

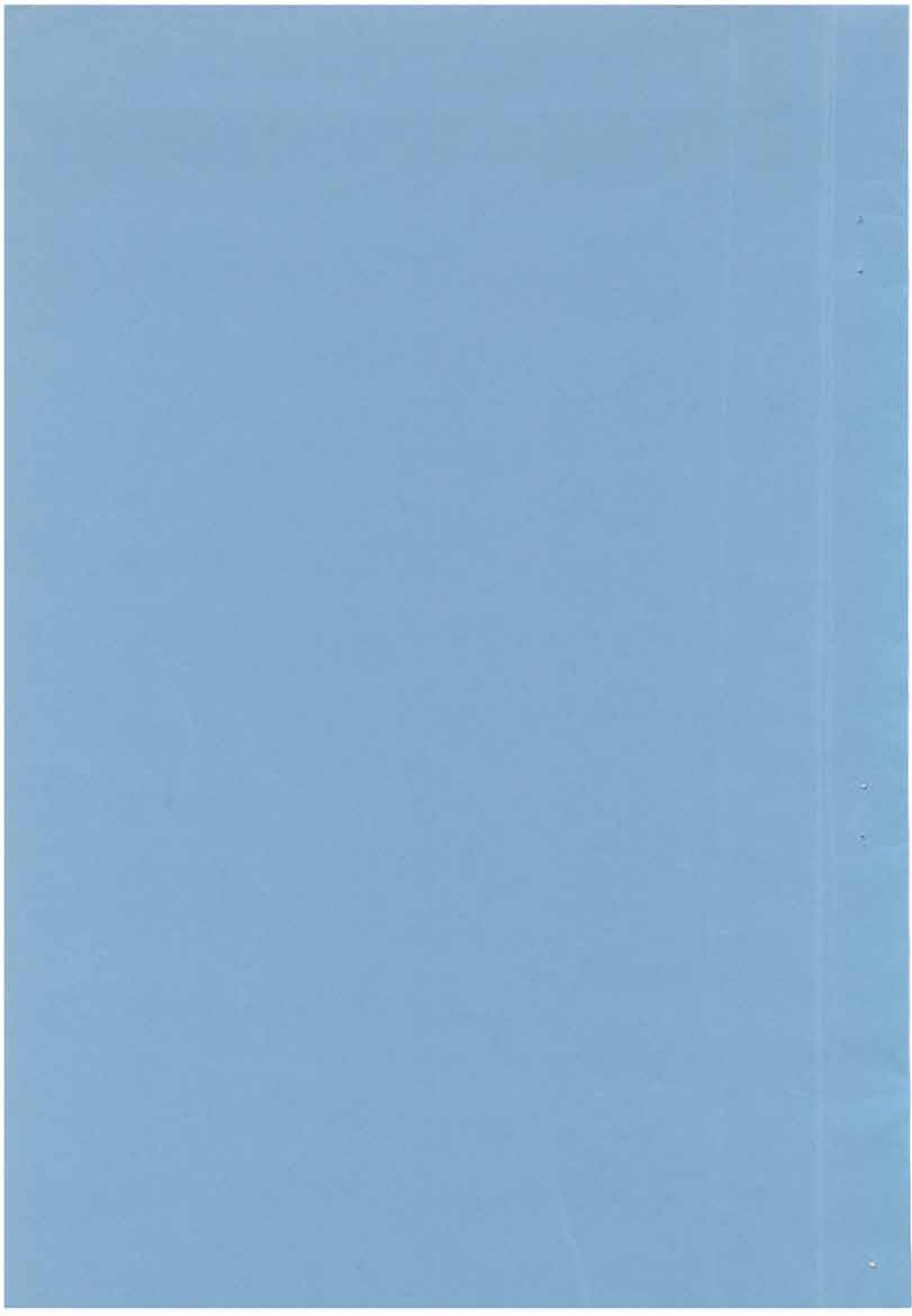


**VALUER-GENERAL'S DEPARTMENT**

**NEW SOUTH WALES  
REAL ESTATE MARKET**

**30·6·83**

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NEW SOUTH WALES  
REAL ESTATE MARKET

30.6.83

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NEW SOUTH WALES REAL ESTATE MARKET

30 JUNE, 1983

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	232.3	12
1978	35,000	17	65,000	18	249.8	8



Movement in values - Sydney, Newcastle and Wollongong 1978-1983  
Value of standard serviced allotments for selected localities.

LOCALITY	DIMNS	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Balmain	6x33	18,000	30,000	50,000	65,000	60,000	48,000	- 20
Bellevue Hill	15x43	75,000	115,000	150,000	200,000	275,000	250,000	- 9
Bondi	12x46	32,000	38,000	60,000	82,500	90,000	90,000	0
Cammeray	12x30	33,000	40,000	55,000	65,000	80,000	75,000	- 6
Centennial Pk	15x30	60,000	75,000	120,000	160,000	175,000	175,000	0
Erskineville	5x30	9,000	11,000	16,000	19,000	24,000	27,500	14
Glebe	6x33	24,000	30,000	46,000	60,000	55,000	48,000	- 13
Kensington	12x43	35,000	45,000	62,500	85,000	90,000	90,000	0
Leichhardt	8x43	15,000	20,000	30,000	40,000	35,000	35,000	0
Marrickville	12x37	21,000	28,000	45,000	60,000	55,000	45,000	- 18
Neutral Bay	15x36	37,500	60,000	100,000	120,000	130,000	115,000	- 12
Newtown	4x27	10,500	12,500	22,000	27,500	28,500	30,000	5
Paddington	6x30	28,000	35,000	50,000	72,500	85,000	85,000	0
Randwick	15x30	32,000	34,000	55,000	82,500	92,500	92,500	0
Redfern	5x30	10,500	15,000	21,000	25,000	27,500	32,000	16
Ultimo	4x27	12,000	16,000	24,000	32,000	35,000	33,000	- 6
Waverton	12x30	35,000	42,000	60,000	72,500	85,000	80,000	- 6
Average		28,676	38,029	56,853	74,618	83,677	79,471	
% Increase over previous year		17	33	49	31	9	- 5	
Index (1976=100)		126	167	250	328	367	349	

TABLE 2

## MIDDLE-DISTANCE SYDNEY SUBURBS (6-25 KILOMETRES)

LOCALITY	DIMNS.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Ashfield	12x37	25,000	30,000	47,500	60,000	55,000	55,000	0
Auburn	12x40	18,000	24,000	32,000	40,000	40,000	37,000	- 8
Bankstown	15x41	22,000	28,000	37,000	50,000	50,000	50,000	0
Belrose	19x34	27,000	34,000	52,000	74,000	70,000	70,000	0
Beverly Hills	14.7x36	30,000	35,000	45,000	60,000	60,000	60,000	0
Burwood	15x46	29,000	35,000	55,000	70,000	65,000	65,000	0
Campsie	12x36	25,000	30,000	40,000	50,000	50,000	47,000	- 6

TABLE 2 (CONT'D)

LOCALITY	DIMNS.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Carlingford	18x38	23,000	37,500	45,000	60,000	60,000	55,000	- 8
Chatswood	15x46	33,000	45,000	65,000	85,000	80,000	80,000	0
Chester Hill	15x50	22,000	26,000	33,000	45,000	45,000	37,500	- 17
Concord	14x46	27,000	32,500	50,000	65,000	60,000	60,000	0
Cromer Hts.	18x40	23,000	30,000	44,000	65,000	65,000	65,000	0
Dover Hts.	15x43	40,000	55,000	75,000	100,000	150,000	150,000	0
Drummoyne	15x37	30,000	36,000	65,000	85,000	78,000	78,000	0
Earlwood	15x36	33,000	43,000	55,000	70,000	70,000	65,000	- 7
Eastwood	15x49	26,000	45,000	55,000	65,000	65,000	65,000	0
Ermington	15x43	17,000	25,000	32,500	45,000	45,000	42,000	- 7
Five Dock	12x38	25,000	30,000	47,500	60,000	55,000	55,000	0
Gordon	20x61	45,000	55,000	95,000	125,000	115,000	115,000	0
Hornsby	18x49	22,000	28,000	40,000	52,000	50,000	50,000	0
Hurstville	12x36	31,000	38,000	50,000	65,000	65,000	57,500	- 12
Kogarah	12x36	27,000	35,000	48,000	65,000	65,000	57,500	- 12
Lane Cove	15x40	28,000	42,500	60,000	80,000	80,000	80,000	0
Lindfield	15x61	40,000	50,000	90,000	120,000	110,000	110,000	0
Manly	14x43	35,000	50,000	70,000	95,000	85,000	85,000	0
Maroubra	15x37	33,000	38,000	60,000	82,500	100,000	100,000	0
Mascot	12x37	22,000	30,000	45,000	55,000	50,000	50,000	0
Matraville	12x43	28,000	33,000	50,000	70,000	77,500	70,000	- 10
Mosman	12x46	40,000	47,000	75,000	90,000	90,000	90,000	0
Oatley	15x36	34,000	45,000	55,000	70,000	70,000	70,000	0
Parramatta	12x37	16,500	25,000	33,000	45,000	45,000	45,000	0
Pennant Hills	18x46	24,000	30,000	44,000	55,000	50,000	50,000	0
Penshurst	13x36	28,000	36,000	48,000	65,000	65,000	62,500	- 4
Revesby	15x50	22,000	28,000	38,000	50,000	50,000	47,000	- 6
Ryde	15x41	24,000	40,000	50,000	60,000	60,000	55,000	- 8
St. Ives	23x43	40,000	50,000	95,000	120,000	120,000	120,000	0
Strathfield	15x46	50,000	60,000	100,000	120,000	130,000	120,000	- 8
Wahroonga	23x46	52,500	70,000	120,000	150,000	135,000	135,000	0
Wiley Park	15x43	20,000	27,000	35,000	55,000	55,000	50,000	- 9
Average		29,154	37,910	55,808	69,705	72,577	70,667	
% Increase over Previous Year		15	30	47	25	4	- 3	
Index (1976=100)		126	164	241	301	313	305	



LOCALITY	DIMNS.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change
Berowra	18x49	16,000	20,000	30,000	40,000	34,000	34,000	0
Blacktown	15x45	14,000	17,500	24,000	27,500	32,000	30,000	- 6
Blackett	15x37	8,000	9,000	13,000	18,000	18,000	18,000	0
Blaxland	15x37	9,000	10,000	12,000	22,000	26,000	26,000	0
Campbelltown	15x45	12,000	13,500	17,500	25,000	25,000	23,000	- 8
Caringbah	15x36	25,000	31,000	45,000	65,000	70,000	65,000	- 7
Castle Hill	18x38	20,000	32,500	44,000	60,000	55,000	50,000	- 9
Cronulla	15x38	34,000	45,000	65,000	90,000	90,000	87,500	- 3
Engadine	15x42	19,000	24,000	34,000	47,000	45,000	42,000	- 4
Fairfield	15x35	15,000	22,500	28,000	37,500	32,500	30,000	- 6
Green Valley	17x35	11,500	12,500	17,000	22,000	25,000	23,000	- 8
Guildford	12x49	13,000	22,000	28,000	35,000	35,000	32,000	- 9
Ingleburn	20x32	13,500	15,500	20,000	30,000	30,000	25,000	- 17
Jannali	15x36	21,000	26,000	40,000	50,000	50,000	45,000	- 10
Katoomba	15x37	4,500	5,000	6,000	11,000	13,000	13,000	0
Liverpool	15x45	16,000	17,000	25,000	30,000	30,000	27,000	- 10
Miranda	15x36	24,000	30,000	45,000	60,000	60,000	60,000	0
Mona Vale	18x58	25,000	30,000	46,000	67,500	62,000	62,000	0
Pendle Hill	15x40	15,000	25,000	32,000	36,000	36,000	33,000	- 8
Penrith	15x37	12,500	15,000	18,000	26,000	32,500	30,000	- 8
Penrith Sth.	17x37	10,000	11,500	16,000	24,000	24,000	24,000	0
Riverstone	15x50	8,250	10,500	15,000	18,000	23,000	21,000	- 9
Richmond	17x37	9,500	12,500	15,000	22,000	29,000	29,000	0
St. Marys	19x33	10,000	12,000	16,000	24,000	24,000	24,000	0
Sutherland	13x44	21,000	24,000	35,000	50,000	50,000	45,000	- 10
Tahmoor	18x50	6,500	7,000	7,500	16,000	17,000	14,000	- 18
Winston Hills	18x37	20,000	27,500	35,000	45,000	45,000	45,000	0
Average		15,306	19,556	27,000	36,980	37,519	35,463	
% Increase over previous year		8	27	38	37	1	- 5	
Index (1976=100)		112	143	198	271	275	260	

TABLE 4  
RESIDENTIAL COTTAGE SITES  
NEWCASTLE URBAN AREA

LOCALITY	DIMNS.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Belmont	14x35	8,500	9,500	10,500	15,000	24,000	24,000	0
Beresfield	17x35	7,000	8,000	8,500	11,000	19,000	19,000	0
Cardiff	17x43	7,000	8,000	9,000	11,500	20,000	20,000	0
Charlestown	15x39	9,500	10,000	11,000	15,000	28,000	25,000	- 11
Lambton	19x28	9,250	10,000	11,500	17,000	25,000	25,000	0
Mayfield	15x31	7,750	8,500	9,500	12,000	19,000	19,000	0
Merewether	19x36	23,000	26,000	31,000	40,000	50,000	45,000	- 10
Newcastle	12x44	11,500	12,500	15,000	23,000	38,000	38,000	0
Swansea	15x45	9,500	10,000	11,500	12,500	25,000	25,000	0
Toronto	16x36	7,000	7,500	8,000	11,500	22,000	22,000	0
Wallsend	12x41	7,000	7,500	8,250	12,000	19,000	19,000	0
Average		9,727	10,682	12,159	16,409	26,273	25,545	
% Increase over previous year		8	10	14	35	60	- 3	
Index (1976=100)		117	129	147	198	317	308	

TABLE 5  
RESIDENTIAL COTTAGE SITES  
WOLLONGONG URBAN AREA

LOCALITY	DIMNS	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Albion Park	15x37	9,000	11,000	14,000	18,000	22,000	18,000	- 18
Berkeley	15x37	9,000	10,000	11,500	19,000	22,000	18,000	- 18
Corrimal	21x38	16,000	19,000	24,000	30,000	35,000	31,000	- 11
Dapto	19x39	9,500	11,500	15,500	22,000	26,000	22,000	- 15
Farmborough Hts.	15x36	9,000	13,000	18,000	25,000	30,000	23,000	- 23
Figtree	15x38	14,000	15,500	18,000	28,000	32,000	30,000	- 6
Helensburgh	17x33	13,000	17,000	25,000	38,000	40,000	35,000	- 13
Mt. Ousley	22x76	25,000	30,000	35,000	42,000	45,000	45,000	0
Port Kembla	15x45	13,000	15,000	17,000	23,000	24,000	18,000	- 25
Shellharbour	15x20	11,500	13,000	15,000	25,000	28,000	25,000	- 11

Inirrouil	20x40	12,700	17,000	22,000	26,000	30,000	33,000	-	0
Warilla	15x39	10,000	12,000	15,000	25,000	28,000	25,000	-	11
Wollongong	15x50	15,000	17,000	20,000	27,000	32,000	30,000	-	6
Average		12,885	15,462	19,308	27,231	30,769	27,154		
% Increase over Previous Year		12	20	25	41	13	- 12		
Index (1976=100)		122	147	184	259	293	258		

TABLE 6  
RESIDENTIAL COTTAGE SITES  
GOSFORD/WYONG URBAN AREAS

LOCALITY	DIMNS.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Gosford (East)	15x50	11,500	14,000	17,500	35,000	35,000	32,000	- 9
Wamberal	26x30	11,500	13,000	17,500	36,000	36,000	32,000	- 11
Woy Woy	15x47	12,000	14,000	17,500	32,000	32,000	30,000	- 6
Wyong	19x36	9,000	9,500	13,000	20,000	20,000	18,000	- 10
Average		11,000	12,625	16,375	30,750	30,750	28,000	
% Increase over Previous Year		13	15	30	88	0	- 9	
Index (1976=100)		117	135	175	328	328	299	

TABLE 7  
AVERAGE 3 BEDROOM COTTAGE 1978-1983  
INNER SYDNEY SUBURBS (0-6 KILOMETRES)

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

LOCALITY	Con/Age Stn.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Balmain	BK 1880	47,000	58,000	80,000	100,000	90,000	85,000	- 6
Bellevue Hill	BK 1935	160,000	195,000	225,000	300,000	350,000	325,000	- 7
Bondi	BK 1910	58,000	70,000	100,000	120,000	135,000	125,000	- 7
Camberay	BK 1920	55,000	70,000	95,000	125,000	125,000	115,000	- 8
Centennial Park	BK 1910	125,000	150,000	220,000	300,000	325,000	340,000	5
Erskineville	BK 1900	27,000	32,000	45,000	55,000	50,000	57,500	15
Glebe	BK 1890	52,000	65,000	90,000	115,000	100,000	100,000	0



TABLE 7 CONT'D

LOCALITY	Con/Age Stn.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Kensington	BK 1910	65,000	75,000	110,000	130,000	150,000	140,000	- 7
Leichhardt	BK 1900	31,000	38,000	54,000	70,000	63,000	65,000	3
Marrickville	BK 1925	44,000	52,000	63,000	80,000	70,000	70,000	0
Neutral Bay	BK 1910	85,000	120,000	155,000	190,000	210,000	180,000	- 14
Newtown	BK 1900	27,000	32,000	47,500	65,000	65,000	67,500	4
Paddington	BK 1900	55,000	65,000	90,000	120,000	135,000	125,000	- 7
Randwick	BK 1910	53,000	65,000	100,000	130,000	140,000	125,000	- 11
Redfern	BK 1890	40,000	50,000	60,000	75,000	65,000	75,000	15
Ultimo	BK 1900	27,000	32,000	50,000	70,000	70,000	67,500	- 4
Waverton	BK 1915	55,000	70,000	95,000	130,000	130,000	120,000	- 8
Average		59,176	72,882	98,795	127,941	133,705	128,382	
% Increase over Previous Year		13	23	37	29	5	- 4	
Index (1976=100)		120	148	201	260	272	261	

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.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Ashfield	BK 1910	40,000	56,000	72,500	90,000	80,000	75,000	- 6
Auburn	BK 1930	35,000	42,500	52,500	62,500	62,500	60,000	- 4
Bankstown	AC 1958	34,000	43,000	58,000	62,000	65,000	65,000	0
Belrose	BV 1965	60,000	72,500	92,500	115,000	105,000	105,000	0
Beverly Hills	AC 1950	45,000	55,000	65,000	73,000	73,000	73,000	0
Burwood	BK 1925	50,000	60,000	77,500	96,000	85,000	85,000	0
Campsie	AC 1930	40,000	53,000	65,000	75,000	75,000	70,000	- 7
Carlingford	BV 1970	60,000	80,000	90,000	110,000	115,000	110,000	- 4
Chatswood	BK 1920	56,000	67,500	100,000	130,000	120,000	115,000	- 4
Chester Hill	AC 1959	34,000	40,000	52,000	54,000	62,000	60,000	- 3
Concord	BK 1930	47,000	56,000	75,000	92,500	82,500	75,000	- 9
Cromer Hts.	BV 1970	55,000	70,000	85,000	107,500	102,500	102,500	0
Dover Heights	BK 1950	95,000	120,000	140,000	160,000	220,000	200,000	- 9
Drummoyne	BK 1920	50,000	65,000	90,000	115,000	100,000	100,000	0
Earlwood	BK 1925	43,000	63,000	75,000	85,000	85,000	85,000	0
Eastwood	BK 1930	45,000	64,000	75,000	90,000	95,000	95,000	0

Birmingham	BV 1920	27,000	30,000	30,000	70,000	70,000	67,000	-	7
Five Dock	BK 1925	44,000	52,000	70,000	88,000	78,000	75,000	-	4
Gordon	BK 1930	70,000	95,000	150,000	180,000	170,000	165,000	-	3
Hornsby	BV 1965	52,000	64,000	87,000	105,000	98,000	94,000	-	4
Hurstville	BK 1925	45,000	58,000	66,000	75,000	80,000	80,000		0
Kogarah	BK 1941	47,000	60,000	67,000	76,000	80,000	80,000		0
Lane Cove	BK 1930	55,000	65,000	95,000	125,000	120,000	115,000	-	4
Lindfield	BK 1925	67,500	95,000	145,000	170,000	165,000	160,000	-	3
Manly	BK 1925	65,000	85,000	110,000	140,000	125,000	120,000	-	4
Maroubra	BK 1920	60,000	72,500	105,000	125,000	150,000	140,000	-	7
Mascot	BK 1920	40,000	48,500	67,500	85,000	72,000	72,000		0
Matraville	BK 1930	50,000	63,000	85,000	105,000	115,000	100,000	-	13
Mosman	BK 1925	70,000	85,000	130,000	170,000	160,000	155,000	-	3
Oatley	BK 1949	62,000	70,000	85,000	93,000	93,000	93,000		0
Parramatta	BK 1930	36,000	44,000	54,000	68,000	70,000	70,000		0
Pennant Hills	BV 1965	55,000	67,000	95,000	112,500	100,000	97,500		3
Penshurst	BK 1935	58,000	66,000	78,000	86,000	90,000	90,000		0
Revesby	AC 1949	35,000	45,000	60,000	64,000	65,000	65,000		0
Ryde	BK 1930	42,000	60,000	70,000	80,000	80,000	75,000	-	6
St. Ives	BK 1970	65,000	95,000	150,000	170,000	170,000	165,000	-	3
Strathfield	BK 1937	75,000	100,000	125,000	150,000	150,000	135,000	-	10
Wahroonga	BK 1930	80,000	110,000	175,000	210,000	190,000	180,000	-	5
Wiley Park	BK 1940	37,000	46,000	62,000	75,000	70,000	70,000		0
Average		52,230	66,756	88,629	106,154	104,808	100,949		
% Increase over Previous Year			13	28	33	20	- 1	- 4	
Index (1976=100)			123	157	208	249	246	237	

Cottage Construction 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	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Berowra	BV 1965	42,500	54,000	72,000	85,000	75,000	75,000	0
Blacktown	AC 1955	27,500	35,000	42,000	47,500	52,000	52,000	0
Blackett	BV 1970	27,500	32,500	40,000	45,000	45,000	45,000	0



TABLE 9 CONT'D

LOCALITY	Con/Age Stn.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Blaxland	BV 1975	35,000	39,000	48,000	56,000	60,000	60,000	0
Campbelltown	AC 1957	28,000	32,500	40,000	50,000	50,000	45,000	- 10
Caringbah	AC 1960	47,000	58,000	70,000	90,000	90,000	85,000	- 6
Castle Hill	BV 1970	52,500	75,000	82,500	105,000	105,000	100,000	- 5
Cronulla	BK 1956	65,000	72,000	85,000	110,000	110,000	110,000	0
Engadine	AC 1955	42,000	50,000	60,000	70,000	65,000	65,000	0
Fairfield	AC 1955	28,000	36,000	43,000	52,000	50,000	50,000	0
Green Valley	AC 1965	28,000	32,000	37,500	47,000	47,000	47,000	0
Guildford	AC 1950	30,000	40,000	47,000	52,500	52,500	52,500	0
Ingleburn	BV 1976	36,500	42,500	52,000	70,000	67,500	65,000	- 4
Jannali	AC 1950	40,000	48,000	61,000	75,000	75,000	70,000	- 7
Katoomba	BV 1975	30,000	33,000	40,000	50,000	50,000	50,000	0
Liverpool	AC 1955	31,000	33,000	42,000	52,500	52,500	50,000	- 5
Miranda	AC 1955	42,000	50,000	63,000	80,000	80,000	80,000	0
Mona Vale	BV 1968	55,000	65,000	84,000	107,500	100,000	100,000	0
Pendle Hill	AC 1960	35,000	45,000	52,000	56,000	56,000	56,000	0
Penrith	AC 1950	33,000	38,000	46,000	51,000	51,000	51,000	0
Penrith Sth	BV 1975	37,000	40,000	50,000	56,000	56,000	56,000	0
Riverstone	AC 1950	24,000	27,500	35,000	42,000	45,000	42,000	- 7
Richmond	BV 1975	32,000	40,000	49,000	55,000	55,000	55,000	0
St. Marys	BV 1975	34,500	39,000	48,000	56,000	56,000	56,000	0
Sutherland	BK 1930	40,000	50,000	63,000	75,000	75,000	75,000	0
Tahmoor	BV 1975	30,000	30,000	33,000	50,000	50,000	47,000	- 6
Winston Hills	BV 1975	45,000	57,500	65,000	75,000	75,000	75,000	0
Average		36,963	44,241	53,703	65,222	64,648	63,500	
% Change over Previous Year		8	20	21	21	- 1	- 2	
Index (1976=100)		113	135	164	199	197	193	

Cottage Construction BV = BRICK VENEER  
BK = BRICK

AC = ASBESTOS CEMENT SHEET

NEWCASTLE URBAN AREA

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

LOCALITY	Con/Age Stn.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Belmont	WB 1959	33,000	35,000	38,000	46,000	57,000	57,000	0
Beresfield	WB 1962	26,000	28,000	31,000	38,000	52,000	52,000	0
Cardiff	WB 1960	30,000	31,000	34,000	45,000	55,000	55,000	0
Charlestown	WB 1961	38,000	40,000	42,000	55,000	69,000	65,000	- 6
Lambton	WB 1915	23,000	25,000	27,000	36,000	50,000	45,000	- 10
Mayfield	WB 1926	22,000	23,000	26,000	33,000	43,000	40,000	- 7
Merewether	BV 1967	69,000	74,000	79,000	95,000	125,000	105,000	- 16
Newcastle	BK 1960	32,000	34,000	40,000	60,000	70,000	63,000	- 10
Swansea	WB 1930	22,000	24,000	26,000	35,000	45,000	45,000	0
Toronto	WB 1965	30,000	32,000	33,000	42,000	52,000	52,000	0
Wallsend	WB 1957	26,000	28,000	31,000	37,000	50,000	50,000	0
Average		31,909	34,000	37,000	47,454	60,727	57,182	
% Increase over Previous Year		7	7	9	28	28	- 6	
Index (1976=100)		114	121	133	170	218	205	

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

TABLE 11

AVERAGE 3 BEDROOM COTTAGE 1978-1983

WOLLONGONG URBAN AREA

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

LOCALITY	Con/Age Stn.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Albion Park	BV 1978	37,000	39,000	44,000	52,000	57,000	50,000	- 12
Berkeley	AC 1964	25,000	28,000	32,000	44,000	48,000	40,000	- 17
Corrimal	AC 1950	34,000	38,500	46,000	55,000	63,000	56,000	- 11
Dapto	BV 1974	33,000	37,000	46,000	60,000	66,000	58,000	- 12
Farmborough Heights	BV 1972	41,000	46,000	52,000	62,000	68,000	58,000	- 15
Figtree	BV 1967	51,000	55,000	60,000	73,000	80,000	67,000	- 16
Helensburgh	BK 1975	41,000	45,000	58,000	78,000	83,000	78,000	- 6
Mt. Ousley	BK 1960	87,000	93,000	100,000	120,000	128,000	120,000	- 6

TABLE 11 CONT'D

LOCALITY	Con/Age Stn.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Port Kembla	WB 1937	30,000	32,500	35,000	47,000	52,000	40,000	- 23
Shellharbour	WB 1960	44,000	47,000	50,000	58,000	62,000	58,000	- 6
Thirroul	BV 1976	50,000	56,000	66,000	90,000	98,000	85,000	- 13
Warilla	BV 1967	33,000	36,000	39,000	50,000	55,000	50,000	- 9
Wollongong	WB 1925	32,000	34,000	40,000	50,000	58,000	52,000	- 10
Average		41,385	45,154	51,385	64,539	70,615	62,462	
% Increase over Previous Year		8	9	14	26	9	- 11	
Index (1976=100)		115	125	142	179	196	173	

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

TABLE 12

AVERAGE 3 BEDROOM COTTAGE 1978-83  
 GOSFORD/WYONG URBAN AREA

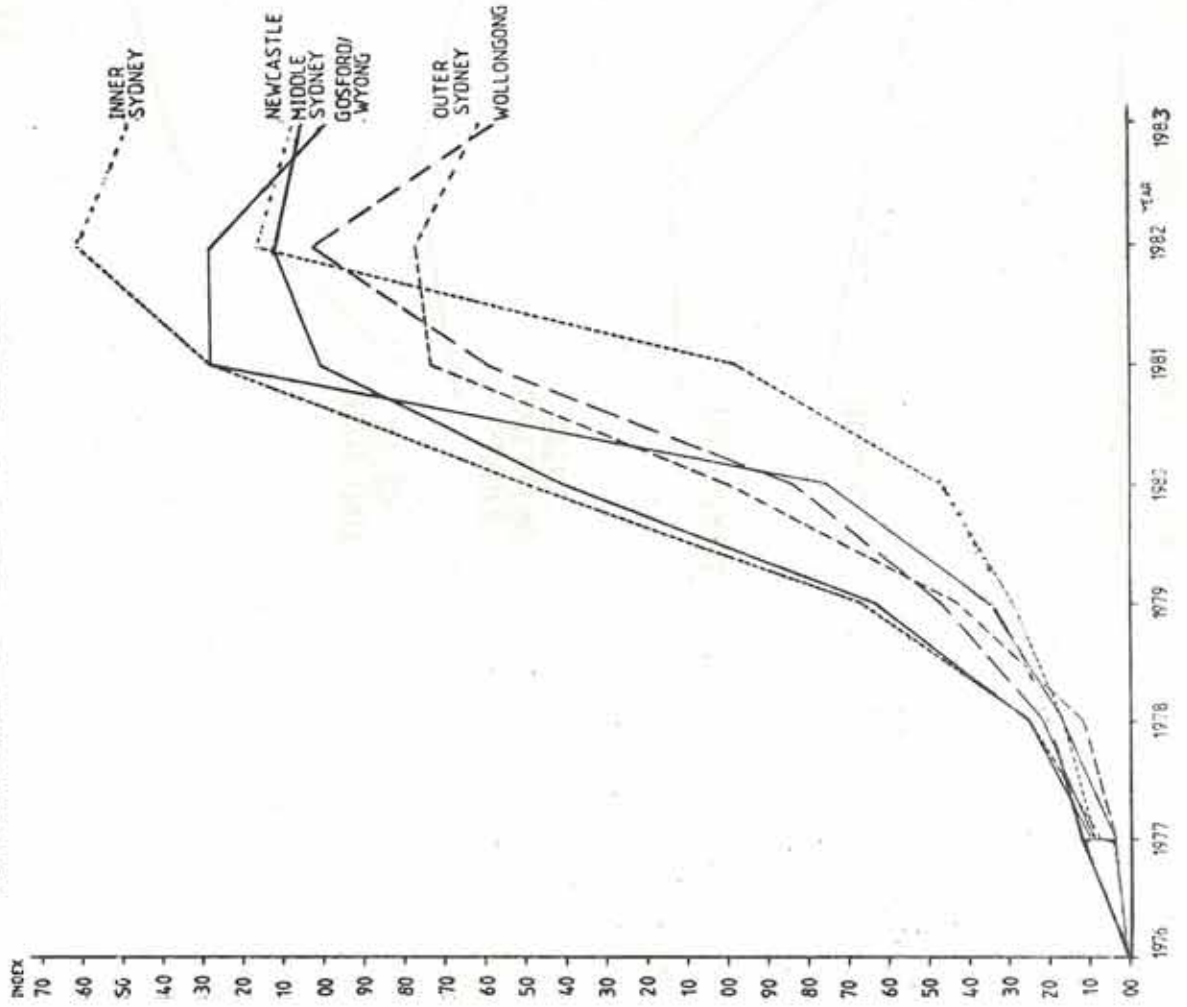
Price of average 3 bedroom cottage of a construction typical of nominated locality.

LOCALITY	Con/Age Stn.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Gosford (East)	WB 1967	36,000	40,000	50,000	68,000	68,000	62,500	- 8
Wamberal	BV 1976	42,000	45,000	55,000	78,000	78,000	70,000	- 10
Woy Woy	AC 1965	29,000	31,000	44,000	56,000	56,000	52,000	- 7
Wyong	WB 1960	29,000	32,000	41,000	50,000	50,000	48,000	- 4
Average		34,000	37,000	47,500	63,000	63,000	58,125	
% Increase over Previous Year		11	9	28	33	0	- 8	
Index (1976=100)		116	126	162	215	215	199	

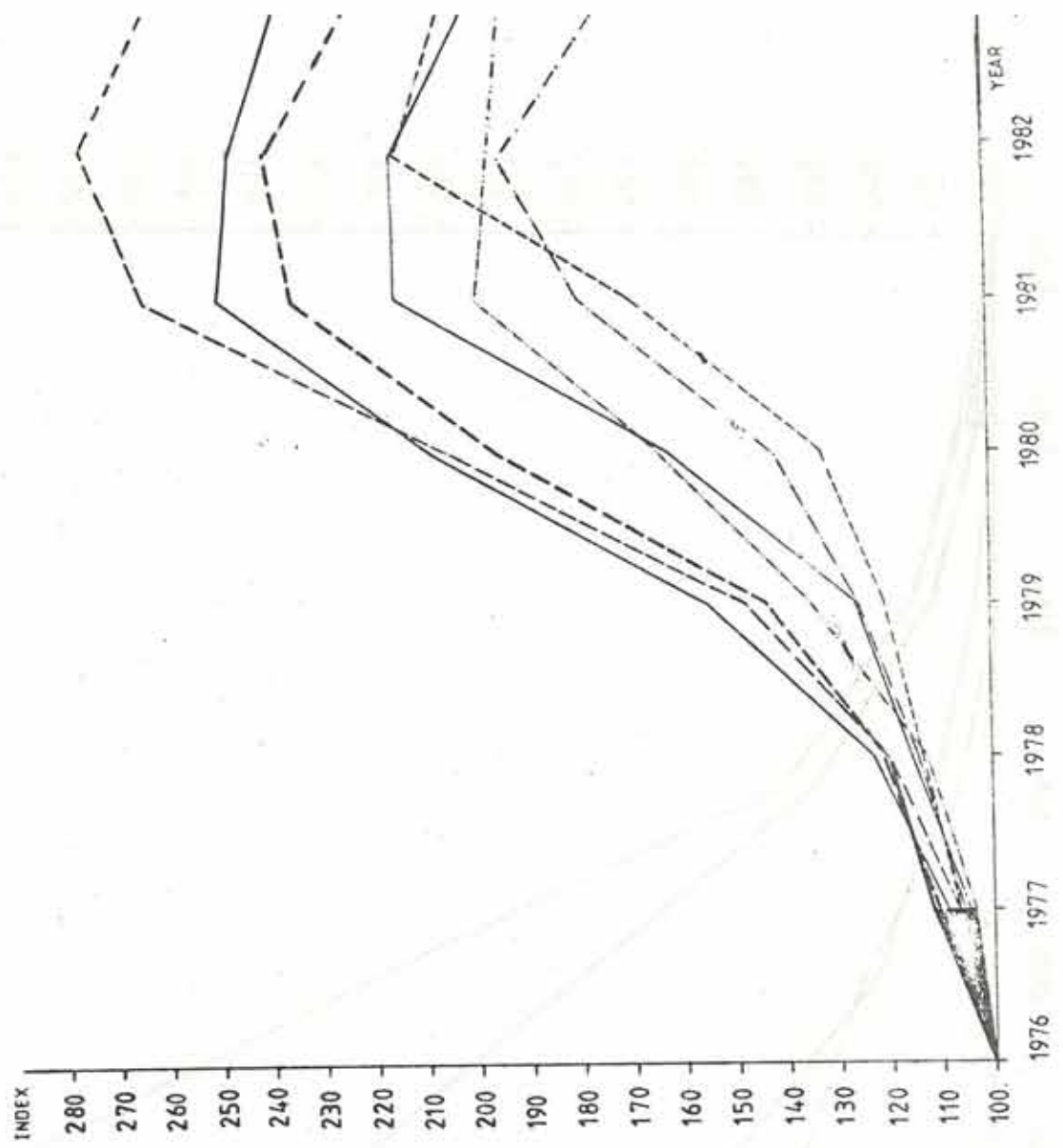
Cottage Construction      BK = BRICK                      WB = WEATHERBOARD  
    BV = BRICK VENEER              AC = ASBESTOS CEMENT SHEET



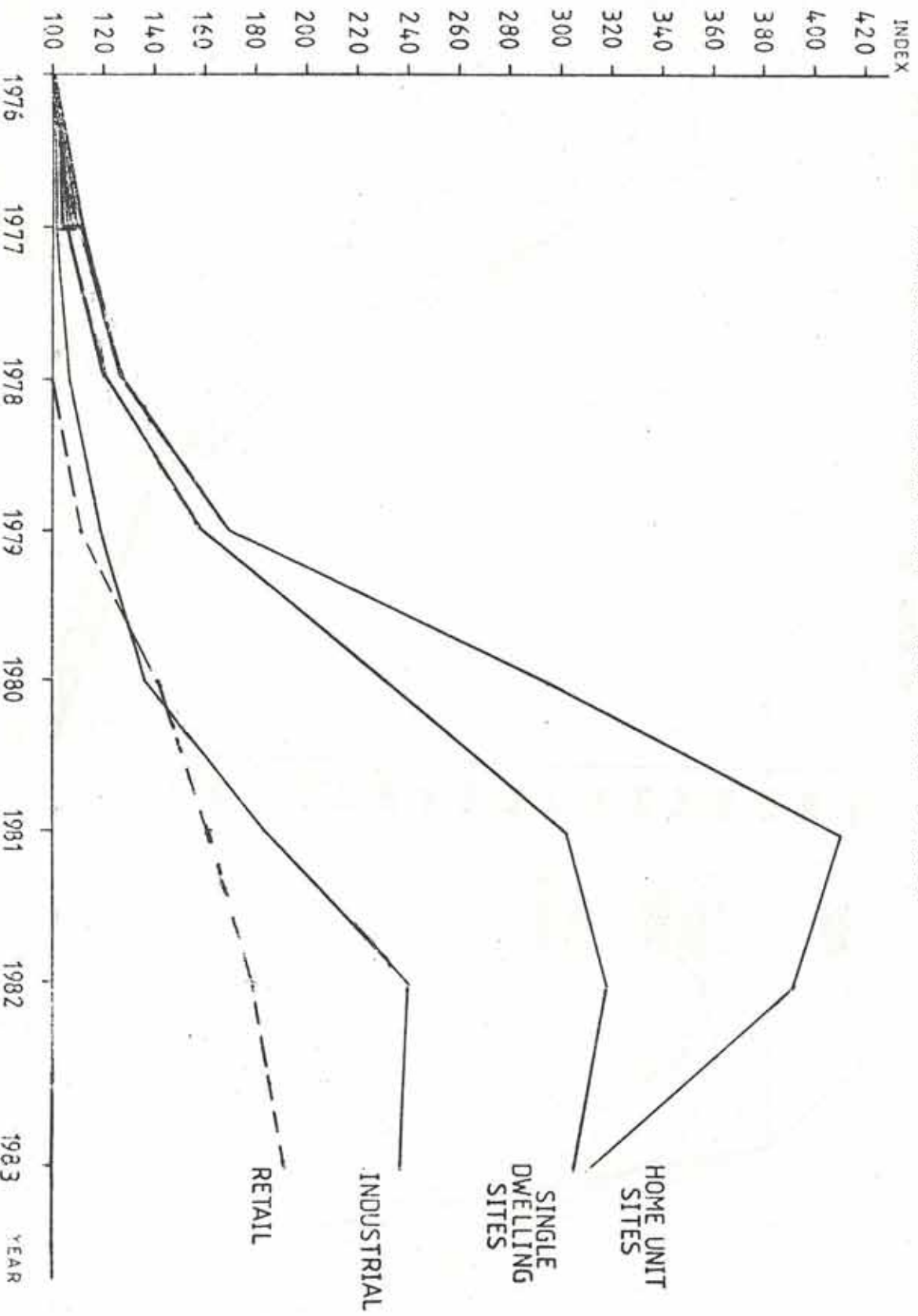
METROPOLITAN URBAN AREA — DWELLING SITE VALUE INDICES



METROPOLITAN — DWELLING VALUE INDICES (Including Land)



METROPOLITAN URBAN AREA — SITE VALUE INDICES





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

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Allawah	8,000	12,000	17,000	24,000	22,500	17,000	- 24
Ashfield	8,000	12,000	17,000	23,000	20,000	15,000	- 25
Balmain	10,000	12,000	25,000	30,000	25,000	20,000	- 20
Burwood	10,000	15,000	22,000	28,000	24,000	18,000	- 25
Campbelltown	3,000	3,250	8,000	10,000	8,500	8,500	0
Campsie	6,750	7,000	13,000	20,000	18,000	13,000	- 28
Chatswood	12,000	16,000	30,000	42,000	40,000	30,000	- 25
Cronulla	8,500	12,000	17,000	28,000	26,000	20,000	- 23
Dee Why	6,500	8,000	17,500	24,000	28,000	22,000	- 21
Drummoyne	12,000	17,000	25,000	30,000	25,000	20,000	- 20
Epping	9,000	14,000	22,000	25,000	25,000	20,000	- 20
Fairfield	4,250	5,000	8,000	12,000	10,000	8,000	- 20
Gordon	15,000	21,000	35,000	45,000	45,000	35,000	- 22
Gosford	5,000	6,500	9,500	18,000	18,000	14,000	- 22
Hornsby	8,000	10,000	18,000	22,500	22,500	19,000	- 16
Liverpool	3,750	3,750	8,500	10,000	9,000	9,000	0
Manly	10,000	12,500	25,000	33,000	33,000	26,000	- 21
Marrickville	5,000	6,000	14,000	18,000	16,000	14,000	- 13
Mosman	13,000	17,500	32,500	45,000	40,000	30,000	- 25
North Sydney	13,500	18,000	32,500	50,000	40,000	30,000	- 25
Parramatta	7,000	10,000	16,000	18,000	18,000	15,000	- 16
Penrith	2,500	3,500	5,500	7,000	7,000	7,000	0
Randwick	10,000	12,500	25,000	35,000	42,500	30,000	- 29
Top Ryde	8,000	11,000	18,000	24,000	20,000	17,500	- 13
Waverley	10,000	12,500	27,500	37,500	45,000	35,000	- 22
Wollongong	4,100	4,600	10,000	15,000	13,000	9,000	- 31
Belmont	2,500	2,500	3,500	8,000	10,000	10,000	0
Merewether	4,000	4,000	5,000	12,000	16,000	15,000	- 6
Average	7,833	10,325	18,107	24,785	23,821	18,821	
% Change over Previous Year	17	32	75	37	- 4	- 21	
Index (1976=100)	129	170	298	408	392	310	

TABLE 14  
HOME UNITS  
SYDNEY, NEWCASTLE, WOLLONGONG 1978-1983

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

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Allawah	33,000	42,000	55,000	61,000	65,000	60,000	- 8
Ashfield	30,000	38,000	48,000	65,000	65,000	60,000	- 8
Balmain	35,000	40,000	65,000	80,000	75,000	70,000	- 7
Burwood	35,000	45,000	58,000	75,000	70,000	65,000	- 7
Campbelltown	24,000	26,000	38,000	43,000	43,000	40,000	- 7
Campsie	26,000	34,000	50,000	55,000	55,000	50,000	- 9
Chatswood	45,000	55,000	70,000	90,000	100,000	90,000	- 10
Cronulla	36,000	44,000	58,000	67,000	72,500	70,000	- 3
Dee Why	34,000	40,000	55,000	64,000	68,000	64,000	- 6
Drummoyne	40,000	50,000	62,000	80,000	74,000	70,000	- 5
Epping	42,000	55,000	70,000	77,500	80,000	73,000	- 9
Fairfield	23,000	28,500	40,000	45,000	42,000	40,000	- 5
Gordon	60,000	67,500	87,500	100,000	100,000	95,000	- 5
Gosford	33,000	37,500	50,000	62,000	62,000	55,000	- 11
Hornsby	37,500	44,000	60,000	70,000	65,000	65,000	0
Liverpool	21,000	27,500	38,000	43,000	43,000	43,000	0
Manly	40,000	50,000	65,000	75,000	80,000	75,000	- 6
Marrickville	29,000	34,000	45,000	52,000	48,000	48,000	0
Mosman	50,000	57,500	75,000	95,000	90,000	85,000	- 6
North Sydney	47,500	57,500	90,000	105,000	95,000	90,000	- 5
Parramatta	32,000	36,000	50,000	55,000	60,000	55,000	- 8
Penrith	23,000	25,000	36,000	49,000	46,000	45,000	- 2
Randwick	35,000	42,000	67,500	75,000	85,000	70,000	- 18
Top Ryde	31,000	43,000	55,000	60,000	65,000	60,000	- 8
Waverley	35,000	42,000	70,000	82,500	90,000	80,000	- 11
Wollongong	30,000	33,000	40,000	60,000	63,000	52,000	- 18
Belmont	37,000	39,500	42,000	58,000	68,000	63,000	- 7
Merewether	30,000	32,000	38,000	55,000	65,000	60,000	- 8
Average	34,285	41,625	56,357	67,821	69,071	64,036	
% Change Over Previous Year	9	20	35	20	2	- 7	
Index (1976=100)	121	144	196	235	240	222	

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

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Bankstown	15,000	16,500	18,000	25,000	25,000	25,000	0
Blacktown	20,000	23,000	36,000	38,000	38,000	41,000	8
Bondi Junction	35,000	44,000	50,000	60,000	60,000	82,500	38
Burwood	25,000	28,000	34,000	39,000	39,000	39,000	0
Campbelltown	16,500	16,500	25,000	27,500	40,000	40,000	0
Campsie	22,500	23,500	23,500	30,000	30,000	30,000	0
Caringbah	18,000	19,000	21,000	23,500	23,500	23,500	0
Chatswood	50,000	55,000	85,000	95,000	95,000	125,000	32
Crows Nest	18,000	22,000	26,000	28,000	30,000	30,000	0
Dee Why	13,333	13,333	16,600	20,000	22,000	22,000	0
Eastwood	19,000	25,000	33,000	35,000	35,000	37,000	6
Gosford	25,000	25,000	32,500	35,000	38,000	38,000	0
Hornsby	15,500	15,500	17,000	21,000	21,000	21,000	0
Hurstville	25,000	28,000	30,000	40,000	40,000	40,000	0
Katoomba	6,500	6,500	7,500	7,500	7,500	8,500	13
Kogarah	9,500	10,500	11,000	15,000	15,000	15,000	0
Liverpool	23,000	23,000	32,000	35,000	45,000	45,000	0
Marrickville	16,500	17,250	20,000	22,000	22,000	22,000	0
Newtown	11,500	12,500	14,000	14,500	14,500	15,000	3
Parramatta	37,500	40,000	50,000	60,000	63,000	65,000	3
Penrith	16,400	22,500	25,000	29,000	29,000	38,000	31
Sydney	100,000	110,000	160,000	180,000	220,000	220,000	0
Sydney/Kings Cross	25,000	25,000	40,000	50,000	60,000	67,500	13
Wollongong	32,000	38,000	41,000	45,000	52,000	50,000	- 4
Warrawong	9,500	11,000	12,000	15,000	16,000	14,500	- 10
Newcastle	13,500	15,000	20,000	30,000	35,000	35,000	0
Belmont	5,000	6,000	7,000	9,500	12,500	12,500	0
Charlestown	9,500	10,500	10,500	12,750	16,000	16,000	0
Average	22,615	25,074	32,057	37,223	40,857	43,500	
% Change Over Previous Year	-	11	28	16	10	6	
Index	100	111	142	164	180	192	



TABLE 16  
RETAIL SHOP RENT  
SYDNEY, NEWCASTLE, WOLLONGONG 1978-1983

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

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Bankstown	310	335	380	425	550	550	0
Blacktown	450	500	600	650	700	750	7
Bondi Junction	600	750	850	1000	1000	1000	0
Burwood	450	500	600	650	650	650	0
Campbelltown	300	325	400	650	650	680	5
Campsie	400	450	450	500	600	600	0
Caringbah	325	350	425	475	500	500	0
Chatswood	750	900	1450	1750	1750	2000	14
Crows Nest	400	450	500	550	550	575	5
Dee Why	250	270	330	350	400	425	6
Eastwood	400	500	525	600	600	650	8
Gosford	400	450	600	650	675	675	0
Hornsby	300	350	400	450	450	500	11
Hurstville	550	600	650	650	750	750	0
Katoomba	100	150	175	200	200	240	20
Kogarah	200	240	250	300	350	350	0
Liverpool	400	450	550	750	800	800	0
Marrickville	325	350	400	425	425	450	6
Newtown	250	275	300	350	350	400	14
Parramatta	600	650	800	900	1000	1100	10
Penrith	350	400	450	550	650	750	15
Sydney	1500	2000	2250	2500	2500	2500	0
Sydney/Kings Cross	400	550	800	900	1100	1250	14
Wollongong	625	725	775	850	950	950	0
Warrawong	160	185	210	265	280	265	- 5
Newcastle	350	400	500	600	650	650	0
Belmont	135	160	180	220	300	300	0
Charlestown	220	250	275	325	400	400	0
Average	411	483	571	660	706	740	
% Change over Previous Year	-	18	18	15	7	5	
Index	100	118	139	161	172	180	

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

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change
Bankstown	65	70	70	85	110	110	0
Bondi Junction	60	60	65	70	130	160	23
Burwood	54	59	75	75	97	105	8
Campbelltown	65	65	70	75	80	80	0
Chatswood	60	70	80	100	140	150	7
Hurstville	70	75	80	85	110	120	9
Liverpool	65	70	78	81	95	100	5
Newcastle	65	70	75	90	100	100	0
North Sydney	50	70	80	100	160	170	6
Parramatta	67	67	86	105	115	134	17
Penrith	50	54	65	70	70	70	0
Sydney-Prime	80	90	100	170	250	235	- 6
Sydney-Secondary	50	50	60	120	150	140	- 7
Wollongong	57	59	61	74	92	90	- 2
Average	61	66	75	93	121	126	
% Increase over Previous Year	-	8	14	24	30	4	
Index	100	108	123	152	198	207	

TABLE 18  
INDUSTRIAL SITE OF 2000 M2  
SYDNEY, NEWCASTLE, WOLLONGONG 1978-1983

Price for standard serviced allotments.

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Artarmon	140,000	150,000	300,000	400,000	500,000	550,000	10
Blacktown	52,000	60,000	70,000	85,000	115,000	100,000	- 4
Botany	120,000	120,000	160,000	225,000	260,000	260,000	0
Brookvale	96,000	110,000	200,000	260,000	310,000	310,000	0
Camellia	100,000	115,000	130,000	180,000	260,000	240,000	- 8
Campbelltown	40,000	42,500	45,000	55,000	50,000	50,000	0
Dee Why	75,000	85,000	160,000	230,000	300,000	280,000	- 7
Hornsby	85,000	95,000	125,000	180,000	215,000	200,000	- 7
Marrickville	120,000	120,000	160,000	225,000	260,000	260,000	0



TABLE 18 CONT'D

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Moorebank	55,000	60,000	65,000	75,000	85,000	85,000	0
Penrith	30,000	30,000	34,000	48,000	60,000	50,000	- 17
Riverwood	70,000	80,000	90,000	120,000	180,000	165,000	- 8
Silverwater	120,000	132,500	150,000	200,000	310,000	270,000	- 13
Smithfield	56,000	56,000	65,000	75,000	95,000	90,000	- 5
South Sydney	140,000	145,000	175,000	250,000	300,000	300,000	0
Taren Point	70,000	85,000	150,000	170,000	200,000	200,000	0
Port Kembla	47,500	47,500	50,000	55,000	60,000	55,000	- 8
Wollongong	50,000	50,000	50,000	57,500	64,000	67,500	5
Wyong	15,000	12,000	15,000	18,000	20,000	20,000	0
Newcastle	32,000	35,000	40,000	50,000	60,000	60,000	0
Gosford West	22,500	22,500	34,000	45,000	50,000	50,000	0
Average	73,333	78,714	108,000	143,024	178,762	174,405	
% Increase over Previous Year	1	7	37	32	24	- 2	
Index (1976=100)	100	107	147	195	243	237	

TABLE 19  
INDUSTRIAL SITE OF 2 HECTARES  
SYDNEY, NEWCASTLE, WOLLONGONG 1978-1983

Price per hectare for standard services block

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Blacktown	270,000	270,000	295,000	350,000	450,000	375,000	- 17
Botany	420,000	450,000	540,000	780,000	900,000	900,000	0
Chipping Norton	140,000	160,000	180,000	220,000	250,000	250,000	0
Marrickville	450,000	450,000	540,000	780,000	900,000	900,000	0
Minto	87,500	100,000	110,000	150,000	150,000	150,000	0
North Ryde	300,000	425,000	670,000	780,000	1,500,000	1,600,000	7
Penrith	62,500	62,500	70,000	90,000	125,000	100,000	- 20
Riverwood	237,500	300,000	325,000	380,000	490,000	450,000	- 8
Silverwater	375,000	450,000	500,000	670,000	1,100,000	1,000,000	- 9
South Sydney	470,000	550,000	650,000	850,000	1,000,000	1,000,000	0
Taren Point	250,000	300,000	300,000	360,000	440,000	490,000	11

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Port Kembla	125,000	125,000	130,000	140,000	150,000	125,000	- 17
Newcastle	92,500	97,500	105,000	125,000	150,000	150,000	0
Average	252,307	311,462	339,615	436,538	586,923	576,154	
% Change over Previous Year	10	24	9	29	34	- 2	
Index (1976=100)	4	129	140	181	243	238	

TABLE 20  
INDUSTRIAL SITE OF 10 HECTARES  
SYDNEY, NEWCASTLE, WOLLONGONG 1978-1983

Price per hectare for General Industrial or Manufacturing purposes

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Botany	370,000	370,000	460,000	650,000	760,000	760,000	0
Camellia	300,000	325,000	375,000	445,000	650,000	600,000	- 8
Newcastle	70,000	70,000	70,000	80,000	80,000	70,000	- 13
Port Kembla	75,000	75,000	80,000	80,000	80,000	65,000	- 19
Average	203,750	210,000	246,250	313,750	392,500	373,750	
% Increase over Previous Year	1	3	17	27	25	- 5	
Index (1976=100)	101	104	122	155	194	186	

TABLE 21  
FACTORY/WAREHOUSE RENTAL VALUES  
SYDNEY, NEWCASTLE, WOLLONGONG 1978-1983

Annual rent per square metre for a modern high wall factory with a floor area of approximately 1000m<sup>2</sup>

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Artarmon	40	45	55	60	75	80	7
Botany	31	33	35	46	53	53	0
Brookvale	32	35	43	48	65	65	0
Camellia	32.30	35.50	40	50.50	55	50	- 9
Campbelltown	18.50	20	28	32.50	32.50	37.50	15
Marrickville	25	31	38	47	53	53	0
Milperra	21.50	26	28.50	37	41	41	0
Moorebank	21	22.50	30	35	35	40	14

TABLE 21 CONT'D

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
North Ryde	36	40.90	48	55	70	80	14
Silverwater	35.50	37.50	43	57	60	54	- 10
Smithfield	23.70	25	28	30	37.50	35	- 7
South Sydney	35	40	45	50	60	60	0
Taren Point	22.50	27	32.50	41	45	41	- 9
Newcastle	22	24	28	35	35	35	0
Wollongong	19.38	20.45	22	26	34	28	- 18
Average	27.69	30.85	36.26	43.60	50.07	50.17	
% Increase Over Previous Years	19	11	18	22	15	0	
Index (1976=100)	129	143	168	206	237	237	

TABLE 22  
2 HECTARE RURAL HOMESITES  
SYDNEY AREA 1978-1983

Price for Standard Allotment

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Cecil Park	39,000	45,000	52,500	80,000	110,000	100,000	- 9
Denham Court	45,000	50,000	75,000	110,000	140,000	125,000	- 11
Dural	50,000	62,500	85,000	105,000	125,000	110,000	- 12
Galston	58,000	67,500	90,000	110,000	120,000	120,000	0
Glenorie	45,000	50,000	65,000	90,000	120,000	95,000	- 21
Gosford	15,000	19,000	30,000	50,000	50,000	50,000	0
Kenthurst	45,000	50,000	65,000	100,000	130,000	110,000	- 15
Minto	31,000	35,000	55,000	75,000	85,000	80,000	- 6
Oakville	26,000	38,000	45,000	80,000	85,000	80,000	- 6
Oxford Falls	45,000	55,000	95,000	140,000	155,000	170,000	10
Riverstone	26,000	30,000	45,000	70,000	85,000	75,000	- 12
Rossmore	30,000	32,500	50,000	75,000	80,000	75,000	- 6
Terry Hills	75,000	75,000	115,000	170,000	200,000	190,000	- 5
Average	40,769	46,885	66,731	96,538	114,230	106,154	
% Increase over Previous Year	13	15	43	45	18	- 7	
Index (1976=100)	129	143	168	206	237	237	



## 10 HECTARE RURAL HOMESITES

SYDNEY/GOSFORD 1978-1983

## Price for standard allotment

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Box Hill	60,000	60,000	70,000	100,000	150,000	135,000	- 10
Cobbitty	37,500	45,000	55,000	85,000	110,000	90,000	- 18
Somersby	30,000	37,000	55,000	75,000	75,000	75,000	0
Luddenham	45,000	50,000	55,000	90,000	110,000	100,000	- 9
Average	43,125	48,000	58,750	87,500	111,250	100,000	
% Increase over Previous Year	6	11	22	49	27	- 10	
Index (1976=100)	111	123	151	225	286	257	

COUNTRY LAND MARKET  
TABLE 24  
COASTAL CITIES AND TOWNS  
SINGLE DWELLING SITE - 1978-1983

Price for Standard Serviced Allotment

LOCALITY	DIMNS.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Batemans Bay	15x46	10,000	10,000	9,500	16,000	20,000	25,000	25
Bega	17x41	6,250	6,500	6,500	7,500	10,000	12,000	20
Casino	18x45	5,500	6,500	7,000	8,500	10,500	10,500	0
Cessnock	20x40	5,750	5,750	6,500	10,000	17,000	15,000	- 12
Coffs Harbour	18x39	9,500	11,000	12,000	22,000	30,000	30,000	0
Eden	20x40	11,000	12,500	13,500	14,000	18,000	20,000	11
Forster	18x30	14,000	16,000	18,000	30,000	38,000	35,000	- 8
Grafton - Central	20x40	6,000	7,250	7,250	9,500	12,000	13,500	13
- West	18x45	7,000	7,000	7,000	9,750	12,000	13,500	13
Kempsey	18x31	5,500	6,000	6,500	8,500	14,000	14,000	0
Kiama	20x45	11,000	12,000	13,000	24,000	26,000	23,000	- 11
Lismore								
- Lismore Heights	20x44	7,000	9,000	12,500	16,500	20,000	17,000	- 15
- Goonellabah	34x37	8,000	10,000	12,500	21,000	25,000	22,500	- 10
Maitland	17x37	7,500	8,000	9,000	17,000	25,000	21,000	- 16
Merimbula	18x40	18,000	18,000	19,000	22,000	32,000	28,000	- 13
Murwillumbah								
- Hill	18x43	9,000	11,000	13,000	15,000	30,000	28,000	- 7
- Bray Park	21x42	9,000	11,000	14,000	15,000	30,000	28,000	- 7
Nelsons Bay	17x33	12,000	12,000	17,000	45,000	48,000	45,000	- 6
Nowra								
- Central	20x45	9,000	10,500	12,000	17,000	24,000	22,000	- 8
- East	18x36	7,000	8,000	9,000	15,000	22,000	19,000	- 14
Port Macquarie	20x32	9,000	9,500	13,500	20,000	30,000	30,000	0
St. George's Basin	15x46	3,750	4,000	4,000	11,000	15,000	15,000	0
Taree	18x34	8,000	8,000	9,000	16,000	22,000	22,000	0
Ulladulla	15x41	6,500	8,000	10,000	15,000	24,000	24,000	0
Average		8,552	9,479	10,886	16,886	23,104	22,292	
% Increase over Previous Year		6	11	15	55	37	- 4	
Index (1976=100)		114	127	145	225	308	298	

MAJOR INLAND CITIES 1978-1983

Price for Standard Serviced Allotment

LOCALITY	DIMNS.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Albury								
- Central	18x46	11,000	11,000	11,000	12,000	13,000	15,500	19
- East	18x44	12,000	12,000	12,000	12,000	13,000	13,000	0
- Forrest Hill	18x44	16,000	16,000	16,000	16,000	17,000	17,000	0
- Lavington	23x39	8,500	8,000	8,000	10,000	12,000	13,000	8
Armidale								
- South Hill	20x40	7,500	7,500	8,500	9,000	10,250	10,250	0
- Central Sth	20x35	6,500	6,500	7,500	8,000	8,250	8,250	0
Bathurst								
Esrom	16x50	10,500	11,000	12,500	16,000	18,000	18,000	0
Sth. Bathurst	15x80	6,000	7,000	8,000	10,500	12,500	12,500	0
Eloura	21x47	8,000	9,000	10,000	16,000	18,000	18,000	0
Broken Hill								
- North	20x40	3,500	4,000	5,000	6,000	6,000	6,000	0
- South	15x35	1,500	1,800	2,000	3,500	3,500	3,500	0
Dubbo								
- Central	20x40	7,500	8,500	10,000	13,500	15,500	14,000	- 10
- Nth. West	16x40	4,200	5,000	5,800	7,500	9,000	8,000	- 11
- South	18x40	8,000	10,000	12,000	16,500	19,000	17,000	- 11
- East	18x40	6,000	7,500	8,500	12,000	14,500	13,000	- 10
- West	18x40	6,800	7,500	9,000	12,000	14,500	13,000	- 10
Goulburn								
- Ifield	20x50	11,000	11,000	11,000	12,500	12,500	14,000	12
- Eastgrove	20x50	7,500	7,000	7,000	9,500	9,500	10,000	5
- Bradfordville	20x60	9,500	10,000	10,000	11,500	11,500	13,000	13
- Nth Goulburn	13x40	7,500	7,500	7,500	9,000	9,000	10,000	11
- West Goulburn	27x30	11,000	11,000	11,000	12,500	12,500	15,500	24
Orange								
- East	20x50	7,000	7,500	8,000	10,500	14,000	14,000	0
- Central	15x40	7,500	8,000	8,500	11,500	15,000	15,000	0
- South	18x40	8,000	9,000	10,000	12,000	18,000	17,000	- 6
Queanbeyan								
- Riverview	20x35	10,000	10,000	10,000	11,000	14,000	15,500	11
- Central Sth.	15x45	9,500	8,500	8,500	9,000	12,500	13,500	8
- Central Nth.	15x45	10,000	9,500	9,500	10,000	13,000	14,000	8



TABLE 25 CONT'D

LOCALITY	DIMNS.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	%Change 1982-83
Tamworth								
- South	18x40	7,500	8,500	9,500	12,000	17,000	15,000	- 12
- East	20x45	12,500	14,000	15,000	20,000	25,000	22,500	- 10
- South (New Area)	18x36	9,000	10,000	11,000	13,500	18,000	16,000	- 11
- East (New Area)	19x33	16,000	17,500	19,000	22,500	27,500	25,000	- 9
Wagga Wagga								
- South	18x44	9,000	10,000	10,500	13,000	14,000	14,000	0
- Central	13x50	9,750	9,750	10,500	13,000	14,000	14,000	0
- Ashmont	18x38	9,500	9,500	9,750	10,500	11,500	11,500	0
Average		8,684	9,134	9,767	11,882	13,897	13,809	
% Increase Over Previous Year		9	15	7	22	17	- 1	
Index (1976=100)		118	124	133	162	189	188	

TABLE 26  
SINGLE DWELLING SITES  
INLAND TOWNS OTHER THAN MAJOR CENTRES 1978-1983

Price for Standard Serviced Allotments

LOCALITY	DIMNS.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Balranald	20x40	1,000	1,000	1,000	1,250	1,250	1,500	20
Barham	20x50	3,000	4,000	6,000	7,000	8,000	8,000	0
Bourke	20x50	1,000	1,000	1,500	3,000	3,500	3,500	0
Bowral	30x60	15,000	16,000	17,000	23,000	35,000	32,000	- 9
Braidwood	20x45	2,250	2,500	2,700	3,800	4,000	5,000	25
Cobar	20x40	1,100	1,100	2,200	4,500	7,000	7,000	0
Condobolin	18x46	2,800	2,800	2,800	2,800	2,800	2,800	0
Cooma								
- North	15x45	5,500	6,000	7,000	9,000	10,500	12,000	14
- South	20x40	8,000	9,000	10,000	11,000	15,000	16,500	10
Coonabarabran	20x50	2,500	3,500	4,500	5,000	6,200	6,200	0
Coonamble	20x50	2,000	2,700	3,500	3,800	5,000	5,500	10
Cootamundra	18x50	3,000	3,150	3,150	3,500	4,500	4,750	6
Corowa	15x20	6,000	6,500	6,500	7,000	7,000	8,000	14

LOCALITY	DIMNS.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
- North	20x40	4,750	5,000	5,500	6,000	7,500	7,000	- 7
Crookwell	20x50	4,000	4,000	4,000	4,500	5,000	5,000	0
Deniliquin	20x30	5,000	5,500	6,500	7,000	8,000	8,000	0
Dungog	20x40	3,750	4,500	6,500	8,000	9,000	10,000	11
Finley	20x50	4,500	4,500	5,500	7,500	10,000	11,000	10
Forbes								
- Central	15x36	2,400	2,750	2,750	2,750	4,000	4,000	0
- North	20x25	2,500	2,500	2,500	2,500	3,750	3,750	0
Glen Innes	19x60	3,000	3,250	3,750	4,250	4,250	4,250	0
Gol Gol	20x50	5,000	8,500	8,500	9,000	10,000	10,000	0
Grenfell-West	18x32	2,500	3,000	3,500	3,500	4,000	4,500	13
Griffith	18x46	12,000	12,000	12,500	15,000	15,000	18,000	20
Gunnedah	25x32	9,000	12,000	16,000	20,000	25,000	20,000	- 20
Inverell	19x43	7,500	8,000	9,000	9,000	9,000	8,000	- 11
Jindabyne								
- The Nook	20x40	11,000	20,000	30,000	60,000	60,000	60,000	0
- South	20x35	17,500	27,500	40,000	80,000	80,000	80,000	0
Leeton	20x69	10,000	10,000	11,000	12,500	12,500	12,500	0
Lithgow								
- Dooerwull	15x46	9,000	12,000	15,000	18,000	18,500	18,500	0
- Extension Est	8x42	4,000	6,000	7,500	10,000	10,500	10,500	0
- High School East	25x38	9,000	12,000	15,000	20,000	20,000	20,000	0
Mittagong	20x50	8,000	8,500	9,000	15,000	20,000	18,000	- 10
Moama	20x37	7,000	8,500	9,000	9,500	10,500	10,500	0
Moree	19x50	5,500	6,000	9,000	12,000	12,000	10,000	- 17
Moss Vale	16x30	7,500	7,500	7,500	11,000	18,000	15,000	- 17
Mudgee	15x43	2,750	2,750	7,000	10,000	12,000	12,000	0
Muswellbrook	25x35	10,000	12,000	14,000	20,000	27,000	25,000	- 7
Narrabri	20x38	3,500	4,000	5,250	10,000	18,000	15,000	- 17
Narrandera *	20x39	6,000	6,000	6,000	6,750	7,500	8,000	7
Nyngan	20x50	1,000	2,000	3,000	3,500	4,500	4,500	0
Parkes								
- East	16x38	4,000	5,000	5,000	7,000	10,000	10,000	0
- West	17x40	4,000	4,500	5,000	7,000	10,000	10,000	0
Singleton	21x40	13,000	13,500	14,000	20,000	27,000	23,000	- 15
Temora	18x40	2,600	2,700	2,700	3,500	4,000	5,000	25
Tenterfield	33x30	3,000	3,750	4,000	4,250	4,250	4,250	0
Tocumwal	20x50	3,500	5,000	5,500	7,250	7,250	7,250	0
Tumbarumba	20x50	2,000	2,000	2,500	4,000	6,000	6,000	0
Tumut	18x40	8,000	8,500	9,000	10,000	12,500	13,500	8
Walgett	20x50	1,500	2,300	3,300	3,500	3,500	2,600	- 26
Warren	20x40	4,000	5,000	5,000	7,500	8,000	8,000	0

TABLE 26 CONT'D

LOCALITY	DIMNS.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Wellington	20x40	4,500	5,000	6,000	7,000	8,000	8,000	0
Wentworth	20x50	2,500	4,750	7,500	8,500	9,500	9,500	0
West Wyalong	20x80	5,000	5,500	6,500	6,500	6,500	6,500	0
Yass								
- Central	17x50	5,600	5,600	5,000	5,500	5,500	5,750	5
- Walker Pk.	20x38	7,000	7,250	4,250	5,250	5,250	5,500	
Young	20x40	4,700	4,700	5,500	6,500	6,500	7,000	
Average		5,395	6,488	7,598	10,555	12,018	11,812	
% Increase Over Previous Year		14	20	17	39	15	- 2	
Index (1976=100)		135	163	191	266	304	298	

TABLE 27  
RESIDENTIAL COTTAGES  
COASTAL CITIES & TOWNS 1978-1983

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

LOCALITY	Con/ Stn.Age	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Bateman's Bay	BV 1977	38,000	42,000	47,000	52,000	65,000	70,000	7
Bega	BV 1977	38,000	39,000	45,000	55,000	63,000	65,000	3
Casino	WB 1955	26,000	28,000	32,000	36,000	37,500	37,500	0
Cessnock	WB 1952	24,000	26,000	29,000	40,000	55,000	50,000	- 9
Coffs Harbour	BV 1974	42,500	46,000	48,500	65,000	82,000	80,000	- 2
Eden	BV 1977	55,000	57,000	60,000	64,000	72,000	72,000	0
Forster	BV 1970	46,000	50,000	60,000	90,000	90,000	80,000	- 11
Grafton								
- Central	WB 1936	26,000	27,000	29,000	39,000	50,000	54,000	8
- West	BV 1970	42,000	42,000	45,000	50,000	60,000	65,000	8
Kempsey	AC 1970	36,500	38,000	39,000	42,000	55,000	55,000	0
Kiama	WB 1955	35,000	37,500	40,000	50,000	53,000	53,000	0
Lismore								
- Lismore Heights	WB 1957	32,000	34,000	40,000	47,500	50,000	48,000	- 4



LOCALITY	Con/Age Stn.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
- Goonellabah	BK 1975	45,000	50,000	58,000	70,000	78,000	75,000	- 4
Maitland	BV 1954	34,000	36,000	40,000	58,000	70,000	63,000	- 10
Merimbula	BV 1977	54,000	56,000	62,000	75,000	90,000	85,000	- 6
Murwillumbah								
- Hill	WB 1935	28,000	33,000	38,000	42,000	55,000	50,000	- 9
- Bray Park	BV 1973	40,000	46,000	50,000	55,000	75,000	72,000	- 4
Nelsons Bay	BV 1970	42,500	46,000	60,000	100,000	100,000	90,000	- 10
Nowra								
- Central	WB 1923	32,000	35,000	40,000	45,000	60,000	52,000	- 13
- East	BV 1976	37,000	42,000	46,000	57,000	70,000	60,000	- 14
Pt. Macquarie	BV 1976	40,000	45,000	52,500	65,000	80,000	80,000	0
St. George's Basin	AC 1976	22,000	25,000	28,500	32,000	41,000	35,000	- 15
Taree	BK 1975	37,500	38,000	45,000	55,000	70,000	70,000	0
Ulladulla	AC 1970	29,500	32,000	34,000	40,000	60,000	51,000	- 15
Average		36,770	39,604	44,521	55,187	65,896	63,021	
% Increase Over Previous Year		6	8	12	24	19	- 4	
Index (1976=100)		113	122	137	170	203	194	

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

TABLE 28  
RESIDENTIAL COTTAGES  
MAJOR INLAND CITIES 1978-1983

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

LOCALITY	Con/Age Stn.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Albury								
- Central	BK 1942	35,000	35,000	35,000	38,000	45,000	48,000	7
- East	BV 1966	42,000	42,000	42,000	50,000	50,000	52,000	4
- Forrest Hill	BK 1938	45,000	45,000	45,000	52,000	55,000	55,000	0
- Lavington	BV 1970	38,000	38,000	38,000	44,000	46,000	46,000	0

TABLE 28 CONT'D

LOCALITY	Con/Age Stn.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Armidale								
- South Hill	BV 1975	35,000	36,500	41,000	47,000	53,000	55,000	4
Central Sth.	WB 1948	24,000	24,000	26,000	30,000	32,000	34,500	8
Bathurst								
- Esrom	BK 1930	36,000	38,000	42,000	48,000	52,500	55,000	5
- Sth. Bathurst	WB 1962	29,000	31,000	34,000	40,000	44,000	47,500	8
- Eloura	BV 1972	42,000	44,000	48,000	58,000	62,000	62,000	0
Broken Hill								
- North	WB 1970	38,000	40,000	45,000	50,000	50,000	50,000	0
- South	ST 1950	28,000	30,000	30,000	37,500	37,500	37,500	0
Dubbo								
- Central	BK 1931	20,500	22,000	24,000	28,000	30,000	30,000	0
- North West	AC 1968	25,000	27,000	29,000	35,000	37,000	37,000	0
- South	BV 1975	45,000	50,000	55,000	67,000	70,000	70,000	0
- East	BV 1976	37,000	41,000	45,000	55,000	58,000	58,000	0
- West	BV 1978	37,000	41,000	45,000	55,000	58,000	58,000	0
Goulburn								
- Ifield	BK 1928	42,000	40,000	40,000	43,000	44,000	46,000	5
- Eastgrove	BV 1976	48,000	46,000	46,000	50,000	50,000	52,000	4
- Bradfordville	AC 1969	47,000	45,000	45,000	48,000	48,000	50,000	4
- Nth. Goulburn	WB 1928	25,000	23,000	23,000	28,000	31,000	33,000	6
- West Goulburn	BV 1976	62,000	60,000	60,000	62,000	62,000	66,000	6
Orange								
- East	AC 1967	27,500	28,000	30,000	37,500	47,500	43,000	- 9
- Central	BK 1930	30,000	33,000	35,000	48,000	57,500	55,000	- 4
- South	BV 1972	38,000	40,000	42,000	50,000	60,000	56,000	- 7
Queanbeyan								
- Riverview	BV 1974	36,000	37,000	38,000	46,000	52,500	57,000	9
- Central Sth.	WB 1927	17,000	18,000	20,000	22,500	30,000	36,000	20
- Central Nth.	AC 1967	25,000	25,000	26,000	29,000	36,000	42,000	17
Tamworth								
- South	WB 1964	30,000	32,500	35,000	38,500	46,000	44,000	- 4
- East	BK 1915	35,000	37,000	40,000	50,000	60,000	55,000	- 8
- South (New Area)	BV 1975	38,000	40,000	44,000	52,000	62,000	57,500	- 7
- East (New Area)	BV 1971	62,500	70,000	80,000	97,500	112,500	105,000	- 7
Wagga Wagga								
- South	BV 1970	38,000	40,000	45,000	46,500	48,000	50,000	4
- Central	BK 1928	36,000	41,000	42,000	44,000	48,000	50,000	4
- Ashmont	BV 1967	37,500	37,500	40,000	44,000	46,000	47,500	3

LOCALITY	Con/Age Stn.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$
Average		36,167	37,576	39,848	46,273	50,758	51,191
% Increase Over Previous Year		6	4	6	16	9	1
Index (1976=100)		112	116	123	143	157	158

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 1978-1983

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

LOCALITY	Con/Age Stn.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Balranald	WB 1960	20,000	23,000	23,000	25,000	25,000	25,000	0
Barham	BV 1962	37,500	40,000	45,000	50,000	50,000	50,000	0
Bourke	WB 1970	25,000	30,000	35,000	35,000	35,000	40,000	14
Bowral	BK 1935	47,000	54,000	60,000	80,000	100,000	95,000	- 5
Braidwood	WB 1971	24,000	26,000	30,000	34,000	37,000	39,000	5
Cobar	WB 1968	28,000	32,000	38,000	45,000	48,500	50,000	3
Condobolin	AC 1964	27,000	28,000	29,000	28,000	32,000	32,000	0
Cooma								
- North	AC 1950	24,000	25,000	26,000	32,500	33,500	38,000	13
- South	BV 1968	46,000	47,500	47,500	55,000	65,000	70,000	8
Coonabarabran	WB 1965	25,000	30,000	37,000	38,000	42,000	42,000	0
Coonamble	WB 1965	25,000	30,000	35,000	37,000	40,000	40,000	0
Cootamundra	WB 1939	30,000	31,000	31,000	32,000	34,000	37,500	10
Corowa	BV 1976	36,000	36,000	36,000	38,000	45,000	48,000	7
Cowra								
- Central	BK 1930	35,500	36,500	38,000	42,000	50,000	50,000	0
- North	BV 1976	37,000	37,000	40,000	47,500	57,500	59,000	3



TABLE 29 CONT'D

LOCALITY	Con/Age Stn.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Crookwell	BK 1924	30,000	30,000	30,000	33,000	36,000	36,000	0
Deniliquin	BV 1968	35,000	35,000	40,000	42,500	42,500	42,500	0
Finley	BV 1965	35,000	35,000	40,000	45,000	50,000	50,000	0
Forbes								
- Central	BK 1930	26,000	28,000	28,000	28,000	28,000	28,000	0
- North	AC 1960	23,000	24,000	24,000	24,000	24,000	24,000	0
Glen Innes	WB 1950	28,000	31,000	34,000	35,000	35,000	33,000	- 6
Gol Gol	BV 1975	37,500	40,000	45,000	50,000	50,000	50,000	0
Grenfel	WB 1930	13,000	16,000	18,000	20,000	22,000	24,000	9
Griffith	BV 1968	45,000	48,000	53,000	60,000	63,000	68,000	8
Gunnedah	BV 1977	42,000	50,000	60,000	70,000	72,000	65,000	- 10
Inverell	WB 1960	32,000	32,000	35,000	37,500	37,500	33,000	- 12
Jindabyne								
- The Nook	AC 1966	30,000	40,000	55,000	70,000	90,000	90,000	0
- South	BV 1970	50,000	65,000	80,000	110,000	130,000	130,000	0
Leeton	WB 1960	36,000	36,000	38,000	45,000	47,500	47,500	0
Lithgow								
- Coorwull	BK 1930	30,000	38,000	44,000	50,000	50,000	50,000	0
- Extension Est	BK 1915	22,000	28,000	33,000	40,000	42,000	40,000	- 5
- High School Est	BV 1970	37,000	45,000	50,000	60,000	60,000	60,000	0
Mittagong	AC 1949	23,000	25,000	28,000	35,000	40,000	38,000	- 5
Moama	BV 1968	35,000	42,500	42,500	48,500	48,500	48,500	0
Moree	BV 1976	42,000	45,000	55,000	65,000	65,000	60,000	- 8
Moss Vale	BV 1976	49,000	52,000	55,000	65,000	80,000	75,000	- 6
Mudgee	AC 1960	25,000	28,000	36,000	41,000	42,500	45,000	6
Muswellbrook	WB 1960	40,000	44,000	48,000	60,000	72,500	72,500	0
Narrabri	BV 1977	38,000	45,000	55,000	65,000	67,000	60,000	- 10
Narranderra	AC 1948	26,000	27,000	27,000	28,000	37,500	40,000	7
Nyngan	WB 1965	25,000	35,000	35,000	37,500	42,500	42,500	0
Parkes								
- East	AC 1976	35,000	37,500	38,000	41,000	44,000	47,000	7
- West	BK 1922	25,000	25,500	26,000	28,000	32,000	32,000	0
Singleton	AC 1965	40,000	42,000	44,000	58,000	70,000	65,000	- 7
Temora	AC 1938	25,000	26,000	26,000	27,000	34,000	37,500	10
Tenterfield	WB 1967	27,000	29,000	30,000	34,000	34,000	34,000	0
Tocumwal	BV 1966	30,000	35,000	40,000	45,000	45,000	45,000	0
Tumbarumba	WB 1961	27,500	27,500	27,500	30,000	32,000	34,000	6

LOCALITY	Con/Age Stn.	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Walgett	WB 1965	25,000	30,000	36,000	36,000	36,000	34,000	- 6
Warren	WB 1968	25,000	30,000	36,000	45,000	47,500	47,500	0
Wellington	AC 1953	28,000	30,000	34,000	36,000	38,000	38,000	0
Wentworth	CN 1965	35,000	37,500	45,000	48,500	48,500	48,500	0
West Wyalong	WB 1935	20,000	22,500	25,000	27,500	30,000	30,000	0
Yass								
- Central	AC 1960	30,000	32,000	32,000	33,000	33,000	37,000	12
- Walker Pk	BV 1970	42,000	42,000	45,000	47,500	50,000	55,000	10
Young	BV 1976	39,000	40,000	45,000	47,000	47,000	49,000	4
Average		31,798	35,018	38,746	44,026	47,982	48,237	
% Increase Over Previous Year		8	10	10	14	9	1	
Index (1976=100)		119	132	145	165	180	181	

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

TABLE 30  
COUNTRY HOME UNIT SITES 1978-1983

Site Value Rate Per 2 Bedroom Unit

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Armidale	2,500	2,500	2,500	3,000	3,250	3,250	0
Bateman's Bay	-	-	-	-	7,500	7,500	0
Bathurst	3,300	3,500	3,500	4,000	5,500	6,000	9
Coffs Harbour	3,000	3,500	4,500	8,500	12,000	12,000	0
Cooma	-	-	-	-	6,000	6,000	0
Dubbo	4,000	5,000	5,500	6,500	7,500	7,500	0
Goulburn	1,880	1,880	1,880	2,000	2,000	2,000	0
Grafton	3,000	3,500	3,500	4,000	5,000	5,250	5
Jindabyne	3,500	4,000	7,000	25,000	30,000	30,000	0
Lismore	2,500	3,000	3,750	5,000	7,500	7,000	- 7

TABLE 30 CONT'D

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Merimbula	6,500	6,500	9,000	13,300	24,000	15,000	- 38
Mollymook	2,750	3,000	3,500	8,000	12,000	10,000	- 17
Murwillumbah	3,000	3,000	3,000	4,000	8,000	8,000	0
Nelsons Bay	3,400	4,000	5,000	15,000	15,000	13,000	- 13
Nowra	2,250	2,500	2,750	6,000	8,000	7,000	- 13
Orange	2,750	3,250	3,250	4,000	4,500	6,000	33
Pt. Macquarie	3,500	3,500	5,500	9,500	11,000	10,000	- 9
Queanbeyan	2,000	1,500	1,250	3,000	4,000	4,000	0
Tamworth	2,000	2,500	3,250	3,500	5,000	4,500	- 10
Taree	2,000	2,000	3,000	6,000	8,000	8,000	0
Tweed Heads	4,000	5,500	6,500	15,000	20,000	18,000	- 10
Wagga Wagga	3,200	3,750	7,500	7,500	7,500	7,000	- 7
Average	3,045	3,387	4,270	7,614	9,693	8,955	
% Increase Over Previous Year	10	11	26	78	28	- 8	
Index (1976=100)	118	131	165	294	375	346	

TABLE 31  
COUNTRY HOME UNITS

Price for Average Two Bedroom Unit

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Armidale	30,000	30,000	34,000	39,000	40,000	40,000	0
Bateman's Bay	-	-	-	-	67,000	60,000	- 12
Bathurst	31,000	33,000	33,000	38,000	45,000	47,500	6
Coffs Harbour	27,500	32,000	34,500	47,500	55,000	55,000	0
Cooma	-	-	-	-	57,500	57,500	0
Dubbo	28,000	30,000	38,000	44,000	46,000	46,000	0
Goulburn	32,000	33,000	33,000	38,000	38,000	38,000	0
Grafton	29,000	29,000	32,000	40,000	50,000	50,000	0
Jindabyne	35,000	40,000	65,000	90,000	100,000	90,000	- 10



LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Lismore	37,000	40,000	42,000	48,000	55,000	52,500	- 5
Merimbula	36,000	37,000	40,000	52,000	65,000	53,000	- 18
Mollymook	30,000	34,000	40,000	57,000	65,000	60,000	- 8
Nelson Bay	36,500	40,000	48,000	75,000	85,000	77,500	- 9
Nowra	26,000	28,000	31,000	48,000	51,000	48,000	- 6
Orange	27,000	28,500	28,500	37,000	40,000	42,500	6
Pt. Macquarie	30,000	33,000	40,000	55,000	60,000	60,000	0
Queanbeyan	21,000	19,000	18,000	22,000	27,500	32,000	16
Taree	28,000	30,000	33,000	45,000	55,000	55,000	0
Tweed Heads	38,000	40,000	50,000	56,000	80,000	75,000	- 6
Wagga Wagga	30,000	32,500	40,000	45,000	47,500	45,000	- 5
Average	30,673	32,724	37,764	48,650	56,475	54,225	
% Increase Over Previous Year	12	6	15	28	16	- 4	
Index (1976=100)	119	127	146	188	218	210	

TABLE 32  
RETAIL SHOP SITE  
COUNTRY TOWNS & CITIES 1978-1983

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

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Chang 1982-83
Albury	28,000	28,000	28,000	35,000	35,000	35,000	0
Armidale	7,500	13,500	17,500	17,500	17,500	17,500	0
Bathurst	13,500	16,000	19,000	25,000	25,000	25,000	0
Bega	3,150	3,660	8,000	8,250	9,000	12,000	33
Broken Hill	3,250	3,600	3,800	3,800	3,800	3,500	- 8
Coffs Harbour	18,000	19,000	20,000	28,000	28,000	28,000	0
Condobolin	1,000	1,000	1,500	1,500	1,800	1,800	0
Cooma	2,500	3,500	4,000	7,500	11,000	11,000	0
Cowra	5,000	5,500	5,500	7,000	7,000	7,000	0
Deniliquin	4,000	5,000	6,500	7,000	7,500	7,500	0
Dubbo	13,000	14,500	15,500	18,000	22,000	22,000	0
Forbes	1,420	1,420	1,420	1,420	1,420	1,420	0
Glen Innes	1,200	1,500	1,750	2,500	3,000	3,000	0

TABLE 32 CONT'D

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Goulburn	8,400	12,000	13,500	14,000	14,000	14,000	0
Grafton	8,500	10,000	11,500	12,000	13,500	15,000	11
Grenfell	325	325	325	325	325	325	0
Griffith	7,500	9,500	9,500	11,000	13,000	16,000	23
Gunnedah	3,500	4,500	5,000	8,000	8,000	7,000	- 13
Inverell	4,000	4,500	5,500	7,500	8,500	8,500	0
Jindabyne	4,000	8,000	9,250	16,000	16,500	17,000	3
Lismore	14,000	17,500	20,000	27,500	30,000	30,000	0
Lithgow	3,800	5,000	9,000	12,000	12,000	12,000	0
Maitland	7,500	8,300	10,000	15,500	15,500	15,500	0
Merimbula	6,000	6,000	7,500	9,000	11,000	14,000	27
Moree	4,000	5,000	5,500	8,000	8,500	8,500	0
Mudgee	3,000	3,400	4,400	8,000	8,000	8,500	6
Murwillumbah	4,500	5,500	6,000	7,000	10,000	10,000	0
Muswellbrook	5,600	7,200	8,350	10,000	15,000	15,000	0
Narrabri	2,600	3,000	3,500	7,000	8,000	8,000	0
Nowra	19,500	20,500	20,500	22,000	22,000	22,000	0
Orange	13,500	16,000	20,000	25,000	25,000	27,500	10
Parkes	3,250	3,250	3,250	3,900	4,000	4,500	13
Pt. Macquarie	17,000	20,000	24,000	26,000	28,000	28,000	0
Queanbeyan	10,000	10,000	8,250	9,000	11,000	11,000	0
Tamworth	13,500	15,000	19,000	20,000	20,000	20,000	0
Taree	14,000	14,000	14,500	14,500	17,500	17,500	0
Tenterfield	500	500	600	825	900	900	0
Tweed Heads	9,000	10,000	12,000	16,500	25,000	25,000	0
Ulladulla	5,500	5,650	6,100	7,500	7,500	9,500	27
Wagga Wagga	12,000	15,000	17,000	23,000	23,000	23,000	0
West Wyalong	1,500	1,920	1,920	1,920	2,000	2,000	0
Yass	1,100	1,100	1,100	1,100	1,100	1,100	0
Young	2,800	3,100	5,850	7,000	7,650	8,750	14
Average	7,253	8,417	9,659	11,943	12,988	13,022	
% Increase Over Previous Year	-	16	15	24	9	0	
Index	100	116	133	165	179	180	

## COUNTRY TOWNS AND CITIES 1978-1983

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

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Albury	380	420	420	450	450	450	0
Armidale	250	250	350	350	370	400	8
Bathurst	275	350	375	400	400	450	13
Bega	100	120	170	185	200	250	25
Broken Hill	165	180	190	200	200	180	- 10
Coffs Harbour	350	350	400	600	600	650	8
Condobolin	80	90	90	100	100	100	0
Cooma	115	120	140	160	225	250	11
Cowra	125	150	150	175	200	225	13
Deniliquin	100	100	140	160	175	175	0
Dubbo	380	500	500	600	675	675	0
Forbes	50	60	70	70	80	80	0
Glen Innes	45	60	65	70	85	85	0
Goulburn	175	300	320	330	350	350	0
Grafton	250	300	350	400	450	470	4
Griffith	180	225	265	300	350	375	7
Grenfell	25	25	30	30	40	40	0
Gunnedah	120	130	140	160	180	180	0
Inverell	80	120	120	150	175	175	0
Jindabyne	125	200	300	400	450	500	11
Lismore	400	500	525	650	700	700	0
Lithgow	90	120	150	200	220	240	9
Maitland	175	200	250	300	300	300	0
Merimbula	150	160	175	180	240	240	0
Moree	130	150	200	250	250	250	0
Mudgee	110	120	150	200	200	275	38
Murwillumbah	120	140	160	180	220	220	0
Muswellbrook	140	180	200	225	280	280	0
Narrabri	110	120	130	150	200	200	0
Nowra	300	350	350	375	400	400	0
Orange	325	400	450	475	475	600	26
Parkes	100	100	120	130	165	200	21
Pt. Macquarie	280	300	400	460	500	650	30
Queanbeyan	170	200	240	240	260	260	0
Tamworth	300	350	450	500	500	500	0
Taree	270	270	320	320	400	450	13
Tenterfield	25	30	35	40	45	45	0
Tweed Heads	150	200	260	360	450	400	- 11



TABLE 33 CONT'D

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Ulladulla	120	130	145	165	165	165	0
Wagga Wagga	250	250	260	325	350	340	- 3
West Wyalong	45	50	60	60	80	80	0
Yass	60	75	85	85	85	85	0
Young	100	110	150	180	200	220	10
Average	170	199	229	263	289	306	
% Increase Over Previous Year	-	17	15	15	10	6	
Index	100	117	135	155	170	180	

TABLE 34  
INDUSTRIAL SITE OF 2000 m<sup>2</sup>  
COUNTRY TOWNS AND CITIES 1978-1983

Price for Standard Serviced Allotments

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Albury	30,000	33,000	33,000	33,000	33,000	33,000	0
Armidale	14,000	14,000	14,000	15,000	16,000	16,000	0
Bateman's Bay	20,000	27,000	30,000	38,000	50,000	55,000	10
Bathurst	11,000	11,000	11,500	12,500	12,500	12,500	0
Bega	14,000	16,000	16,000	18,500	18,500	20,000	8
Bomaderry	17,000	23,000	24,000	25,000	25,000	25,000	0
Coffs Harbour	26,000	27,000	28,000	38,000	80,000	80,000	0
Cooma	9,000	10,000	10,000	12,000	20,000	22,000	10
Deniliquin	6,500	6,500	8,500	10,000	13,000	13,000	0
Dubbo	10,000	12,000	14,000	16,000	20,000	20,000	0
Goulburn	14,000	14,000	25,000	25,000	25,000	25,000	0
Grafton (Sth)	6,000	6,000	8,000	8,000	8,000	8,000	0
Griffith	11,000	16,000	16,000	24,000	28,000	28,000	0
Gunnedah	3,500	3,500	5,000	8,500	15,000	10,000	- 33
Inverell	10,000	10,000	12,500	12,500	12,500	12,500	0
Lismore	16,000	17,500	17,500	30,000	32,000	32,000	0
Maitland	5,500	5,500	6,000	12,000	22,000	22,000	0
Moree	4,500	6,500	12,000	15,000	20,000	20,000	0

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Narrabri	2,500	2,500	3,000	4,500	15,000	15,000	0
Nowra (Sth)	15,000	16,500	17,500	20,000	20,000	20,000	0
Orange	20,000	20,000	20,000	25,000	30,000	27,500	- 8
Parkes	9,000	9,000	9,000	11,000	16,000	16,000	0
Pt. Macquarie	12,000	19,000	20,000	25,000	40,000	40,000	0
Queanbeyan	23,000	20,000	16,000	16,000	16,000	16,000	0
Tamworth	20,000	30,000	32,000	40,000	40,000	35,000	- 13
Taree	13,500	15,000	15,000	30,000	40,000	40,000	0
Tweed Heads	25,000	25,000	35,000	50,000	120,000	100,000	- 17
Wagga Wagga	32,000	32,000	40,000	45,000	45,000	40,000	- 11
Young	9,000	9,000	9,000	15,000	15,000	15,000	0
Average	13,917	15,550	17,416	21,816	29,083	27,950	
% Increase Over Previous Year	7	12	12	25	29	- 4	
Index (1976=100)	107	119	134	173	223	214	

TABLE 35  
2 HECTARE RURAL HOMESITES  
COUNTRY AREAS 1978-1983

Price for Standard Allotment

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Albury	15,000	16,500	16,500	20,000	22,000	24,000	9
Armidale	6,000	6,000	6,000	7,500	8,250	9,000	9
Batemans Bay	13,000	15,000	15,000	22,000	35,000	38,000	9
Bathurst	16,000	18,000	20,000	22,000	27,500	32,000	16
Bega	13,000	14,500	16,000	18,000	28,000	33,000	18
Byron Bay	12,000	14,000	18,000	25,000	55,000	55,000	0
Coffs Harbour	16,000	22,000	25,000	37,500	55,000	55,000	0
Cooma	12,500	14,000	17,500	18,000	22,500	25,000	11
Dapto	26,000	29,000	38,000	55,000	70,000	70,000	0
Deniliquin	8,500	9,500	10,500	16,000	16,000	17,500	9

TABLE 35 CONT'D

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Dungog	5,500	6,000	7,500	15,000	15,000	20,000	33
Exeter	12,000	14,000	17,000	22,000	40,000	38,000	- 5
Goulburn	25,000	25,000	26,000	27,000	27,000	32,000	19
Grafton	10,000	10,000	10,500	14,500	22,500	26,000	16
Griffith	24,500	30,000	30,000	33,000	35,000	39,000	11
Inverell	14,000	14,000	16,000	18,000	20,000	20,000	0
Kiama	25,000	27,000	30,000	50,000	60,000	60,000	0
Leeton	16,000	18,500	20,000	22,000	27,500	30,000	9
Lismore	16,000	18,000	25,000	32,000	35,000	32,500	- 7
Maitland	16,000	17,000	20,000	30,000	40,000	40,000	0
Moruya	10,500	13,500	13,500	16,000	25,000	33,000	32
Muswellbrook	15,000	17,500	20,000	30,000	45,000	45,000	0
Nowra	20,000	23,000	26,000	45,000	55,000	55,000	0
Orange	14,000	16,000	20,000	20,000	27,500	32,000	16
Pt. Stephens	14,000	15,000	17,000	23,000	31,000	34,000	10
Queanbeyan	15,000	16,000	15,000	15,000	18,000	23,000	28
Scone	11,000	12,500	14,000	15,000	35,000	30,000	- 17
Singleton	15,000	17,500	20,000	30,000	40,000	40,000	0
Tamworth	12,500	12,500	14,000	16,000	22,000	22,000	0
Taree	10,000	12,500	14,500	20,000	33,000	38,000	15
Wagga Wagga	20,000	20,000	20,000	24,000	30,000	30,000	0
Average	14,806	16,581	18,661	24,467	32,992	34,775	
% Increase Over Previous Year	11	12	13	31	34	5	
Index (1976=100)	123	138	155	203	274	289	

TABLE 36  
10-20 HECTARE HOBBY FARM SITES  
COUNTRY AREAS 1978-1983

Price for Standard Block

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Albury	20,000	22,500	22,500	35,000	35,000	35,000	0
Armidale	13,500	13,500	13,500	16,000	20,000	25,000	25



LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Bega	16,000	18,000	19,000	25,000	35,000	38,000	9
Berry	29,000	33,000	37,000	50,000	60,000	60,000	0
Byron Bay (Federal)	20,000	20,000	28,000	35,000	70,000	70,000	0
Coffs Harbour	26,000	27,000	30,000	47,500	85,000	90,000	6
Cooma	20,000	22,500	25,000	30,000	37,500	40,000	7
Dapto	48,000	52,000	58,000	80,000	100,000	100,000	0
Dubbo	13,000	14,500	16,000	20,000	26,000	26,000	0
Dungog	9,000	10,000	12,000	25,000	25,000	30,000	20
Goulburn	25,000	25,000	26,000	30,000	31,000	40,000	29
Grafton	9,000	9,000	10,000	15,000	25,000	30,000	20
Inverell	15,000	15,000	18,000	25,000	25,000	25,000	0
Jindabyne	30,000	35,000	50,000	90,000	90,000	95,000	6
Kiama	40,000	45,000	50,000	70,000	95,000	95,000	0
Lithgow	17,500	17,500	22,000	25,000	37,500	37,500	0
Lismore	20,000	22,000	30,000	45,000	50,000	55,000	10
Maitland	25,000	27,000	30,000	40,000	55,000	55,000	0
Moama	26,000	26,500	28,000	30,000	32,500	32,500	0
Moree	12,000	13,000	15,000	17,000	17,000	20,000	18
Moruya	22,000	24,000	25,000	25,000	36,000	42,000	17
Mudgee	6,500	7,500	10,000	11,000	15,000	17,000	13
Muswellbrook	20,000	22,500	30,000	40,000	50,000	50,000	0
Orange	25,000	27,500	30,000	40,000	50,000	50,000	0
Parkes	14,500	14,500	17,500	20,000	35,000	35,000	0
Pt. Stephens	20,000	20,000	24,000	30,000	43,000	45,000	5
Queanbeyan	24,000	24,000	24,000	30,000	35,000	45,000	29
Robertson	25,000	27,000	33,000	50,000	65,000	65,000	0
Tamworth	18,000	18,000	20,000	22,000	32,500	32,500	0
Taree	25,000	27,000	32,000	45,000	55,000	70,000	27
Wagga Wagga	27,500	28,000	28,000	36,000	45,000	45,000	0
Yass	30,000	30,000	35,000	35,000	40,000	45,000	13
Average	21,735	23,206	26,632	35,368	45,235	48,103	
% Increase Over Previous Year	10	7	15	33	28	6	
Index (1976=100)	121	129	148	195	251	267	

TABLE 37  
40 HECTARE HOBBY FARM SITES  
COUNTRY AREAS 1978-1983

Price for Standard Block

LOCALITY	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Armidale	29,000	31,000	31,000	33,000	45,000	55,000	22
Bathurst	42,000	47,500	55,000	65,000	75,000	75,000	0
Coffs Harbour	34,000	36,000	40,000	80,000	150,000	150,000	0
Dubbo	25,000	27,500	30,000	40,000	50,000	50,000	0
Goulburn	36,000	36,000	40,000	45,000	47,000	60,000	28
Grafton	15,000	15,000	16,000	20,000	35,000	40,000	14
Jamberoo	50,000	60,000	80,000	130,000	130,000	130,000	0
Lismore	35,000	40,000	48,000	60,000	95,000	95,000	0
Meroo Meadow	40,000	50,000	70,000	120,000	120,000	120,000	0
Mudgee	10,000	12,500	12,500	17,000	19,000	22,000	16
Murwillumbah (Uki)	25,000	30,000	32,500	42,000	85,000	80,000	- 6
Orange	37,500	40,000	45,000	55,000	80,000	100,000	25
Tamworth	23,000	25,000	27,500	30,000	42,500	50,000	18
Taree	30,000	35,000	45,000	65,000	90,000	100,000	11
Wagga Wagga	30,000	40,000	45,000	45,000	47,500	47,500	0
Wingecarribee	55,000	65,000	80,000	150,000	150,000	140,000	- 7
Average	32,280	36,906	41,906	62,313	78,813	82,156	
% Increase Over Previous Year	8	15	14	48	26	4	
Index (1976=100)	119	135	153	229	288	301	

TABLE 38  
DAIRY FARMS  
COUNTRY AREAS 1978-1983

Capital Value of Typical Farms for Locality

LOCALITY	Area (HA)	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Cobargo	100	77,000	85,000	95,000	135,000	175,000	200,000	14
Denman	75	145,000	160,000	170,000	225,000	275,000	275,000	0
Dorrigo	141	80,000	100,000	100,000	150,000	220,000	250,000	14
Dungog	72	100,000	100,000	115,000	130,000	136,000	145,000	7

LOCALITY	AREA (HA)	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Singleton	40	95,000	95,000	125,000	165,000	180,000	180,000	0
Taree	112	94,000	80,000	100,000	140,000	205,000	238,000	16
Average		104,182	112,636	135,000	187,500	223,545	236,000	
% Increase Over Previous Year		7	8	20	39	19	6	
Index (1976=100)		107	116	139	193	230	243	

TABLE 39  
WHEAT AND SHEEP PROPERTIES 1978-1983

Sheep/Cattle with Cereals - Irrigation not a Major Factor - Average Improvements  
Accessible to Nominated Towns

LOCALITY	AREA (HA)	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Albury	546	340,000	375,000	400,000	640,000	750,000	750,000	0
Berrigan	207	115,000	130,000	130,000	180,000	207,000	207,000	0
Carrathool	2330	184,000	220,000	310,000	510,000	690,000	754,000	9
Condobolin	1568	215,000	225,000	243,000	275,000	314,000	314,000	0
Coolamon	630	311,000	352,000	378,000	566,000	693,000	693,000	0
Coonabarabran	750	157,500	188,000	225,000	300,000	350,000	350,000	0
Coonamble	900	155,000	180,000	234,000	315,000	380,000	380,000	0
Cootamundra	285	202,000	270,750	285,000	427,500	570,000	627,000	10
Cowra	248	160,000	175,000	190,000	238,000	346,000	310,000	- 11
Culcairn	325	160,000	185,000	200,000	360,000	441,000	441,000	0
Deniliquin	456	124,000	140,000	140,000	208,000	255,000	255,000	0
Dubbo	600	160,000	173,000	183,000	220,000	282,000	282,000	0
Gilgandra	750	157,000	168,000	176,000	198,000	253,000	253,000	0
Grenfell	505	125,000	137,250	144,000	156,500	252,000	252,000	0
Gunnedah	500	100,000	107,500	135,000	162,500	225,000	225,000	0
Harden	490	220,000	300,000	490,000	588,000	600,000	630,000	5
Inverell	600	125,000	150,000	160,000	225,000	275,000	275,000	0
Junee	453	235,700	281,000	294,500	521,000	613,000	680,000	11
Lockhart	410	124,000	132,000	168,000	297,250	410,000	410,000	0
Merriwa	535	120,000	135,000	170,000	250,000	400,000	400,000	0
Moama	298	100,000	105,000	118,000	165,000	183,500	183,500	0
Molong	475	142,000	180,000	250,000	345,000	470,000	470,000	0





LOCALITY	AREA (HA)	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Deniliquin	2370	106,000	125,000	145,000	220,000	250,000	250,000	0
Dungog	528	120,000	130,000	165,000	280,000	290,000	340,000	17
Glen Innes	500	180,000	200,000	220,000	350,000	475,000	475,000	0
Goulburn	300	150,000	180,000	180,000	240,000	315,000	285,000	- 10
Gundagai	1357	214,500	236,000	340,000	425,000	550,000	595,000	8
Gunnedah	1000	135,000	150,000	160,000	185,000	250,000	250,000	0
Guyra	500	120,000	140,000	175,000	175,000	255,000	245,000	- 4
Kempsey	546	65,000	80,000	90,000	145,000	220,000	290,000	32
Kyogle	362	65,000	78,000	100,000	145,000	180,000	215,000	19
Lithgow	310	162,000	195,000	215,000	350,000	465,000	465,000	0
Mudgee	696	95,000	108,000	131,000	151,000	170,000	170,000	0
Nowra	100	130,000	143,000	150,000	280,000	280,000	280,000	0
Nundle	600	180,000	210,000	300,000	360,000	435,000	435,000	0
Oberon	414	290,000	290,000	320,000	465,000	625,000	625,000	0
Orange	413	140,000	160,000	190,000	250,000	310,000	310,000	0
Rylstone	500	111,000	128,000	160,000	170,000	190,000	190,000	0
Scone	1000	200,000	225,000	250,000	350,000	475,000	475,000	0
Singleton	760	150,000	160,000	200,000	300,000	300,000	300,000	0
Tenterfield	1200	120,000	137,000	160,000	300,000	450,000	600,000	33
Taree	742	125,000	145,000	160,000	200,000	260,000	325,000	25
Tumbarumba	290	130,000	140,000	190,000	250,000	286,000	286,000	0
Tumut	606	200,000	200,000	236,000	420,000	510,000	606,000	19
Walcha	800	205,000	248,000	400,000	400,000	612,000	568,000	- 7
Yass	706	200,000	220,000	317,000	334,000	375,000	400,000	7
Average		152,417	169,488	202,667	260,866	327,333	338,231	
% Increase Over Previous Year			8	11	20	28	25	3
Index (1976=100)			112	125	149	192	242	250

TABLE 41  
WESTERN GRAZING PROPERTIES 1978-1983

Large Areas Mainly Under Western Lands Commission

LOCALITY	AREA (HA)	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
Balranald	12,430	153,700	180,380	200,000	270,000	310,000	310,000	0
Balranald	45,315	55,000	55,000	68,000	100,000	136,000	136,000	0
Bourke	20,250	105,000	115,000	132,750	150,000	225,000	250,000	11
Brewarrina	9,200	125,000	144,000	172,800	215,000	290,000	320,000	10
Central Darling	23,000	118,700	130,500	143,500	160,000	187,500	227,000	21
Cobar	23,000	128,800	138,500	180,000	195,000	224,000	255,000	14
Hay	9,138	187,000	220,000	255,000	405,000	452,000	519,000	15
Walgett	6,061	90,000	105,000	127,000	145,000	187,000	187,000	0
Wentworth	13,183	114,000	130,000	155,000	200,000	225,000	225,000	0
Average		119,688	135,375	159,339	204,444	248,500	269,889	
% Increase Over Previous Year			13	13	18	28	22	9
Index (1976=100)			112	127	149	192	233	253

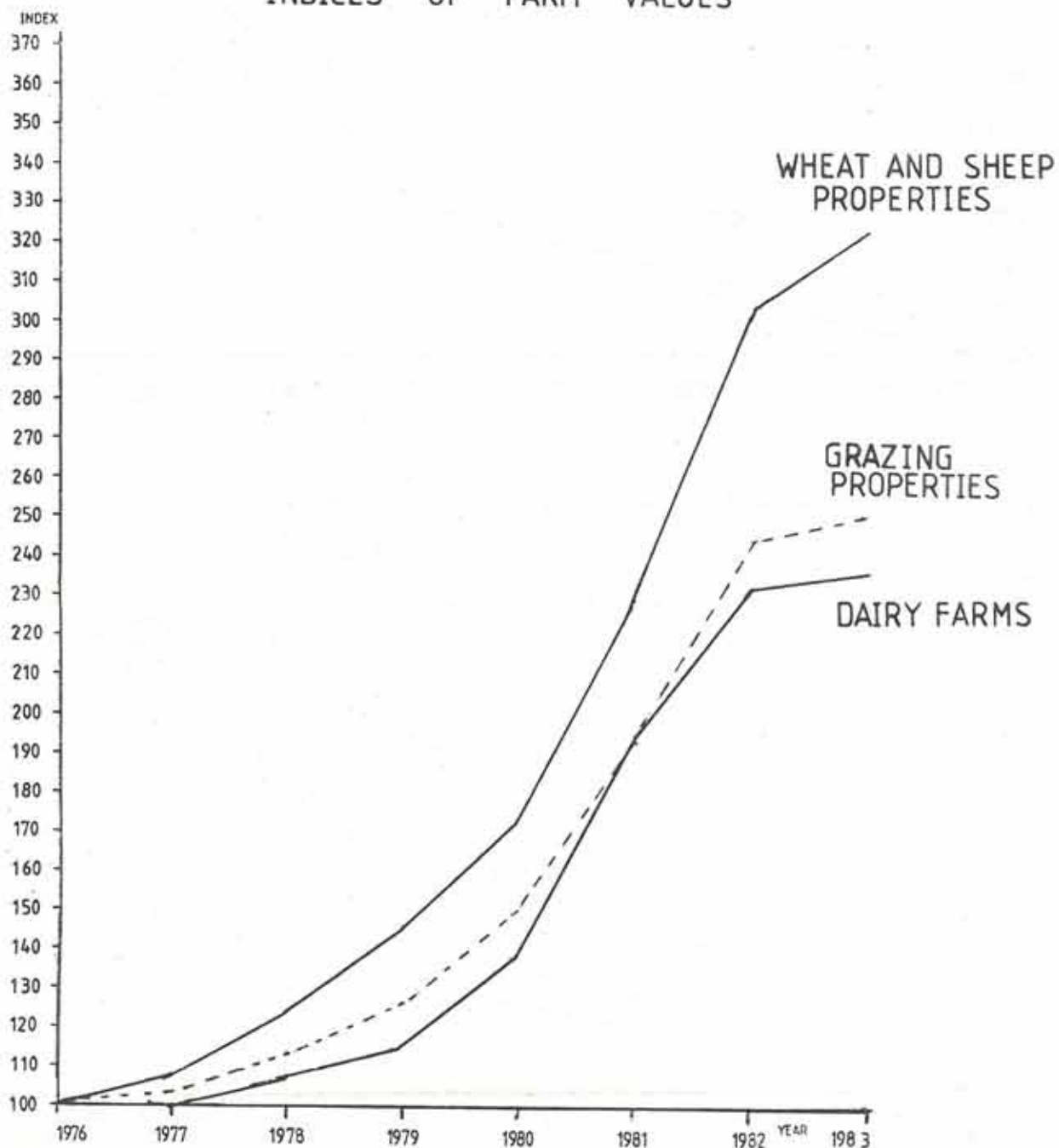
TABLE 42  
SPECIALISED RURAL PROPERTIES

LOCALITY	AREA (HA)	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	%Change 1982-83
<u>Irrigation-Cotton</u>								
Namoi-Gwydir								
Moree	852	360,000	550,000	850,000	970,000	1,192,000	1,192,000	0
Wee Waa	600	330,000	408,000	510,000	810,000	1,200,000	1,200,000	0
<u>Citrus Farms</u>								
Buronga	11.6	80,500	88,500	119,000	143,000	153,750	153,750	0
Griffith	19	120,000	148,000	180,000	230,000	280,000	280,000	0
Leeton	25	150,000	174,000	174,000	230,000	300,000	300,000	0
<u>Rice Farms</u>								
Deniliquin	290	80,000	100,000	140,000	210,000	240,000	240,000	0
Griffith	177	140,000	156,000	185,000	285,000	350,000	350,000	0

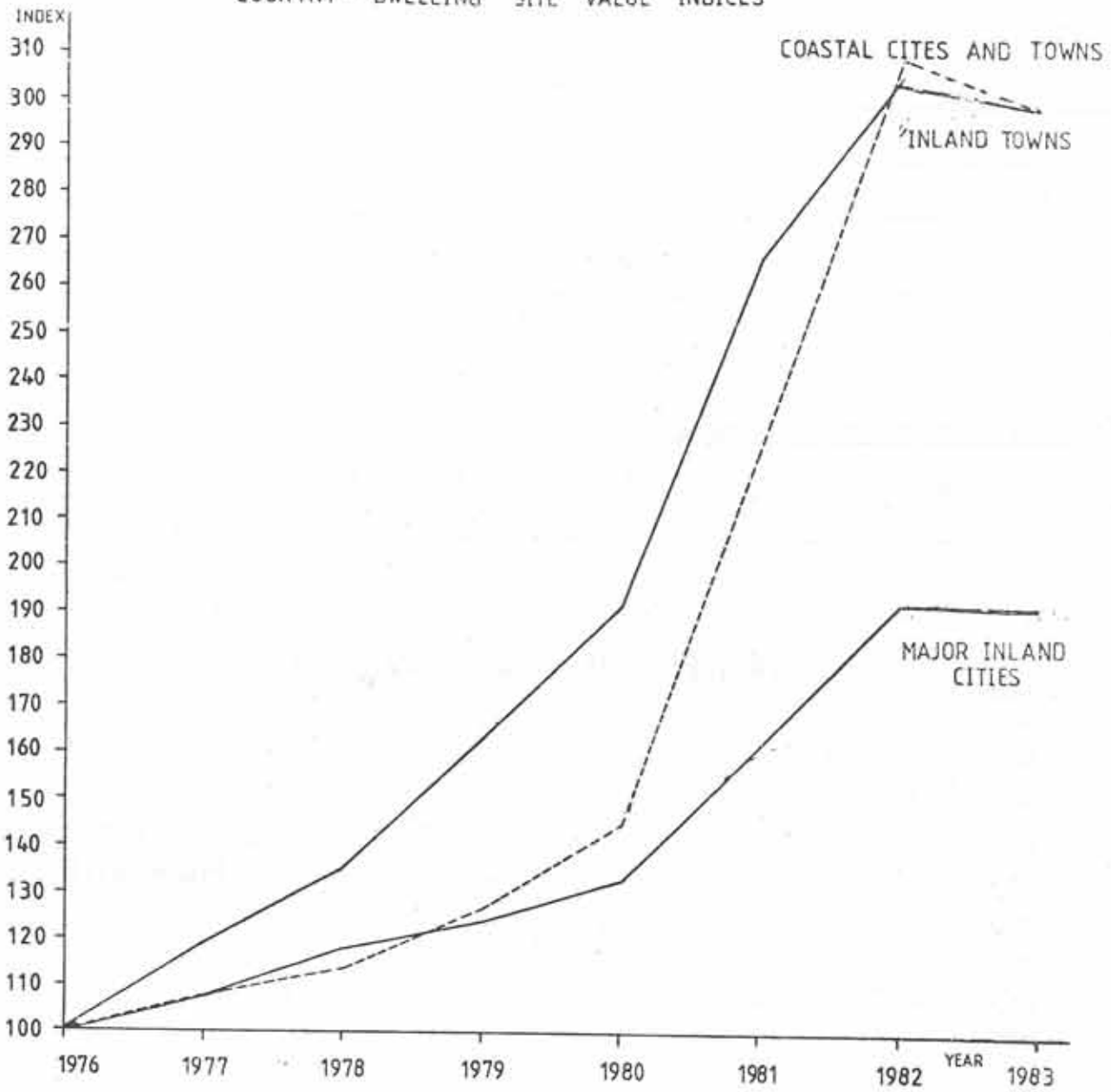


LOCALITY	AREA (HA)	1978 \$	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	% Change 1982-83
<u>Sugar Cane Farms</u>								
Harwood Is.	50	95,000	98,000	110,000	160,000	180,000	180,000	0
Sth. Ballina	40	80,000	97,500	115,000	160,000	175,000	167,500	-4
Condong	47	120,000	122,000	150,000	212,000	235,000	255,000	9
<u>Irrigation-Prime Cereal Growing</u>								
Breeza Plain	500	325,000	375,000	425,000	600,000	750,000	750,000	0

### INDICES OF FARM VALUES



COUNTRY— DWELLING SITE VALUE INDICES



COUNTRY— COTTAGE VALUE INDICES (Including Land)

