITE - 1976 - 1981

Price for Standard Serviced Allotment

Locality	Dimms	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Batemans Bay	15x46	8,000	10,000	10,000	10,000	9,500	12,500	32
Bega	17x41	5,250	6,000	6,250	6,500	6,500	7,500	15
Casino	18x45	4,250	4,750	5,500	6,500	7,000	8,500	21
Cessnock	20x40	5,000	5,750	5,750	5,750	6,500	10,000	54
Coffs Harbour	18x39	9,000	9,000	9,500	11,000	12,000	22,000	83
Eden	15x40	7,500	8,000	8,500	9,500	12,000	13,000	8
Forster	18x30	10,500	13,000	14,000	16,000	18,000	30,000	67
Grafton								
- Central	20x40	5,250	5,250	6,000	7,250	7,250	9,500	31
- West	18x45	7,000	7,000	7,000	7,000	7,000	9,750	39
Kemsey	18,31	5,250	5,500	5,500	6,000	6,500	8,500	31
Kiama	20x45	9,750	10,000	11,000	12,000	13,000	24,000	85
Lismore								
- Lismore Mts.	20x44	6,500	7,000	7,000	9,000	12,500	16,500	32
- Goonellabah	34x37	7,000	8,000	8,000	10,000	12,500	21,000	67
Maitland	17x37	7,000	7,250	7,500	8,000	9,000	17,000	89
Merimbula	20x51	16,000	17,000	18,000	18,000	19,000	22,000	15
Murwillumbah								
- Hill	18x43	9,000	9,000	9,000	11,000	13,000	15,000	16
- Bray Park	21x42	8,000	8,000	9,000	11,000	14,000	15,000	7
Nelsons Bay	17x33	11,000	11,000	12,000	12,000	17,000	45,000	165
Nowra								
- Central	20x45	7,500	8,000	9,000	10,500	12,000	17,000	42
- East	18x36	5,750	6,000	7,000	8,000	9,000	15,000	67
Port Macquarie	20x32	8,000	8,000	9,000	9,500	13,500	20,000	48
St. Georges Basin	15x46	3,750	3,750	3,750	4,000	4,000	6,000	50
Taree	18x34	8,000	8,000	8,000	8,000	9,000	16,000	78
Ulladulla	15x41	5,500	6,000	6,500	8,000	10,000	15,000	50
Average		7,490	7,969	8,448	9,354	10,823	16,490	
% Increase over Previous Year		-	6	6	11	16	52	
Index		100	106	113	125	144	220	

TABLE 25
SINGLE DWELLING SITES
MAJOR INLAND CITIES 1976 - 1981

Price for Standard Serviced Allotment								
Locality	Dims	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	% Change 1980-1981
Albury								
- Central	18x46	10,000	10,000	11,000	11,000	11,000	12,000	9
- East	18x44	11,000	11,000	12,000	12,000	12,000	12,000	-
-Forrest Hill	18x44	14,000	15,000	16,000	16,000	16,000	16,000	-
-Lavington	23x39	8,000	8,500	8,500	8,000	8,000	10,000	25
Armidale								
-South Hill	20x40	8,000	8,000	7,500	7,500	8,500	9,000	6
-Central Sth	20x35	7,000	7,000	6,500	6,500	7,500	8,000	7
Bathurst								
-From	16x50	7,500	8,500	10,500	11,000	12,500	16,000	28
Sth. Bathurst	15,80	4,500	5,000	6,000	7,000	8,000	10,500	31
Eloura	21x47	7,000	7,000	8,000	9,000	10,000	16,000	60
Broken Hill								
-West	20x40	2,500	3,000	3,500	4,000	5,000	6,000	20
-Sth. West	15x35	1,000	1,200	1,500	1,800	2,000	3,500	75
Dubbo								
-Central	20x40	6,000	7,000	7,500	8,500	10,000	13,500	35
-Nth. West	16x40	3,100	3,700	4,200	5,000	5,800	7,500	29
-South	18x40	6,000	7,000	8,000	10,000	12,000	16,500	38
-East	18x40	4,000	5,000	6,000	7,500	8,500	12,000	41
-West	18x40	5,000	6,000	6,800	7,500	9,000	12,000	33
Goulburn								
-Ifield	20x50	8,500	9,500	11,000	11,000	11,000	12,500	14
-Eastgrove	20x50	6,000	6,500	7,500	7,000	7,000	9,500	36
-Bradfordville	20x60	6,500	7,500	9,500	10,000	10,000	11,500	15
-Nth. Goulburn	13x40	5,500	6,500	7,500	7,500	7,500	9,000	20
-West Goulburn	27x30	8,500	9,500	11,000	11,000	11,000	12,500	14
Orange								
-East	20x50	6,500	7,000	7,000	7,500	8,000	10,500	31
-Central	15x40	6,500	7,000	7,500	8,000	8,500	11,500	35
-South	18x40	7,000	7,500	8,000	9,000	10,000	12,000	20
Queanbeyan								
-Riverview	20x35	10,000	10,000	10,000	10,000	10,000	11,000	10
-Central Sth.	15x45	10,500	10,000	9,500	8,500	8,500	9,000	6
-Central Nth.	15x45	10,000	10,000	10,000	9,500	9,500	10,000	5

TABLE 25 CONT:

Locality	Dimns	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-1981
Tamworth								
-South	18x40	6,000	6,750	7,500	8,500	9,500	12,000	26
-East	20x45	9,000	10,000	12,500	14,000	15,000	20,000	33
-South(New Area)	18x36	7,000	8,000	9,000	10,000	11,000	13,500	23
-East(new Area)	19x33	14,000	15,000	16,000	17,500	19,000	22,500	18
Wagga Wagga								
-South	18x44	8,000	9,000	9,000	10,000	10,500	13,000	24
-Central	13x50	8,250	9,250	9,750	9,750	10,500	13,000	24
Average		7,343	7,936	8,659	9,123	9,767	11,924	
%Increase Over Previous Year		-	8	9	15	7	22	
Index		100	108	118	124	133	162	

TABLE 26
SINGLE DWELLING SITES
INLAND TOWNS OTHER THAN MAJOR CENTRES 1976 - 1981

Price for Standard Serviced Allotments

Locality	Dimns	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-1981
Balranald	20x40	750	750	1,000	1,000	1,000	1,250	25
Barham	20x50	2,500	2,500	3,000	4,000	6,000	7,000	17
Bourke	20x50	1,000	1,000	1,000	1,000	1,500	3,000	100
Bowral	30x60	14,000	14,500	15,000	16,000	17,000	23,000	35
Braidwood	20x45	1,500	2,250	2,250	2,500	2,700	2,700	-
Cobar	20x40	1,100	1,100	1,100	1,100	2,200	4,500	105
Condobolin	34x50	2,400	3,000	4,000	4,000	4,000	4,000	-
Cooma								
-North	15x45	4,500	5,000	5,500	6,000	7,000	9,000	29
-South	20x40	6,000	7,000	8,000	9,000	10,000	11,000	10
Coonabarabran	20x50	1,500	2,000	2,500	3,500	4,500	5,000	11
Coonamble	20x50	1,200	1,600	2,000	2,700	3,500	3,800	9
Cootamundra	18x50	2,500	2,750	3,000	3,150	3,150	3,500	11
Corowa	15x20	4,500	5,000	6,000	6,500	6,500	7,000	8
Covra								
-Central	16x40	4,700	4,700	5,000	5,500	6,000	7,000	17

TABLE 26 CONT:

Locality	Dimns	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-1981
-North	20x40	4,200	4,500	4,750	5,000	5,500	6,000	9
Crookwell	20x50	3,000	3,500	4,000	4,000	4,000	4,500	13
Deniliquin	20x30	3,750	4,500	5,000	5,500	6,500	7,000	8
Dungog	20x40	2,500	3,000	3,750	4,500	6,500	8,000	23
Finley	20x50	3,500	4,000	4,500	4,500	5,500	7,500	36
Forbes								
-Central	15x36	2,400	2,400	2,400	2,750	2,750	2,750	-
-North	20x25	2,000	2,000	2,500	2,500	2,500	2,500	-
Glen Innes								
-South	21x40	2,500	3,500	4,000	4,500	5,000	5,250	5
-East	19x60	2,000	2,500	3,000	3,250	3,750	4,250	13
Gol. Gol	20x50	3,250	5,000	5,000	8,500	8,500	9,000	6
Grenfell	18x32	1,000	1,750	2,500	3,000	3,500	3,500	-
Griffith	18x46	8,000	12,000	12,000	12,000	12,500	15,000	20
Gunnedah	20x38	3,000	5,000	5,500	6,000	6,500	11,000	69
Inverell	19x43	5,000	6,500	7,500	8,000	9,000	9,000	-
Jindabyne								
-The Rook	20x40	8,000	9,000	11,000	20,000	30,000	60,000	100
-South	20x35	12,000	13,000	17,500	27,500	40,000	80,000	100
Leeton	20x69	8,500	9,750	10,000	10,000	11,000	12,500	14
Lithgow								
-Cooperwall	15x46	7,000	7,500	9,000	12,000	15,000	18,000	20
-Extension St.	8x42	3,000	3,300	4,000	6,000	7,500	10,000	33
-High School East	25x38	7,000	7,500	9,000	12,000	15,000	20,000	33
Mittagong	20x50	8,000	8,000	8,000	8,500	9,000	15,000	67
Moama	20x37	4,000	5,000	7,000	8,500	9,000	9,500	6
Moree	19x50	4,500	5,000	5,500	6,000	9,000	12,000	33
Moss Vale	16x30	7,000	7,000	7,500	7,500	7,500	11,000	47
Mudgee	15x43	2,500	2,500	2,750	2,750	7,000	10,000	43
Muswellbrook	25x35	7,000	9,000	10,000	12,000	14,000	20,000	43
Narrabri	20x38	2,700	3,000	3,500	4,000	5,250	10,000	90
Narrandera	18x31	3,750	4,000	4,400	4,400	4,400	4,750	8
Nyngan	20x50	1,000	1,000	1,000	2,000	3,000	3,500	17
Parkes								
-East	16x38	2,000	3,000	4,000	5,000	5,000	7,000	40
-West	17x40	3,000	3,500	4,000	4,500	5,000	7,000	40
Singleton	21x40	6,000	9,000	13,000	13,500	14,000	20,000	43
Temora	18x40	2,250	2,500	2,600	2,700	2,700	3,500	30
Tenterfield	33x30	2,000	2,200	3,000	3,750	4,000	4,250	6
Tocumwal	20x50	1,500	2,500	3,500	5,000	5,500	7,250	32
Tumbarumba	20x50	1,000	1,100	2,000	2,000	2,500	4,000	60
Tumut	18x40	6,750	7,000	8,000	8,500	9,000	10,000	11
Walgett	20x50	900	1,200	1,500	2,300	3,300	3,500	6
Warren	20x40	2,000	2,500	4,000	5,000	5,000	7,500	50

TABLE 26 CONT:

Locality	Dimns	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-1981
Wellington	20x40	3,000	4,000	4,500	5,000	6,000	7,000	17
Wentworth	20x50	1,150	1,750	2,500	4,750	7,500	8,500	13
West Wyalong	20x80	3,000	4,250	5,000	5,500	6,500	6,500	-
Yass								
-Central	17x50	5,000	5,500	5,600	5,600	5,000	5,500	10
-Walker Pk.	20x38	6,000	6,500	7,000	7,250	4,250	5,250	24
Young	20x40	3,800	4,200	4,700	4,700	5,500	6,000	9
Average		3,958	4,630	5,359	6,347	7,387	10,276	
%Increase Over Previous Year		-	17	16	18	16	39	
Index		100	117	135	160	186	260	

TABLE 27
RESIDENTIAL COTTAGES
COASTAL CITIES & TOWNS 1976 - 1981

Price for Average Three Bedroom Cottage of a Construction Typical of the Nominated Locality.

Locality	Con/ stn. Age	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-1981
Batemans Bay	BV 1976	40,000	38,000	38,000	42,000	45,000	49,000	9
Bega	BV 1976	36,000	37,000	38,000	39,000	45,000	55,000	22
Casino	WB 1955	22,000	24,000	26,000	28,000	32,000	36,000	13
Cessnock	WB 1952	19,000	23,000	24,000	26,000	29,000	40,000	38
Coffs Harbour	BV 1974	40,000	41,000	42,500	46,000	48,500	65,000	34
Eden	BV 1976	46,000	48,000	50,000	52,000	56,000	60,000	7
Forster	BV 1970	36,000	40,000	46,000	50,000	60,000	90,000	50
Grafton								
-Central	WB 1936	23,000	25,000	26,000	27,000	29,000	39,000	34
-West	BV 1970	37,000	42,000	42,000	42,000	45,000	50,000	11
Kempsey	AC 1970	34,000	35,000	36,500	38,000	39,000	42,000	8
Kiama	WB 1955	30,000	32,000	35,000	37,500	40,000	50,000	25
Lismore								
-Lismore Hts.	WB 1957	30,000	31,000	32,000	34,000	40,000	47,500	19

TABLE 27 CONT.

Locality	Con/Age stn.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-1981
-Goonellabah	BK 1975	37,500	43,000	45,000	50,000	58,000	70,000	21
Maitland	BV 1954	29,000	32,000	34,000	36,000	40,000	58,000	45
Merimbula	BV 1976	50,000	52,000	54,000	56,000	62,000	66,000	6
Murwillumbah								
-Hill	WB 1935	25,000	25,000	28,000	33,000	38,000	42,000	11
-Bray Park	BV 1973	30,000	35,000	40,000	46,000	50,000	55,000	10
Nelsons Bay	BV 1970	34,000	38,000	42,500	46,000	60,000	100,000	66
Nowra								
-Central	WB 1923	26,000	28,000	32,000	35,000	40,000	45,000	13
-East	BV 1976	34,000	35,000	37,000	42,000	46,000	57,000	24
Pt. Macquarie	BV 1976	37,500	37,500	40,000	45,000	52,500	65,000	24
St. Georges Basin	AC 1976	20,000	21,000	22,000	25,000	28,500	32,000	12
Taree	BK 1975	35,000	37,500	37,500	38,000	45,000	55,000	22
Ulladulla	AC 1970	27,500	28,500	29,500	32,000	34,000	40,000	18
Average		32,438	34,521	36,562	39,396	44,271	54,521	
%Increase Over Previous Year		-	6	6	8	12	23	
Index		100	106	113	121	136	168	

Cottage Construction BK = BRICK, BV = BRICK VENEER, WB = WEATHERBOARD
AC = ASBESTOS CEMENT SHEET, CN = CONCRETE

TABLE 28
RESIDENTIAL COTTAGES
MAJOR INLAND CITIES 1976 - 1981

Price for Average Three Bedroom Cottage of a Construction
Typical of the Nominated Locality

LOCALITY	Con/Age stn	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-1981
Albury								
-Central	BK 1942	35,000	35,000	35,000	35,000	35,000	38,000	9
-East	BV 1966	42,000	42,000	42,000	42,000	42,000	50,000	32
-Forrest Hill	BK 1938	45,000	45,000	45,000	45,000	45,000	52,000	16
-Lavington	BV 1970	38,000	38,000	38,000	38,000	38,000	44,000	16

TABLE 28 CONT.

Locality	Con/Age stn.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-1981
Armidale								
-South Hill	BV 1975	33,000	35,000	35,000	36,500	41,000	47,000	15
-Central Sth.	WB 1948	25,000	25,000	24,000	24,000	26,000	30,000	15
Bathurst								
-Darom	BK 1930	34,000	35,000	36,000	38,000	42,000	48,000	14
-Sth. Bathurst	WB 1962	27,000	27,500	29,000	31,000	34,000	40,000	18
-Eloura	BV 1972	38,000	40,000	42,000	44,000	48,000	58,000	21
Broken Hill								
-West	WB 1970	33,000	36,000	38,000	40,000	45,000	50,000	11
-Sth. West	ST 1950	20,000	24,000	28,000	30,000	30,000	37,500	25
Dubbo								
-Central	BK 1931	18,000	19,000	20,500	22,000	24,000	28,000	17
-North West	AC 1968	21,000	23,000	25,000	27,000	29,000	35,000	21
-South	BV 1975	40,000	42,000	45,000	50,000	55,000	67,000	22
-East	BV 1976	32,000	34,000	37,000	41,000	45,000	55,000	22
-West	BV 1978	32,000	34,000	37,000	41,000	45,000	55,000	22
Goulburn								
-Ifield	BK 1928	32,000	35,000	42,000	40,000	40,000	43,000	8
-Eastgrove	BV 1976	40,000	45,000	48,000	46,000	46,000	50,000	9
-Bradfordville	AC 1969	38,000	44,000	47,000	45,000	45,000	48,000	7
-Nth. Goulburn	WB 1928	17,000	20,000	25,000	23,000	23,000	28,000	22
-West Goulburn	BV 1976	52,000	56,000	62,000	60,000	60,000	62,000	3
Orange								
-East	AC 1967	26,750	27,000	27,500	28,000	30,000	37,500	25
-Central	BK 1930	27,500	28,000	30,000	33,000	35,000	48,000	37
-South	BV 1972	35,000	36,000	38,000	40,000	42,000	50,000	19
Queanbeyan								
-Riverview	BV 1974	36,000	36,000	36,000	37,000	38,000	46,000	21
-Central Sth.	WB 1927	17,000	17,000	17,000	18,000	20,000	22,500	13
-Central Nth.	AC 1967	25,000	25,000	25,000	25,000	26,000	29,000	12
Tamworth								
-South	WB 1964	27,000	28,000	30,000	32,500	35,000	38,500	10
-East	BK 1915	30,000	33,000	35,000	37,000	40,000	50,000	25
-South (New Area)	BV 1975	32,000	35,000	38,000	40,000	44,000	52,000	18
-East (New Area)	BV 1971	48,000	55,000	62,500	70,000	80,000	97,500	22
Wagga Wagga								
-South	BV 1970	38,000	38,000	38,000	40,000	45,000	46,500	3
-Central	BK 1928	32,000	33,000	36,000	41,000	42,000	44,000	5

TABLE 28 CONT.

Locality	Con/Age stn.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-1981
Average		32,311	34,106	36,167	37,576	39,848	46,273	
%Increase over Previous Year		-	6	6	4	6	16	
Index		100	106	112	116	123	143	
Cottage Construction		BK = BRICK, BV = BRICK VENEER, WB = WEATHERBOARD AC = ASBESTOS CEMENT SHEET, CN = CONCRETE, ST = STONE						

TABLE 29

RESIDENTIAL COTTAGES

INLAND TOWNS OTHER THAN MAJOR CENTRES 1976 - 1981

Price of Average Three Bedroom Cottage of a Construction
Typical of the Nominated Locality

Locality	Con/Age stn.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-1981
Balranald	WB 1960	20,000	20,000	20,000	23,000	23,000	25,000	9
Barham	BV 1962	35,000	35,000	37,500	40,000	45,000	50,000	11
Bourke	WB 1970	21,000	21,000	25,000	30,000	35,000	35,000	-
Bowral	BK 1935	40,000	43,000	47,000	54,000	60,000	80,000	33
Braidwood	WB 1971	19,000	20,000	24,000	26,000	30,000	34,000	13
Cobar	WB 1968	21,000	23,000	28,000	32,000	38,000	45,000	18
Condobolin	WB 1947	8,500	10,000	11,000	12,000	14,000	14,000	-
Cooma								
-North	AC 1950	20,000	21,000	24,000	25,000	26,000	32,500	25
-South	BV 1968	43,000	45,000	46,000	47,500	47,500	55,000	16
Coonabarabran	WB 1965	20,000	22,000	25,000	30,000	37,000	38,000	3
Coonamble	WB 1965	18,000	20,000	25,000	30,000	35,000	37,000	6
Cootamundra	WB 1939	26,750	28,000	30,000	31,000	31,000	32,000	3
Corowa	BV 1976	35,000	36,000	36,000	36,000	36,000	38,000	6
Cowra								
-Central	BK 1930	33,000	34,250	35,500	36,500	38,000	42,000	11
-North	BV 1976	35,000	36,000	37,000	37,000	40,000	47,500	19

TABLE 29. CONT.

Locality	Con/Age stn.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-1981
Crookwell	BK 1924	25,000	25,000	30,000	30,000	30,000	33,000	10
Devilquin	BV 1968	30,000	35,000	35,000	35,000	40,000	42,500	13
Finley	BV 1965	30,000	32,500	35,000	35,000	40,000	45,000	13
Forbes								
-Central	BK 1930	23,500	25,000	26,000	28,000	28,000	28,000	-
-North	AC 1960	21,000	21,000	23,000	24,000	24,000	24,000	-
Glen Innes								
-South	BV 1975	32,000	34,000	38,000	40,000	47,500	48,500	2
-East	WB 1950	23,000	25,000	28,000	31,000	34,000	35,000	3
Gol Gol	BV 1975	34,000	37,500	37,500	40,000	45,000	50,000	11
Grenfel	WB 1930	8,000	11,000	13,000	16,000	18,000	20,000	11
Griffith	BV 1968	42,000	45,000	45,000	48,000	53,000	60,000	13
Gunnedah	WB 1960	23,000	25,000	27,000	29,000	31,500	39,000	24
Inverell	WB 1960	25,000	28,000	32,000	32,000	35,000	37,500	7
Jindabyne								
-The Nook	AC 1966	26,000	27,500	30,000	40,000	55,000	70,000	27
-South	BV 1970	45,000	45,000	50,000	65,000	80,000	110,000	38
Leeton	WB 1960	32,000	34,000	36,000	36,000	38,000	45,000	18
Lithgow								
-Coorwull	BK 1930	26,000	27,000	30,000	38,000	44,000	50,000	14
-Extension Est.	BK 1915	18,500	19,000	22,000	28,000	33,000	40,000	21
-High School East	BV 1970	31,000	34,000	37,000	45,000	50,000	60,000	20
Mittagong	AC 1949	18,000	20,000	23,000	25,000	28,000	35,000	25
Noama	BV 1968	30,000	35,000	35,000	42,500	42,500	48,500	14
Moree	BV 1976	33,000	40,000	42,000	45,000	55,000	65,000	18
Moss Vale	BV 1976	44,000	47,000	49,000	52,000	55,000	65,000	18
Mudgee	AC 1960	22,000	24,000	25,000	28,000	36,000	41,000	14
Muswellbrook	WB 1960	32,000	35,000	40,000	44,000	48,000	60,000	25
Narrabri	WB 1973	32,000	34,000	35,000	37,000	40,000	50,000	25
Narranderra	AC 1948	21,000	23,500	26,000	27,000	27,000	28,000	4
Nyngan	WB 1965	20,000	22,000	25,000	35,000	35,000	37,500	7
Parkes								
-East	AC 1976	30,000	32,500	35,000	37,500	38,000	41,000	8
-West	BK 1922	20,000	24,000	25,000	25,500	26,000	28,000	8
Singleton	AC 1965	33,000	36,000	40,000	42,000	44,000	58,000	32
Temora	AC 1938	20,000	22,500	25,000	26,000	26,000	27,000	4
Tenterfield	WB 1967	23,000	25,000	27,000	29,000	30,000	34,000	13
Tocumwal	BV 1966	27,500	30,000	30,000	35,000	40,000	45,000	13
Tumbarumba	WB 1961	25,000	25,000	27,500	27,500	27,500	30,000	9
Tumut	WB 1938	30,000	35,000	37,500	39,000	40,000	42,000	5

TABLE 29 CONT.

Locality	Con/Age stn.	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-1981
Walgett	WB 1965	18,000	20,000	25,000	30,000	36,000	36,000	-
Warren	WB 1968	20,000	22,000	25,000	30,000	36,000	45,000	25
Wellington	AC 1953	23,000	25,000	28,000	30,000	34,000	36,000	6
Wentworth	CN 1965	25,000	30,000	35,000	37,500	45,000	48,500	8
West Wyalong	WB 1935	15,000	18,000	20,000	22,500	25,000	27,500	10
Yass								
-Central	AC 1960	25,000	27,000	30,000	32,000	32,000	33,000	3
-Walker Pk.	BV 1970	35,000	38,000	42,000	42,000	45,000	47,500	6
Young	BV 1976	33,000	35,000	39,000	40,000	45,000	47,000	4
Average		26,634	28,797	31,319	34,328	37,888	43,069	
%Increase Over Previous Year		-	8	9	10	10	14	
Index		100	108	118	129	142	162	

Cottage
Construction

BK = BRICK, BV = BRICK VENEER, WB = WEATHERBOARD
AC = ASBESTOS CEMENT SHEET, CN CONCRETE

TABLE 30

COUNTRY HOME UNIT SITES 1976 - 1981

Site Value Rate Per 2 Bedroom Unit

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-1981
Albury	2,250	2,250	2,250	2,250	2,250	2,250	-
Armidale	2,000	2,000	2,500	2,500	2,500	3,000	20
Bathurst	3,500	3,000	3,300	3,500	3,500	4,000	14
Coffs Harbour	3,000	3,000	3,000	3,500	4,500	8,500	89
Dubbo	2,700	3,500	4,000	5,000	5,500	6,500	18
Goulburn	1,440	1,440	1,880	1,880	1,880	2,000	6
Grafton	2,000	2,000	3,000	3,500	3,500	4,000	14
Jindabyne	1,400	1,750	3,500	4,000	7,000	25,000	257
Lismore	2,000	2,000	2,500	3,000	3,750	5,000	33

TABLE 30 CONT.

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-1981
Merimbulla	5,500	6,000	6,500	6,500	6,750	10,000	48
Mollymook	2,500	2,750	2,750	3,000	3,500	8,000	129
Murwillumbah	2,000	2,500	3,000	3,000	3,000	4,000	33
Nelson Bay	3,200	3,400	3,400	4,000	5,000	15,000	200
Nowra	1,800	2,000	2,250	2,500	2,750	6,000	118
Orange	3,000	3,000	2,750	3,250	3,250	4,000	23
Pt. Macquarie	3,000	3,500	3,500	3,500	5,500	9,500	73
Queanbeyan	2,250	2,250	2,000	1,500	1,250	3,000	140
Tamworth	2,000	2,000	2,000	2,500	3,250	3,500	8
Taree	2,000	2,000	2,000	2,000	3,000	6,000	100
Tweed Heads	4,000	4,000	4,000	5,500	6,500	15,000	131
Wagga Wagga	4,500	3,200	3,200	3,750	7,500	7,500	-
Yass	900	1,000	1,100	1,100	1,100	900	-18
Average	2,588	2,661	2,926	3,238	3,942	6,939	
%Increase Over Previous Year	-	3	10	11	22	76	
Index	100	103	113	125	152	268	

TABLE 31
COUNTRY HOME UNITS

Price for Average Two Bedroom Unit

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-1981
Albury	29,000	29,000	33,000	33,000	33,000	33,000	-
Armidale	27,500	30,000	30,000	30,000	34,000	39,000	14
Bathurst	30,000	29,000	31,000	33,000	33,000	38,000	15
Coffs Harbour	24,000	25,000	27,500	32,000	34,500	47,500	38
Dubbo	22,000	28,000	28,000	30,000	38,000	44,000	16
Goulburn	26,000	28,000	32,000	33,000	33,000	38,000	15
Grafton	24,000	27,000	29,000	29,000	32,000	40,000	25
Jindabyne	-	-	35,000	40,000	65,000	90,000	38

TABLE 31 CONT.

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-1981
Lismore	35,500	37,000	37,000	40,000	42,000	48,000	14
Merimbula	35,000	35,000	36,000	37,000	40,000	50,000	25
Mollymook	26,000	29,000	30,000	34,000	40,000	57,000	43
Nelson Bay	29,000	32,000	36,500	40,000	48,000	75,000	56
Nowra	23,000	25,000	26,000	28,000	31,000	48,000	55
Orange	23,000	23,000	27,000	28,500	28,500	37,000	30
Pt. Macquarie	28,000	30,000	30,000	33,000	40,000	55,000	38
Queanbeyan	24,000	22,500	21,000	19,000	18,000	22,000	22
Taree	23,000	27,000	28,000	30,000	33,000	45,000	36
Tweed Heads	35,000	35,000	38,000	40,000	50,000	56,000	12
Wagga	27,000	30,000	30,000	32,500	40,000	45,000	13
Average	25,842	27,447	30,789	32,737	37,526	47,763	
%Increase Over Previous Year	-	6	12	6	15	27	
Index	100	106	119	127	145	185	

TABLE 32

RETAIL SHOP SITE

COUNTRY TOWNS & CITIES 1978 - 1981

Price Per Metre Frontage for a 6 Metre Retail Site in
Prime Location in Nominated Centre

Locality	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-1981
Albury	28,000	28,000	28,000	35,000	25
Armidale	7,500	13,500	17,500	17,500	-
Bathurst	13,500	16,000	19,000	20,000	5
Bega	3,150	3,660	8,000	8,250	3
Broken Hill	3,250	3,600	3,800	3,800	-
Coffs Harbour	18,000	19,000	20,000	28,000	40
Condobolin	1,000	1,000	1,500	1,500	-
Cooma	2,500	3,500	4,000	5,000	25
Cowra	5,000	5,500	5,500	7,000	27
Deniliquin	4,000	5,000	6,500	7,000	8
Dubbo	13,000	14,500	15,500	18,000	16
Forbes	1,420	1,420	1,420	1,420	-
Glen Innes	1,200	1,500	1,750	2,500	43

TABLE 32 CONT.

Locality	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-1981
Goulburn	8,400	12,000	13,500	14,000	4
Grafton	8,500	10,000	11,500	12,000	4
Grenfell	325	325	325	325	-
Griffith	7,500	9,500	9,500	11,000	21
Gunnedah	3,500	4,500	5,000	8,000	60
Inverell	4,000	4,500	5,500	7,500	36
Jindabyne	4,000	8,000	9,250	16,000	73
Lismore	14,000	17,500	20,000	27,500	38
Lithgow	3,800	5,000	9,000	12,000	33
Meitland	7,500	8,300	10,000	15,500	55
Merimbula	6,000	6,000	7,500	9,000	20
Noree	4,000	5,000	5,500	8,000	45
Mudgee	3,000	3,400	4,400	8,000	82
Murwillumbah	4,500	5,500	6,000	7,000	17
Muswellbrook	5,600	7,200	8,350	10,000	20
Narrabri	2,600	3,000	3,500	7,000	100
Nowra	19,500	20,500	20,500	22,000	7
Orange	13,500	16,000	20,000	25,000	25
Parks	3,250	3,250	3,250	3,900	20
Pt. Macquarie	17,000	20,000	24,000	26,000	8
Queanbeyan	10,000	10,000	8,250	9,000	9
Tamworth	13,500	15,000	19,000	20,000	5
Taree	14,000	14,000	14,500	14,500	-
Tenterfield	500	500	600	825	38
Tweed Heads	9,000	10,000	12,000	16,500	38
Ulladulla	5,500	5,650	6,100	7,500	23
Wagga Wagga	12,000	15,000	17,000	23,000	35
West Wyalong	1,500	1,920	1,920	1,920	-
Yass	1,100	1,100	1,100	1,100	-
Young	2,800	3,100	4,150	9,000	117
Average	7,253	8,417	9,620	11,815	
%Increase Over Previous Year	-	16	14	23	
Index	100	116	133	163	

TABLE 33
RETAIL SHOP RENT
COUNTRY TOWNS AND CITIES 1978 - 1981

Rent Per Week For a Modern 6 Metre Frontage Shop In Prime Location in Nominated Centre

Locality	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-1981
Albury	380	420	420	450	7
Armidale	250	250	350	350	-
Bathurst	275	350	375	400	7
Bega	100	120	170	185	9
Broken Hill	165	180	190	200	5
Coffs Harbour	350	350	400	600	50
Condobolin	40	40	45	45	-
Cooma	115	120	140	160	14
Cowra	125	150	150	175	17
Deniliquin	100	100	140	160	14
Dubbo	380	500	500	600	20
Forbes	50	60	70	70	-
Glen Innes	45	60	65	70	8
Goulburn	175	300	320	330	3
Grafton	250	300	350	400	14
Griffith	180	225	265	300	13
Grenfell	25	25	30	30	-
Gunnedah	120	130	140	160	14
Inverell	80	120	120	150	25
Jindabyne	125	200	300	400	33
Lismore	400	500	525	650	24
Lithgow	90	120	150	200	33
Maitland	175	200	250	300	20
Merimbula	150	160	175	180	3
Moree	130	150	200	250	25
Mudgee	110	120	150	200	33
Murwillumbah	120	140	160	180	13
Muswellbrook	140	180	200	225	13
Narrabri	110	120	130	150	15
Nowra	300	350	350	375	7
Orange	325	400	450	475	6
Parkes	100	100	120	130	8
Pt. Macquarie	280	300	400	460	15
Queanbeyan	170	200	240	240	-
Tamworth	300	350	450	500	11
Taree	270	270	320	320	-
Tenterfield	25	30	35	40	14
Tweed Heads	150	200	260	360	38

TABLE 33 CONT.

Locality	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-1981
Ulladulla	120	130	145	165	14
Wagga Wagga	250	250	260	325	25
West Wyalong	45	50	60	60	-
Yass	60	75	85	85	-
Young	100	110	150	180	20
Average	169	198	228	262	
%Increase Over Previous Year	-	17	15	15	
Index	100	117	135	155	

TABLE 34
INDUSTRIAL SITE OF 2000m²
COUNTRY TOWNS AND CITIES 1976-1981

Price For Standard Serviced Allotments							
Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-1981
Albury	30,000	33,000	30,000	33,000	33,000	33,000	-
Armidale	12,000	12,000	14,000	14,000	14,000	15,000	7
Bathurst	8,000	8,000	11,000	11,000	11,500	12,500	9
Bega	10,000	14,000	14,000	16,000	16,000	18,500	16
Bomaderry	15,000	16,000	17,000	23,000	24,000	25,000	4
Coffs Harbour	25,000	25,000	26,000	27,000	28,000	38,000	36
Cooma	7,000	8,000	9,000	10,000	10,000	12,000	20
Deniliquin	6,500	6,500	6,500	6,500	8,500	10,000	18
Dubbo	8,000	10,000	10,000	12,000	14,000	16,000	14
Goulburn	13,500	13,500	14,000	14,000	25,000	25,000	-
Grafton(Sth)	5,000	6,000	6,000	6,000	8,000	8,000	-
Griffith	23,000	28,000	28,000	42,000	42,000	45,000	7
Gunnedah	2,750	3,150	3,500	3,500	5,000	8,500	70
Inverell	9,000	9,000	10,000	10,000	12,500	12,500	-
Lismore	8,000	10,000	16,000	17,500	17,500	30,000	71
Maitland	5,500	5,500	5,500	5,500	6,000	12,000	100
Moree	4,000	4,500	4,500	6,500	12,000	15,000	25
Muswellbrook	6,000	7,000	8,500	10,000	15,000	20,000	33
Narooma	15,000	20,000	24,000	24,000	24,000	30,000	25

TABLE 34 CONT.

Locality	1976	1977	1978	1979	1980	1981	%Change 1980-1981
	\$	\$	\$	\$	\$	\$	
Narrabri	1,800	2,000	2,500	2,500	3,000	4,500	50
Nowra(Sth)	14,000	14,500	15,000	16,500	17,500	20,000	14
Orange	12,500	15,000	20,000	20,000	20,000	25,000	25
Parkes	7,000	8,000	9,000	9,000	9,000	11,000	22
Pt. Macquarie	10,000	12,000	12,000	19,000	20,000	25,000	25
Queanbeyan	28,000	25,000	23,000	20,000	16,000	16,000	-
Tamworth	15,000	16,500	20,000	30,000	32,000	40,000	25
Taree	8,000	13,500	13,500	15,000	15,000	25,000	67
Tweed Heads	25,000	25,000	25,000	25,000	35,000	50,000	43
Wagga Wagga	25,000	32,000	32,000	32,000	40,000	45,000	13
Young	6,000	7,500	9,000	9,000	9,000	9,000	-
Average	12,185	13,672	14,617	16,317	18,083	21,883	
%Increase Over Previous Year	-	12	7	12	11	21	
Index	100	112	120	134	148	180	

TABLE 35
2 HECTARE RURAL HOMESITES
COUNTRY AREAS 1976 - 1981

Price For Standard Allotment

Locality	1976	1977	1978	1979	1980	1981	%Change 1980-1981
	\$	\$	\$	\$	\$	\$	
Albury	13,000	13,000	15,000	16,500	16,500	20,000	21
Armidale	9,000	8,000	6,000	6,000	6,000	7,500	25
Batemans Bay	12,000	12,000	13,000	15,000	15,000	22,000	47
Bathurst	12,000	14,000	16,000	18,000	20,000	22,000	10
Bega	13,000	13,000	13,000	14,500	16,000	18,000	13
Byron Bay	7,500	10,000	12,000	14,000	18,000	25,000	39
Coffs Harbour	15,000	15,000	16,000	22,000	25,000	37,500	50
Cooma	10,000	12,500	12,500	14,000	17,500	18,000	3
Dapto	25,000	25,000	26,000	29,000	38,000	55,000	45
Deniliquin	5,000	6,000	8,500	9,500	10,500	16,000	52

TABLE 35 CONT.

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-1981
Dungog	3,000	4,000	5,500	6,000	7,500	15,000	100
Exeter	12,000	12,000	12,000	14,000	17,000	22,000	29
Goulburn	18,000	20,000	25,000	25,000	26,000	27,000	4
Grafton	8,000	9,500	10,000	10,000	10,500	12,500	19
Griffith	15,000	18,500	24,500	30,000	30,000	33,000	10
Inverell	10,000	12,000	14,000	14,000	16,000	18,000	13
Kiama	12,000	20,000	25,000	27,000	30,000	50,000	67
Leeton	12,000	14,000	16,000	18,500	20,000	22,000	10
Lismore	14,000	16,000	16,000	18,000	25,000	32,000	28
Maitland	14,000	15,000	16,000	17,000	20,000	30,000	50
Noruya	8,500	10,500	10,500	13,500	13,500	16,000	19
Muswellbrook	10,000	12,000	15,000	17,500	20,000	30,000	50
Nowra	16,000	18,000	20,000	23,000	26,000	45,000	73
Orange	14,000	14,000	14,000	15,000	20,000	20,000	-
Pt. Stephens	13,000	14,000	14,000	15,000	17,000	23,000	35
Queanbeyan	15,000	15,000	15,000	16,000	15,000	15,000	-
Scone	8,000	9,000	11,000	12,500	14,000	15,000	7
Singleton	13,000	14,000	15,000	17,500	20,000	30,000	50
Tanworth	8,500	10,000	12,500	12,500	14,000	16,000	14
Taree	10,000	10,000	10,000	12,500	14,500	20,000	38
Wagga Wagga	17,000	18,000	20,000	20,000	20,000	24,000	20
Average	12,016	13,355	14,806	16,581	18,661	24,403	
%Increase Over Previous Year	-	11	11	12	13	31	
Index	100	111	123	138	155	203	

TABLE 36
10-20 HECTARE HOBBY FARM SITES
COUNTRY AREAS 1976 - 1981

Price For Standard Block							
Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-1981
Albury	17,500	20,000	20,000	22,500	22,500	35,000	56
Armidale	12,000	11,000	13,500	13,500	13,500	16,000	19
Batemans Bay	16,000	17,000	20,000	22,000	22,000	30,000	36
Bathurst	17,500	25,000	28,000	29,000	35,000	38,000	9

TABLE 36 CONT.

Locality	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-1981
Bega	14,500	16,000	16,000	18,000	19,000	25,000	32
Berry	27,000	28,000	29,000	33,000	37,000	50,000	35
Byron Bay	20,000	20,000	20,000	20,000	28,000	35,000	25
Coffs Harbour	25,000	25,000	26,000	27,000	30,000	47,500	58
Cooma	16,000	17,500	20,000	22,500	25,000	30,000	20
Dapto	44,000	45,000	48,000	52,000	58,000	80,000	38
Dubbo	10,000	11,500	13,000	14,500	16,000	20,000	25
Dungog	7,000	8,000	9,000	10,000	12,000	25,000	108
Goulburn	16,000	20,000	25,000	25,000	26,000	30,000	15
Grafton	8,500	9,000	9,000	9,000	10,000	15,000	50
Inverell	10,000	12,000	15,000	15,000	18,000	25,000	39
Jindabyne	27,500	30,000	30,000	35,000	50,000	90,000	80
Kiama	32,500	36,000	40,000	45,000	50,000	70,000	40
Lithgow	10,000	15,000	17,500	17,500	22,000	25,000	14
Lismore	17,000	19,000	20,000	22,000	30,000	45,000	50
Maitland	24,000	25,000	25,000	27,000	30,000	40,000	33
Moama	25,000	25,000	26,000	26,500	28,000	30,000	7
Moree	12,000	12,000	12,000	13,000	15,000	17,000	13
Moruya	17,000	19,000	22,000	24,000	25,000	25,000	-
Mudgee	6,000	6,000	6,500	7,500	10,000	11,000	10
Muswellbrook	15,000	17,500	20,000	22,500	30,000	40,000	33
Orange	21,000	22,000	25,000	27,500	30,000	40,000	33
Parkes	8,000	12,000		14,500	17,500	20,000	14
Pt. Stephens	15,500	16,000	20,000	20,000	24,000	30,000	25
Queanbeyan	22,000	23,000	24,000	24,000	24,000	30,000	25
Robertson	22,000	23,000	25,000	27,000	33,000	50,000	52
Tamworth	15,000	16,000	18,000	18,000	20,000	22,000	10
Taree	15,000	20,000	25,000	27,000	32,000	35,000	9
Wagga Wagga	25,000	26,000	27,500	28,000	28,000	36,000	29
Yass	22,000	25,000	30,000	30,000	35,000	35,000	-
Average	18,015	19,779	21,735	23,206	26,632	35,074	
%Increase Over Previous Year	-	10	10	7	15	32	
Index	100	110	121	129	148	195	

VALUATION NO 37013
 VALUATION DIST - 136 - BANKSTOWN
 DESCRIPTION AREA:
 LOT 22 DP 10616
 16.76x35.66
 RECORDED OWNER
 MR HH A MRS KH
 DALSER
 22 REYNOLDS AV
 BANKSTOWN 2200
 VALUES
 22/06/80
 W: 20/09/77
 \$20000
 AAV: 10
 LV: \$20000

SALES
 OWNER CODE AA VA C05/05/80 \$65000 19
 DIST. VAL. No. INSERT No. C.D. WB CODE IMP CODE CAT
 136 - 37013 34 19

	WB	IMP	1234	WB	IMP	1234	WB	IMP	1234	WB	IMP	1234	WB	IMP	1234	WB	IMP	1234
			567S			567S			567S			567S			567S			567S
TRANS. CODE																		
BASE DATE																		
AUTH																		
RELEV DATE																		
LAND VALUE																		
RBF (LV)																		
OTHER VALUES																		

BANKSTOWN 37013 22 REYNOLDS AVE - LOT 22 DP 10616

TABLE 37
40 HECTARE HOBBY FARM SITES
COUNTRY AREAS 1976 - 1981

Price for Standard Block							
Locality	1976	1977	1978	1979	1980	1981	%Change
	\$	\$	\$	\$	\$	\$	1980-81
Armidale	29,000	29,000	29,000	31,000	31,000	33,000	6
Bathurst	32,000	40,000	42,000	47,500	55,000	65,000	18
Coffs Harbour	32,000	33,000	34,000	36,000	40,000	80,000	100
Dubbo	20,000	22,000	25,000	27,500	30,000	40,000	33
Goulburn	32,000	32,000	36,000	36,000	40,000	45,000	13
Grafton	10,000	12,500	15,000	15,000	16,000	20,000	25
Jamberoo	43,000	46,000	50,000	60,000	80,000	130,000	63
Lismore	29,000	32,000	35,000	40,000	48,000	60,000	25
Meroo Meadow	35,000	37,000	40,000	50,000	70,000	120,000	71
Mudgee	9,000	9,000	10,000	12,500	12,500	17,000	36
Murwillumbah	15,000	20,000	25,000	30,000	32,500	42,000	29
Orange	30,000	35,000	37,500	40,000	45,000	55,000	22
Tanworth	18,000	20,000	23,000	25,000	27,500	30,000	9
Taree	28,000	30,000	30,000	35,000	45,000	50,000	11
Wingecarribee	47,000	50,000	55,000	65,000	80,000	150,000	88
Average	27,267	29,833	32,433	36,700	41,700	62,467	
%Increase Over Previous Year	-	9	9	13	14	50	
Index	100	109	119	135	153	229	

TABLE 38
DAIRY FARMS
COUNTRY AREAS 1976 - 1981

Capital Value of Typical Farms for Locality								
Locality	Area (HA)	1976	1977	1978	1979	1980	1981	%Change
		\$	\$	\$	\$	\$	\$	1980-81
Cobargo	100	60,000	60,000	77,000	85,000	95,000	95,000	-
Denman	75	130,000	145,000	145,000	160,000	170,000	225,000	32
Dorrigo	141	75,000	75,000	80,000	100,000	100,000	150,000	50
Dungog	72	85,000	85,000	100,000	100,000	115,000	130,000	13
Finley	92	60,000	60,000	75,000	90,000	110,000	130,000	18
Lismore	90	60,000	60,000	60,000	70,000	105,000	147,500	40
Moruya	135	130,000	125,000	140,000	155,000	185,000	190,000	3
Moss Vale	80	150,000	150,000	150,000	160,000	200,000	330,000	65
Nowra	89	120,000	120,000	130,000	144,000	180,000	320,000	78

TABLE 38 CONT.

Locality	Area (HA)	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-81
Singleton	40	105,000	100,000	95,000	95,000	125,000	165,000	32
Taree	112	94,000	94,000	94,000	80,000	100,000	140,000	40
Average		97,182	97,636	104,182	112,636	135,000	183,864	
%Increase Over Previous Year		-	.4	7	8	20	36	
Index		100	100.4	107	116	139	189	

TABLE 39

WHEAT AND SHEEP PROPERTIES 1976 - 1981

Sheep/Cattle with Cereals - Irrigation Not a Major Factor - Average Improvements accessible to Nominated Towns

Locality	Area (HA)	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-81
Albury	546	340,000	340,000	340,000	375,000	400,000	640,000	60
Berrigan	207	91,750	91,750	115,000	130,000	130,000	180,000	38
Bimbella	1568	215,000	215,000	215,000	225,000	243,000	274,000	13
Blayney	199	100,000	125,000	125,000	145,000	175,000	200,000	14
Carrathool	2330	132,750	172,500	184,000	220,000	310,000	510,000	65
Condobolin	2429	100,000	100,000	100,000	100,000	112,000	133,500	19
Coolamon	630	208,000	250,000	311,000	352,000	378,000	566,000	50
Coonabara- bran	750	135,000	145,000	157,500	188,000	225,000	300,000	33
Coonamble	900	128,000	140,000	155,000	180,000	234,000	315,000	35
Cootamundra	285	178,500	190,000	202,000	270,750	285,000	427,500	50
Cowra	248	125,000	150,000	160,000	175,000	190,000	238,000	25
Culcairn	325	140,000	140,000	160,000	185,000	200,000	360,000	80
Deniliquin	456	107,000	107,000	124,000	140,000	140,000	208,000	49
Dubbo	600	128,000	140,000	160,000	173,000	183,000	220,000	20
Gilgandra	750	110,000	126,000	157,000	168,000	176,000	198,000	13
Grenfell	505	106,000	106,000	125,000	137,250	144,000	156,500	9
Gunnedah	500	90,000	92,500	100,000	107,500	135,000	162,500	20
Harden	490	180,000	210,000	220,000	300,000	490,000	588,000	20
Inverell	600	110,000	125,000	125,000	150,000	160,000	225,000	41
Junee	453	224,500	224,500	235,700	281,000	294,500	521,000	77
Lockhart	410	107,500	117,000	124,000	132,000	168,000	297,250	77
Merriwa	535	120,000	120,000	120,000	135,000	170,000	250,000	47
Moama	298	100,000	100,000	100,000	105,000	118,000	165,000	40
Molong	475	135,000	135,000	142,000	180,000	250,000	345,000	38

TABLE 39 CONT.

Locality	Area (HA)	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-81
Moree	960	175,000	234,000	307,000	385,000	385,000	408,000	6
Mudgee	545	130,000	131,000	148,000	166,000	228,000	260,000	14
Narrabri	500	105,000	115,000	125,000	135,000	160,000	200,000	25
Narrandera	815	204,000	204,000	214,300	240,300	296,400	407,500	37
Narromine	1000	120,000	140,000	172,000	185,000	203,000	223,000	10
Nevertire	2000	115,000	125,000	175,000	294,000	450,000	495,000	10
Parkes	465	100,000	125,000	149,000	177,000	200,000	255,000	28
Tamworth	300	120,000	135,000	150,000	150,000	190,000	230,000	21
Walgett	2000	100,000	125,000	170,000	205,000	245,000	320,000	31
Walgett -(West. Div)	4000	90,000	100,000	110,000	130,000	150,000	180,000	20
Wellington	524	160,000	170,000	190,000	240,000	321,000	356,000	11
West Wyalong	821	81,300	112,000	121,800	150,000	164,500	197,000	20
Average		136,453	149,396	166,369	194,772	230,650	305,882	
%Increase Over Previous Years		-	9	11	17	18	33	
Index		100	109	122	143	169	224	

TABLE 40
GRAZING PROPERTIES 1976 - 1981

Representative Grazing - Could Include Some Farming

Locality	Area (HA)	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-81
Adaminaby	580	97,500	97,500	105,000	115,000	129,000	150,000	16
Armidale	800	140,000	160,000	198,000	222,000	275,000	275,000	-
Ashford	1200	80,000	80,000	80,000	80,000	85,000	90,000	6
Sathurst	308	185,000	205,000	250,000	275,000	300,000	360,000	20
Bega	200	95,000	100,000	110,000	120,000	135,000	135,000	
Berrima	170	250,000	250,000	250,000	280,000	340,000	450,000	32
Booroooa	457	110,000	110,000	120,000	120,000	120,000	150,000	25
Braidwood	425	165,000	175,000	185,000	210,000	290,000	310,000	7
Bundendore	880	240,000	240,000	240,000	240,000	260,000	290,000	12
Casino	289	100,000	135,000	160,000	170,000	190,000	225,000	18
Coolah	508	80,000	85,000	90,000	120,000	150,000	182,000	21
Cooma	840	150,000	150,000	160,000	170,000	186,000	235,000	26
Coymanhurst	526	97,750	97,750	97,750	115,000	115,000	136,000	18
Crookwell	325	160,000	180,000	180,000	200,000	200,000	280,000	40

TABLE 40 CONT.

Locality	Area (HA)	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-81
Deniliquin	2370	100,000	106,000	106,000	125,000	145,000	220,000	52
Dungog	528	120,000	109,000	120,000	130,000	165,000	280,000	70
Glen Innes	500	150,000	150,000	180,000	200,000	220,000	350,000	59
Goulburn	300	132,000	132,000	150,000	180,000	180,000	240,000	33
Gundagai	1357	214,500	214,500	214,500	236,000	340,000	425,000	25
Gunnedah	1000	125,000	130,000	135,000	150,000	160,000	185,000	16
Guyra	500	85,000	97,500	120,000	140,000	175,000	175,000	-
Kempsey	546	60,000	62,500	65,000	80,000	90,000	130,000	44
Kyogle	362	55,000	60,000	65,000	78,000	100,000	145,000	45
Lithgow	310	133,000	133,000	162,000	195,000	215,000	350,000	63
Mudgee	696	82,000	86,000	95,000	108,000	131,000	151,000	15
Norva	100	115,000	120,000	130,000	143,000	150,000	280,000	87
Nundle	600	110,000	150,000	180,000	210,000	300,000	360,000	20
Oberon	414	230,000	260,000	290,000	290,000	320,000	465,000	45
Orange	413	135,000	135,000	140,000	160,000	190,000	250,000	32
Rylstone	500	100,000	105,000	111,000	128,000	160,000	170,000	6
Scone	1000	190,000	190,000	200,000	225,000	250,000	350,000	40
Singleton	760	160,000	150,000	150,000	160,000	200,000	300,000	50
Wentworthfield	120	90,000	100,000	120,000	137,000	160,000	300,000	88
Taree	742	135,000	125,000	125,000	145,000	160,000	200,000	25
Tumbarumba	290	145,000	130,000	130,000	140,000	190,000	250,000	32
Tumut	606	200,000	200,000	200,000	200,000	236,000	420,000	78
Walcha	800	148,000	180,000	205,000	248,000	400,000	400,000	-
Yass	706	185,000	190,000	200,000	220,000	317,000	334,000	5
Average		135,520	141,599	153,138	170,132	203,395	263,105	
%Increase Over Previous Year		-	4	8	11	20	29	
Index		100	104	113	126	150	194	

TABLE 41
WESTERN GRAZING PROPERTIES 1976 -1981

Large Areas Mainly Under Western Lands Commission

Locality	Area (HA)	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-81
Balranald	12,430	135,000	135,000	153,700	180,380	200,000	270,000	35
Balranald	45,315	48,000	48,000	55,000	55,000	68,000	100,000	47
Bourke	20,250	90,000	100,000	105,000	115,000	132,750	150,000	13
Brewarrina	9,200	110,000	125,000	125,000	144,000	172,800	215,000	24
Central Darling	23,000	110,000	115,000	118,700	130,500	143,500	160,000	11
Cobar	23,000	105,000	115,000	128,800	138,500	180,000	195,000	8
Hay	9,138	187,000	187,000	187,000	220,000	255,000	405,000	59
Moree	2,113	110,000	110,000	110,000	110,000	137,500	150,000	9
Walgett	6,061	75,000	75,000	90,000	105,000	127,000	145,000	14
Wentworth	13,183	96,000	96,000	114,000	130,000	155,000	200,000	29
Average		106,600	110,600	118,720	132,838	157,155	199,000	
%Increase Over Previous Year		-	4	7	12	18	27	
Index		100	104	111	125	147	187	

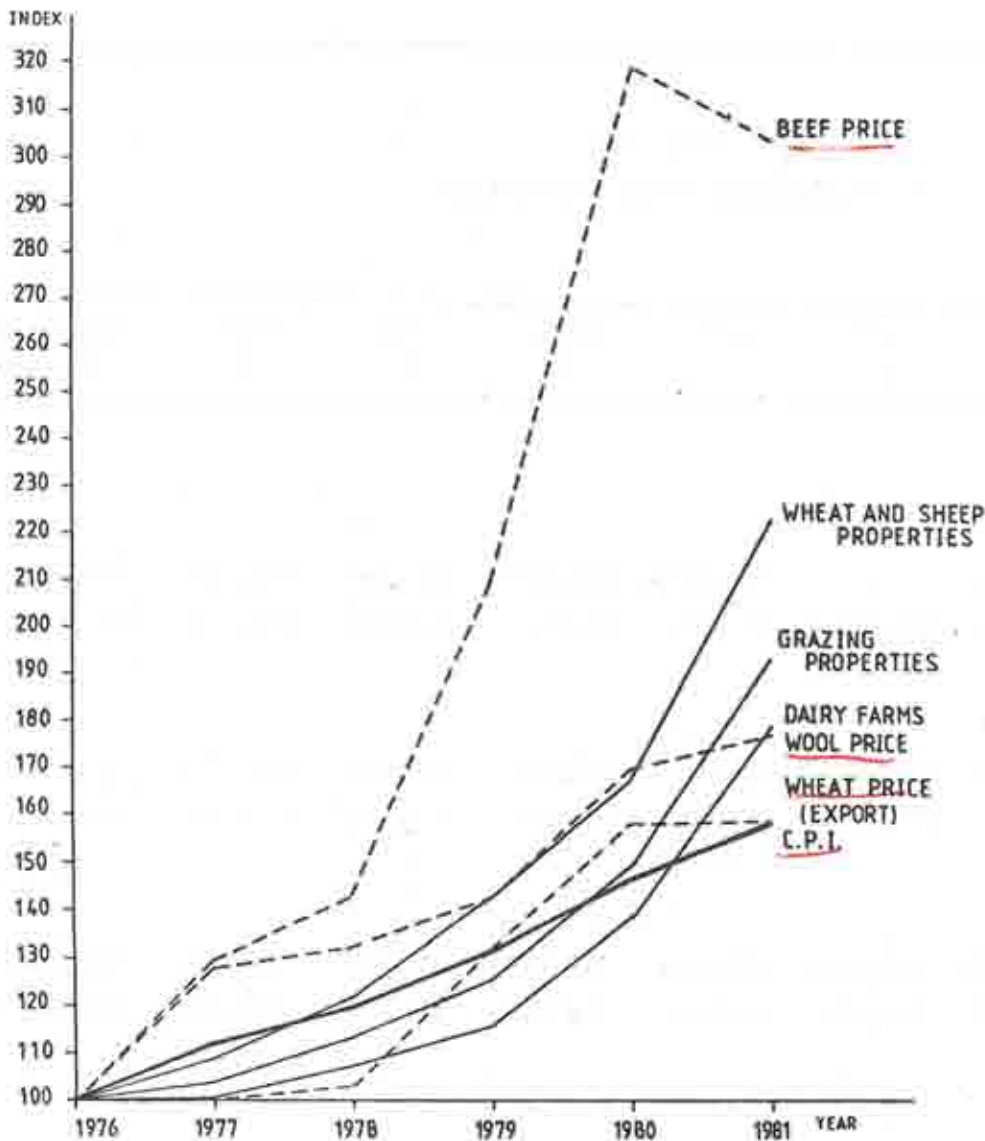
TABLE 42
SPECIALISED RURAL PROPERTIES

Locality	Area (HA)	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-81
Irrigation-Cotton								
Namoi-Gwydie								
Moree	852	-	360,000	360,000	550,000	850,000	970,000	14
Wee Wee	600	270,000	300,000	33,000	408,000	510,000	810,000	59
Citrus Farms								
Griffith	19	101,000	120,000	120,000	148,000	180,000	230,000	28
Leeton	25	120,000	132,000	150,000	174,000	174,000	230,000	32
Rice Farms								
Griffith	177	115,000	125,000	140,000	156,000	185,000	285,000	54
Leeton	230	120,000	120,000	135,000	178,000	208,000	305,000	47
Banana Plantations								
Coffs Harbour	7	-	-	52,500	65,000	82,500	110,000	33

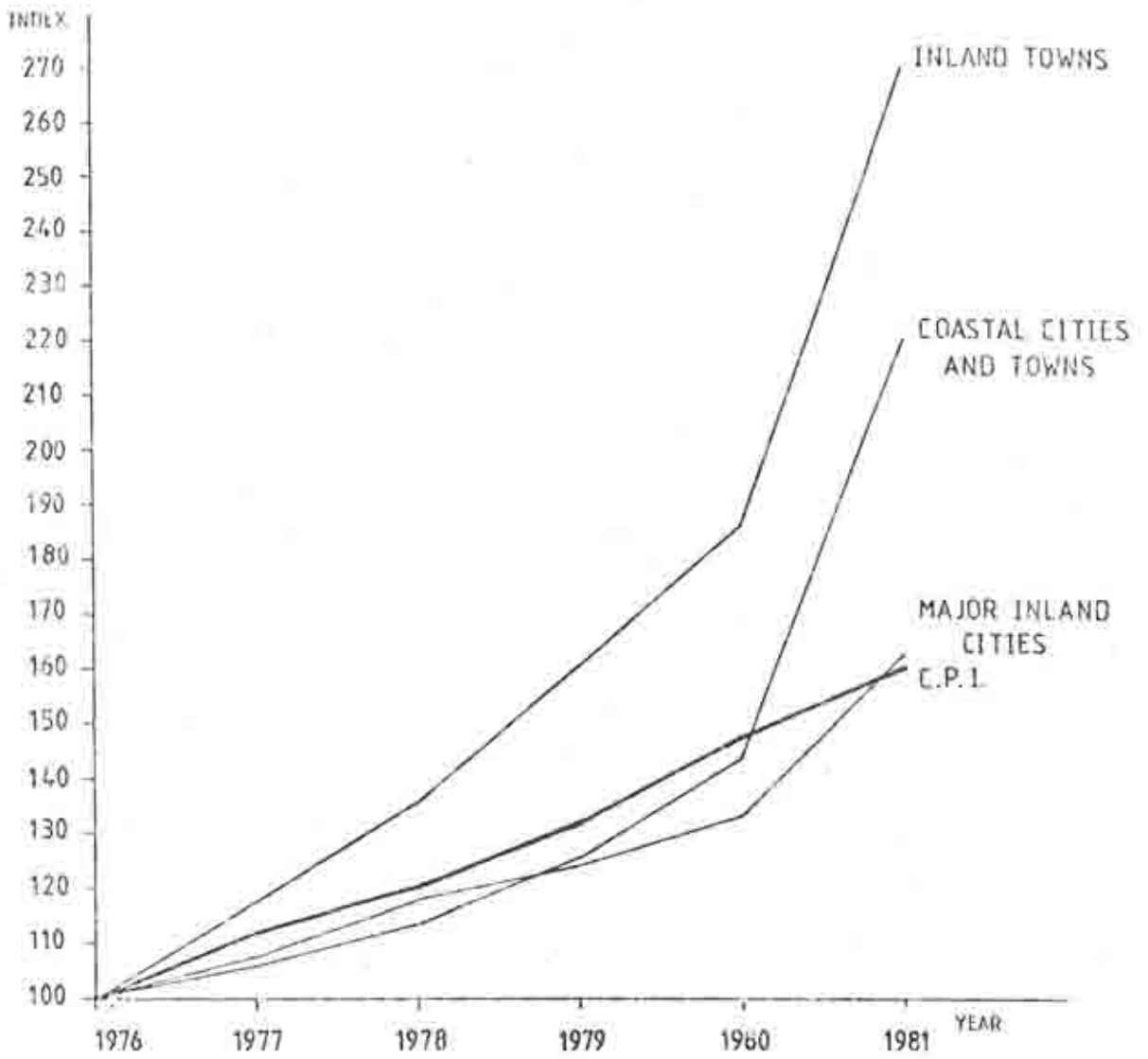
TABLE 42 CONT.

Locality	Area (HA)	1976 \$	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	%Change 1980-81
Sugar Cane Farms								
Harwood Is.	50	80,000	85,000	95,000	98,000	110,000	150,000	36
Sth. Ballina	40	75,000	75,000	80,000	97,500	115,000	160,000	39
Condong	47	90,000	100,000	120,000	122,000	150,000	212,000	41
Irrigation-Prime Cereel Growing								
Breeza Plain	500	300,000	325,000	325,000	375,000	425,000	600,000	41

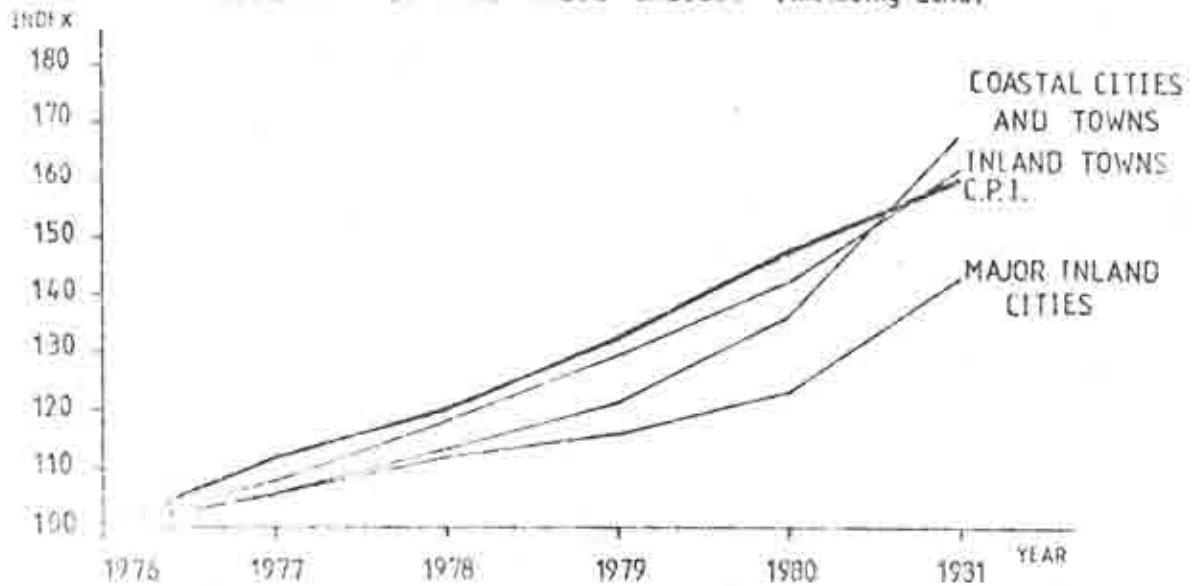
INDICES OF FARM VALUES AND COMMODITY PRICES



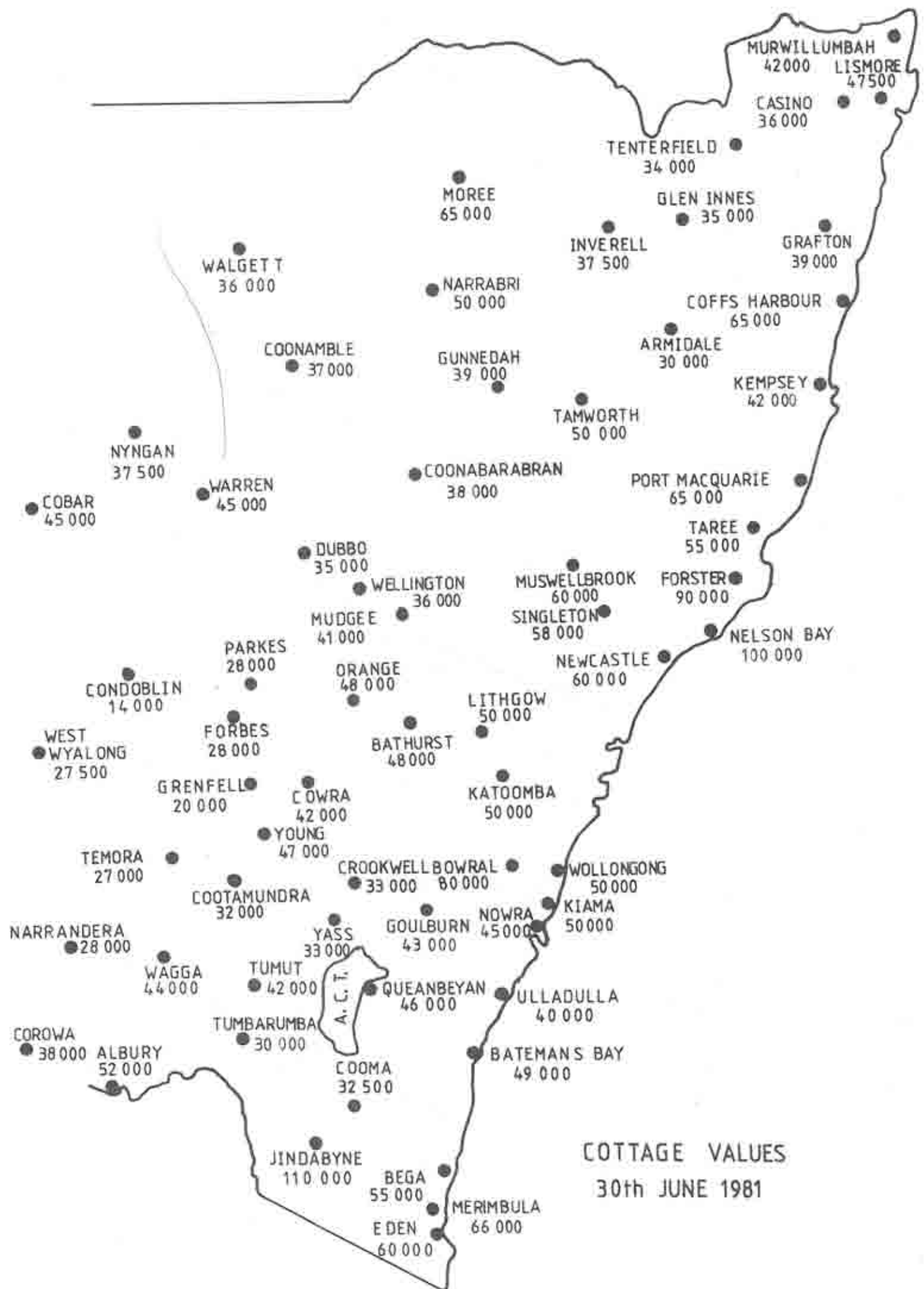
COUNTRY — DWELLING SITE VALUE INDICES



COUNTRY — COTTAGE VALUE INDICES (Including Land)



COUNTRY TOWNS



COTTAGE VALUES
30th JUNE 1981