

VALUER GENERAL'S DEPARTMENT

NEW SOUTH WALES
REAL ESTATE MARKET

30.6.82

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Explanatory Notes

2

METROPOLITAN LAND MARKET

Residential Cottage Sites, Inner Sydney	3
" " " Middle-Distance Sydney	3
" " " Outer Sydney	5
" " " Newcastle	6
" " " Wollongong	6
" " " Gosford-Wyong	7
Three bedroom Cottages, Inner Sydney	7
" " " Middle-Distance Sydney	8
" " " Outer Sydney	9
" " " Newcastle	11
" " " Wollongong	11
" " " Gosford-Wyong	12
Graphs - Site and Dwelling Indices	13
Graph - Metropolitan Urban Area - Site Value Indices	14
Home Unit Sites	15
Home Units	16
Retail Shop Sites	17
Retail Shop Rents	18
Office Rental Values	19
Industrial Sites of 2000 m ²	19
" " of 2 Hectares	20
" " of 10 Hectares	21
Factory/Warehouse Rents	21
2 Hectare Rural Homesites	22
10 Hectare " "	23

COUNTRY LAND MARKET

Cottage Sites - Coastal Towns	24
" " - Inland Cities	25
" " - Inland Towns	26
Residential Cottages - Coastal Towns	28
" " - Inland Cities	29
" " - Inland Towns	31
Home Unit Sites	33
Home Units	34
Retail Shop Sites	35
Retail Shop Rents	37
Industrial Sites of 2000 m ²	38
2 Hectare Rural Homesites	39
10-20 Hectare Hobby Farm Sites	40
40 Hectare Hobby Farm Sites	42
Dairy Farms	42
Wheat and Sheep Properties	43
Grazing Properties	44
Western Grazing Properties	46
Specialised Rural Properties	46
Graph - Farm Values and Commodity Prices	47
Graphs - Site and Dwelling Indices	48

NEW SOUTH WALES REAL ESTATE MARKET

30 JUNE, 1982

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. It is emphasised that it is the market trends which are identified by the tables, and the values appearing therein should not be taken to be the value of any specific property at the given date.
- (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) Some properties listed in the tables (identified by *) are not identical with the benchmark listed in prior editions.
- (vii) Most tables in this publication cover a six-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	18,000	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	232.7	13

RESIDENTIAL COTTAGE SITES

Movement in values - Sydney, Newcastle and Wollongong 1977-1982
Value of standard serviced allotments for selected localities.

Locality	Dimns.	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-82
Balmain	6x33	16,000	18,000	30,000	50,000	65,000	60,000	-7
Bellevue Hill	15x43	55,000	75,000	115,000	150,000	200,000	275,000	37
Bondi	12x46	31,000	32,000	38,000	60,000	82,500	90,000	9
Camberay	12x30	27,000	33,000	40,000	55,000	65,000	65,000	0
Centennial Pk.	15x30	55,000	60,000	75,000	120,000	160,000	175,000	9
Erskineville	5x30	8,000	9,000	11,000	16,000	19,000	24,000	26
Glebe	6x33	22,000	24,000	30,000	46,000	60,000	55,000	-8
Kensington	12x43	30,000	35,000	45,000	62,500	85,000	90,000	6
Leichhardt	8x43	14,000	15,000	20,000	30,000	40,000	35,000	-13
Marrickville	12x37	20,000	21,000	28,000	45,000	60,000	55,000	-8
Neutral Bay	15x36	35,000	37,500	60,000	100,000	120,000	130,000	8
Newtown	4x27	9,250	10,500	12,500	22,000	27,500	28,500	4
Paddington	6x30	21,000	28,000	35,000	50,000	72,500	85,000	17
Randwick	15x30	27,500	32,000	34,000	55,000	82,500	92,500	12
Redfern	5x30	8,500	10,500	15,000	21,000	25,000	27,500	10
Ultimo	4x27	9,000	12,000	16,000	24,000	32,000	35,000	9
Waverton	12x30	30,000	35,000	42,000	60,000	72,500	72,500	0
Average		24,603	28,676	38,029	56,853	74,618	82,059	
% Increase over previous year		-	17	33	49	31	9	
Index (1976=100)		108	126	167	250	328	361	

TABLE 2
MIDDLE-DISTANCE SYDNEY SUBURBS (6-25 KILOMETRES)

Locality	Dimns.	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-82
Ashfield	12x37	25,000	25,000	30,000	47,500	60,000	55,000	-8
Auburn	12x40	16,000	18,000	24,000	32,000	40,000	40,000	0
Bankstown	15x41	18,000	22,000	28,000	37,000	50,000	50,000	0
Belrose	19x34	24,000	27,000	34,000	52,000	74,000	70,000	-5
Beverly Hills	14.7x36	24,000	30,000	35,000	45,000	60,000	60,000	0
Burwood	15x46	26,000	29,000	35,000	55,000	70,000	65,000	-7
Campsie	12x36	20,000	25,000	30,000	40,000	50,000	50,000	0

TABLE 2 (CONT'D)

Locality	Dimns.	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-82
Carlingford	18x38	19,000	23,000	37,500	45,000	60,000	60,000	0
Chatswood	15x46	30,000	33,000	45,000	65,000	85,000	80,000	-6
Chester Hill	15x50	18,000	22,000	26,000	33,000	45,000	45,000	0
Concord	14x46	25,000	27,000	32,500	50,000	65,000	60,000	-8
Cromer Hts.	18x40	21,000	23,000	30,000	44,000	65,000	65,000	0
Dover Hts.	15x43	40,000	40,000	55,000	75,000	100,000	150,000	50
Drummoyne	15x37	27,000	30,000	36,000	65,000	85,000	78,000	-8
Earlwood	15x36	26,000	33,000	43,000	55,000	70,000	70,000	0
Eastwood	15x49	24,000	26,000	45,000	55,000	65,000	65,000	0
Ermington	15x43	16,000	17,000	25,000	32,500	45,000	45,000	0
Five Dock	12x38	23,000	25,000	30,000	47,500	60,000	55,000	-8
Gordon	20x61	35,000	45,000	55,000	95,000	125,000	115,000	-8
Hornsby	18x40	21,000	22,000	28,000	40,000	52,000	50,000	-4
Hurstville	12x36	26,000	31,000	38,000	50,000	65,000	65,000	0
Kogarah	12x36	25,000	27,000	35,000	48,000	65,000	65,000	0
Lane Cove	15x40	25,000	28,000	42,500	60,000	80,000	80,000	0
Lindfield	15x61	30,000	40,000	50,000	90,000	120,000	110,000	-8
Manly	14x43	30,000	35,000	50,000	70,000	95,000	85,000	-11
Maroubra	15x37	30,000	33,000	38,000	60,000	82,500	100,000	21
Mascot	12x37	20,000	22,000	30,000	45,000	55,000	50,000	-9
Matraville	12x43	25,000	28,000	33,000	50,000	70,000	77,500	11
Mosman	12x46	37,500	40,000	47,000	75,000	90,000	90,000	0
Oatley	15x36	28,000	34,000	45,000	55,000	70,000	70,000	0
Farramatta	12x37	15,000	16,500	25,000	33,000	45,000	45,000	0
Pennant Hills	18x46	23,000	24,000	30,000	44,000	55,000	47,500	-14
Penshurst	13x36	25,000	28,000	36,000	48,000	65,000	65,000	0
Revesby	15x50	18,500	22,000	28,000	38,000	50,000	50,000	0
Ryde	15x41	22,000	24,000	40,000	50,000	60,000	60,000	0
St. Ives	23x43	30,000	40,000	50,000	95,000	120,000	120,000	0
Strathfield	15x46	44,000	50,000	60,000	100,000	120,000	130,000	8
Wahroonga	23x46	40,000	52,500	70,000	120,000	150,000	135,000	-10
Wiley Park*	15x43	18,000	20,000	27,000	35,000	55,000	55,000	0
Average		25,385	29,154	37,910	55,808	69,705	72,513	
% Increase over Previous Year		-	15	30	47	25	4	
Index (1976=100)		110	126	164	241	301	313	

Locality	Dimns.	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-82
Berowra	18x49	15,000	16,000	20,000	30,000	40,000	34,000	-15
Blacktown	15x45	14,000	14,000	17,500	24,000	27,500	32,000	16
Blackett	15x37	8,000	8,000	9,000	13,000	18,000	18,000	0
Blaxland	15x37	9,000	9,000	10,000	12,000	22,000	26,000	18
Campbelltown	15x45	11,000	12,000	13,500	17,500	25,000	25,000	0
Caringbah	15x36	22,000	25,000	31,000	45,000	65,000	70,000	8
Castle Hill	18x38	18,000	20,000	32,500	44,000	60,000	55,000	-8
Cronulla	15x38	29,000	34,000	45,000	65,000	90,000	90,000	0
Engadine	15x42	18,000	19,000	24,000	34,000	47,000	45,000	-4
Fairfield	15x35	15,000	15,000	22,500	28,000	37,500	32,500	-13
Green Valley	17x35	10,000	11,500	12,500	17,000	22,000	25,000	14
Guildford	12x49	13,000	13,000	22,000	28,000	35,000	35,000	0
Ingleburn	20x32	12,000	13,500	15,500	20,000	30,000	30,000	0
Jannali	15x36	19,000	21,000	26,000	45,000	57,000	57,000	0
Katoomba	15x37	5,000	4,500	5,000	6,000	11,000	13,000	18
Liverpool	15x45	14,500	16,000	17,000	25,000	30,000	30,000	0
Miranda	15x36	22,000	24,000	30,000	45,000	60,000	60,000	0
Mona Vale	18x58	22,000	25,000	30,000	46,000	67,500	62,000	-8
Pendle Hill	15x40	14,000	15,000	25,000	32,000	36,000	36,000	0
Penrith	15x37	12,500	12,500	15,000	18,000	26,000	32,500	25
Penrith Sth.	17x37	10,000	10,000	11,500	16,000	24,000	24,000	0
Riverstone	15x50	8,000	8,250	10,500	15,000	18,000	23,000	28
Richmond	17x37	9,500	9,500	12,500	15,000	22,000	29,000	32
St. Marys	19x33	10,000	10,000	12,000	16,000	24,000	24,000	0
Sutherland	13x44	19,000	21,000	24,000	35,000	50,000	50,000	0
Tahmoor	18x50	6,500	6,500	7,000	7,500	16,000	17,000	6
Winston Hills	18x37	17,000	20,000	27,500	35,000	45,000	45,000	0
Average		14,185	15,306	19,556	27,185	37,240	37,778	
% increase over previous year		-	8	27	39	37	1	
Index (1976=100)		104	112	143	200	273	277	

TABLE 4
RESIDENTIAL COTTAGE SITES
NEWCASTLE URBAN AREA

Locality	Dimns.	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-82
Belmont	14x35	8,000	8,500	9,500	10,500	15,000	24,000	60
Beresfield	17x35	7,000	7,000	8,000	8,500	11,000	19,000	73
Cardiff	17x43	6,500	7,000	8,000	9,000	11,500	20,000	74
Charlestown	15x39	8,500	9,500	10,000	11,000	15,000	28,000	87
Lambton	19x28	8,750	9,250	10,000	11,500	17,000	25,000	47
Mayfield	15x31	7,250	7,750	8,500	9,500	12,000	19,000	58
Merewether	19x36	21,000	23,000	26,000	31,000	40,000	50,000	25
Newcastle	12x44	10,000	11,500	12,500	15,000	23,000	38,000	65
Swansea	15x45	9,000	9,500	10,000	11,500	12,500	25,000	100
Toronto	16x36	7,000	7,000	7,500	8,000	11,500	22,000	91
Wallsend	12x41	6,500	7,000	7,500	8,250	12,000	19,000	58
Average		9,045	9,727	10,682	12,159	16,409	26,273	
% Increase over previous year		-	8	10	14	35	60	
Index (1976=100)		109	117	129	147	198	317	

TABLE 5
RESIDENTIAL COTTAGE SITES
WOLLONGONG URBAN AREA

Locality	Dimns.	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-82
Albion Park	15x37	8,000	9,000	11,000	14,000	18,000	22,000	22
Berkeley	15x37	8,000	9,000	10,000	11,500	19,000	22,000	16
Corrimal	21x38	14,000	16,000	19,000	24,000	30,000	35,000	17
Dapto	19x39	9,000	9,500	11,500	15,500	22,000	26,000	18
Farmborough Hts	15x36	8,500	9,000	13,000	18,000	25,000	30,000	20
Figtree	15x38	13,000	14,000	15,500	18,000	28,000	32,000	14
Helensburgh	17x33	11,500	13,000	17,000	25,000	38,000	40,000	5
Mt. Ousley	22x76	22,000	25,000	30,000	35,000	42,000	45,000	7
Port Kembla	15x45	11,000	13,000	15,000	17,000	23,000	24,000	4

Locality	Dimns	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	%Change 1981-1982
Thirroul	26x46	12,000	13,500	17,000	23,000	32,000	36,000	13
Warilla	15x39	9,000	10,000	12,000	15,000	25,000	28,000	12
Wollongong	15x50	13,500	15,000	17,000	20,000	27,000	32,000	18
Average		11,500	12,885	15,462	19,308	27,231	30,769	
% Increase over Previous Year		-	12	20	25	41	13	
Index (1976=100)		109	122	147	184	259	293	

TABLE 6
RESIDENTIAL COTTAGE SITES
GOSFORD/WYONG URBAN AREAS

Locality	Dimns	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Gosford (East)	15x50	10,500	11,500	14,000	17,500	35,000	35,000	0
Wyong	19x36	8,000	9,000	9,500	13,000	20,000	20,000	0
Wamberal	26x30	10,500	11,500	13,000	17,500	36,000	36,000	0
Woy Woy	15x47	10,000	12,000	14,000	17,500	32,000	32,000	0
Average		9,750	11,000	12,625	16,375	30,750	30,750	
% Increase over Previous Year		-	13	15	30	88	0	
Index (1976=100)		104	117	135	175	328	328	

TABLE 7
AVERAGE 3 BEDROOM COTTAGE 1977-1982
INNER SYDNEY SUBURBS (0-6 KILOMETRES)

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

Locality	Con/Age stn	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Balmain	BK 1880	42,000	47,000	58,000	80,000	100,000	90,000	- 10
Bellevue Hill	BK 1935	140,000	160,000	195,000	225,000	300,000	350,000	17
Bondi	BK 1910	55,000	58,000	70,000	100,000	120,000	135,000	13
Camberay	BK 1920	50,000	55,000	70,000	95,000	125,000	125,000	0
Centennial Pk.	BK 1910	105,000	125,000	150,000	220,000	300,000	325,000	8
Erskineville	BK 1900	25,000	27,000	32,000	45,000	55,000	50,000	- 9
Glebe	BK 1890	47,000	52,000	65,000	90,000	115,000	100,000	- 13

TABLE 7 CONT'D

Locality	Con/Age stn.	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Kensington	BK 1910	55,000	65,000	75,000	110,000	130,000	150,000	15
Leichhardt	BK 1900	28,000	31,000	38,000	54,000	70,000	63,000	- 10
Marrickville	BK 1925	40,000	44,000	52,000	63,000	80,000	70,000	- 13
Neutral Bay	BK 1910	75,000	85,000	120,000	175,000	210,000	240,000	14
Newtown	BK 1900	25,000	27,000	32,000	47,500	65,000	65,000	0
Paddington	BK 1900	45,000	55,000	65,000	90,000	120,000	135,000	13
Randwick	BK 1910	50,000	53,000	65,000	100,000	130,000	140,000	8
Redfern	BK 1890	37,000	40,000	50,000	60,000	75,000	65,000	- 13
Ultimo	BK 1900	25,000	27,000	32,000	50,000	70,000	70,000	0
Waverton	BK 1915	50,000	55,000	70,000	95,000	130,000	130,000	0
Average		52,588	59,176	72,882	99,971	129,117	135,470	
% Increase over Previous Year		-	13	23	37	29	5	
Index (1976=100)		107	120	148	204	263	276	

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	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Ashfield	BK 1910	40,000	40,000	56,000	72,500	90,000	80,000	- 11
Auburn	BK 1930	34,000	35,000	42,500	52,500	62,500	62,500	0
Bankstown	AC 1958	32,000	34,000	43,000	58,000	62,000	65,000	5
Belrose	BV 1965	49,000	60,000	72,500	92,500	115,000	105,000	- 9
Beverly Hills	AC 1950	40,000	45,000	55,000	65,000	73,000	73,000	0
Burwood	BK 1925	45,000	50,000	60,000	77,500	96,000	85,000	- 11
Campsie	AC 1930	34,000	40,000	53,000	65,000	75,000	75,000	0
Carlingford	BV 1970	54,000	60,000	80,000	90,000	110,000	115,000	5
Chatswood	BK 1920	53,000	56,000	67,500	100,000	130,000	120,000	- 8
Chester Hill	AC 1959	31,000	34,000	40,000	52,000	54,000	62,000	15
Concord	BK 1930	42,500	47,000	56,000	75,000	92,500	82,500	- 11
Cromer Hts	BV 1970	48,000	55,000	70,000	85,000	107,500	102,500	- 5

Locality	stn.	\$	\$	\$	\$	\$	\$	1971-1972
Ermington	BV 1950	32,000	37,500	50,000	60,000	70,000	70,000	0
Five Dock	BK 1925	38,000	44,000	52,000	70,000	88,000	78,000	- 11
Gordon	BK 1930	60,000	70,000	95,000	150,000	180,000	170,000	- 6
Hornsby	BV 1965	47,000	52,000	64,000	87,000	105,000	98,000	- 7
Hurstville	BK 1925	40,000	45,000	58,000	66,000	75,000	80,000	7
Kogarah	BK 1941	42,000	47,000	60,000	67,000	76,000	80,000	5
Lane Cove	BK 1930	50,000	55,000	65,000	95,000	125,000	120,000	- 4
Lindfield	BK 1925	57,500	67,500	95,000	145,000	170,000	165,000	- 3
Manly	BK 1925	55,000	65,000	85,000	110,000	140,000	125,000	- 11
Maroubra	BK 1920	47,500	60,000	72,500	105,000	125,000	150,000	20
Mascot	BK 1920	38,000	40,000	48,500	67,500	85,000	72,000	- 15
Matraville	BK 1930	45,000	50,000	63,000	85,000	105,000	115,000	10
Oatley	BK 1949	55,000	62,000	70,000	85,000	93,000	93,000	0
Mosman	BK 1925	57,500	70,000	85,000	130,000	170,000	160,000	- 6
Parramatta	BK 1930	34,000	36,000	44,000	54,000	68,000	70,000	3
Pennant Hills	BV 1965	50,000	55,000	67,000	95,000	112,500	100,000	- 11
Penshurst	BK 1935	50,000	58,000	66,000	78,000	86,000	90,000	5
Revesby	AC 1949	33,000	35,000	45,000	60,000	64,000	65,000	2
Ryde	BK 1930	37,000	42,000	60,000	70,000	80,000	80,000	0
St. Ives	BK 1970	55,000	65,000	95,000	150,000	170,000	170,000	0
Strathfield	BK 1937	75,000	75,000	100,000	125,000	150,000	150,000	0
Wahroonga	BK 1930	70,000	80,000	110,000	175,000	210,000	190,000	- 10
Wiley Park	BK 1940	34,000	37,000	46,000	62,000	75,000	70,000	- 7
Average		46,423	52,230	66,756	88,629	106,154	104,808	
% Increase over Previous Year		-	13	28	33	20	- 1	
Index (1976=100)		109	123	157	208	249	246	

Cottage :BK = Brick AC = Asbestos Cement Sheet
Construction:BV = Brick Veneer

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.	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Berowra	BV 1965	37,500	42,500	54,000	72,000	85,000	75,000	- 12
Blacktown	AC 1955	26,000	27,500	35,000	42,000	47,500	52,000	9
Blackett	BV 1970	25,000	27,500	32,500	40,000	45,000	45,000	0

TABLE 9 CONTD.....

Locality	Con/Age Stn.	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-82
Blaxland	BV 1975	30,000	35,000	39,000	48,000	56,000	60,000	7
Campbelltown	AC 1957	27,000	28,000	32,500	40,000	50,000	50,000	0
Caringbah	AC 1960	42,000	47,000	58,000	70,000	90,000	90,000	0
Castle Hill	BV 1970	50,000	52,500	75,000	82,500	105,000	105,000	0
Cronulla	BK 1956	58,000	65,000	72,000	85,000	110,000	110,000	0
Engadine	AC 1955	38,000	42,000	50,000	60,000	70,000	65,000	-7
Fairfield	AC 1955	27,000	28,000	36,000	43,000	52,000	50,000	-4
Green Valley	AC 1965	26,000	28,000	32,000	37,500	47,000	47,000	0
Guildford	AC 1950	30,000	30,000	40,000	47,000	52,500	52,500	0
Ingleburn	BV 1976	34,000	36,500	42,500	52,000	70,000	67,500	-4
Jannali	AC 1950	37,000	40,000	48,000	61,000	75,000	75,000	0
Katoomba	BV 1975	26,000	30,000	33,000	40,000	50,000	50,000	0
Liverpool	AC 1955	29,000	31,000	33,000	42,000	52,500	52,500	0
Miranda	AC 1955	39,000	42,000	50,000	63,000	80,000	80,000	0
Mona Vale	BV 1968	49,000	55,000	65,000	84,000	107,500	100,000	-7
Pendle Hill	AC 1960	34,000	35,000	45,000	52,000	56,000	56,000	0
Penrith	AC 1950	30,000	33,000	38,000	46,000	51,000	51,000	0
Penrith Sth	BV 1975	34,500	37,000	40,000	50,000	56,000	56,000	0
Riverstone	AC 1950	22,500	24,000	27,500	35,000	42,000	45,000	7
Richmond	BV 1975	29,000	32,000	40,000	49,000	55,000	55,000	0
St. Marys	BV 1975	32,000	34,500	39,000	48,000	56,000	56,000	0
Sutherland	BK 1930	37,000	40,000	50,000	63,000	75,000	75,000	0
Tahmoor	BV 1975	29,000	30,000	30,000	33,000	50,000	50,000	0
Winston Hills	BV 1975	42,000	45,000	57,500	65,000	75,000	75,000	0
Average		34,111	36,963	44,241	53,703	65,222	64,648	
% Change over Previous Year		-	8	20	21	21	-1	
Index (1976=100)		104	113	135	164	199	197	

Cottage Construction BV = BRICK VENEER
BK = BRICK

AC = ASBESTOS CEMENT SHEET

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

Locality	Con/Age stn.	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Belmont	WB 1959	31,000	33,000	35,000	38,000	46,000	57,000	24
Beresfield	WB 1962	25,000	26,000	28,000	31,000	38,000	52,000	37
Cardiff	WB 1960	30,000	30,000	31,000	34,000	45,000	55,000	22
Charlestown	WB 1961	35,000	38,000	40,000	42,000	55,000	69,000	25
Lambton	WB 1915	21,000	23,000	25,000	27,000	36,000	50,000	39
Mayfield	WB 1926	20,000	22,000	23,000	26,000	33,000	43,000	30
Merewether	BV 1967	65,000	69,000	74,000	79,000	95,000	125,000	32
Newcastle	BK 1960	30,000	32,000	34,000	40,000	60,000	70,000	17
Swansea	WB 1930	20,000	22,000	24,000	26,000	35,000	45,000	29
Toronto	WB 1965	27,500	30,000	32,000	33,000	42,000	52,000	24
Wallsend	WB 1957	24,000	26,000	28,000	31,000	37,000	50,000	35
Average		29,864	31,909	34,000	37,000	47,454	60,727	
% Increase over Previous Year		-	7	7	9	28	28	
Index (1976=100)		107	114	121	133	170	218	

Cottage Construction: BK = Brick, BV = Brick Veneer, WB = Weatherboard

TABLE 11
AVERAGE 3 BEDROOM COTTAGE 1977-1982
WOLLONGONG URBAN AREA

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

Locality	Con/Age Stn.	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Albion Park	BV 1978	35,000	37,000	39,000	44,000	52,000	57,000	10
Berkeley	AC 1964	23,000	25,000	28,000	32,000	44,000	48,000	9
Corrimal	AC 1950	30,500	34,000	38,500	46,000	55,000	63,000	15
Dapto	BV 1974	31,500	33,000	37,000	46,000	60,000	66,000	10
Farmborough Heights	BV 1972	37,500	41,000	46,000	52,000	62,000	68,000	10
Figtree	BV 1967	48,000	51,000	55,000	60,000	73,000	80,000	10
Helensburgh	BK 1975	38,000	41,000	45,000	58,000	78,000	83,000	6
Mt. Ousley	BK 1960	82,000	87,000	93,000	100,000	120,000	128,000	7

TABLE 11 CONT'D...

Locality	Con/Age Stn.	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-82
Port Kembla	WB 1937	28,000	30,000	32,500	35,000	47,000	52,000	11
Shellharbour	WB 1960	39,000	44,000	47,000	50,000	58,000	62,000	7
Thirroul	BV 1976	46,000	50,000	56,000	66,000	90,000	98,000	9
Warilla	BV 1967	31,000	33,000	36,000	39,000	50,000	55,000	10
Wollongong	WB 1925	30,000	32,000	34,000	40,000	50,000	58,000	16
Average		38,423	41,385	45,154	51,385	64,539	70,615	
% Increase over Previous Year		-	8	9	14	26	9	
Index (1976=100)		106	115	125	142	179	196	

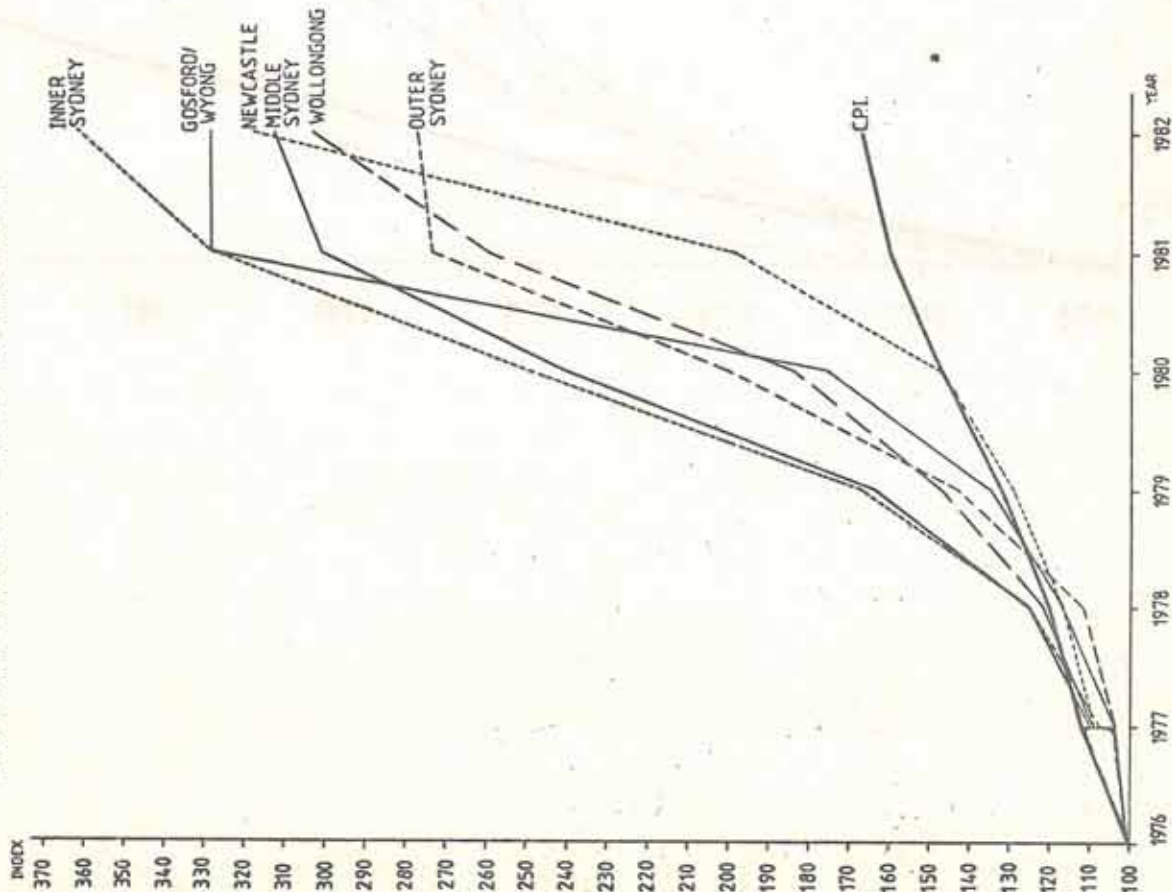
Cottage Construction: BK = BRICK WB = WEATHERBOARD
 BV = BRICK VENEER AC = ASBESTOS CEMENT SHEET

TABLE 12
 AVERAGE 3 BEDROOM COTTAGE 1977-82
 GOSFORD/WYONG URBAN AREA

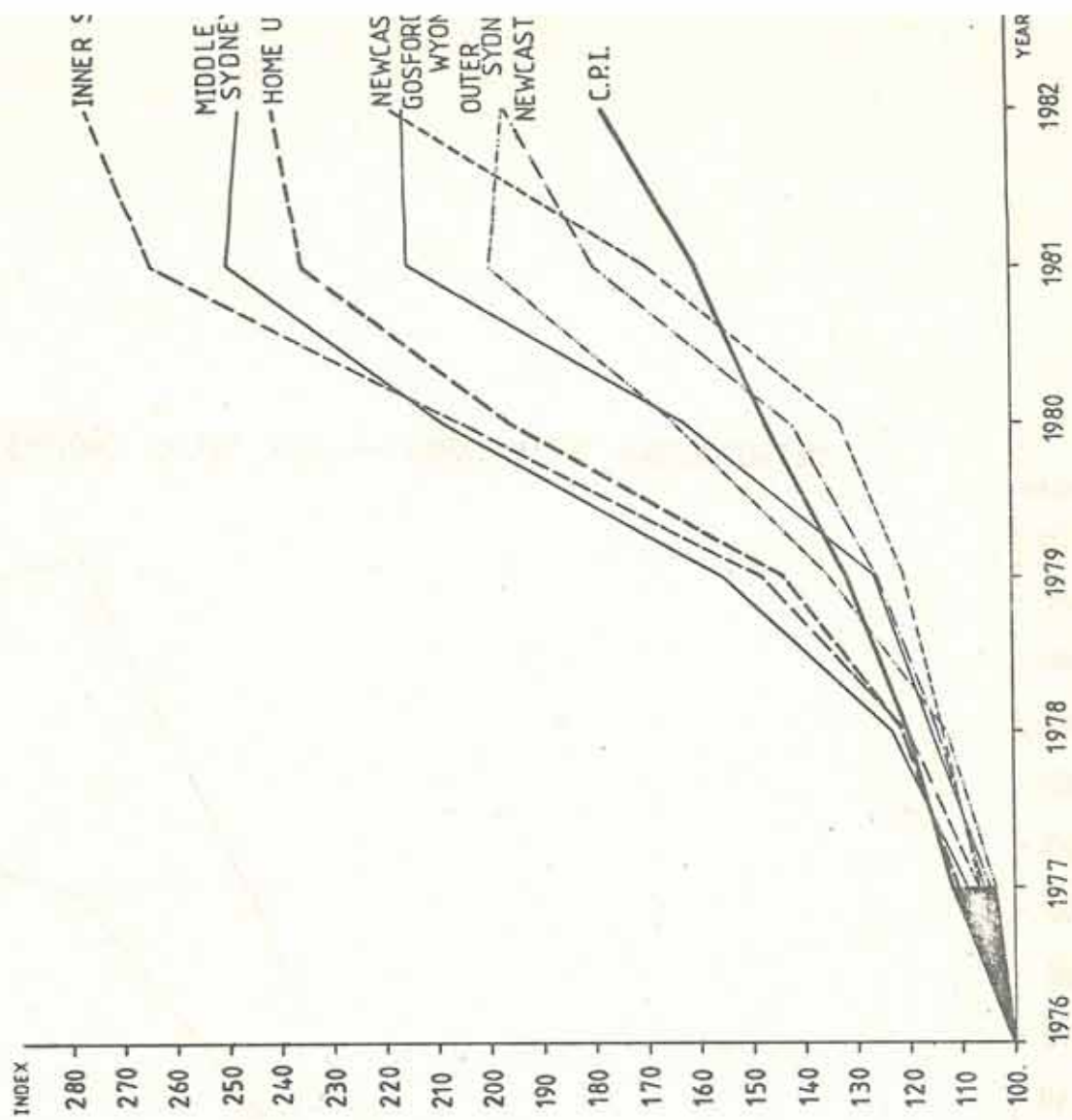
Price of average 3 bedroom cottage of a construction typical of nominated locality

Locality	Con/Age Stn.	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-82
Gosford (East)	WB 1967	32,000	36,000	40,000	50,000	68,000	68,000	0
Wyong	WB 1960	27,000	29,000	32,000	41,000	50,000	50,000	0
Wamberal	BV 1976	38,000	42,000	45,000	55,000	78,000	78,000	0
Woy Woy	AC 1965	26,000	29,000	31,000	44,000	56,000	56,000	0
Average		30,750	34,000	37,000	47,500	63,000	63,000	
% Increase over previous year		-	11	9	28	33	0	
Index (1976=100)		105	116	126	162	215	215	

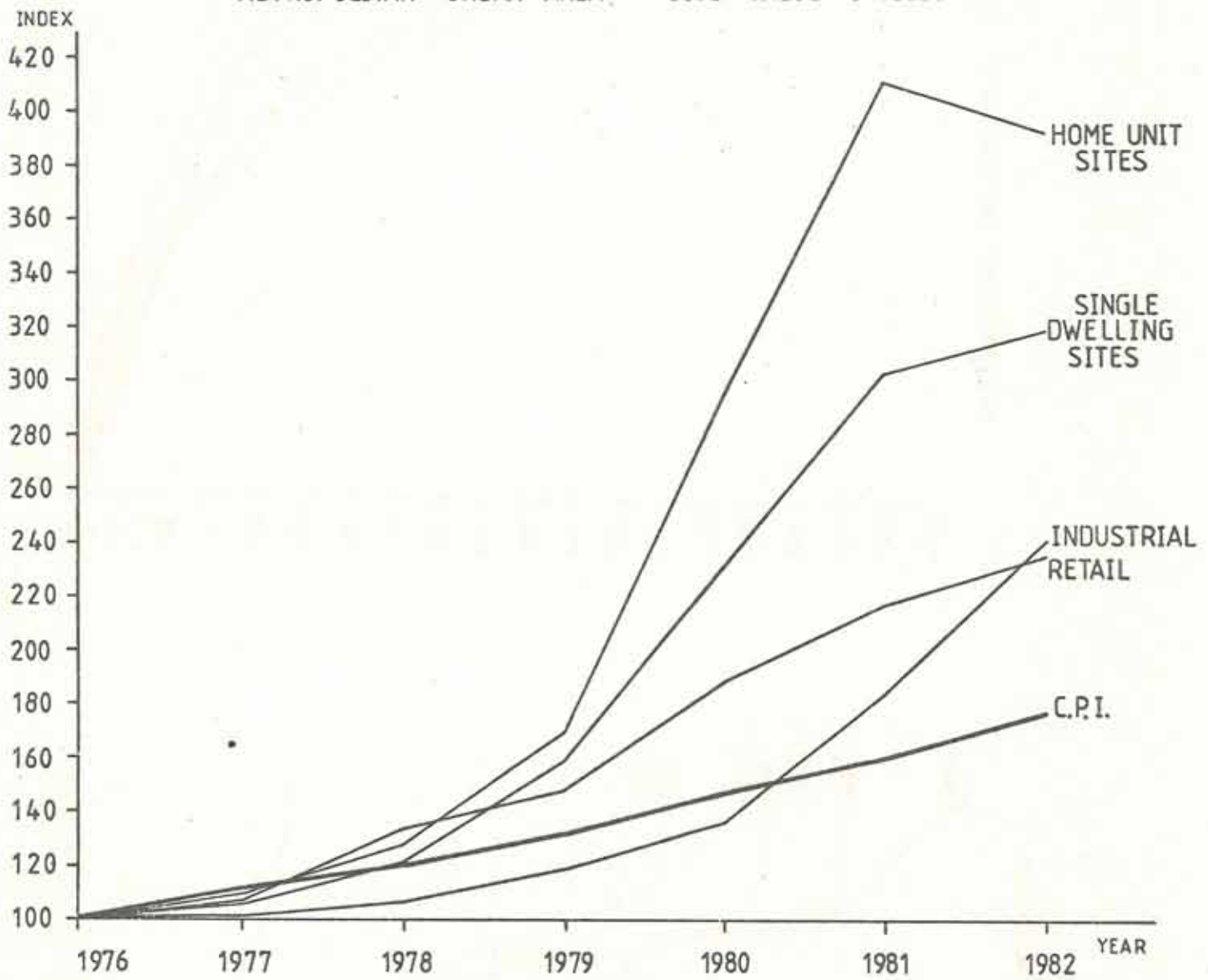
METROPOLITAN URBAN AREA — DWELLING SITE VALUE INDICES



METROPOLITAN — DWELLING VALUE INDICES (Including Land)



METROPOLITAN URBAN AREA — SITE VALUE INDICES



SYDNEY, NEWCASTLE, WOLLONGONG 1977-1982

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

Locality	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% CHANGE 1981-1982
Allawah	6,500	8,000	12,000	17,000	24,000	22,500	-6
Ashfield	6,500	8,000	12,000	17,000	23,000	20,000	-13
Balmain	9,000	10,000	12,000	25,000	30,000	25,000	-17
Burwood	7,500	10,000	15,000	22,000	28,000	24,000	-14
Campbelltown	3,000	3,000	3,250	8,000	10,000	8,500	-15
Campsie	5,500	6,750	7,000	13,000	20,000	18,000	-10
Chatswood	11,500	12,000	16,000	30,000	42,000	40,000	-5
Cronulla	7,000	8,500	12,000	17,000	28,000	26,000	-7
Dee Why	6,500	6,500	8,000	17,500	24,000	28,000	17
Drummoyne	9,000	12,000	17,000	25,000	30,000	25,000	-17
Epping	9,000	9,000	14,000	22,000	25,000	25,000	0
Fairfield	4,000	4,250	5,000	8,000	12,000	10,000	-17
Gordon	14,000	15,000	21,000	35,000	45,000	45,000	0
Gosford	4,500	5,000	6,500	9,500	18,000	18,000	0
Hornsby	6,500	8,000	10,000	18,000	22,500	22,500	0
Liverpool	3,750	3,750	3,750	8,500	10,000	9,000	-10
Manly	9,000	10,000	12,500	25,000	33,000	33,000	0
Marrickville	5,000	5,000	6,000	14,000	18,000	16,000	-11
Mosman	12,000	13,000	17,500	32,500	45,000	40,000	-11
North Sydney	8,000	13,500	18,000	32,500	50,000	40,000	-20
Parramatta	5,500	7,000	10,000	16,000	18,000	18,000	0
Penrith	3,000	2,500	3,500	5,500	7,000	7,000	0
Randwick	8,000	10,000	12,500	25,000	35,000	42,500	21
Top Ryde	5,000	8,000	11,000	18,000	24,000	20,000	-17
Waverley	8,000	10,000	12,500	27,500	37,500	45,000	20
Wollongong	3,800	4,100	4,600	6,000	15,000	13,000	-13
Belmont	2,500	2,500	2,500	3,500	8,000	10,000	25
Merewether	4,000	4,000	4,000	5,000	12,000	16,000	33
Average	6,698	7,833	10,325	17,964	24,785	23,821	
% Change over Previous Year	-	17	32	74	38	- 4	
Index (1976=100)	110	129	170	295	408	392	

TABLE 14
HOME UNITS
SYDNEY, NEWCASTLE, WOLLONGONG 1977-1982

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

Locality	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Allawah	30,000	33,000	42,000	55,000	61,000	65,000	7
Ashfield	27,000	30,000	38,000	48,000	65,000	65,000	0
Balmain	32,000	35,000	40,000	65,000	80,000	75,000	- 6
Burwood	32,000	35,000	45,000	58,000	75,000	70,000	- 7
Campbelltown	22,500	24,000	26,000	38,000	43,000	43,000	0
Campsie	23,000	26,000	34,000	50,000	55,000	55,000	0
Chatswood	42,500	45,000	55,000	70,000	90,000	100,000	11
Cronulla	32,000	36,000	44,000	58,000	67,000	72,500	8
Dee Why	32,000	34,000	40,000	55,000	64,000	68,000	6
Drummoyne	37,000	40,000	50,000	62,000	80,000	74,000	- 8
Epping	36,000	42,000	55,000	70,000	77,500	80,000	3
Fairfield	24,000	23,000	28,500	40,000	45,000	42,000	- 7
Gordon	52,500	60,000	67,500	87,500	100,000	100,000	0
Gosford	30,000	33,000	37,500	50,000	62,000	62,000	0
Hornsby	35,000	37,500	44,000	60,000	70,000	65,000	- 7
Liverpool	20,000	21,000	27,500	38,000	43,000	43,000	0
Manly	38,000	40,000	50,000	65,000	75,000	80,000	7
Marrickville	28,000	29,000	34,000	45,000	52,000	48,000	- 8
Mosman	45,000	50,000	57,500	75,000	95,000	90,000	- 5
North Sydney	42,500	47,500	57,500	90,000	105,000	95,000	- 9
Parramatta	30,000	32,000	36,000	50,000	55,000	60,000	9
Penrith	22,000	23,000	25,000	36,000	49,000	46,000	- 6
Randwick	32,000	35,000	42,000	67,500	75,000	85,000	13
Top Ryde	29,000	31,000	43,000	55,000	60,000	65,000	8
Waverley	32,000	35,000	42,000	70,000	82,500	90,000	9
Wollongong	28,000	30,000	33,000	40,000	60,000	63,000	5
Belmont	32,500	37,000	39,500	42,000	58,000	68,000	17
Merewether	27,500	30,000	32,000	38,000	55,000	65,000	18
Average	31,928	34,785	41,625	56,357	67,821	69,071	
% Change Over Previous Year	-	9	20	35	20	2	
Index (1976=100)	111	121	144	196	235	240	

RETAIL SHOP SITE

SYDNEY, NEWCASTLE, WOLLONGONG 1978-1982

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

Locality	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Bankstown	15,000	16,500	18,000	25,000	25,000	0
Blacktown	20,000	23,000	23,000	25,000	28,500	14
Bondi Junction	35,000	44,000	50,000	60,000	60,000	0
Burwood	25,000	28,000	34,000	39,000	39,000	0
Campbelltown	16,500	16,500	25,000	27,500	27,500	0
Campsie	22,500	23,500	23,500	30,000	30,000	0
Caringbah	18,000	19,000	21,000	23,500	23,500	0
Chatswood	50,000	55,000	85,000	95,000	95,000	0
Crows Nest	18,000	22,000	26,000	28,000	30,000	7
Dee Why	13,333	13,333	16,600	20,000	22,000	10
Eastwood	19,000	25,000	25,000	28,000	28,000	0
Gosford	25,000	25,000	32,500	35,000	38,000	9
Hornsby	15,500	15,500	17,000	21,000	21,000	0
Hurstville	25,000	28,000	30,000	40,000	40,000	0
Katoomba	6,500	6,500	7,500	7,500	7,500	0
Kogarah	9,500	10,500	11,000	15,000	15,000	0
Liverpool	23,000	23,000	32,000	35,000	35,000	0
Marrickville	16,500	17,250	20,000	22,000	22,000	0
Newtown	11,500	12,500	14,000	14,500	14,500	0
Parramatta	37,500	40,000	50,000	60,000	63,000	5
Penrith	16,400	22,500	25,000	29,000	29,000	0
Sydney	100,000	110,000	160,000	180,000	220,000	22
Sydney/Kings Cross	25,000	25,000	40,000	50,000	60,000	20
Wollongong	32,000	38,000	41,000	45,000	52,000	16
Warrawong	9,500	11,000	12,000	15,000	16,000	7
Newcastle	13,500	15,000	20,000	30,000	35,000	17
Belmont	5,000	6,000	7,000	9,500	12,500	32
Charlestown	9,500	10,500	10,500	12,750	16,000	25
Average	22,615	25,074	31,307	36,509	39,464	
% Change over Previous Year	-	11	25	17	8	
Index	100	111	138	162	174	

TABLE 16
RETAIL SHOP RENT
SYDNEY, NEWCASTLE, WOLLONGONG 1978 - 1982

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

Locality	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Bankstown	310	335	380	425	550	29
Blacktown	450	500	500	650	700	8
Bondi Junction	600	750	850	1000	1000	0
Burwood	450	500	600	650	650	0
Campbelltown	300	325	400	450	500	11
Campsie	400	450	450	500	600	20
Caringbah	325	350	425	475	500	5
Chatswood	750	900	1450	1750	1750	0
Crows Nest	400	450	500	550	550	0
Dee Why	250	270	330	350	400	14
Eastwood	400	500	525	600	600	0
Gosford	400	450	600	650	675	4
Hornsby	300	350	400	450	450	0
Hurstville	550	600	650	650	750	15
Katoomba	100	150	175	200	200	0
Kogarah	200	240	250	300	350	17
Liverpool	400	450	550	600	650	8
Marrickville	325	350	400	425	425	0
Newtown	250	275	300	350	350	0
Parramatta	600	650	800	900	1000	11
Penrith	350	400	450	550	650	18
Sydney	1500	2000	2250	2500	2500	0
Sydney/Kings Cross	400	550	800	900	1100	22
Wollongong	625	725	775	850	950	12
Warrawong	160	185	210	265	280	6
Newcastle	350	400	500	600	650	8
Belmont	135	160	180	220	300	36
Charlestown	220	250	275	325	400	23
Average	411	483	571	648	696	
% Change over Previous Year	-	18	18	13	7	
Index	100	118	139	158	169	

SYDNEY, NEWCASTLE, WOLLONGONG 1978-1982

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

Locality	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Bankstown	65	70	70	85	110	29
Bondi Junction	60	60	65	70	130	86
Burwood	54	59	75	75	97	29
Campbelltown	65	65	70	75	80	7
Chatswood	60	70	80	100	140	40
Hurstville	70	75	80	85	110	29
Liverpool	65	70	78	81	95	17
Newcastle	65	70	75	90	100	11
North Sydney	50	70	80	100	160	60
Parramatta	67	67	86	105	115	10
Penrith	50	54	65	70	70	0
Sydney-Prime	80	90	100	170	250	47
Sydney-Secondary	50	50	60	120	150	25
Wollongong	57	59	61	74	92	24
Average	61	66	75	93	121	
% Increase over Previous Year	-	8	14	24	30	
Index	100	108	123	152	198	

TABLE 18

INDUSTRIAL SITE OF 2000 M2

SYDNEY, NEWCASTLE, WOLLONGONG 1977-1982

Price for standard serviced allotments

Locality	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Artarmon	140,000	140,000	150,000	200,000	300,000	500,000	67
Blacktown	45,000	52,000	60,000	70,000	85,000	115,000	35
Botany	100,000	120,000	120,000	160,000	225,000	260,000	16
Brookvale	96,000	96,000	110,000	160,000	260,000	310,000	19
Camellia	100,000	100,000	115,000	130,000	180,000	260,000	44
Campbelltown	38,000	40,000	42,500	45,000	55,000	50,000	-9
Dee Why	75,000	75,000	85,000	120,000	210,000	300,000	43
Hornsby	80,000	85,000	95,000	125,000	180,000	215,000	19
Marrickville	120,000	120,000	120,000	160,000	225,000	260,000	16
Milperra	54,000	58,000	70,000	90,000	120,000	180,000	50

TABLE 18 CONT'D

Locality	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Moorebank	50,000	55,000	60,000	65,000	75,000	85,000	13
Penrith	27,000	30,000	30,000	34,000	48,000	60,000	25
Riverwood	60,000	70,000	80,000	90,000	120,000	180,000	50
Silverwater	120,000	120,000	132,500	150,000	200,000	310,000	55
Smithfield	50,000	56,000	56,000	65,000	75,000	95,000	27
South Sydney	140,000	140,000	145,000	175,000	250,000	300,000	20
Taren Point	70,000	70,000	85,000	150,000	170,000	200,000	18
Port Kembla	45,000	47,500	47,500	50,000	55,000	60,000	9
Wollongong	50,000	50,000	50,000	50,000	57,500	64,000	11
Wyong	15,000	15,000	12,000	15,000	18,000	20,000	11
Newcastle	32,000	32,000	35,000	40,000	50,000	60,000	20
Gosford West	22,500	22,500	22,500	34,000	45,000	50,000	11
Average	69,523	72,454	78,318	99,000	136,523	178,818	
% Increase over Previous Year	-	4	8	26	38	31	
Index (1976=100)	101	105	113	143	198	259	

TABLE 19
INDUSTRIAL SITE OF 2 HECTARES
SYDNEY, NEWCASTLE, WOLLONGONG 1977-1982

Price per hectare for standard services block.

Locality	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	%Change 1981-1982
Blacktown	180,000	270,000	270,000	295,000	350,000	450,000	29
Botany	350,000	420,000	450,000	540,000	780,000	900,000	15
Chipping Norton	140,000	140,000	160,000	180,000	220,000	250,000	14
Marrickville	450,000	450,000	450,000	540,000	780,000	900,000	15
Milperra	160,000	175,000	230,000	250,000	360,000	470,000	31
Minto	87,500	87,500	100,000	110,000	150,000	150,000	0
North Ryde	285,000	300,000	425,000	670,000	780,000	1,500,000	92
Penrith	62,500	62,500	62,500	70,000	90,000	125,000	39
Riverwood	200,000	237,500	300,000	325,000	380,000	490,000	29
Silverwater	375,000	375,000	450,000	500,000	670,000	1,100,000	64
South Sydney	450,000	470,000	550,000	650,000	850,000	1,000,000	18
Taren Point	175,000	250,000	300,000	300,000	360,000	440,000	22

Locality	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1981-1982
Port Kembla	120,000	125,000	125,000	130,000	140,000	150,000	7
Newcastle	92,500	92,500	97,500	105,000	125,000	175,000	40
Average	223,393	246,785	305,643	333,214	431,071	578,571	
% Change Over Previous Year	-	10	24	9	29	34	
Index (1976=100)	103	114	141	154	199	267	

TABLE 20
INDUSTRIAL SITE OF 10 HECTARES
SYDNEY, NEWCASTLE, WOLLONGONG 1977-1982

Price per hectare for General Industrial or Manufacturing purposes

Locality	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Botany	370,000	370,000	370,000	460,000	650,000	760,000	17
Camellia	300,000	300,000	325,000	375,000	445,000	650,000	46
Newcastle	70,000	70,000	70,000	70,000	80,000	80,000	0
Port Kembla	70,000	75,000	75,000	80,000	80,000	80,000	0
Average	202,500	203,750	210,000	246,250	313,750	392,500	
% Increase over Previous Year	-	1	3	17	27	25	
Index (1976=100)	100	101	104	122	155	194	

TABLE 21
FACTORY/WAREHOUSE RENTAL VALUES
SYDNEY, NEWCASTLE, WOLLONGONG 1977-1982

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

Locality	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Artarmon	36	40	45	55	60	75	25
Botany	27	31	33	35	46	53	13
Brookvale	29	32	35	43	48	65	35
Camellia	24.75	32.30	35.50	40	50.50	55	9
Campbelltown	17	18.50	20	28	32.50	32.50	0
Marrickville	21	25	31	38	47	53	13
Milperra	20	21.50	26	28.50	49	56	14
Moorebank	19	21	22.50	30	35	35	0

TABLE 21 CONT'D

Locality	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
North Ryde	30	36	40.90	48	55	70	27
Silverwater	32.25	35.50	37.50	43	57	60	5
Smithfield	19.40	23.70	25	28	30	37.50	25
South Sydney	31	35	40	45	50	60	20
Taren Point	21.50	22.50	27	32.50	41	45	10
Newcastle	21	22	24	28	35	35	0
Wollongong	18.83	19.38	20.45	22	26	34	31
Average	23.19	27.69	30.85	36.26	44.40	51.07	
% Increase Over Previous Years	-	19	11	18	22	15	
Index (1976=100)	108	129	143	168	206	237	

TABLE 22
2 HECTARE RURAL HOMESITES
SYDNEY AREA 1977-1982

Price for Standard Allotment

Locality	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Cecil Park	35,000	39,000	45,000	52,500	80,000	110,000	38
Denham Court	45,000	45,000	50,000	75,000	110,000	140,000	27
Dural	42,500	50,000	62,500	85,000	105,000	125,000	19
Galston	47,500	58,000	67,500	90,000	110,000	120,000	9
Glenorie	35,000	45,000	50,000	65,000	90,000	120,000	33
Gosford	15,000	15,000	19,000	30,000	50,000	50,000	0
Kenthurst	30,000	45,000	50,000	65,000	100,000	130,000	30
Minto	26,000	31,000	35,000	55,000	75,000	85,000	13
Oakville	26,000	26,000	38,000	45,000	80,000	85,000	6
Oxford Falls	45,000	45,000	55,000	95,000	140,000	155,000	11
Riverstone	24,000	26,000	30,000	45,000	70,000	85,000	21
Rossmore	24,000	30,000	32,500	50,000	75,000	80,000	7
Terry Hills	75,000	75,000	75,000	115,000	170,000	200,000	18
Average	36,154	40,769	46,885	66,731	96,538	114,230	
% Increase over Previous Year	-	13	15	43	45	18	

10 HECTARE RURAL HOMESITES
 SYDNEY/GOSFORD 1977-1982

Price for standard allotment

Locality	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Box Hill	50,000	60,000	60,000	70,000	100,000	150,000	50
Cobbitty	37,500	37,500	45,000	55,000	85,000	110,000	29
Somersby	30,000	30,000	37,000	55,000	75,000	75,000	0
Luddenham	45,000	45,000	50,000	55,000	90,000	110,000	22
Average	40,625	43,125	48,000	58,750	87,500	111,250	
% Increase over Previous Year	-	6	11	22	49	27	
Index (1976=100)	105	111	123	151	225	286	

COUNTRY LAND MARKET
 TABLE 24
 COASTAL CITIES AND TOWNS
 SINGLE DWELLING SITE - 1977-1982

Price for Standard Serviced Allotment

Locality	Dimms	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Batemans Bay	15x46	10,000	10,000	10,000	9,500	16,000	20,000	25
Bega	17x41	6,000	6,250	6,500	6,500	7,500	10,000	33
Casino	18x45	4,750	5,500	6,500	7,000	8,500	10,500	24
Cessnock	20x40	5,750	5,750	5,750	6,500	10,000	17,000	70
Coffs Harbour	18x39	9,000	9,500	11,000	12,000	22,000	30,000	36
Eden*	20x40	11,000	11,000	12,500	13,500	14,000	18,000	29
Forster	18x30	13,000	14,000	16,000	18,000	30,000	38,000	27
Grafton								
- Central	20x40	5,250	6,000	7,250	7,250	9,500	12,000	26
- West	18x45	7,000	7,000	7,000	7,000	9,750	12,000	23
Kempsey	18x31	5,500	5,500	6,000	6,500	8,500	14,000	65
Kiama	20x45	10,000	11,000	12,000	13,000	24,000	26,000	8
Lismore								
- Lismore Hts.	20x44	7,000	7,000	9,000	12,500	16,500	20,000	21
- Goonellabah	34x37	8,000	8,000	10,000	12,500	21,000	25,000	19
Maitland	17x37	7,250	7,500	8,000	9,000	17,000	25,000	47
Merimbula*	18x40	17,000	18,000	18,000	19,000	22,000	32,000	46
Murwillumbah								
- Hill	18x43	9,000	9,000	11,000	13,000	15,000	30,000	100
- Bray Park	21x42	8,000	9,000	11,000	14,000	15,000	30,000	100
Nelsons Bay	17x33	11,000	12,000	12,000	17,000	45,000	48,000	7
Nowra								
- Central	20x45	8,000	9,000	10,500	12,000	17,000	24,000	41
- East	18x36	6,000	7,000	8,000	9,000	15,000	22,000	47
Port Macquarie	20x32	8,000	9,000	9,500	13,500	20,000	30,000	33
St. George s Basin	15x46	3,750	3,750	4,000	4,000	11,000	15,000	36
Taree	18x34	8,000	8,000	8,000	9,000	16,000	22,000	22
Ulladulla	15x41	6,000	6,500	8,000	10,000	15,000	24,000	60
Average		8,094	8,552	9,479	10,886	16,886	23,104	
% Increase over Previous Year		-	6	11	15	55	37	
Index (1976=100)		108	114	127	145	225	308	

MAJOR INLAND CITIES 1977-1982

Price for Standard Serviced Allotment

Locality	Dims	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Albury								
- Central	18x46	10,000	11,000	11,000	11,000	12,000	13,000	8
- East	18x44	11,000	12,000	12,000	12,000	12,000	13,000	8
-Forrest Hill	18x44	15,000	16,000	16,000	16,000	16,000	17,000	6
- Lavington	23x39	8,500	8,500	8,000	8,000	10,000	12,000	20
Armidale								
- South Hill	20x40	8,000	7,500	7,500	8,500	9,000	10,250	14
-Central Sth	20x35	7,000	6,500	6,500	7,500	8,000	8,250	3
Bathurst								
Esrom	16x50	8,500	10,500	11,000	12,500	16,000	18,000	13
Sth. Bathurst	15x80	5,000	6,000	7,000	8,000	10,500	12,500	19
Eloura	21x47	7,000	8,000	9,000	10,000	16,000	18,000	13
Broken Hill								
- North	20x40	3,000	3,500	4,000	5,000	6,000	6,000	0
- South	15x35	1,200	1,500	1,800	2,000	3,500	3,500	0
Dubbo								
- Central	20x40	7,000	7,500	8,500	10,000	13,500	15,500	15
- Nth. West	16x40	3,700	4,200	5,000	5,800	7,500	9,000	20
- South	18x40	7,000	8,000	10,000	12,000	16,500	19,000	15
- East	18x40	5,000	6,000	7,500	8,500	12,000	14,500	21
- West	18x40	6,000	6,800	7,500	9,000	12,000	14,500	21
Goulburn								
- Ifield	20x50	9,500	11,000	11,000	11,000	12,500	12,500	0
- Eastgrove	20x50	6,500	7,500	7,000	7,000	9,500	9,500	0
- Bradfordville	20x60	7,500	9,500	10,000	10,000	11,500	11,500	0
-Nth Goulburn	13x40	6,500	7,500	7,500	7,500	9,000	9,000	0
-West Goulburn	27x30	9,500	11,000	11,000	11,000	12,500	12,500	0
Orange								
- East	20x50	7,000	7,000	7,500	8,000	10,500	14,000	33
- Central	15x40	7,000	7,500	8,000	8,500	11,500	15,000	30
- South	18x40	7,500	8,000	9,000	10,000	12,000	18,000	50
Queanbeyan								
- Riverview	20x35	10,000	10,000	10,000	10,000	11,000	14,000	27
- Central Sth.	15x45	10,000	9,500	8,500	8,500	9,000	12,500	39
- Central Nth.	15x45	10,000	10,000	9,500	9,500	10,000	13,000	30

TABLE 25 CONT'D

Locality	Dimns	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Tamworth								
- South	18x40	6,750	7,500	8,500	9,500	12,000	17,000	42
- East	20x45	10,000	12,500	14,000	15,000	20,000	25,000	25
- South (New Area)	18x36	8,000	9,000	10,000	11,000	13,500	18,000	33
- East (New Area)	19x33	15,000	16,000	17,500	19,000	22,500	27,500	22
Wagga Wagga								
- South	18x44	9,000	9,000	10,000	10,500	13,000	14,000	8
- Central	13x50	9,250	9,750	9,750	10,500	13,000	14,000	8
Average		7,936	8,659	9,123	9,767	11,924	13,970	
%Increase Over								
Previous Year			9	15	7	22	17	
Index (1976=100)		108	118	124	133	162	190	

TABLE 26
SINGLE DWELLING SITES
INLAND TOWNS OTHER THAN MAJOR CENTRES 1977-1982

Price for Standard Serviced Allotments

Locality	Dimns	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Balranald	20x40	750	1,000	1,000	1,000	1,250	1,250	0
Barham	20x50	2,500	3,000	4,000	6,000	7,000	8,000	14
Bourke	20x50	1,000	1,000	1,000	1,500	3,000	3,500	17
Bowral	30x60	14,500	15,000	16,000	17,000	23,000	35,000	52
Braidwood	20x45	2,250	2,250	2,500	2,700	3,800	4,000	5
Cobar	20x40	1,100	1,100	1,100	2,200	4,500	7,000	56
Condobolin*	18x46	2,500	2,800	2,800	2,800	2,800	2,800	0
Cooma								
- North	15x45	5,000	5,500	6,000	7,000	9,000	10,500	17
- South	20x40	7,000	8,000	9,000	10,000	11,000	15,000	36
Coonabarabran	20x50	2,000	2,500	3,500	4,500	5,000	6,200	24
Coonamble	20x50	1,600	2,000	2,700	3,500	3,800	5,000	32
Cootamundra	18x50	2,750	3,000	3,150	3,150	3,500	4,500	28

Locality	Dims	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
- North	20x40	4,500	4,750	5,000	5,500	6,000	7,500	25
Crookwell	20x50	3,500	4,000	4,000	4,000	4,500	5,000	11
Deniliquin	20x30	4,500	5,000	5,500	6,500	7,000	8,000	14
Dungog	20x40	3,000	3,750	4,500	6,500	8,000	9,000	13
Finley	20x50	4,000	4,500	4,500	5,500	7,500	10,000	33
Forbes								
- Central	15x36	2,400	2,400	2,750	2,750	2,750	4,000	45
- North	20x25	2,000	2,500	2,500	2,500	2,500	3,750	50
Glen Innes	19x60	2,500	3,000	3,250	3,750	4,250	4,250	0
Gol Gol	20x50	5,000	5,000	8,500	8,500	9,000	10,000	11
Grenfell	18x32	1,750	2,500	3,000	3,500	3,500	4,000	14
Griffith	18x46	12,000	12,000	12,000	12,500	15,000	15,000	0
Gunnedah*	25x32	7,000	9,000	12,000	16,000	20,000	25,000	25
Inverell	19x43	6,500	7,500	8,000	9,000	9,000	9,000	0
Jindabyne								
- The Nook	20x40	9,000	11,000	20,000	30,000	60,000	60,000	0
- South	20x35	13,000	17,500	27,500	40,000	80,000	80,000	0
Leeton	20x69	9,750	10,000	10,000	11,000	12,500	12,500	0
Lithgow								
-Cooperwill	15x46	7,500	9,000	12,000	15,000	18,000	18,500	3
-Extension Wst	8x42	3,300	4,000	6,000	7,500	10,000	10,500	5
-High School East	25x38	7,500	9,000	12,000	15,000	20,000	20,000	0
Mittagong	20x50	8,000	8,000	8,500	9,000	15,000	20,000	33
Moama	20x37	5,000	7,000	8,500	9,000	9,500	10,500	11
Moree	19x50	5,000	5,500	6,000	9,000	12,000	12,000	0
Moss Vale	16x30	7,000	7,500	7,500	7,500	11,000	18,000	64
Mudgee	15x43	2,500	2,750	2,750	7,000	10,000	12,000	20
Muswellbrook	25x35	9,000	10,000	12,000	14,000	20,000	27,000	35
Narrabri	20x38	3,000	3,500	4,000	5,250	10,000	18,000	80
Narrandera	18x31	4,000	4,400	4,400	4,400	4,750	9,500	100
Nyngan	20x50	1,000	1,000	2,000	3,000	3,500	4,500	29
Parkes								
- East	16x38	3,000	4,000	5,000	5,000	7,000	10,000	43
- West	17x40	3,500	4,000	4,500	5,000	7,000	10,000	43
Singleton	21x40	9,000	13,000	13,500	14,000	20,000	27,000	35
Temora	18x40	2,500	2,600	2,700	2,700	3,500	4,000	14
Tenterfield	33x30	2,200	3,000	3,750	4,000	4,250	4,250	0
Tocumwal	20x50	2,500	3,500	5,000	5,500	7,250	7,250	0
Tumbarumba	20x50	1,100	2,000	2,000	2,500	4,000	6,000	50
Tumut	18x40	7,000	8,000	8,500	9,000	10,000	12,500	25
Walgett	20x50	1,200	1,500	2,300	3,300	3,500	3,500	0
Warren	20x40	2,500	4,000	5,000	5,000	7,500	8,000	7

TABLE 26 CONT'D

Locality	Dimns	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	%Change 1981-1982
Wellington	20x40	4,000	4,500	5,000	6,000	7,000	8,000	14
Wentworth	20x50	1,750	2,500	4,750	7,500	8,500	9,500	12
West Wyalong	20x80	4,250	5,000	5,500	6,500	6,500	6,500	0
Yass								
- Central	17x50	5,500	5,600	5,600	5,000	5,500	5,500	0
- Walker Pk.	20x38	6,500	7,000	7,250	4,250	5,250	5,250	0
Young	20x40	4,200	4,700	4,700	5,500	6,500	6,500	0
Average		4,720	5,361	6,461	7,571	10,521	12,052	
% Increase Over Previous Year		-	14	20	17	39	15	
Index (1976=100)		119	135	163	191	266	304	

TABLE 27
RESIDENTIAL COTTAGES
COASTAL CITIES & TOWNS 1977-1982

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

Locality	Con/ Stn.Age	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Batemans Bay*	BV 1977	36,000	38,000	42,000	47,000	52,000	65,000	25
Bega*	BV 1977	37,000	38,000	39,000	45,000	55,000	63,000	15
Casino	WB 1955	24,000	26,000	28,000	32,000	36,000	37,500	4
Cessnock	WB 1952	23,000	24,000	26,000	29,000	40,000	55,000	38
Coffs Harbour	BV 1974	41,000	42,500	46,000	48,500	65,000	82,000	26
Eden*	BV 1977	53,000	55,000	57,000	60,000	64,000	72,000	13
Forster	BV 1970	40,000	46,000	50,000	60,000	90,000	90,000	0
Grafton								
- Central	WB 1936	25,000	26,000	27,000	29,000	39,000	50,000	28
- West	BV 1970	42,000	42,000	42,000	45,000	50,000	60,000	20
Kempsey	AC 1970	35,000	36,500	38,000	39,000	42,000	55,000	31
Kiama	WB 1955	32,000	35,000	37,500	40,000	50,000	53,000	6
Lismore								
- Lismore Hts.	WB 1957	31,000	32,000	34,000	40,000	47,500	50,000	5

Locality	Con/Age Stn.	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
- Goonellabah	BK 1975	43,000	45,000	50,000	58,000	70,000	78,000	11
Maitland	BV 1954	32,000	34,000	36,000	40,000	58,000	70,000	21
Merimbula*	BV 1977	52,000	54,000	56,000	62,000	75,000	90,000	20
Murwillumbah								
- Hill	WB 1935	25,000	28,000	33,000	38,000	42,000	55,000	31
- Bray Park	BV 1973	35,000	40,000	46,000	50,000	55,000	75,000	25
Nelsons Bay	BV 1970	38,000	42,500	46,000	60,000	100,000	100,000	0
Nowra								
- Central	WB 1923	28,000	32,000	35,000	40,000	45,000	60,000	33
- East	BV 1976	35,000	37,000	42,000	46,000	57,000	70,000	23
Pt. Macquarie	BV 1976	37,500	40,000	45,000	52,500	65,000	80,000	23
St. George's Basin	AC 1976	21,000	22,000	25,000	28,500	32,000	41,000	17
Taree	BK 1975	37,500	37,500	38,000	45,000	55,000	70,000	17
Ulladulla	AC 1970	28,500	29,500	32,000	34,000	40,000	60,000	50
Average		34,711	36,770	39,604	44,521	55,187	65,896	
% Increase Over Previous Year		-	6	8	12	24	19	
Index (1976=100)		107	113	122	137	170	203	

Cottage Construction BK = Brick, BV = Brick Veneer, WB = Weatherboard
AC = Asbestos Cement Sheet, CN = Concrete.

TABLE 28
RESIDENTIAL COTTAGES
MAJOR INLAND CITIES 1977-1982

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

Locality	Con/Age Stn.	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Albury								
- Central	BK 1942	35,000	35,000	35,000	35,000	38,000	45,000	18
- East	BV 1966	42,000	42,000	42,000	42,000	50,000	50,000	0
- Forrest Hill	BK 1938	45,000	45,000	45,000	45,000	52,000	55,000	6
- Lavington	BV 1970	38,000	38,000	38,000	38,000	44,000	46,000	5

TABLE 28 CONT'D

Locality	Con/Age Stn.	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Armidale								
- South Hill	BV 1975	35,000	35,000	36,500	41,000	47,000	53,000	13
- Central Sth.	WB 1948	25,000	24,000	24,000	26,000	30,000	32,000	7
Bathurst								
- Esrom	BK 1930	35,000	36,000	38,000	42,000	48,000	52,500	9
- Sth. Bathurst	WB 1962	27,500	29,000	31,000	34,000	40,000	44,000	10
- Eloura	BV 1972	40,000	42,000	44,000	48,000	58,000	62,000	7
Broken Hill								
- North	WB 1970	36,000	38,000	40,000	45,000	50,000	50,000	0
- South	ST 1950	24,000	28,000	30,000	30,000	37,500	37,500	0
Dubbo								
- Central	BK 1931	19,000	20,500	22,000	24,000	28,000	30,000	7
- North West	AC 1968	23,000	25,000	27,000	29,000	35,000	37,000	6
- South	BV 1975	42,000	45,000	50,000	55,000	67,000	70,000	4
- East	BV 1976	34,000	37,000	41,000	45,000	55,000	58,000	5
- West	BV 1978	34,000	37,000	41,000	45,000	55,000	58,000	5
Goulburn								
- Ifield	BK 1928	35,000	42,000	40,000	40,000	43,000	44,000	2
- Eastgrove	BV 1976	45,000	48,000	46,000	46,000	50,000	50,000	0
- Bradfordville	AC 1969	44,000	47,000	45,000	45,000	48,000	48,000	0
- Nth. Goulburn	WB 1928	20,000	25,000	23,000	23,000	28,000	31,000	11
- West Goulburn	BV 1976	56,000	62,000	60,000	60,000	62,000	62,000	0
Orange								
- East	AC 1967	27,000	27,500	28,000	30,000	37,500	47,500	27
- Central	BK 1930	28,000	30,000	33,000	35,000	48,000	57,500	20
- South	BV 1972	36,000	38,000	40,000	42,000	50,000	60,000	20
Queanbeyan								
- Riverview	BV 1974	36,000	36,000	37,000	38,000	46,000	52,500	14
- Central Sth	WB 1927	17,000	17,000	18,000	20,000	22,500	30,000	33
- Central Nth.	AC 1967	25,000	25,000	25,000	26,000	29,000	36,000	24
Tamworth								
- South	WB 1964	28,000	30,000	32,500	35,000	38,500	46,000	19
- East	BK 1915	33,000	35,000	37,000	40,000	50,000	60,000	30
- South (New Area)	BV 1975	35,000	38,000	40,000	44,000	52,000	62,000	19
- East (New Area)	BV 1971	55,000	62,500	70,000	80,000	97,500	112,500	15
Wagga Wagga								
- South	BV 1970	38,000	38,000	40,000	45,000	46,500	48,000	3
- Central	BK 1928	33,000	36,000	41,000	42,000	44,000	48,000	9

Locality	Con/Age Stn.	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Average		34,106	36,167	37,576	39,848	46,273	50,758	
% Increase Over Previous Year		-	6	4	6	16	9	
Index (1976=100)		106	112	116	123	143	157	

Cottage 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 1977-1982

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

Locality	Con/Age Stn.	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Balranald	WB 1960	20,000	20,000	23,000	23,000	25,000	25,000	0
Barham	BV 1962	35,000	37,500	40,000	45,000	50,000	50,000	0
Bourke	WB 1970	21,000	25,000	30,000	35,000	35,000	35,000	0
Bowral	BK 1935	43,000	47,000	54,000	60,000	80,000	100,000	25
Braidwood	WB 1971	20,000	24,000	26,000	30,000	34,000	37,000	9
Cobar	WB 1968	23,000	28,000	32,000	38,000	45,000	48,500	8
Condobolin*	AC 1964	26,000	27,000	28,000	29,000	28,000	32,000	14
Cooma								
-North	AC 1950	21,000	24,000	25,000	26,000	32,500	33,500	3
-South	BV 1968	45,000	46,000	47,500	47,500	55,000	65,000	18
Coonabarabran	WB 1965	22,000	25,000	30,000	37,000	38,000	42,000	11
Coonamble	WB 1965	20,000	25,000	30,000	35,000	37,000	40,000	8
Cootamundra	WB 1939	28,000	30,000	31,000	31,000	32,000	34,000	6
Corowa	BV 1976	36,000	36,000	36,000	36,000	38,000	45,000	18
Cowra								
- Central	BK 1930	34,250	35,500	36,500	38,000	42,000	50,000	19
- North	BV 1976	36,000	37,000	37,000	40,000	47,500	57,500	21

TABLE 29 CONT'D

Locality	Con/Age Stn.	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Crookwell	BK 1924	25,000	30,000	30,000	30,000	33,000	36,000	9
Deniliquin	BV 1968	35,000	35,000	35,000	40,000	42,500	42,500	0
Finley	BV 1965	32,500	35,000	35,000	40,000	45,000	50,000	11
Forbes								
- Central	BK 1930	25,000	26,000	28,000	28,000	28,000	28,000	0
- North	AC 1960	21,000	23,000	24,000	24,000	24,000	24,000	0
Glen Innes	WB 1950	25,000	28,000	31,000	34,000	35,000	35,000	0
Gol Gol	BV 1975	37,500	37,500	40,000	45,000	50,000	50,000	0
Grenfel	WB 1930	11,000	13,000	16,000	18,000	20,000	22,000	10
Griffith	BV 1968	45,000	45,000	48,000	53,000	60,000	63,000	5
Gunnedah*	BV 1977	38,000	42,000	50,000	60,000	70,000	72,000	3
Inverell	WB 1960	28,000	32,000	32,000	35,000	37,500	37,500	0
Jindabyne								
- The Nook	AC 1966	27,500	30,000	40,000	55,000	70,000	90,000	29
- South	BV 1970	45,000	50,000	65,000	80,000	110,000	130,000	18
Leeton	WB 1960	34,000	36,000	36,000	38,000	45,000	47,500	5
Lithgow								
- Coorwull	BK 1930	27,000	30,000	38,000	44,000	50,000	50,000	0
- Extension Est	BK 1915	19,000	22,000	28,000	33,000	40,000	42,000	5
- High School East	BV 1970	34,000	37,000	45,000	50,000	60,000	60,000	0
Mittagong	AC 1949	20,000	23,000	25,000	28,000	35,000	40,000	14
Moama	BV 1968	35,000	35,000	42,500	42,500	48,500	48,500	0
Moree	BV 1976	40,000	42,000	45,000	55,000	65,000	65,000	0
Moss Vale	BV 1976	47,000	49,000	52,000	55,000	65,000	80,000	23
Mudgee	AC 1960	24,000	25,000	28,000	36,000	41,000	42,500	4
Muswellbrook	WB 1960	35,000	40,000	44,000	48,000	60,000	72,500	21
Narrabri*	BV 1977	35,000	38,000	45,000	55,000	65,000	67,000	3
Narranderra	AC 1948	23,500	26,000	27,000	27,000	28,000	37,500	27
Nyngan	WB 1965	22,000	25,000	35,000	35,000	37,500	42,500	13
Parkes								
- East	AC 1976	32,500	35,000	37,500	38,000	41,000	44,000	7
- West	BK 1922	24,000	25,000	25,500	26,000	28,000	32,000	14
Singleton	AC 1965	36,000	40,000	42,000	44,000	58,000	70,000	21
Temora	AC 1938	22,500	25,000	26,000	26,000	27,000	34,000	26
Tenterfield	WB 1967	25,000	27,000	29,000	30,000	34,000	34,000	0
Tocumwal	BV 1966	30,000	30,000	35,000	40,000	45,000	45,000	0
Tumbarumba	WB 1961	25,000	27,500	27,500	27,500	30,000	32,000	7

Locality	Con/Age Stn.	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Walgett	WB 1965	20,000	25,000	30,000	36,000	36,000	36,000	0
Warren	WB 1968	22,000	25,000	30,000	36,000	45,000	47,500	6
Wellington	AC 1953	25,000	28,000	30,000	34,000	36,000	38,000	6
Wentworth	CN 1965	30,000	35,000	37,500	45,000	48,500	48,500	0
West Wyalong	WB 1935	18,000	20,000	22,500	25,000	27,500	30,000	9
Yass								
- Central	AC 1960	27,000	30,000	32,000	32,000	33,000	33,000	0
- Walker Pk.	BV 1970	38,000	42,000	42,000	45,000	47,500	50,000	5
Young	BV 1976	35,000	39,000	40,000	45,000	47,000	47,000	0
Average		29,232	31,798	35,018	38,746	44,026	47,982	
% Increase Over Previous Year		-	8	10	10	14	9	
Index (1976=100)		109	119	132	145	165	180	

Cottage BK = Brick, BV = Brick Veneer, WB = Weatherboard
 AC = Asbestos Cement Sheet, CN = Concrete

TABLE 30
COUNTRY HOME UNIT SITES 1977-1982

Site Value Rate Per 2 Bedroom Unit

Locality	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Albury	2,250	2,250	2,250	2,250	2,250	2,750	22
Armidale	2,000	2,500	2,500	2,500	3,000	3,250	8
Bathurst	3,000	3,300	3,500	3,500	4,000	5,500	38
Coffs Harbour	3,000	3,000	3,500	4,500	8,500	12,000	33
Cooma	-	-	-	-	-	6,000	-
Dubbo	3,500	4,000	5,000	5,500	6,500	7,500	15
Goulburn	1,440	1,880	1,880	1,880	2,000	2,000	0
Grafton	2,000	3,000	3,500	3,500	4,000	5,000	25
Jindabyne	1,750	3,500	4,000	7,000	25,000	30,000	20
Lismore	2,000	2,500	3,000	3,750	5,000	7,500	50

TABLE 30 CONT'D

Locality	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Merimbula	6,000	6,500	6,500	9,000	13,300	24,000	80
Mollymook	2,750	2,750	3,000	3,500	8,000	12,000	50
Murwillumbah	2,500	3,000	3,000	3,000	4,000	8,000	100
Nelson Bay	3,400	3,400	4,000	5,000	15,000	15,000	0
Nowra	2,000	2,250	2,500	2,750	6,000	8,000	33
Orange	3,000	2,750	3,250	3,250	4,000	4,500	13
Pt. Macquarie	3,500	3,500	3,500	5,500	9,500	11,000	16
Queanbeyan	2,250	2,000	1,500	1,250	3,000	4,000	33
Tamworth	2,000	2,000	2,500	3,250	3,500	5,000	43
Taree	2,000	2,000	2,000	3,000	6,000	8,000	33
Tweed Heads	4,000	4,000	5,500	6,500	15,000	20,000	33
Wagga Wagga	3,200	3,200	3,750	7,500	7,500	7,500	0
Yass	1,000	1,100	1,100	1,100	900	1,000	11
Average	2,661	2,926	3,238	4,044	7,089	9,109	
% Increase Over Previous Year	-	10	11	25	75	28	
Index (1976=100)	103	113	125	156	274	352	

TABLE 31
COUNTRY HOME UNITS

Price for Average Two Bedroom Unit

Locality	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Albury	29,000	33,000	33,000	33,000	33,000	36,000	9
Armidale	30,000	30,000	30,000	34,000	39,000	40,000	3
Bathurst	29,000	31,000	33,000	33,000	38,000	45,000	18
Coffs Harbour	25,000	27,500	32,000	34,500	47,500	55,000	16
Cooma	-	-	-	-	-	57,500	-
Dubbo	28,000	28,000	30,000	38,000	44,000	46,000	5
Goulburn	28,000	32,000	33,000	33,000	38,000	38,000	0
Grafton	27,000	29,000	29,000	32,000	40,000	50,000	25
Jindabyne	-	35,000	40,000	65,000	90,000	100,000	11

Locality	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Lismore	37,000	37,000	40,000	42,000	48,000	55,000	15
Merimbula	35,000	36,000	37,000	40,000	52,000	65,000	25
Mollymook	29,000	30,000	34,000	40,000	57,000	65,000	14
Nelson Bay	32,000	36,500	40,000	48,000	75,000	85,000	13
Nowra	25,000	26,000	28,000	31,000	48,000	51,000	6
Orange	23,000	27,000	28,500	28,500	37,000	40,000	8
Pt. Macquarie	30,000	30,000	33,000	40,000	55,000	60,000	9
Queanbeyan	22,500	21,000	19,000	18,000	22,000	27,500	25
Taree	27,000	28,000	30,000	33,000	45,000	55,000	22
Tweed Heads	35,000	38,000	40,000	50,000	56,000	80,000	43
Wagga	30,000	30,000	32,500	40,000	45,000	47,500	6
Average	27,447	30,789	32,737	37,526	47,868	54,925	
% Increase Over Previous Year	-	12	6	15	28	15	
Index (1976=100)	106	119	127	145	185	213	

TABLE 32
RETAIL SHOP SITE
COUNTRY TOWNS & CITIES 1978-1982

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

Locality	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Albury	28,000	28,000	28,000	35,000	35,000	0
Armidale	7,500	13,500	17,500	17,500	17,500	0
Bathurst	13,500	16,000	19,000	25,000	25,000	0
Bega	3,150	3,660	8,000	8,250	9,000	9
Broken Hill	3,250	3,600	3,800	3,800	3,800	0
Coffs Harbour	18,000	19,000	20,000	28,000	28,000	0
Condobolin	1,000	1,000	1,500	1,500	1,800	20
Cooma	2,500	3,500	4,000	7,500	11,000	47
Cowra	5,000	5,500	5,500	7,000	7,000	0
Deniliquin	4,000	5,000	6,500	7,000	7,500	7
Dubbo	13,000	14,500	15,500	18,000	22,000	22
Forbes	1,420	1,420	1,420	1,420	1,420	0
Glen Innes	1,200	1,500	1,750	2,500	3,000	20

TABLE 32 CONT'D

Locality	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Goulburn	8,400	12,000	13,500	14,000	14,000	0
Grafton	8,500	10,000	11,500	12,000	13,500	13
Grenfell	325	325	325	325	325	0
Griffith	7,500	9,500	9,500	11,000	13,000	18
Gunnedah	3,500	4,500	5,000	8,000	8,000	0
Inverell	4,000	4,500	5,500	7,500	8,500	13
Jindabyne	4,000	8,000	9,250	16,000	16,500	3
Lismore	14,000	17,500	20,000	27,500	30,000	9
Lithgow	3,800	5,000	9,000	12,000	12,000	0
Maitland	7,500	8,300	10,000	15,500	15,500	0
Merimbula	6,000	6,000	7,500	9,000	11,000	22
Moree	4,000	5,000	5,500	8,000	8,500	6
Mudgee	3,000	3,400	4,400	8,000	8,000	0
Murwillumbah	4,500	5,500	6,000	7,000	10,000	43
Muswellbrook	5,600	7,200	8,350	10,000	15,000	50
Narrabri	2,600	3,000	3,500	7,000	8,000	14
Nowra	19,500	20,500	20,500	22,000	22,000	0
Orange	13,500	16,000	20,000	25,000	25,000	0
Parkes	3,250	3,250	3,250	3,900	4,000	3
Pt. Macquarie	17,000	20,000	24,000	26,000	28,000	8
Queanbeyan	10,000	10,000	8,250	9,000	11,000	22
Tamworth	13,500	15,000	19,000	20,000	20,000	0
Taree	14,000	14,000	14,500	14,500	17,500	21
Tenterfield	500	500	600	825	900	9
Tweed Heads	9,000	10,000	12,000	16,500	25,000	52
Ulladulla	5,500	5,650	6,100	7,500	7,500	0
Wagga Wagga	12,000	15,000	17,000	23,000	23,000	0
West Wyalong	1,500	1,920	1,920	1,920	2,000	4
Yass	1,100	1,100	1,100	1,100	1,100	0
Young	2,800	3,100	5,850	7,000	7,650	9
Average	7,253	8,417	9,659	11,943	12,988	
% Increase Over Previous Year	-	16	15	24	9	
Index	100	116	133	165	179	

RETAIL SHOP RENT

COUNTRY TOWNS AND CITIES 1978-1982

Rent per week for a modern 6 metre frontage shop in prime location in Nominated Centre

Locality	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Albury	380	420	420	450	450	0
Armidale	250	250	350	350	370	6
Bathurst	275	350	375	400	400	0
Bega	100	120	170	185	200	8
Broken Hill	165	180	190	200	200	0
Coffs Harbour	350	350	400	600	600	0
Condobolin*	80	90	90	100	100	0
Cooma	115	120	140	160	225	41
Cowra	125	150	150	175	200	14
Deniliquin	100	100	140	160	175	9
Dubbo	380	500	500	600	675	13
Forbes	50	60	70	70	80	14
Glen Innes	45	60	65	70	85	21
Goulburn	175	300	320	330	350	6
Grafton	250	300	350	400	450	13
Griffith	180	225	265	300	350	17
Greenfell	25	25	30	30	40	33
Gunnedah	120	130	140	160	180	13
Inverell	80	120	120	150	175	17
Jindabyne	125	200	300	400	450	13
Lismore	400	500	525	650	700	8
Lithgow	90	120	150	200	220	10
Maitland	175	200	250	300	300	0
Merimbula	150	160	175	180	240	33
Moree	130	150	200	250	250	0
Mudgee	110	120	150	200	200	0
Murwillumbah	120	140	160	180	220	22
Muswellbrook	140	180	200	225	280	24
Narrabri	110	120	130	150	200	33
Nowra	300	350	350	375	400	7
Orange	325	400	450	475	475	0
Parkes	100	100	120	130	165	27
Pt. Macquarie	280	300	400	460	500	9
Queanbeyan	170	200	240	240	260	8
Tamworth	300	350	450	500	500	0
Taree	270	270	320	320	400	25
Tenterfield	25	30	35	40	45	13
Tweed Heads	150	200	260	360	450	25

TABLE 33 CONT'D

Locality	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Ulladulla	120	130	145	165	165	0
Wagga Wagga	250	250	260	325	350	8
West Wyalong	45	50	60	80	80	33
Yass	60	75	85	85	85	0
Young	100	110	150	180	200	11
Average	170	199	229	263	289	
% Increase Over Previous Year	-	17	15	15	10	
Index	100	117	135	155	170	

TABLE 34
INDUSTRIAL SITE OF 2000m²
COUNTRY TOWNS AND CITIES 1977-1982

Price for Standard Serviced Allotments

Locality	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Albury	33,000	30,000	33,000	33,000	33,000	33,000	0
Armidale	12,000	14,000	14,000	14,000	15,000	16,000	7
Bateman's Bay	20,000	20,000	27,000	30,000	38,000	50,000	32
Bathurst	8,000	11,000	11,000	11,500	12,500	12,500	0
Bega	14,000	14,000	16,000	16,000	18,500	18,500	0
Bomaderry	16,000	17,000	23,000	24,000	25,000	25,000	0
Coffs Harbour	25,000	26,000	27,000	28,000	38,000	80,000	110
Cooma	8,000	9,000	10,000	10,000	12,000	20,000	67
Deniliquin	6,500	6,500	6,500	8,500	10,000	13,000	30
Dubbo	10,000	10,000	12,000	14,000	16,000	20,000	25
Goulburn	13,500	14,000	14,000	25,000	25,000	25,000	0
Grafton (Sth)	6,000	6,000	6,000	8,000	8,000	8,000	0
Griffith*	9,600	11,000	16,000	16,000	24,000	28,000	17
Gunnedah	3,150	3,500	3,500	5,000	8,500	15,000	76
Inverell	9,000	10,000	10,000	12,500	12,500	12,500	0
Lismore	10,000	16,000	17,500	17,500	30,000	32,000	7
Maitland	5,500	5,500	5,500	6,000	12,000	22,000	87

Locality	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Narrabri	2,000	2,500	2,500	3,000	4,500	15,000	233
Nowra (Sth)	14,500	15,000	16,500	17,500	20,000	20,000	0
Orange	15,000	20,000	20,000	20,000	25,000	30,000	20
Parkes	8,000	9,000	9,000	9,000	11,000	16,000	45
Pt. Macquarie	12,000	12,000	19,000	20,000	25,000	40,000	60
Queanbeyan	25,000	23,000	20,000	16,000	16,000	16,000	0
Tamworth	16,500	20,000	30,000	32,000	40,000	40,000	0
Taree	13,500	13,500	15,000	15,000	30,000	40,000	33
Tweed Heads	25,000	25,000	25,000	35,000	50,000	120,000	140
Wagga Wagga	32,000	32,000	32,000	40,000	45,000	45,000	0
Young	7,500	9,000	9,000	9,000	15,000	15,000	0
Average	13,059	13,917	15,550	17,416	21,816	29,083	
% Increase Over Previous Year	-	7	12	12	25	29	
Index	100	107	119	134	173	223	

TABLE 35
2 HECTARE RURAL HOMESITES
COUNTRY AREAS 1977-1982

Price for Standard Allotment							
Locality	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Albury	13,000	15,000	16,500	16,500	20,000	22,000	10
Armidale	8,000	6,000	6,000	6,000	7,500	8,250	10
Batemans Bay	12,000	13,000	15,000	15,000	22,000	35,000	59
Bathurst	14,000	16,000	18,000	20,000	22,000	27,500	25
Bega	13,000	13,000	14,500	16,000	18,000	28,000	56
Byron Bay	10,000	12,000	14,000	18,000	25,000	55,000	120
Coffs Harbour	15,000	16,000	22,000	25,000	37,500	55,000	47
Cooma	12,500	12,500	14,000	17,500	18,000	22,500	25
Dapto	25,000	26,000	29,000	38,000	55,000	70,000	27
Deniliquin	6,000	8,500	9,500	10,500	16,000	16,000	0

TABLE 35 CONT'D

Locality	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Dungog	4,000	5,500	6,000	7,500	15,000	15,000	0
Exeter	12,000	12,000	14,000	17,000	22,000	40,000	82
Goulburn	20,000	25,000	25,000	26,000	27,000	27,000	0
Grafton	9,500	10,000	10,000	10,500	14,500	22,500	55
Griffith	18,500	24,500	30,000	30,000	33,000	35,000	6
Inverell	12,000	14,000	14,000	16,000	18,000	20,000	11
Kiama	20,000	25,000	27,000	30,000	50,000	60,000	20
Leeton	14,000	16,000	18,500	20,000	22,000	27,500	25
Lismore	16,000	16,000	18,000	25,000	32,000	35,000	9
Maitland	15,000	16,000	17,000	20,000	30,000	40,000	33
Moruya	10,500	10,500	13,500	13,500	16,000	25,000	56
Muswellbrook	12,000	15,000	17,500	20,000	30,000	45,000	50
Nowra	18,000	20,000	23,000	26,000	45,000	45,000	0
Orange	14,000	14,000	16,000	20,000	20,000	27,500	38
Pt. Stephens	14,000	14,000	15,000	17,000	23,000	31,000	35
Queanbeyan	15,000	15,000	16,000	15,000	15,000	18,000	20
Scone	9,000	11,000	12,500	14,000	15,000	35,000	133
Singleton	14,000	15,000	17,500	20,000	30,000	40,000	33
Tamworth	10,000	12,500	12,500	14,000	16,000	22,000	38
Taree	10,000	10,000	12,500	14,500	20,000	33,000	65
Wagga Wagga	18,000	20,000	20,000	20,000	24,000	30,000	25
Average	13,355	14,806	16,581	18,661	24,467	32,669	
% Increase Over Previous Year	-	11	12	13	31	34	
Index (1976=100)	111	123	138	155	203	272	

TABLE 36
10-20 HECTARE HOBBY FARM SITES
COUNTRY AREAS 1977-1982

Price for Standard Block

Locality	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Albury	20,000	20,000	22,500	22,500	35,000	35,000	0

Locality	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Bega	16,000	16,000	18,000	19,000	25,000	35,000	40
Berry	28,000	29,000	33,000	37,000	50,000	60,000	20
Byron Bay (Federal)	20,000	20,000	20,000	28,000	35,000	70,000	100
Coffs Harbour	25,000	26,000	27,000	30,000	47,500	85,000	79
Cooma	17,500	20,000	22,500	25,000	30,000	37,500	25
Dapto	45,000	48,000	52,000	58,000	80,000	100,000	25
Dubbo	11,500	13,000	14,500	16,000	20,000	26,000	30
Dungog	8,000	9,000	10,000	12,000	25,000	25,000	0
Goulburn	20,000	25,000	25,000	26,000	30,000	31,000	3
Grafton	9,000	9,000	9,000	10,000	15,000	25,000	67
Inverell	12,000	15,000	15,000	18,000	25,000	25,000	0
Jindabyne	30,000	30,000	35,000	50,000	90,000	90,000	0
Kiama	36,000	40,000	45,000	50,000	70,000	95,000	36
Lithgow	15,000	17,500	17,500	22,000	25,000	37,500	50
Lismore	19,000	20,000	22,000	30,000	45,000	50,000	11
Maitland	25,000	25,000	27,000	30,000	40,000	55,000	38
Moama	25,000	26,000	26,500	28,000	30,000	32,500	8
Moree	12,000	12,000	13,000	15,000	17,000	17,000	0
Moruya	19,000	22,000	24,000	25,000	25,000	36,000	44
Mudgee	6,000	6,500	7,500	10,000	11,000	15,000	36
Muswellbrook	17,500	20,000	22,500	30,000	40,000	50,000	25
Orange	22,000	25,000	27,500	30,000	40,000	50,000	25
Parkes	12,000	14,500	14,500	17,500	20,000	35,000	75
Pt. Stephens	16,000	20,000	20,000	24,000	30,000	43,000	43
Queanbeyan	23,000	24,000	24,000	24,000	30,000	35,000	17
Robertson	23,000	25,000	27,000	33,000	50,000	65,000	30
Tamworth	16,000	18,000	18,000	20,000	22,000	32,500	48
Taree	20,000	25,000	27,000	32,000	45,000	55,000	22
Wagga Wagga	26,000	27,500	28,000	28,000	36,000	45,000	25
Yass	25,000	30,000	30,000	35,000	35,000	40,000	14
Average	19,779	21,735	23,206	26,632	35,368	45,235	
% Increase Over Previous Year	-	10	7	15	33	28	
Index (1976=100)	110	121	129	148	195	251	

TABLE 37
40 HECTARE HOBBY FARM SITES
COUNTRY AREAS 1977-1982

Price for Standard Block

Locality	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Armidale	29,000	29,000	31,000	31,000	33,000	45,000	36
Bathurst	40,000	42,000	47,500	55,000	65,000	75,000	15
Coffs Harbour	33,000	34,000	36,000	40,000	80,000	150,000	88
Dubbo	22,000	25,000	27,500	30,000	40,000	50,000	25
Goulburn	32,000	36,000	36,000	40,000	45,000	47,000	4
Grafton	12,500	15,000	15,000	16,000	20,000	35,000	75
Jamberoo	46,000	50,000	60,000	80,000	130,000	130,000	0
Lismore	32,000	35,000	40,000	48,000	60,000	95,000	58
Meroo Meadow	37,000	40,000	50,000	70,000	120,000	120,000	0
Mudgee	9,000	10,000	12,500	12,500	17,000	19,000	12
Murwillumbah (Uki)	20,000	25,000	30,000	32,500	42,000	85,000	102
Orange	35,000	37,500	40,000	45,000	55,000	80,000	45
Tamworth	20,000	23,000	25,000	27,500	30,000	42,500	42
Taree	30,000	30,000	35,000	45,000	65,000	90,000	38
Wagga Wagga	25,000	30,000	40,000	45,000	45,000	47,500	6
Wingecarribee	50,000	55,000	65,000	80,000	150,000	150,000	0
Average	29,530	32,280	36,906	41,906	62,313	78,813	
% Increase Over Previous Year	-	8	15	14	48	26	
Index (1976=100)	109	119	135	153	229	288	

TABLE 38
DAIRY FARMS
COUNTRY AREAS 1977-1982

Capital Value of Typical Farms for Locality

Locality	Area (HA)	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Cobargo	100	60,000	77,000	85,000	95,000	135,000	175,000	30
Denman	75	145,000	145,000	160,000	170,000	225,000	275,000	22
Dorrigo	141	75,000	80,000	100,000	100,000	150,000	220,000	47
.....	77	85,000	100,000	100,000	115,000	170,000	170,000	-

Locality	Area (HA)	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Singleton	40	100,000	95,000	95,000	125,000	165,000	180,000	9
Taree	112	94,000	94,000	80,000	100,000	140,000	205,000	46
Average		97,636	104,182	112,636	135,000	187,500	223,545	
% Increase Over Previous Year		-	7	8	20	39	19	
Index (1976=100)		100	107	116	139	193	230	

TABLE 39
WHEAT AND SHEEP PROPERTIES 1977-1982

Sheep/Cattle with Cereals - Irrigation not a Major Factor - Average improvements accessible to Nominated Towns

Locality	Area (HA)	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Albury	546	340,000	340,000	375,000	400,000	640,000	750,000	17
Berrigan	207	91,750	115,000	130,000	130,000	180,000	207,000	15
Bobadah	2429	100,000	100,000	100,000	112,000	133,500	146,000	9
Carrathool	2330	172,500	184,000	220,000	310,000	510,000	690,000	35
Condobolin*	1568	215,000	215,000	225,000	243,000	275,000	314,000	14
Coolamon	630	250,000	311,000	352,000	378,000	566,000	693,000	22
Coonabarabran	750	145,000	157,500	188,000	225,000	300,000	350,000	17
Coonamble	900	140,000	155,000	180,000	234,000	315,000	380,000	21
Cootamundra	285	190,000	202,000	270,750	285,000	427,500	570,000	33
Cowra	248	150,000	160,000	175,000	190,000	238,000	346,500	46
Culcairn	325	140,000	160,000	185,000	200,000	360,000	441,000	23
Deniliquin	456	107,000	124,000	140,000	140,000	208,000	255,000	23
Dubbo	600	140,000	160,000	173,000	183,000	220,000	282,000	28
Gilgandra	750	126,000	157,000	168,000	176,000	198,000	253,000	28
Grenfell	505	106,000	125,000	137,250	144,000	156,500	252,000	61
Gunnedah	500	92,500	100,000	107,500	135,000	162,500	225,000	38
Harden	490	210,000	220,000	300,000	490,000	588,000	660,000	12
Inverell	600	125,000	125,000	150,000	160,000	225,000	275,000	22
Junee	453	224,500	235,700	281,000	294,500	521,000	613,000	18
Lockhart	410	117,000	124,000	132,000	168,000	297,250	410,000	38
Merriwa	535	120,000	120,000	135,000	170,000	250,000	400,000	60
Moama	298	100,000	100,000	105,000	118,000	165,000	183,500	11
Molong	475	135,000	142,000	180,000	250,000	345,000	470,000	36

TABLE 39 CONT'D

Locality	Area (HA)	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Moree	960	234,000	307,000	385,000	385,000	408,000	552,000	35
Mudgee	545	131,000	148,000	166,000	228,000	260,000	310,000	19
Narrabri	500	115,000	125,000	135,000	160,000	200,000	275,000	38
Narrandera	815	204,000	214,300	240,300	296,400	407,500	504,000	24
Narromine	1000	140,000	172,000	185,000	203,000	223,000	316,000	42
Nevertire	2000	125,000	175,000	294,000	450,000	495,000	900,000	82
Parkes	465	125,000	149,000	177,000	200,000	255,000	325,000	27
Tamworth	300	135,000	150,000	150,000	190,000	230,000	330,000	43
Walgett	2000	125,000	170,000	205,000	245,000	320,000	470,000	47
Walgett - (West Div)	4000	100,000	110,000	130,000	150,000	180,000	227,000	26
Wellington	524	170,000	190,000	240,000	321,000	356,000	445,000	25
West Wyalong	821	112,000	121,800	150,000	164,500	197,000	218,000	11
Average		150,093	167,551	196,194	232,240	308,907	408,419	
% Increase Over Previous Year		-	11	17	18	33	32	
Index (1976=100)		110	123	144	170	226	299	

TABLE 40
GRAZING PROPERTIES 1977-1982

Representative Grazing - Could Include Some Farming								
Locality	Area (HA)	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Adaminaby	580	97,500	105,000	115,000	129,000	150,000	175,000	17
Armidale	800	160,000	198,000	222,000	275,000	357,000	435,000	22
Ashford	1200	80,000	80,000	80,000	85,000	90,000	120,000	33
Bathurst	308	205,000	250,000	275,000	300,000	360,000	465,000	29
Bega	200	100,000	110,000	120,000	135,000	135,000	180,000	33
Berrima	170	250,000	250,000	280,000	340,000	450,000	450,000	0
Blayney	199	125,000	125,000	145,000	175,000	200,000	220,000	10
Booroowa	457	110,000	120,000	120,000	120,000	150,000	180,000	20
Braidwood	425	175,000	185,000	210,000	290,000	310,000	400,000	29
Bungendore	880	240,000	240,000	240,000	260,000	290,000	350,000	21
Casino	289	135,000	160,000	170,000	190,000	225,000	250,000	11
Coolah	508	85,000	90,000	120,000	150,000	182,000	203,000	12
Cooma	840	150,000	160,000	170,000	186,000	235,000	280,000	19
Copmanhurst	526	97,750	97,750	115,000	115,000	136,000	165,000	21

Locality	Area (HA)	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Deniliquin	2370	106,000	106,000	125,000	145,000	220,000	250,000	14
Dungog	528	109,000	120,000	130,000	165,000	280,000	290,000	4
Glen Innes	500	150,000	180,000	200,000	220,000	350,000	475,000	36
Goulburn	300	132,000	150,000	180,000	180,000	240,000	340,000	42
Gundagai	1357	214,500	214,500	236,000	340,000	425,000	550,000	29
Gunnedah	1000	130,000	135,000	150,000	160,000	185,000	250,000	35
Guyra	500	97,500	120,000	140,000	175,000	175,000	255,000	46
Kempsey	546	62,500	65,000	80,000	90,000	145,000	220,000	52
Kyogle	362	60,000	65,000	78,000	100,000	145,000	180,000	24
Lithgow	310	133,000	162,000	195,000	215,000	350,000	465,000	33
Mudgee	696	86,000	95,000	108,000	131,000	151,000	170,000	13
Nowra	100	120,000	130,000	143,000	150,000	280,000	280,000	0
Nundle	600	150,000	180,000	210,000	300,000	360,000	435,000	21
Oberon	414	260,000	290,000	290,000	320,000	465,000	625,000	34
Orange	413	135,000	140,000	160,000	190,000	250,000	310,000	24
Rylstone	500	105,000	111,000	128,000	160,000	170,000	190,000	12
Scone	1000	190,000	200,000	225,000	250,000	350,000	525,000	50
Singleton	760	150,000	150,000	160,000	200,000	300,000	300,000	0
Tenterfield	1200	100,000	120,000	137,000	160,000	300,000	450,000	50
Taree	742	125,000	125,000	145,000	160,000	200,000	260,000	30
Tumbarumba	290	130,000	130,000	140,000	190,000	250,000	286,000	14
Tumut	606	200,000	200,000	200,000	236,000	420,000	510,000	21
Walcha	800	180,000	205,000	248,000	400,000	400,000	612,000	53
Yass	706	190,000	200,000	220,000	317,000	334,000	375,000	12
Average		141,173	152,417	169,488	202,667	260,866	328,615	
% Increase Over Previous Year		-	8	11	20	28	26	
Index (1976=100)		104	112	125	149	192	243	

TABLE 41
WESTERN GRAZING PROPERTIES 1977-1982

Large Areas Mainly Under Western Lands Commission

Locality	Area (HA)	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
Balranald	12,430	135,000	153,700	180,380	200,000	270,000	310,000	15
Balranald	45,315	48,000	55,000	55,000	68,000	100,000	136,000	36
Bourke	20,250	100,000	105,000	115,000	132,750	150,000	225,000	50
Brewarrina	9,200	125,000	125,000	144,000	172,800	215,000	290,000	35
Central Darling	23,000	115,000	118,700	130,500	143,500	160,000	187,500	17
Cobar	23,000	115,000	128,800	138,500	180,000	195,000	224,000	15
Hay	9,138	187,000	187,000	220,000	255,000	405,000	452,000	12
Walgett	6,061	75,000	90,000	105,000	127,000	145,000	187,000	29
Wentworth	13,183	96,000	114,000	130,000	155,000	200,000	225,000	13
Average		110,667	119,688	135,375	159,339	204,444	248,500	
% Increase Over Previous Year		-	13	13	18	28	22	
Index (1976=100)		104	112	127	149	192	233	

TABLE 42
SPECIALISED RURAL PROPERTIES

Locality	Area (HA)	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
<u>Irrigation- Cotton</u>								
Namoi-Gwydir								
Moree	852	360,000	360,000	550,000	850,000	970,000	1,192,000	23
Wee Waa	600	300,000	330,000	408,000	510,000	810,000	1,200,000	48
<u>Citrus Farms</u>								
Buronga	11.6	78,000	80,500	88,500	119,000	143,000	153,750	8
Griffith	19	120,000	120,000	148,000	180,000	230,000	280,000	22
Leeton	25	132,000	150,000	174,000	174,000	230,000	300,000	30
<u>Rice Farms</u>								
Deniliquin	290	72,500	80,000	100,000	140,000	210,000	240,000	14
Griffith	177	125,000	140,000	156,000	185,000	285,000	350,000	23
Leeton	230	120,000	135,000	178,000	208,000	305,000	360,000	18
<u>Banana Plantations</u>								
Coffs Harbour	7	-	52,500	65,000	82,500	110,000	180,000	64

Locality	Area (HA)	1977 \$	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	% Change 1981-1982
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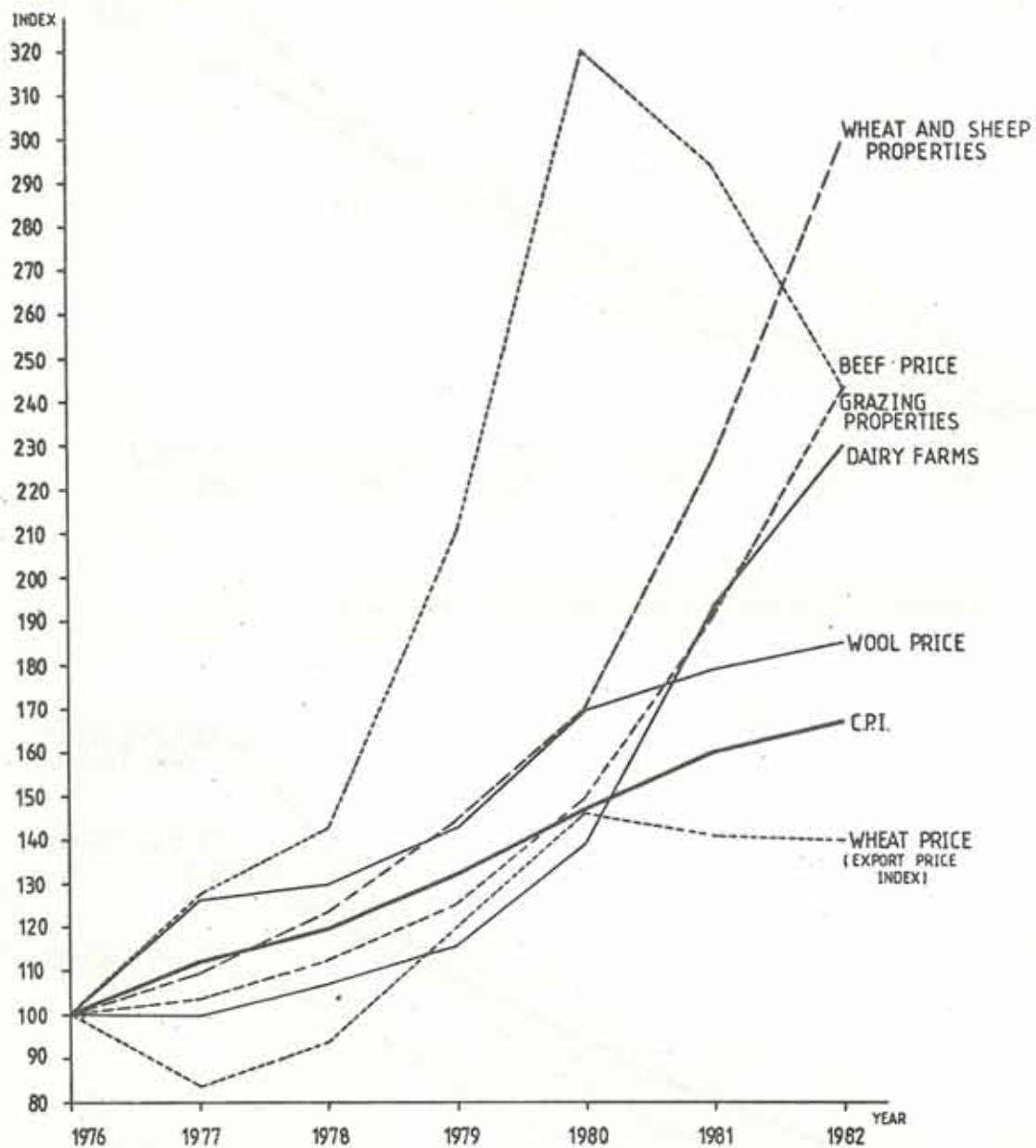
Sugar Cane Farms

Harwood Is.	50	85,000	95,000	98,000	110,000	160,000	180,000	13
Sth. Ballina	40	75,000	80,000	97,500	115,000	160,000	175,000	9
Condong	47	100,000	120,000	122,000	150,000	212,000	235,000	11

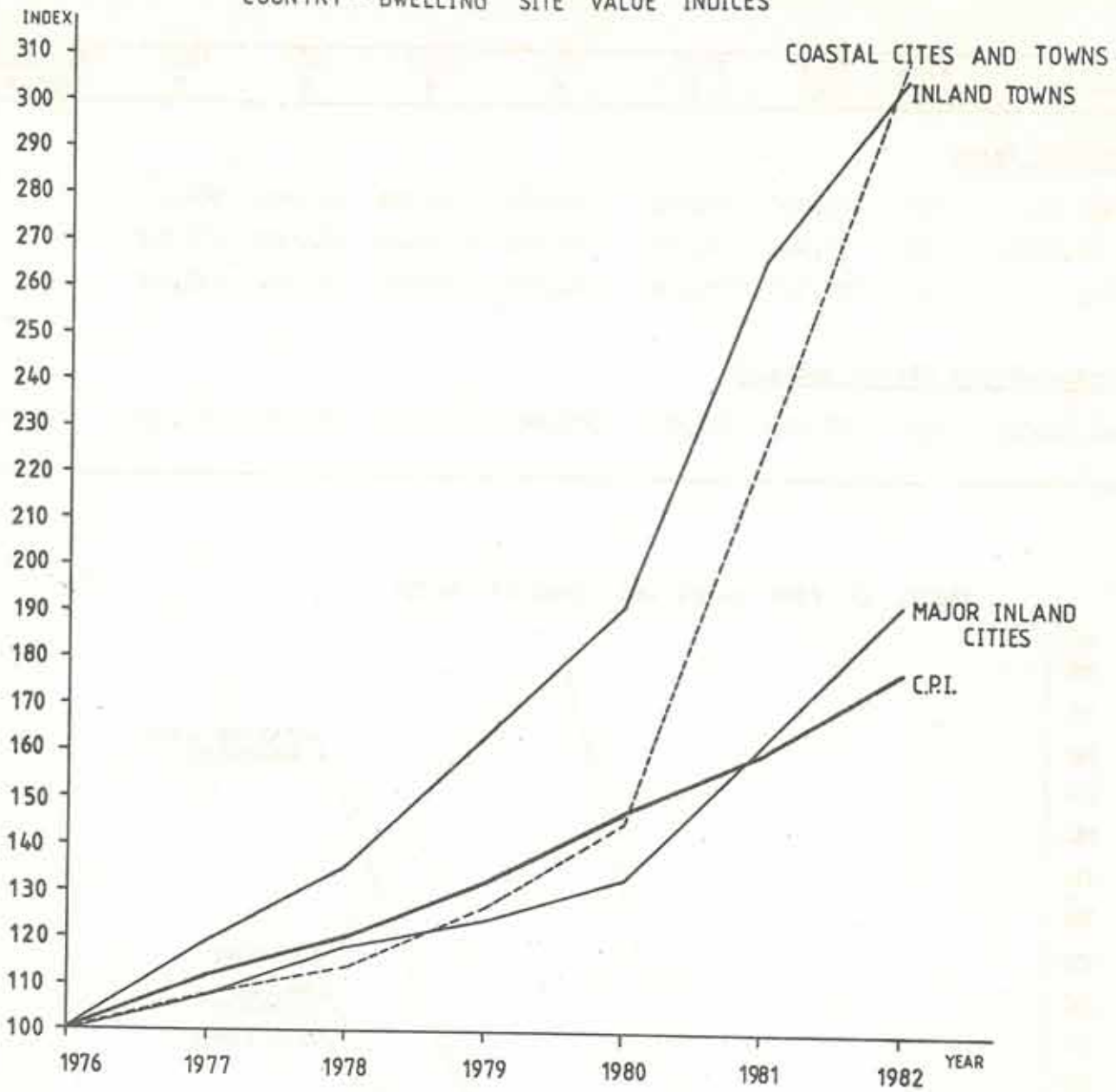
Irrigation-Prime Cereal Growing

Breeza Plain	500	325,000	325,000	375,000	425,000	600,000	750,000	25
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INDICES OF FARM VALUES AND COMMODITY PRICES



COUNTRY— DWELLING SITE VALUE INDICES



COUNTRY— COTTAGE VALUE INDICES (Including Land)

