

New South Wales Real Estate Market

The Valuer-General's Department

1985



Foreword

The enormous success of the production of the Valuer-General's "Blue Book" can be measured by the increased demand.

Last year's edition of this publication saw the printing of about 1,500 copies - the year before some 800 were distributed.

A study of the figures for 1984 and 1985 will reveal a stabilizing of the market during that period and, of the 41 main tables in the book, the range of movement in percentage terms is remarkably small at 0% to 19%.

I regard access to the information compiled in this report as important and a public service to be commended.

JANICE CROSIO

Minister for Natural Resources

September, 1985

NEW SOUTH WALES REAL ESTATE MARKET
- 30TH JUNE, 1985 -

<u>CONTENTS</u>	<u>PAGE</u>
NSW Land market	1
Explanatory Notes	6
 <u>METROPOLITAN PROPERTY MARKET</u>	
Table 1 Residential Cottage Sites, Inner Sydney	8
" 2 " " " Middle-Distance Sydney	10
" 3 " " " Outer Sydney	12
" 4 " " " Newcastle	14
" 5 " " " Wollongong	15
" 6 " " " Gosford-Wyong	16
" 7 Three Bedroom Cottages, Inner Sydney	17
" 8 " " " Middle-Distance Sydney	19
" 9 " " " Outer Sydney	22
" 10 " " " Newcastle	24
" 11 " " " Wollongong	25
" 12 " " " Gosford-Wyong	27
Graph - Metropolitan Dwelling Value Indices	28
Graph - Metropolitan Urban Area - Dwelling Site Value Indices	29
" Graph - Metropolitan - Site Value Indices	30
" 13 Home Unit Sites	31
" 14 Home Units	33
" 15 Retail Shop Sites	35
" 16 Retail Shop Rents	37
" 17 Office Rental Values	39
" 17 A Office Building Site	40
" 18 Industrial Sites of 2000 m2	41
" 19 " " of 2 Hectares	43
" 20 " " of 10 Hectares	44
" 21 Factory/Warehouse Rents	45
" 22 2 Hectare Rural Homesites	46
" 23 10 Hectare Rural Homesites	47
 <u>COUNTRY LAND MARKET</u>	
Table 24 Cottage Sites - Coastal Town	48
" 25 " " - Inland Cities	50
" 26 " " - Inland Towns	53
Table 27 Residential Cottages - Coastal Towns	57
" 28 " " - Inland Cities	59
" 29 " " - Inland Towns	62
" 30 Home Unit Sites	66
" 31 Home Units	68
" 32 Retail Shop Sites	70
" 33 Retail Shop Rents	73
" 34 Industrial Sites of 2000 m2	76
" 35 2 Hectare Rural Homesites	78
" 36 10-20 Hectare Hobby Farm Sites	80
" 37 40 Hectare Hobby Farm Sites	82
" 38 Dairy Farms	84
" 39 Wheat and Sheep Properties	85
" 40 Grazing Properties	87
" 41 Western Grazing Properties	90
" 42 Specialised Rural Properties	91
Graph - Farm Value Indices	93
Graph - Country Dwelling Value Indices	94
Graph - Country Dwelling Site Indices	95

N.S.W. RESIDENTIAL LAND MARKET AT 30TH JUNE 1985METROPOLITAN AREA

Following a recovery in 1983-84, the Sydney residential real estate market tended to slow down in the 1984-85 financial year. Property prices for the majority of residential properties either remained at previous levels or showed relatively minor increases. Current indicators suggest that this trend will continue well into 1985-86.

A feature of the market has been the greater capital appreciation in higher priced localities and properties. This contrasts with the previous year's experience when the Federal Government's grants to first home buyers tended to push prices upwards for lower priced property.

The greatest price increases for both vacant cottage sites and established homes occurred in inner eastern suburban areas such as Bellevue Hill, Paddington and Dover Heights.

No price increases were apparent in other inner locations of Erskineville, Glebe and Redfern.

Western suburb properties showed little or no increase in value levels.

Price increases for home unit development sites were confined to locations where supply was limited. In most locations the market has remained either static or retreated.

Completed home units followed a similar market pattern to land prices.

Price rises have occurred for Villas and Town Houses in well located positions.

Generally rental levels for all classes of residential accommodation have increased, with agents reporting a shortage of rental properties.

NEWCASTLE AND WOLLONGONG

Cottage and vacant land prices in Newcastle and Wollongong have, overall, shown only moderate increases in the past twelve months. In both centres price rises have been confined to the more desirable locations.

Country Market

Most inland centres have experienced price increases for both homes and homesites; along the eastern seaboard the market has been patchy. Some coastal centres have shown no increases above 1983-84 levels; the market is quite uneven, however, with no strong pattern of change having emerged.

RETAIL AND COMMERCIAL PROPERTY

City of Sydney

In the Central Business District of Sydney office rental levels have generally stabilised. A feature of this market is the rapid leasing of new prime space and the pre-commitment for prestige space not due for completion for some time. Because of a reasonable supply of secondary office accommodation and fringe Central Business District developments market rental movement for other than prestigious premises has been contained.

Increases in prices paid for office sites were evident in both prime and secondary office areas. In the prime area levels appear to have peaked for the time being. In secondary areas, particularly in the south and south-western sectors, current sales and rental activity has strengthened principally as a reaction to the completion of the Entertainment Centre and the commencement of the Darling Harbour project.

The Sydney North Shore (North Sydney to Chatswood)

This area is currently witnessing a development boom for commercial offices but an oversupply of available space in major centres is emerging. Rental levels have shown little change. Site values for further office development remained steady. Well leased improved premises sold readily.

Parramatta Central Business District

Rental levels remained firm in the face of the large amount of space being developed or proposed to be constructed in the near future.

Office rental value levels in other Sydney suburban and country centres, which in previous years displayed inconsistent movement, have shown some signs of recovery. Marginal increases were recorded in most areas, whilst substantial growth was evident in Hurstville, Campbelltown and Wollongong. The main exception to this trend is found at Newcastle where office rents have altered little over the last four years.

RETAIL PROPERTY

In the City of Sydney Central Business District, retail property continued to maintain steady but strong levels of values. There was evidence of developers' confidence in the market with new retail development proposed in the prime area.

Retail premises in major centres on the North Shore continued to command increased prices for sites, improved property and rentals.

In the main Sydney suburban districts retail values have continued on a steady upward path. Some exceptions include the prime areas in Hurstville and Bankstown, where a strong upward movement has developed.

In the Parramatta Central Business District, the bright outlook of previous years continued; retail rents and site values increased. Rental levels appear to have peaked, relative to the trade currently available.

A feature of the Newcastle Central Business District was the number of vacant retail premises; many properties remain either unsold or unleased.

There were clear signs of recovery taking place in the Illawarra Region; substantial value increases occurred in the prime retail area of Wollongong. Extensions to a number of large retail complexes in the region, particularly within the Wollongong Central Business District, are planned or underway.

Activity in other coastal centres of the State was mainly slow; prime retail space in tourist areas was in demand.

In inland country centres values generally remained firm with some isolated moderate increases.

INDUSTRIAL PROPERTY

In the Sydney metropolitan area site value levels generally remained steady; there were, however, exceptions in a number of areas. Price increases were observed in Artarmon, North Ryde, Marrickville, Riverwood, Taren Point and Smithfield. Rises in prices were attributed to the demand for sites suitable for warehousing, service industries and specialized activity associated with computers, electronics and pharmaceutical products.

Old style industrial premises which are unsuitable for modernisation or are designed specifically for manufacturing continue to be difficult to sell.

Demand for a much higher proportion of office space within industrial premises has developed. This demand is manifested in North Ryde and Artarmon, where values have increased.

Prices for medium to large industrial sites in the outer western and south-western suburbs centred on Penrith, Liverpool and Campbelltown generally remained static. An exception to this was the increased specific demand for smaller, well located sites at Penrith, where the market rose.

Rental levels increased marginally in most areas with isolated, above average, gains.

In the main, the Sydney Metropolitan Industrial market is oversupplied and uncertainty is prevalent. Present indications tend to rule out any prospect of overall real growth in the short term.

In the heavy industry cities of Newcastle and Wollongong the market is generally inactive. The exception to this is the strengthening of the market for well located property suitable for warehousing and service industries; some value increases were evident in these categories.

Substantial rises in value levels were recorded in a number of country centres, particularly in rapidly developing coastal towns. Inland country towns generally experienced little market change.

RURAL LAND MARKET

The rural land market has shown moderate increases overall during the past twelve months.

The market which increased by the greatest percentage were the rural homesite and hobby farm sectors (11% to 19%) and western division grazing lands (18%). Wheat and sheep, the tablelands and coastal grazing and dairy farms show an 8% to 10% increase overall with many areas reporting no movement in the market.

In general, the market continued to move upward during 1984 but there has been a significant fall in the number of sales in 1985 and a levelling of the market for viable properties.

RURAL HOME SITES AND HOBBY FARMS (2 ha to 40 ha)

This market is generally very strong with value increases in practically all areas. A feature of the market has been the strong demand for good quality 1 ha to 2 ha homesites in nearly all parts of the State.

The areas which have not recorded an increase in values are the Central Coast where prices, in the main, remained unchanged since 1981, some parts of the North Coast where the 1 ha to 2 ha market is over-supplied, and the Cooma/Jindabyne area, where the hobby farm market is static. The prices being obtained in these areas are usually at the upper end of the range for rural homesites.

DAIRY FARMS

Along the coast the value of dairy farms parallels that of grazing lands. Despite the continuing uncertainty surrounding the industry, the market for good quality properties with large quotas in the Illawarra and North Coast Regions remained strong. In the other regions demand has fallen and values are little changed from last year.

WHEAT AND SHEEP

Adverse farming conditions, increasing costs and some uncertainty about Government policy, in such matters as capital gains tax, are considered to have prevented any general increase in values during 1985. Those increases which have occurred generally did so during the first half of the financial year.

GRAZING

Highly productive properties in the Illawarra, Hunter and North Coast Regions increased in value since 1984 as have Northern Tablelands properties suited to fine wool production. The Tenterfield area increased in value due to the continuing influence of coastal and Queensland buyers.

In the Central West Region there has been a noticeable drop in the number of sales in 1985, although there were strong increases in value during 1984, particularly in the Mudgee area.

On the Southern Tablelands the market has not altered except in the area around Canberra where moderate rises have occurred.

WESTERN DIVISION

In the Northern part of the Division there has been a drop of 70% in the number of sales in the second half of the year compared to the first half. The principal local factors to curb demand included embargoes on cropping and clearing, the proposed army base around Cobar and the effects of the bushfires in Cobar Shire which burnt out over one-third of the Shire, and from which there has been little recovery.

By contrast, in the Southern part of the Division, there has been a strong market, particularly for build-up areas around Hay.

NEW SOUTH WALES REAL ESTATE VALUES
30 JUNE, 1985.

EXPLANATORY NOTES TO THE PROPERTY VALUE 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) Values 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 value 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.
- (iv) The figures given for the single dwelling site and the cottage relate to the same property.
- (v) Some properties listed in the tables (identified by*) are not identical with the benchmark listed in prior editions.
- (vi) 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.

EXPLANATORY NOTES TO THE PROPERTY VALUE TABLES - CONTD.

<u>Year</u> <u>(30 June)</u>	<u>Land Value</u>		<u>Capital Value</u>		<u>C.P.I.</u>
	<u>Price</u>	<u>\$ % Change</u>	<u>Price</u>	<u>\$ % Change</u>	<u>% Change</u>
1967	8,000		17,000		
1968	9,000	12	18,000	9	3
1969	10,000	11	20,000	8	3
1970	12,000	20	23,000	15	5
1971	14,000	17	26,000	13	6
1972	18,500	32	32,000	23	7
1973	24,000	30	43,000	34	8
1974	26,000	8	48,000	12	14
1975	26,000	0	49,000	2	17
1976	27,500	6	50,000	2	12
1977	30,000	9	55,000	10	12
1978	35,000	17	65,000	18	8
1979	45,000	29	82,000	26	10
1980	62,500	39	110,000	34	11
1981	85,000	36	130,000	18	9
1982	90,000	6	150,000	15	11
1983	90,000	0	140,000	7	11
1984	120,000	33	175,000	25	6
1985	125,000	4	175,000	0	7

METROPOLITAN PROPERTY MARKET
 TABLE 1
 INNER SYDNEY SUBURBS (0-6 KILOMETRES)
 RESIDENTIAL COTTAGE SITES

Movement in values - Sydney, Newcastle and Wollongong 1980 - 1985
 Value of standard serviced allotments for selected localities.

LOCALITY	DIMNS	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 1985
Balmain	6x33	50,000	65,000	60,000	48,000	50,000	55,000	10
BelleVue Hill	15x43	150,000	200,000	275,000	250,000	300,000	350,000	17
Bondi	12x46	60,000	82,500	90,000	90,000	110,000	125,000	14
Cammeray	12x30	55,000	65,000	80,000	75,000	85,000	95,000	12
Centennial Pk	15x30	120,000	160,000	175,000	175,000	220,000	250,000	14
Erskineville	5x30	16,000	19,000	24,000	27,500	30,000	30,000	0
Glebe	6x33	46,000	60,000	55,000	48,000	60,000	60,000	0
Kensington	12x43	62,500	85,000	90,000	90,000	120,000	125,000	4
Leichhardt	8x43	30,000	40,000	35,000	35,000	40,000	45,000	13
Marrickville	12x37	45,000	60,000	55,000	45,000	50,000	52,500	5
Neutral Bay	15x36	100,000	120,000	130,000	115,000	130,000	145,000	12
Newtown	4x27	22,000	27,500	28,500	30,000	33,000	33,000	0
Paddington	6x30	50,000	72,500	85,000	85,000	100,000	110,000	10
Randwick	15x30	55,000	82,500	92,500	92,500	100,000	105,000	5

TABLE 1 (CONT'D)

LOCALITY	DIMNS	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 1985
		\$	\$	\$	\$	\$	\$	
Redfern	5x30	21,000	25,000	27,500	32,000	35,000	35,000	0
Ultimo	4x27	24,000	32,000	35,000	33,000	35,000	35,000	0
Waverton	12x30	60,000	72,500	85,000	80,000	87,500	97,500	11
Average		56,853	74,618	83,677	79,471	93,265	97,254	
% Increase over Previous Year		49	31	9	- 5	17	4	
Index (1976=100)		250	328	368	349	410	427	

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

LOCALITY	DIMNS	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Ashfield	12x37	47,500	60,000	55,000	55,000	65,000	72,500	12
Auburn	12x40	32,000	40,000	40,000	37,000	40,000	43,000	8
Bankstown	15x41	37,000	50,000	50,000	50,000	52,500	55,000	5
Belrose	19x34	52,000	74,000	70,000	70,000	80,000	85,000	6
Beverly Hills	15x36	45,000	60,000	60,000	60,000	65,000	67,500	4
Burwood	15x46	55,000	70,000	65,000	65,000	85,000	100,000	18
Campsie	12x36	40,000	50,000	50,000	47,000	50,000	52,500	5
Carlingford	18x38	45,000	60,000	60,000	55,000	62,500	65,000	4
Chatswood	15x46	65,000	85,000	80,000	80,000	95,000	105,000	11
Chester Hill	15x50	33,000	45,000	45,000	37,500	40,000	40,000	0
Concord	14x46	50,000	65,000	60,000	60,000	75,000	78,000	4
Cromer Hts.	18x40	44,000	65,000	65,000	65,000	75,000	80,000	7
Dover Hts.	15x43	75,000	100,000	150,000	150,000	175,000	200,000	14
Drumoyne	15x37	65,000	85,000	78,000	78,000	95,000	100,000	5
Earlwood	15x36	55,000	70,000	70,000	65,000	70,000	77,500	11
Eastwood	15x49	55,000	65,000	65,000	65,000	75,000	80,000	7
Ermington	15x43	32,500	45,000	45,000	42,000	45,000	47,500	6
Five Dock	12x38	47,500	60,000	55,000	55,000	60,000	65,000	8
Gordon	20x61	95,000	125,000	115,000	115,000	135,000	150,000	11
Hornsby	18x49	40,000	52,000	50,000	50,000	55,000	60,000	9
Hurstville	12x36	50,000	65,000	65,000	57,500	62,500	65,000	4

TABLE 2 (CONT'D)

LOCALITY	DIMNS	1980	1981	1982	1983	1984	1985	% CHANGE
		\$	\$	\$	\$	\$	\$	1984 - 85
Kogarah	12x36	48,000	65,000	65,000	57,500	62,500	65,000	4
Lane Cove	15x40	60,000	80,000	80,000	80,000	90,000	95,000	6
Lindfield	15x61	90,000	120,000	110,000	110,000	125,000	140,000	12
Manly	14x43	70,000	95,000	85,000	85,000	90,000	100,000	11
Maroubra	15x37	60,000	82,500	100,000	100,000	115,000	125,000	9
Mascot	12x37	45,000	55,000	50,000	50,000	55,000	57,500	5
Matraville	12x43	50,000	70,000	77,500	70,000	70,000	75,000	7
Mosman	12x46	75,000	90,000	90,000	90,000	95,000	105,000	11
Oatley	15x36	55,000	70,000	70,000	70,000	75,000	80,000	7
Parramatta	12x37	33,000	45,000	45,000	45,000	45,000	48,000	7
Pennant Hills	18x46	44,000	55,000	50,000	50,000	60,000	65,000	8
Penshurst	13x36	48,000	65,000	65,000	62,500	67,500	70,000	4
Revesby	15x50	38,000	50,000	50,000	47,000	50,000	52,500	5
Ryde	15x41	50,000	60,000	60,000	55,000	60,000	62,500	4
St. Ives	23x43	95,000	120,000	120,000	120,000	135,000	150,000	11
Strathfield	15x46	100,000	120,000	130,000	120,000	145,000	160,000	10
Wahroonga	23x46	120,000	150,000	135,000	135,000	150,000	170,000	13
Wiley Park	15x43	35,000	55,000	55,000	50,000	52,500	55,000	5
Average		55,808	69,705	72,577	70,667	79,490	86,256	
% Increase over Previous Year		47	25	4	- 3	12	9	
Index (1976=100)		241	301	313	305	343	372	

TABLE 3
OUTER SYDNEY SUBURS (OVER 25 KILOMETRES)

Locality	DIMNS	1980	1981	1982	1983	1984	1985	% Change 1984 - 1985
		\$	\$	\$	\$	\$	\$	
Berowra	18x49	30,000	40,000	34,000	34,000	40,000	43,000	8
Blacktown	15x45	24,000	27,500	32,000	30,000	30,000	30,000	0
Blackett	15x37	13,000	18,000	18,000	18,000	19,000	19,000	0
Blaxland	15x37	12,000	22,000	26,000	26,000	29,000	29,000	0
Campbelltown	15x45	17,500	25,000	25,000	23,000	25,000	26,000	4
Caringbah	15x36	45,000	65,000	70,000	65,000	70,000	72,500	4
Castle Hill	18x38	44,000	60,000	55,000	50,000	57,500	60,000	4
Cronulla	15x38	65,000	90,000	90,000	87,500	95,000	105,000	11
Engadine	15x42	34,000	47,000	45,000	42,000	45,000	47,500	6
Fairfield	15x35	28,000	37,500	32,500	30,000	35,000	35,000	0
Green Valley	17x35	17,000	22,000	25,000	23,000	23,000	24,000	4
Guildford	12x49	28,000	35,000	35,000	32,000	38,000	38,000	0
Ingleburn	20x32	20,000	30,000	30,000	25,000	30,000	33,000	10
Jannali	15x36	40,000	50,000	50,000	45,000	50,000	50,000	0
Katoomba	15x37	6,000	11,000	13,000	13,000	15,500	15,500	0
Liverpool	15x45	25,000	30,000	30,000	27,000	30,000	32,000	7
Miranda	15x36	45,000	60,000	60,000	60,000	65,000	67,500	4
Mona Vale	18x58	46,000	67,500	62,000	62,000	75,000	80,000	7

TABLE 3 (CONT'D)

LOCALITY	DIMNS	1980	1981	1982	1983	1984	1985	% CHANGE
		\$	\$	\$	\$	\$	\$	1984 - 85
Pendle Hill	15x40	32,000	36,000	36,000	33,000	37,000	40,000	8
Penrith	15x37	18,000	26,000	32,500	30,000	36,000	36,000	0
Penrith Sth	17x37	16,000	24,000	24,000	24,000	28,000	30,000	7
Riverstone	15x50	15,000	18,000	23,000	21,000	24,000	25,000	4
Richmond	17x37	15,000	22,000	29,000	29,000	32,000	32,000	0
St. Marys	19x33	16,000	24,000	24,000	24,000	26,000	28,000	8
Sutherland	13x44	35,000	50,000	50,000	45,000	50,000	50,000	0
Tahmoor	18x50	7,500	16,000	17,000	14,000	15,000	16,000	7
Winston Hills	18x37	35,000	45,000	45,000	45,000	50,000	50,000	0
Average		27,000	36,980	37,519	35,463	39,630	41,185	
% Increase over previous year		38	37	1	- 5	12	4	
Index (1976=100)		198	271	275	260	291	302	

TABLE 4
RESIDENTIAL COTTAGE SITES
NEWCASTLE URBAN AREA

LOCALITY	DIMNS	1970	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
		\$	\$	\$	\$	\$	\$	
Belmont	14x35	10,500	15,000	24,000	24,000	26,000	27,000	4
Beresfield	17x35	8,500	11,000	19,000	19,000	19,000	19,000	0
Cardiff	17x43	9,000	11,500	20,000	20,000	22,000	22,000	0
Charlestown	15x39	11,000	15,000	28,000	25,000	27,000	27,000	0
Lambton	19x28	11,500	17,000	25,000	25,000	25,000	27,000	8
Mayfield	15x31	9,500	12,000	19,000	19,000	19,000	19,000	0
Merewether	19x36	31,000	40,000	50,000	45,000	45,000	50,000	10
Newcastle	12x44	15,000	23,000	38,000	38,000	38,000	42,000	10
Swansea	15x45	11,500	12,500	25,000	25,000	25,000	25,000	0
Toronto	16x36	8,000	11,500	22,000	22,000	22,000	22,000	0
WallSEND	12x41	8,250	12,000	19,000	19,000	19,000	19,000	0
Average		12,159	16,409	26,273	25,545	26,091	27,182	
% Increase over previous year		14	35	60	- 3	2	4	
Index (1976=100)		147	198	317	308	315	328	

TABLE 5
RESIDENTIAL COTTAGE SITES
WOLLONGONG URBAN AREA

LOCALITY	DIMNS	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
		\$	\$	\$	\$	\$	\$	
Albion Park	15x37	14,000	18,000	22,000	18,000	18,000	21,000	17
Berkeley	15x37	11,500	19,000	22,000	18,000	18,000	19,000	6
Corrimal	21x38	24,000	30,000	35,000	31,000	33,000	35,000	6
Dapto	19x39	15,500	22,000	26,000	22,000	22,000	22,000	0
Farnborough Hts.	15x36	18,000	25,000	30,000	23,000	23,000	25,000	9
Figtree	15x38	18,000	28,000	32,000	30,000	32,000	35,000	9
Helensburgh	17x33	25,000	38,000	40,000	35,000	36,000	38,000	6
Mt. Ousley	22x76	35,000	42,000	45,000	45,000	47,000	50,000	6
Port Kembla	15x45	17,000	23,000	24,000	18,000	18,000	19,000	6
Shellharbour	15x36	15,000	25,000	28,000	25,000	32,000	35,000	9
Thirroul	26x46	23,000	32,000	36,000	33,000	35,000	38,000	9
Warilla	15x39	15,000	25,000	28,000	25,000	25,000	28,000	12
Wollongong	15x50	20,000	27,000	32,000	30,000	32,000	34,000	6
Average		19,308	27,231	30,769	27,154	28,538	30,692	
% Increase over Previous Year		25	41	13	- 12	5	7	
Index (1976=100)		184	259	293	258	271	292	

TABLE 6
RESIDENTIAL COTTAGE SITES
GOSFORD/WYONG URBAN AREAS

LOCALITY	DIMNS	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Gosford (East)	15x50	17,500	35,000	35,000	32,000	32,000	32,000	0
Wamberal	26x30	17,500	36,000	36,000	32,000	32,000	32,000	0
Woy Woy	15x47	17,500	32,000	32,000	30,000	30,000	32,000	6
Wyong	19x36	13,000	20,000	20,000	18,000	18,000	18,000	0
Average		16,375	30,750	30,750	28,000	28,000	28,500	
% Increase over Previous Year		30	88	0	- 9	0	2	
Index (1976=100)		175	328	328	299	299	304	

TABLE 7
 AVERAGE 3 BEDROOM COTTAGE 1980-1985
 INNER SYDNEY SUBURBS (0-6 KILOMETRES)

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

LOCALITY	CON/AGE STN	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Balmain	BK 1880	80,000	100,000	90,000	85,000	90,000	97,500	8
BelleVue Hill	BK 1935	225,000	300,000	350,000	325,000	375,000	425,000	13
Bondi	BK 1910	100,000	120,000	135,000	125,000	150,000	170,000	13
Cammeray	BK 1920	95,000	125,000	125,000	115,000	125,000	135,000	8
Centennial Park	BK 1910	220,000	300,000	325,000	340,000	440,000	500,000	14
Erskineville	BK 1900	45,000	55,000	50,000	57,500	62,000	62,000	0
Glebe	BK 1890	90,000	115,000	100,000	100,000	110,000	120,000	9
Kensington	BK 1910	110,000	130,000	150,000	140,000	175,000	175,000	0
Leichhardt	BK 1900	54,000	70,000	63,000	65,000	75,000	80,000	7
Marrickville	BK 1925	63,000	80,000	70,000	70,000	75,000	80,000	7
Neutral Bay	BK 1910	155,000	190,000	210,000	180,000	200,000	220,000	10
Newtown	BK 1900	47,500	65,000	65,000	67,500	69,000	69,000	0
Paddington	BK 1900	90,000	120,000	135,000	125,000	130,000	160,000	23
Randwick	BK 1910	100,000	130,000	140,000	125,000	130,000	135,000	3

TABLE 7 (CONT'D)

LOCALITY	CON/AGE STN	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Redfern	BK 1890	60,000	75,000	65,000	75,000	75,000	75,000	0
Ultimo	BK 1900	50,000	70,000	70,000	67,500	70,000	75,000	7
Waverton	BK 1915	95,000	130,000	130,000	120,000	125,000	135,000	8
Average		98,795	127,941	133,705	128,382	145,647	150,618	
% Increase over Previous Year		37	29	5	- 4	13	3	
Index (1976=100)		201	260	272	261	296	307	

Cottage Construction: BK Brick

TABLE 8
MIDDLE-DISTANCE SYDNEY SUBURBS (6-25 KILOMETRES)

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

LOCALITY	CON/AGE STN	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Ashfield	BK 1910	72,500	90,000	80,000	75,000	90,000	105,000	17
Auburn	BK 1920	52,500	62,500	62,500	60,000	65,000	70,000	8
Bankstown	AC 1958	58,000	62,000	65,000	65,000	70,000	72,500	4
Belrose	BV 1965	92,500	115,000	105,000	105,000	120,000	130,000	8
Beverly Hills	AC 1950	65,000	73,000	73,000	73,000	80,000	85,000	6
Burwood	BK 1925	77,500	96,000	85,000	85,000	120,000	135,000	13
Campsie	AC 1930	65,000	75,000	75,000	70,000	75,000	77,500	3
Carlingford	BV 1970	90,000	110,000	115,000	110,000	125,000	130,000	4
Chatswood	BK 1920	100,000	130,000	120,000	115,000	130,000	150,000	15
Chester Hill	AC 1959	52,000	54,000	62,000	60,000	65,000	67,500	4
Concord	BK 1930	75,000	92,500	82,500	75,000	92,500	98,000	6
Craner Hts.	BV 1970	85,000	107,500	102,500	102,500	112,500	120,000	7
Dover Heights	BK 1950	140,000	160,000	220,000	200,000	225,000	275,000	22
Drumoyne	BK 1920	90,000	115,000	100,000	100,000	120,000	130,000	8
Earlwood	BK 1925	75,000	85,000	85,000	85,000	95,000	110,000	16
Eastwood	BK 1930	75,000	90,000	95,000	95,000	105,000	112,000	7
Ermington	BV 1950	60,000	70,000	70,000	65,000	72,500	78,000	8
Five Dock	BK 1925	70,000	88,000	78,000	75,000	85,000	92,500	9

TABLE 8 (CONT'D)

LOCALITY	CON/AGE STN	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Gordon	BK 1930	150,000	180,000	170,000	165,000	180,000	190,000	6
Hornsby	BV 1965	87,000	105,000	98,000	94,000	105,000	110,000	5
Hurstville	BK 1925	66,000	75,000	80,000	80,000	85,000	92,500	9
Kogarah	BK 1941	67,000	76,000	80,000	80,000	85,000	92,500	9
Lane Cove	BK 1930	95,000	125,000	120,000	115,000	130,000	135,000	4
Lindfield	BK 1925	145,000	170,000	165,000	160,000	170,000	180,000	6
Manly	BK 1925	110,000	140,000	125,000	120,000	130,000	145,000	12
Maroubra	BK 1920	105,000	125,000	150,000	140,000	160,000	175,000	9
Mascot	BK 1920	67,500	85,000	72,000	72,000	77,000	80,000	4
Matraville	BK 1930	85,000	105,000	115,000	100,000	100,000	110,000	10
Mosman	BK 1925	130,000	170,000	160,000	155,000	165,000	175,000	6
Oatley	BK 1949	85,000	93,000	93,000	93,000	100,000	110,000	10
Parramatta	BK 1930	54,000	68,000	70,000	70,000	75,000	78,000	4
Pennant Hills	BV 1965	95,000	112,500	100,000	97,500	110,000	115,000	5
Penshurst	BK 1935	78,000	86,000	90,000	90,000	95,000	100,000	5
Revesby	AC 1949	60,000	64,000	65,000	65,000	70,000	72,500	4
Ryde	BK 1930	70,000	80,000	80,000	75,000	85,000	90,000	6
St. Ives	BK 1970	150,000	170,000	170,000	165,000	185,000	200,000	8

TABLE 8 (CONT'D)

LOCALITY	CON/AGE STN	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Strathfield	BK 1937	125,000	150,000	150,000	135,000	190,000	215,000	13
Wahroonga	BK 1930	175,00	210,000	190,000	180,000	200,000	215,000	8
Wiley Park	BK 1940	62,000	75,000	70,000	70,000	75,000	80,000	7
Average		88,629	106,154	104,808	100,949	113,320	123,038	7
% Increase over Previous Year		33	20	- 1	- 4	12	9	
Index (1976=100)		208	249	246	237	266	288	

Cottage BK = Brick AC = Asbestos Cement Sheet

Construction BV = Brick Veneer

TABLE 9
 OUTER SYDNEY SUBURBS (OVER 25 KILOMETRES)
 Value of average 3 bedroom cottage of a construction typical of the nominated locality.

LOCALITY	CON/AGE STN	1980 \$	1981 \$	1982 \$	19823 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Berowra	BV 1965	72,000	85,000	75,000	75,000	85,000	87,500	3
Blacktown	AC 1955	42,000	47,500	52,000	52,000	54,000	55,000	2
Blackett	BV 1970	40,000	45,000	45,000	45,000	47,000	48,000	2
Blaxland	BV 1975	48,000	56,000	60,000	60,000	62,500	62,500	0
Campbelltown	AC 1957	40,000	50,000	50,000	45,000	50,000	52,000	4
Caringbah	AC 1960	70,000	90,000	90,000	85,000	92,500	97,500	5
Castle Hill	BV 1970	82,500	105,000	105,000	100,000	115,000	125,000	9
Cronulla	BK 1956	85,000	110,000	110,000	110,000	125,000	142,500	14
Engadine	AC 1955	60,000	70,000	65,000	65,000	72,500	77,500	7
Fairfield	AC 1960	43,000	52,000	50,000	50,000	55,000	57,000	4
Green Valley	AC 1965	37,500	47,000	47,000	47,000	47,000	49,000	4
Guildford	AC 1950	47,000	52,500	52,500	52,500	60,000	62,000	3
Ingleburn	BV 1976	52,000	70,000	67,500	65,000	70,000	70,000	0
Jannali	AC 1950	61,000	75,000	75,000	70,000	80,000	85,000	6
Katoomba	BV 1975	40,000	50,000	50,000	50,000	54,000	54,000	0
Liverpool	AC 1955	42,000	52,500	52,500	50,000	52,500	55,000	5
Miranda	AC 1955	63,000	80,000	80,000	80,000	87,500	92,500	6
Mona Vale	BV 1968	84,000	107,500	100,000	100,000	110,000	120,000	9

TABLE 9 (CONT'D)

LOCALITY	CON/AGE STN	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Pendle Hill	AC 1960	52,000	56,000	56,000	56,000	60,000	62,000	3
Penrith	AC 1950	46,000	51,000	51,000	51,000	54,000	56,000	4
Penrith Sth	BV 1975	50,000	56,000	56,000	56,000	58,000	62,000	7
Richmond	BV 1975	49,000	55,000	55,000	55,000	59,000	59,000	0
Riverstone	ac 1950	35,000	42,000	45,000	42,000	47,500	49,000	3
St. Marys	BV 1975	48,000	56,000	56,000	56,000	58,000	63,000	9
Sutherland	BK 1930	63,000	75,000	75,000	75,000	82,500	87,500	6
Tahmoor	BV 1975	33,000	50,000	50,000	47,000	50,000	50,000	0
Winston Hills	BV 1975	65,000	75,000	75,000	75,000	82,500	90,000	9
Average		53,703	65,222	64,648	63,500	69,296	72,981	
% Change over Previous Year		21	21	- 1	- 2	9	5	
Index (1976=100)		164	199	197	193	211	222	

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

TABLE 10
 AVERAGE 3 BEDROOM COTTAGE 1980-1985
 NEWCASTLE URBAN AREA

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

LOCALITY	CON/AGE STN	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Belmont	WB 1959	38,000	46,000	57,000	57,000	57,000	58,000	2
Beresfield	WB 1962	31,000	38,000	52,000	52,000	52,000	50,000	- 4
Cardiff	WB 1960	34,000	45,000	55,000	55,000	55,000	55,000	0
Charlestown	WB 1961	42,000	55,000	69,000	65,000	67,000	65,000	- 3
Lambton	WB 1915	27,000	36,000	50,000	45,000	48,000	48,000	0
Mayfield	WB 1926	26,000	33,000	43,000	40,000	40,000	42,000	5
Merewether	BV 1967	79,000	95,000	125,000	105,000	110,000	120,000	9
Newcastle	BK 1960	40,000	60,000	70,000	63,000	67,000	67,000	0
Swansea	WB 1930	26,000	35,000	45,000	45,000	48,000	50,000	4
Toronto	WB 1965	33,000	42,000	52,000	52,000	55,000	53,000	- 4
WallSEND	WB 1957	31,000	37,000	50,000	50,000	50,000	50,000	0
Average		37,000	47,454	60,727	57,182	59,000	59,818	
% Increase over Previous Year		9	28	28	- 6	3	1	
Index (1976=100)		133	170	218	205	211	214	

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

TABLE 11
 AVERAGE 3 BEDROOM COTTAGE 1980-1985
 WOLLONGONG URBAN AREA

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

LOCALITY	CON/AGE STN	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Albion Park	BV 1978	44,000	52,000	57,000	50,000	50,000	54,000	8
Berkeley	AC 1964	32,000	44,000	48,000	40,000	40,000	42,000	5
Corrimal	AC 1950	46,000	55,000	63,000	56,000	59,000	61,000	3
Dapto	BV 1974	46,000	60,000	66,000	58,000	58,000	58,000	0
Farnborough Heights	BV 1972	52,000	62,000	68,000	58,000	65,000	68,000	5
Figtree	BV 1967	60,000	73,000	80,000	67,000	70,000	72,000	3
Helensburgh	BK 1975	58,000	78,000	83,000	78,000	80,000	82,000	3
Mt. Ousley	BK 1960	100,000	120,000	128,000	120,000	124,000	130,000	5
Port Kembla	WB 1937	35,000	47,000	52,000	40,000	40,000	40,000	0
Shellharbour	WB 1960	50,000	58,000	62,000	58,000	65,000	68,000	5
Thirroul	BV 1976	66,000	90,000	98,000	85,000	88,000	90,000	2
Warilla	BV 1967	39,000	50,000	55,000	50,000	55,000	58,000	5

TABLE 11 (CONT'D)

LOCALITY	CON/AGE STN	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Wollongong	WB 1925	40,000	50,000	58,000	52,000	55,000	58,000	5
Average		51,385	64,539	70,615	62,462	65,308	67,769	
% Increase over Previous Year		14	26	9	- 11	5	4	
Index (1976=100)		142	179	196	173	181	188	
Cottage								
Construction								

BK = Brick

WB = Weatherboard

BV = Brick Veneer

AC = Asbestos Cement Sheet

TABLE 12
 AVERAGE 3 BEDROOM COTTAGE 1980-1985
 GOSFORD/WYONG URBAN AREA

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

LOCALITY	CON/AGE STN	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Gosford (East)	WB 1967	50,000	68,000	68,000	62,500	62,500	62,500	0
Wamberal	BV 1976	55,000	78,000	78,000	70,000	70,000	75,000	7
Woy Woy	AC 1965	44,000	56,000	56,000	52,000	52,000	55,000	6
Wyong	WB 1960	41,000	50,000	50,000	48,000	48,000	50,000	4
Average		47,500	63,000	63,000	58,125	58,125	60,625	
% Increase over Previous Year		28	33	0	- 8	0	4	
Index (1976=100)		162	215	215	199	199	207	

Cottage BK = Brick WB = Weatherboard
 Construction BV = Brick Veneer AC = Asbestos Cement Sheet

SYDNEY - NEWCASTLE AND WOLLONGONG - SITE VALUE INDICES

- HOME UNIT SITES
- INDUSTRIAL (2ha.)
- RETAIL
- SINGLE DWELLING SITES

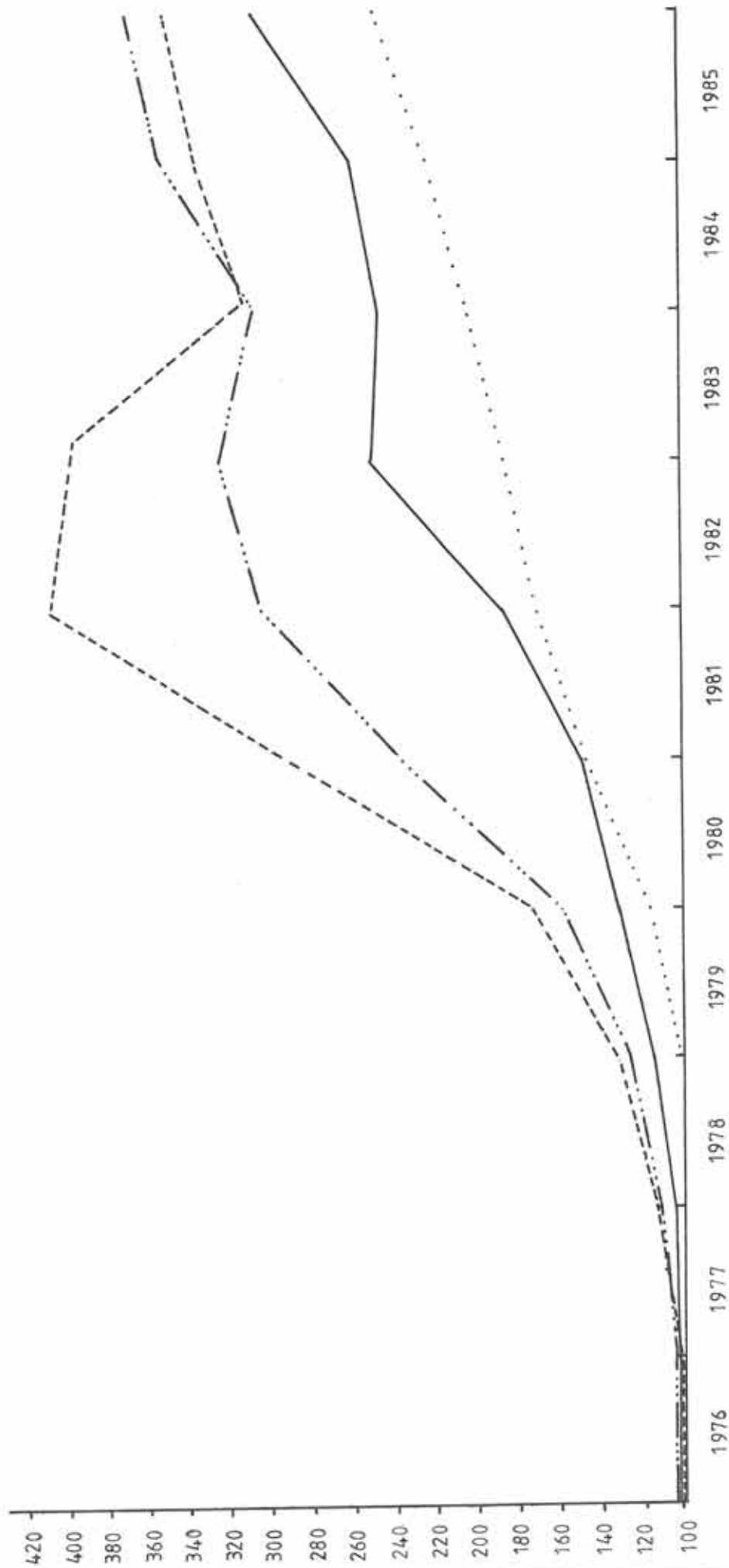


TABLE 13
HOME UNIT SITES
SYDNEY, NEWCASTLE, WOLLONGONG 1980-1985

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

LOCALITY	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Allawah	17,000	24,000	22,500	17,000	22,000	24,000	9
Ashfield	17,000	23,000	20,000	15,000	17,000	17,000	0
Balmain	25,000	30,000	25,000	20,000	20,000	20,000	0
Burwood	22,000	28,000	24,000	18,000	22,000	22,000	0
Campbelltown	8,000	10,000	8,500	8,500	8,500	8,500	0
Campsie	13,000	20,000	18,000	13,000	17,000	17,000	0
Chatswood	30,000	42,000	40,000	30,000	30,000	33,000	10
Cronulla	17,000	28,000	26,000	20,000	30,000	30,000	0
Dee Why	17,500	24,000	28,000	22,000	25,000	29,000	16
Drumoyne	25,000	30,000	25,000	20,000	20,000	20,000	0
Epping	22,000	25,000	25,000	20,000	25,000	28,000	12
Fairfield	8,000	12,000	10,000	8,000	12,000	12,000	0
Gordon	35,000	45,000	45,000	35,000	35,000	38,000	9

TABLE 13 (CONT'D)

LOCALITY	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
	\$	\$	\$	\$	\$	\$	
Gosford	9,500	18,000	18,000	14,000	14,000	14,000	0
Hornsby	18,000	22,500	22,500	19,000	21,000	24,000	14
Liverpool	8,500	10,000	9,000	9,000	9,500	9,500	0
Manly	25,000	33,000	33,000	26,000	26,000	30,000	15
Marrickville	14,000	18,000	16,000	14,000	14,000	14,000	0
Mosman	32,500	45,000	40,000	30,000	30,000	32,000	7
North Sydney	32,500	50,000	40,000	30,000	30,000	33,000	10
Parramatta	16,000	18,000	18,000	15,000	19,000	19,000	0
Penrith	5,500	7,000	7,000	7,000	7,000	7,000	0
Randwick	25,000	35,000	42,500	30,000	30,000	27,500	- 8
Top Ryde	18,000	24,000	20,000	17,500	17,500	17,500	0
Waverley	27,500	37,500	45,000	35,000	35,000	30,000	- 14
Wollongong	10,000	15,000	13,000	9,000	9,000	11,000	22
Belmont	3,500	8,000	10,000	10,000	10,000	9,000	- 10
Merewether	5,000	12,000	16,000	15,000	14,000	12,500	- 11
Average	18,107	24,785	23,821	18,821	20,339	21,018	
% Change over Previous Year	75	37	- 4	- 21	8	3	
Index (1976=100)	298	408	392	310	335	346	

TABLE 14
HOME UNITS
SYDNEY, NEWCASTLE, WOLLONGONG 1980-1985

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

LOCALITY	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
	\$	\$	\$	\$	\$	\$	
Allawah	55,000	61,000	65,000	60,000	67,500	70,000	4
Ashfield	48,000	65,000	65,000	60,000	65,000	65,000	0
Balmain	65,000	80,000	75,000	70,000	72,500	77,500	7
Burwood	58,000	75,000	70,000	65,000	70,000	70,000	0
Campbelltown	38,000	43,000	43,000	40,000	35,000	35,000	0
Campsie	50,000	55,000	55,000	50,000	55,000	55,000	0
Chatswood	70,000	90,000	100,000	90,000	105,000	110,000	5
Cronulla	58,000	67,000	72,500	70,000	75,000	77,500	3
Dee Why	55,000	64,000	68,000	64,000	70,000	75,000	7
Drumoyne	62,000	80,000	74,000	70,000	75,000	75,000	0
Epping	70,000	77,500	80,000	73,000	80,000	80,000	0
Fairfield	40,000	45,000	42,000	40,000	42,500	42,500	0
Gordon	87,500	100,000	100,000	95,000	100,000	105,000	5
Gosford	50,000	62,000	62,000	55,000	55,000	55,000	0

TABLE 14 (CONT'D)

LOCALITY	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
	\$	\$	\$	\$	\$	\$	
Hornsby	60,000	70,000	65,000	65,000	75,000	80,000	7
Liverpool	38,000	43,000	43,000	43,000	43,000	43,000	0
Manly	65,000	75,000	80,000	75,000	80,000	85,000	6
Marrickville	45,000	52,000	48,000	48,000	52,000	52,000	0
Mosman	75,000	95,000	90,000	85,000	95,000	100,000	5
North Sydney	90,000	105,000	95,000	90,000	100,000	110,000	10
Parranatta	50,000	55,000	60,000	55,000	62,500	65,000	4
Penrith	36,000	49,000	46,000	45,000	46,000	46,000	0
Randwick	67,500	75,000	85,000	70,000	70,000	70,000	0
Top Ryde	55,000	60,000	65,000	60,000	62,500	62,500	0
Waverley	70,000	82,500	90,000	80,000	80,000	80,000	0
Wollongong	40,000	60,000	63,000	52,000	52,000	55,000	6
Belmont	42,000	58,000	68,000	63,000	60,000	60,000	0
Merewether	38,000	55,000	65,000	60,000	58,000	58,000	0
Average	56,357	67,821	69,071	64,036	67,982	69,964	
% Change Over Previous Year	35	20	2	-7	6	3	
Index (1976=100)	196	235	240	222	236	243	

TABLE 15
RETAIL SHOP SITE
SYDNEY, NEWCASTLE, WOLLONGONG 1980-1985

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

LOCALITY	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Bankstown	18,000	25,000	25,000	25,000	25,000	34,000	36
Blacktown	36,000	38,000	38,000	41,000	50,000	60,000	20
Bondi Junction	50,000	60,000	60,000	82,500	115,000	125,000	9
Burwood	34,000	39,000	45,000	54,000	60,000	66,000	10
Campbelltown	25,000	27,500	40,000	40,000	40,000	47,500	19
Campsie	23,500	30,000	30,000	30,000	35,000	40,000	14
Caringbah	21,000	23,500	23,500	23,500	25,000	27,500	4
Chatswood	85,000	95,000	95,000	125,000	135,000	160,000	19
Crows Nest	26,000	28,000	30,000	30,000	33,000	40,000	21
Dee Why	16,600	20,000	22,000	22,000	27,000	30,000	11
Eastwood	33,000	35,000	35,000	37,000	40,000	44,000	10
Gosford	32,500	35,000	38,000	38,000	38,000	38,000	0
Hornsby	17,000	21,000	21,000	21,000	25,000	28,000	12
Hurstville	30,000	40,000	40,000	40,000	40,000	58,000	45

TABLE 15 (CONT'D)

LOCALITY	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
	\$	\$	\$	\$	\$	\$	
Katoomba	7,500	7,500	7,500	8,500	12,500	12,500	0
Kogarah	11,000	15,000	15,000	15,000	15,000	18,000	7
Liverpool	32,000	35,000	45,000	45,000	45,000	47,500	6
Marrickville	20,000	22,000	22,000	25,000	30,000	33,000	10
Newtown	14,000	14,500	16,000	18,000	20,000	25,000	10
Parramatta	50,000	60,000	63,000	65,000	72,500	80,000	10
Penrith	25,000	29,000	29,000	38,000	60,000	72,000	20
Sydney	160,000	180,000	220,000	240,000	240,000	250,000	4
Sydney/Kings Cross	40,000	50,000	60,000	67,500	80,000	80,000	0
Wollongong	41,000	45,000	52,000	50,000	50,000	80,000	60
Warrawong	12,000	15,000	16,000	14,500	14,500	16,500	14
Newcastle	20,000	30,000	35,000	35,000	37,500	37,500	0
Belmont	7,000	9,500	12,500	12,500	10,000	10,000	0
Charlestown	10,500	12,750	16,000	16,000	16,000	16,000	0
Average	32,057	37,223	41,125	44,964	49,680	56,054	
% Change Over Previous Year	28	16	10	9	14	13	
Index	142	165	182	199	220	248	

TABLE 16
RETAIL SHOP RENTAL VALUE
SYDNEY, NEWCASTLE, WOLLONGONG 1980-1985

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

LOCALITY	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Bankstown	380	425	550	550	550	700	27
Blacktown	600	650	700	750	850	1,000	18
Bondi Junction	850	1,000	1,000	1,000	1,500	1,500	0
Burwood	600	650	700	750	850	925	9
Campbelltown	400	650	650	680	680	850	25
Campsie	450	500	600	600	700	825	18
Caringbah	425	475	500	500	550	575	5
Chatswood	1,450	1,750	1,750	2,000	2,250	2,500	11
Crows Nest	500	550	550	575	625	700	12
Dee Why	330	350	400	425	450	475	6
Eastwood	525	600	600	650	700	750	7
Gosford	600	650	675	675	725	725	0
Hornsby	400	450	450	500	550	600	9
Hurstville	650	650	750	750	750	1,200	60

TABLE 16 (CONT'D)

LOCALITY	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
	\$	\$	\$	\$	\$	\$	
Katoomba	175	200	200	240	275	275	0
Kogarah	250	300	350	350	350	375	7
Liverpool	550	750	800	800	800	900	13
Marrickville	400	425	425	450	500	550	10
Newtown	300	350	350	400	450	500	11
Parramatta	800	900	1,000	1,100	1,250	1,300	4
Penrith	450	550	650	750	800	800	0
Sydney	2,250	2,500	3,000	3,500	3,500	3,700	6
Sydney/Kings Cross	800	900	1,100	1,250	1,250	1,250	0
Wollongong	775	850	950	950	975	1,200	23
Warrawong	210	265	280	265	265	300	13
Newcastle	500	600	650	650	700	700	0
Belmont	180	220	300	300	250	250	0
Charlestown	275	325	400	400	400	400	0
Average	571	660	726	778	839	922	
% Change over Previous Year	18	15	7	5	13	10	
Index	139	161	172	180	204	224	

TABLE 17
OFFICE RENTAL VALUES
SYDNEY, NEWCASTLE, WOLLONGONG 1980-1985

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

LOCALITY	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Bankstown	70	85	110	110	100	110	10
Bondi Junction	65	70	130	160	215	215	0
Burwood	75	75	97	105	130	140	8
Campbelltown	70	75	80	80	80	100	25
Chatswood	80	100	140	150	150	165	10
Hurstville	80	85	110	120	130	170	31
Liverpool	78	81	95	100	100	120	20
Newcastle	75	90	100	100	100	100	0
North Sydney	80	100	160	170	170	180	6
Parramatta	86	105	115	134	160	172	8
Penrith	65	70	70	70	85	85	0
Sydney-Prime	100	170	250	235	250	270	8
Sydney-Secondary	60	120	150	140	150	200	33
Wollongong	61	74	92	90	85	100	18
Average	75	93	121	126	136	152	
% Increase over Previous Year	14	24	30	4	8	12	
Index (1978=100)	123	152	198	207	223	249	

TABLE 17A
OFFICE BUILDING SITE VALUE
SYDNEY

Land value per square metre related to gross floor space

LOCALITY	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Sydney Central Financial District	250	550	850	1,000	1,100	1,200	9
Central Secondary Location	80	175	250	250	350	450	29
North Sydney	180	480	700	785	785	865	10
Average	170	402	600	678	745	838	
% Increase over Previous Year	100	136	49	13	10	12	
Index (1979=100)	200	473	706	798	877	986	

Inclusion of North Sydney required consequential amendment to prior averages percentages and indices. Also amended 1984 figures for Sydney.

TABLE 18
INDUSTRIAL SITE OF 2000 M2
SYDNEY, NEWCASTLE, WOLLONGONG 1980-1985

Value for standard serviced allotments.

LOCALITY	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Artarmon	300,000	400,000	500,000	550,000	650,000	800,000	23
Blacktown	70,000	85,000	115,000	100,000	120,000	120,000	0
Botany	160,000	225,000	260,000	260,000	215,000	215,000	0
Brookvale	200,000	260,000	310,000	310,000	365,000	385,000	5
Canellia	130,000	180,000	260,000	240,000	270,000	300,000	11
Campbelltown	45,000	55,000	50,000	50,000	55,000	55,000	0
Dee Why	160,000	230,000	300,000	280,000	325,000	350,000	8
Hornsby	125,000	180,000	215,000	200,000	270,000	300,000	11
Marrickville	160,000	225,000	260,000	260,000	260,000	350,000	35
Moorebank	65,000	75,000	85,000	85,000	95,000	100,000	5
Penrith	34,000	48,000	60,000	50,000	50,000	65,000	30
Riverwood	90,000	120,000	180,000	165,000	170,000	215,000	26
Silverwater	150,000	200,000	310,000	270,000	300,000	330,000	10
Smithfield	65,000	75,000	95,000	90,000	95,000	125,000	32
South Sydney	175,000	250,000	300,000	300,000	300,000	300,000	0
Taren Point	150,000	170,000	200,000	200,000	200,000	250,000	25
Port Kembla	50,000	55,000	60,000	55,000	52,500	52,500	0
Wollongong	50,000	57,500	64,000	57,500	55,000	75,000	36
Wyong	15,000	18,000	20,000	20,000	20,000	25,000	25

TABLE 18 (CONT'D)

LOCALITY	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Newcastle	40,000	50,000	60,000	60,000	65,000	65,000	0
Gosford West	34,000	45,000	50,000	50,000	50,000	50,000	0
Average	108,000	143,024	178,762	174,476	212,143	215,571	
% Increase over Previous Year	37	32	24	- 2	22	2	
Index (1978=100)	147	195	243	237	289	294	

TABLE 19
INDUSTRIAL SITE OF 2 HECTARES
SYDNEY, NEWCASTLE, WOLLONGONG 1980-85

Value per hectare for standard services block

LOCALITY	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Blacktown	295,000	350,000	450,000	375,000	450,000	450,000	0
Botany	540,000	780,000	900,000	900,000	725,000	725,000	0
Chipping Norton	180,000	220,000	250,000	250,000	275,000	300,000	9
Marrickville	540,000	780,000	900,000	900,000	900,000	1,100,000	22
Minto	110,000	150,000	150,000	150,000	175,000	175,000	0
North Ryde	670,000	780,000	1,500,000	1,600,000	2,000,000	3,000,000	50
Penrith	70,000	90,000	125,000	100,000	100,000	100,000	0
Riverwood	325,000	380,000	490,000	450,000	450,000	540,000	20
Silverwater	500,000	670,000	1,100,000	1,000,000	1,100,000	1,200,000	9
South Sydney	650,000	850,000	1,000,000	1,000,000	1,000,000	1,000,000	0
Taren Point	300,000	360,000	440,000	490,000	490,000	575,000	17
Port Kembla	130,000	140,000	150,000	125,000	120,000	120,000	0
Newcastle	105,000	125,000	150,000	150,000	150,000	150,000	0
Average	339,615	436,538	586,923	576,154	610,384	725,769	
% Change over Previous Year	9	29	34	- 2	6	19	
Index (1976=100)	144	185	249	244	258	307	

TABLE 20
INDUSTRIAL SITE OF 10 HECTARES
SYDNEY, NEWCASTLE, WOLONGONG 1980-1985
Value per hectare for General Industrial or Manufacturing purposes

LOCALITY	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Botany	460,000	650,000	760,000	760,000	550,000	550,000	0
Camellia	375,000	445,000	650,000	600,000	625,000	675,000	8
Newcastle	70,000	80,000	80,000	70,000	70,000	70,000	0
Port Kenbla	80,000	80,000	80,000	65,000	65,000	65,000	0
Average	246,250	313,750	392,500	373,750	327,500	340,000	
% Increase over Previous Year	17	27	25	- 5	- 12	4	
Index (1976=100)	122	155	194	186	171	178	

TABLE 21
FACTORY/WAREHOUSE RENTAL VALUES
SYDNEY, NEWCASTLE, WOLLONGONG 1980-1985

Gross annual rent per square metre for modern high wall factory with a floor area of approximately 1,000m²

LOCALITY	1980	1981	1982	1983	1984	1985	% CHANGE
	\$	\$	\$	\$	\$	\$	1984 - 85
Artarmon	55	60	75	80	80	90	13
Botany	35	46	53	53	53	53	0
Brookvale	43	48	65	65	70	75	7
Camellia	40	50.50	55	50	55	60	9
Campbelltown	28	32.50	32.50	37.50	37.50	42.5	13
Marrickville	38	47	53	53	58	60	3
Milperra	28.50	37	41	41	41	45	10
Moorebank	30	35	35	40	42.50	47.5	12
North Ryde	48	55	70	80	90	100	11
Silverwater	43	57	60	54	60	65	8
Smithfield	28	30	37.50	35	40	50	25
South Sydney	45	50	60	60	60	60	0
Taren Point	32.50	41	45	41	41	45	10
Newcastle	28	35	35	35	35	45	29
Wollongong	22	26	34	28	28	34	21
Average	36.26	43.60	50.07	50.17	52.73	58.13	
% Increase over Previous Years	18	22	15	0	5	10	
Index (1976=100)	168	202	237	233	245	270	

TABLE 22
2 HECTARE RURAL HOMESITES
SYDNEY AREA 1980-1985

Value for Standard Allotment

LOCALITY	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
	\$	\$	\$	\$	\$	\$	
Cecil Park	52,500	80,000	110,000	100,000	110,000	115,000	5
Denham Court	75,000	110,000	140,000	125,000	140,000	150,000	7
Dural	85,000	105,000	125,000	110,000	180,000	190,000	6
Galston	90,000	110,000	120,000	120,000	140,000	160,000	14
Glenorie	65,000	90,000	120,000	95,000	125,000	130,000	4
Gosford (Lisarow)	30,000	50,000	50,000	50,000	50,000	50,000	0
Kenthurst	65,000	100,000	130,000	110,000	140,000	160,000	14
Minto	55,000	75,000	85,000	80,000	85,000	90,000	6
Oakville	45,000	80,000	85,000	80,000	90,000	90,000	0
Oxford Falls	95,000	140,000	155,000	170,000	195,000	220,000	13
Riverstone	45,000	70,000	85,000	75,000	95,000	100,000	5
Rossmore	50,000	75,000	80,000	75,000	75,000	90,000	20
Terry Hills	115,000	170,000	200,000	190,000	215,000	250,000	16
Average	66,731	96,538	114,230	106,154	126,154	138,077	
% Increase over Previous Year	43	45	18	- 7	19	9	
Index (1976=100)	198	286	339	314	373	408	

TABLE 23
 10 HECTARE RURAL HOMESITES
 SYDNEY/GOSFORD 1980-1985

Value for standard allotment

LOCALITY	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
	\$	\$	\$	\$	\$	\$	
Box Hill	70,000	100,000	150,000	135,000	180,000	195,000	8
Cobbitty	55,000	85,000	110,000	90,000	100,000	125,000	25
Somer sby	55,000	75,000	75,000	75,000	75,000	75,000	0
Luddenham	55,000	90,000	110,000	100,000	110,000	125,000	14
Average	58,750	87,500	111,250	100,000	116,250	130,000	
% Increase over Previous Year	22	49	27	- 10	16	12	
Index (1976=100)	151	225	286	257	299	334	

COUNTRY LAND MARKET
TABLE 24
COASTAL CITIES AND TOWNS
SINGLE DWELLING SITE - 1980-1985

Value for Standard Serviced Allotment.

LOCALITY	DIMNS	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Batemans Bay	15x46	9,500	16,000	20,000	25,000	27,000	28,000	4
Bega	17x41	6,500	7,500	10,000	12,000	14,000	15,000	7
Casino	18x45	7,000	8,500	10,500	10,500	12,500	12,500	0
Cessnock	20x40	6,500	10,000	17,000	15,000	17,000	17,000	0
Coffs Harbour	18x39	12,000	22,000	30,000	30,000	30,000	32,000	7
Eden	20x40	13,500	14,000	18,000	20,000	20,000	30,000	50
Forster	18x30	18,000	30,000	38,000	35,000	42,500	45,000	6
Grafton - Central	20x40	7,250	9,500	12,000	13,500	16,000	20,000	25
- West	18x45	7,000	9,750	12,000	13,500	16,000	21,000	31
Kempsey	18x31	6,500	8,500	14,000	14,000	18,000	18,000	0
Kiama	20x45	13,000	24,000	26,000	23,000	36,000	36,000	0
Lismore								
- Lismore Heights	20x44	12,500	16,500	20,000	17,000	20,000	20,000	0
- Goonellabah	34x37	12,500	21,000	25,000	22,500	25,000	27,500	10
Maitland	17x37	9,000	17,000	25,000	21,000	21,000	21,000	0

TABLE 24 (CONT'D)

LOCALITY	DIMNS	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
		\$	\$	\$	\$	\$	\$	
Merimbula	18x40	19,000	22,000	32,000	28,000	30,000	32,000	7
Murwillumbah								
- Hill	18x43	13,000	15,000	30,000	28,000	28,000	28,000	0
- Bray Park	21x42	14,000	15,000	30,000	28,000	28,000	28,000	0
Nelson Bay	17x33	17,000	45,000	48,000	45,000	45,000	45,000	0
Nowra								
- Central	20x45	12,000	17,000	24,000	22,000	24,000	26,000	8
- East	18x36	9,000	15,000	22,000	19,000	22,000	23,000	5
Port Macquarie	20x32	13,500	20,000	30,000	30,000	30,000	32,000	7
St. George's Basin	15x46	4,000	11,000	15,000	15,000	15,000	15,000	0
Taree	18x34	9,000	16,000	22,000	22,000	22,000	25,000	14
Ulladulla	15x41	10,000	15,000	24,000	24,000	26,000	28,000	8
Average		10,886	16,886	23,104	22,292	24,375	26,041	
% Increase over Previous Year		15	55	37	- 4	9	7	
Index (1976=100)		145	225	308	298	325	348	

TABLE 25
SINGLE DWELLING SITES
MAJOR INLAND CITIES 1980-1985

Value for Standard Serviced Allotment.

LOCALITY	DIMNS	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Albury								
- Central	18x46	11,000	12,000	13,000	15,500	15,500	17,000	9
- East	18x44	12,000	12,000	13,000	13,000	13,000	15,000	15
- Forrest Hill	18x44	16,000	16,000	17,000	17,000	18,000	20,000	11
- Lavington	23x39	8,000	10,000	12,000	13,000	13,000	14,000	8
Armidale								
- South Hill	20x40	8,500	9,000	10,250	10,250	16,000	19,000	19
- Central Sth	20x35	7,500	8,000	8,250	8,250	10,000	12,000	20
Bathurst								
- Esrom	16x50	12,500	16,000	18,000	18,000	18,000	20,000	11
- Sth. Bathurst	15x80	8,000	10,500	12,500	12,500	12,500	14,000	12
- Eloura	21x47	10,000	16,000	18,000	18,000	18,000	20,000	11
Broken Hill								
- North	20x40	5,000	6,000	6,000	6,000	6,500	6,500	0
- South	15x35	2,000	3,500	3,500	3,500	4,000	4,000	0

TABLE 25 (CONT'D)

LOCALITY	DIMNS	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
		\$	\$	\$	\$	\$	\$	
Dubbo								
- Central	20x40	10,000	13,500	15,500	14,000	17,000	18,000	6
- Nth. West	16x40	5,800	7,500	9,000	8,000	9,000	9,500	6
- South	18x40	12,000	16,500	19,000	17,000	20,000	22,000	10
- East	18x40	8,500	12,000	14,500	13,000	15,000	17,000	13
- West	18x40	9,000	12,000	14,500	13,000	15,000	15,000	0
Goulburn								
- Ifield	20x50	11,000	12,500	12,500	14,000	17,000	19,000	12
- Eastgrove	20x50	7,000	9,500	9,500	10,000	14,000	15,000	7
- Bradfordville	20x60	10,000	11,500	11,500	13,000	16,000	18,000	13
- Nth. Goulburn	13x40	7,500	9,000	9,000	10,000	11,500	12,000	4
- West Goulburn	27x30	11,000	12,500	12,500	15,500	18,000	20,000	11
Orange								
- East	20x50	8,000	10,500	14,000	14,000	17,000	19,000	12
- Central	15x40	8,500	11,500	15,000	15,000	18,000	20,000	11
- South	18x40	10,000	12,000	18,000	17,000	20,000	20,000	0
Queanbeyan								
- Riverview	20x35	10,000	11,000	14,000	15,500	29,000	33,000	14
- Central Sth.	15x45	8,500	9,000	12,500	13,500	25,000	27,500	10
- Central Nth.	15x45	9,500	10,000	13,000	14,000	26,000	28,000	8

TABLE 25 (CONT'D)

LOCALITY	DIMNS	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Tanworth								
- South	18x40	9,500	12,000	17,000	15,000	16,500	17,500	6
- East	20x45	15,000	20,000	25,000	22,500	25,000	26,000	4
- South (New Area)	18x36	11,000	13,500	18,000	16,000	18,000	20,000	11
- East (New Area)	19x33	19,000	22,500	27,500	25,000	28,000	30,000	9
Wagga Wagga								
- South	18x44	10,500	13,000	14,000	14,000	16,500	18,000	9
- Central	18x50	10,500	13,000	14,000	14,000	16,500	20,000	21
- Ashmont	18x38	9,750	10,500	11,500	11,500	13,500	14,500	7
Average		9,767	11,882	13,897	13,809	16,647	18,250	
% Increase over Previous Year		7	22	17	- 1	21	10	
Index (1976=100)		133	162	189	188	227	249	

TABLE 26
SINGLE DWELLING SITES
INLAND TOWNS OTHER THAN MAJOR CENTRES 1980-1985

Value for Standard Serviced Allotments

LOCALITY	DIMNS	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
		\$	\$	\$	\$	\$	\$	
Balranald	20x40	1,000	1,250	1,250	1,500	1,500	2,000	33
Barham	20x50	6,000	7,000	8,000	8,000	8,000	9,000	13
Bourke	20x50	1,500	3,000	3,500	3,500	4,000	4,000	0
Bowral	30x60	17,000	23,000	35,000	32,000	40,000	45,000	13
Braidwood	20x45	2,700	3,800	4,000	5,000	10,000	10,000	0
Cobar	20x40	2,200	4,500	7,000	7,000	7,000	5,500	- 21
Condobolin	18x46	2,800	2,800	2,800	2,800	2,800	3,000	7
Cooma								
- North	15x45	7,000	9,000	10,500	12,000	13,000	13,000	0
- South	20x40	10,000	11,000	15,000	16,500	17,500	17,500	0
Coonabarabran	20x50	4,500	5,000	6,200	6,200	6,200	7,500	21
Coonamble	20x50	3,500	3,800	5,000	5,500	6,000	6,000	0
Cootamundra	18x50	3,150	3,500	4,500	4,750	6,500	7,500	15
Corowa	15x20	6,500	7,000	7,000	8,000	9,000	11,000	22
Cowra								
- Central	16x40	6,000	7,000	8,000	7,500	7,500	10,000	33

TABLE 26 (CONT'D)

LOCALITY	DIMNS	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
- North	20x40	5,500	6,000	7,500	7,000	7,000	10,000	43
Crookwell	20x50	4,000	4,500	5,000	5,000	5,500	5,500	0
Deniliquin	20x30	6,500	7,000	8,000	8,000	9,000	10,500	17
Dungog	20x40	6,500	8,000	9,000	10,000	13,000	14,000	8
Finley	20x50	5,500	7,500	10,000	11,000	11,000	12,000	9
Forbes								
- Central	15x36	2,750	2,750	4,000	4,000	5,000	7,250	33
- North	20x36	2,500	2,500	3,750	3,750	4,500	6,000	33
Glen Innes	19x60	3,750	4,250	4,250	4,250	5,000	5,500	10
Gol Gol	20x50	8,500	9,000	10,000	10,000	10,000	12,000	20
Grenfell-West	18x32	3,500	3,500	4,000	4,500	4,500	4,500	0
Griffith	18x46	12,500	15,000	15,000	18,000	18,000	20,000	11
Gunnedah	25x32	16,000	20,000	25,000	20,000	20,000	21,000	5
Inverell	19x43	9,000	9,000	9,000	8,000	10,000	10,000	0
Jindabyne								
- The Nook	20x40	30,000	60,000	60,000	60,000	40,000	40,000	0
- South	20x35	40,000	80,000	80,000	80,000	53,000	53,000	0
Leeton	20x69	11,000	12,500	12,500	12,500	14,000	18,500	32

TABLE 26 (CONT'D)

LOCALITY	DIMNS	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Lithgow								
- Coerwull	15x46	15,000	18,000	18,500	18,500	18,500	18,500	0
- Extension East	8x42	7,500	10,000	10,500	10,500	10,500	10,500	0
- High School East	25x38	15,000	20,000	20,000	20,000	20,000	20,000	0
Mittagong	20x50	9,000	15,000	20,000	18,000	18,000	19,000	6
Moana	20x37	9,000	9,500	10,500	10,500	11,000	11,000	0
Moree	19x50	9,000	12,000	12,000	10,000	11,000	12,000	9
Moss Vale	16x30	7,500	11,000	18,000	15,000	16,000	16,000	0
Mudgee	15x43	7,000	10,000	12,000	12,000	12,000	15,000	25
Muswellbrook	25x35	14,000	20,000	27,000	25,000	25,000	25,000	0
Narrabri	20x38	5,250	10,000	18,000	15,000	15,000	15,000	0
Narrandera	20x39	6,000	6,750	7,500	8,000	8,000	7,500	- 6
Nyngan	20x50	3,000	3,500	4,500	4,500	5,500	5,500	0
Parke								
- East	16x38	5,000	7,000	10,000	10,000	10,500	10,500	0
- West	17x40	5,000	7,000	10,000	10,000	10,500	10,500	0
Singleton	21x40	14,000	20,000	27,000	23,000	23,000	23,000	0
Temora	18x40	2,700	3,500	4,000	5,000	6,500	6,500	0
Tenterfield	33x30	4,000	4,250	4,250	4,250	4,250	4,250	0

TABLE 26 (CONT'D)

LOCALITY	DIMNS	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
		\$	\$	\$	\$	\$	\$	
Tocunwal	20x50	5,500	7,250	7,250	7,250	7,250	8,500	17
Tumbarumba	20x50	2,500	4,000	6,000	6,000	8,000	8,000	0
Tumut	18x40	9,000	10,000	12,500	13,500	15,000	15,000	0
Walgett	20x50	3,300	3,500	3,500	2,600	3,000	3,000	0
Warren	20x40	5,000	7,500	8,000	8,000	9,000	9,000	0
Wellington	20x40	6,000	7,000	8,000	8,000	8,000	9,000	13
Wentworth	20x50	7,500	8,500	9,500	9,500	9,500	10,500	11
West Wyalong	20x80	6,500	6,500	6,500	6,500	6,500	6,500	0
Yass								
- Central	17x50	5,000	5,500	5,500	5,750	10,000	15,000	50
- Walker Pk.	20x38	4,250	5,250	5,250	5,500	14,000	18,000	29
Young	20x40	5,500	6,500	6,500	7,000	9,000	9,500	6
Average		7,598	10,555	12,018	11,812	11,948	12,793	
% Increase over Previous Year		17	39	15	- 2	1	7	
Index (1976=(100))		191	266	304	298	302	323	

TABLE 27
RESIDENTIAL COTTAGES
COASTAL CITIES & TOWNS 1980-1985
Value for Average Three Bedroom Cottage of a Construction Typical of the Nominated Locality.

LOCALITY	CON/AGE STN	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
		\$	\$	\$	\$	\$	\$	
Batemans Bay	BV 1977	47,000	52,000	65,000	70,000	75,000	80,000	7
Bega	BV 1977	45,000	55,000	63,000	65,000	70,000	78,000	11
Casino	WB 1955	32,000	36,000	37,500	37,500	42,500	45,000	6
Cessnock	WB 1952	29,000	40,000	55,000	50,000	55,000	57,000	4
Coffs Harbour	BV 1974	48,500	65,000	82,000	80,000	80,000	82,000	3
Eden	BV 1977	60,000	64,000	72,000	72,000	74,000	85,000	15
Forster	BV 1970	60,000	90,000	90,000	80,000	90,000	100,000	11
Grafton								
- Central	WB 1936	29,000	39,000	50,000	54,000	55,000	57,000	4
- West	BV 1970	45,000	50,000	60,000	65,000	66,500	68,000	2
Kempsey	AC 1970	39,000	42,000	55,000	55,000	56,000	58,000	4
Kiana	WB 1955	40,000	50,000	53,000	53,000	57,000	60,000	5
Lismore								
- Lismore Heights	WB 1957	40,000	47,500	50,000	48,000	55,000	60,000	9
- Goonellabah	BK 1975	58,000	70,000	78,000	75,000	80,000	87,500	9

TABLE 27 (CONT'D)

LOCALITY	CON/AGE STN	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
		\$	\$	\$	\$	\$	\$	
Maitland	BV 1954	40,000	58,000	70,000	63,000	67,000	69,000	3
Merimbula	BV 1977	62,000	75,000	90,000	85,000	87,000	90,000	3
Murwillumbah								
- Hill	WB 1935	38,000	42,000	55,000	50,000	55,000	55,000	0
- Bray Park	BV 1973	50,000	55,000	75,000	72,000	75,000	75,000	0
Nelson Bay	BV 1970	60,000	100,000	100,000	90,000	95,000	95,000	0
Nowra								
- Central	WB 1923	40,000	45,000	60,000	52,000	58,000	62,000	7
- East	BV 1976	46,000	57,000	70,000	60,000	64,000	68,000	6
Pt. Macquarie	BV 1976	52,500	65,000	80,000	80,000	80,000	85,000	6
St. George's Basin	AC 1976	28,500	32,000	41,000	35,000	37,000	37,000	0
Taree	BK 1975	45,000	55,000	70,000	70,000	* 70,000	75,000	7
Ulladulla	AC 1970	34,000	40,000	60,000	51,000	58,000	62,000	7
Average		44,521	55,187	65,896	63,021	* 66,708	70,438	
% Increase over								
Previous Year		12	24	19	- 4	* 6	6	
Index (1976=100)		137	170	203	194	* 206	217	

Cottage BK = Brick, BV = Brick Veneer, WB = Weatherboard * 1984 figure should be 70,000
 Construction AC = Asbestos Cement Sheet, CN = Concrete. consequential alterations made to other figures.

TABLE 28
RESIDENTIAL COTTAGES
MAJOR INLAND CITIES 1980-1985

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

LOCALITY	CON/AGE STN.	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
		\$	\$	\$	\$	\$	\$	
Albury								
- Central	BK 1942	35,000	38,000	45,000	48,000	58,000	60,000	3
- East	BV 1966	42,000	50,000	50,000	52,000	58,000	65,000	12
- Forrest Hill	BK 1938	45,000	52,000	55,000	55,000	63,000	68,000	8
- Lavington	BV 1970	38,000	44,000	46,000	46,000	52,000	60,000	15
Armidale								
- South Hill	BV 1975	41,000	47,000	53,000	55,000	60,000	67,000	12
Central Sth.	WB 1948	26,000	30,000	32,000	34,500	42,000	48,000	14
Bathurst								
- Esrom	BK 1930	42,000	48,000	52,500	55,000	55,000	62,000	12
- Sth. Bathurst	WB 1962	34,000	40,000	44,000	47,500	47,500	52,500	10
- Eloura	BV 1972	48,000	58,000	62,000	62,000	62,000	67,000	8
Broken Hill								
- North	WB 1970	45,000	50,000	50,000	50,000	52,500	55,000	5
- South	ST 1950	30,000	37,500	37,500	37,500	40,000	42,500	6

TABLE 28 (CONT'D)

LOCALITY	CON/AGE STN.	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
		\$	\$	\$	\$	\$	\$	
Dubbo								
- Central	BK 1931	24,000	28,000	30,000	30,000	40,000	48,000	20
- North West	AC 1968	29,000	35,000	37,000	37,000	40,000	42,000	5
- South	BV 1975	55,000	67,000	70,000	70,000	80,000	88,000	10
- East	BV 1976	45,000	55,000	58,000	58,000	66,000	72,000	10
- West	BV 1978	45,000	55,000	58,000	58,000	66,000	70,000	6
Goulburn								
- Ifield	BK 1928	40,000	43,000	44,000	46,000	55,000	56,000	2
- Eastgrove	BV 1976	46,000	50,000	50,000	52,000	66,000	68,000	3
- Bradfordville	AC 1969	45,000	48,000	48,000	50,000	59,000	64,000	8
- Nth. Goulburn	WB 1928	23,000	28,000	31,000	33,000	45,000	46,000	2
- West Goulburn	BV 1976	60,000	62,000	62,000	66,000	75,000	82,000	9
Orange								
- East	AC 1967	30,000	37,500	47,500	43,000	46,000	50,000	9
- Central	BK 1930	35,000	48,000	57,500	55,000	58,000	58,000	0
- South	BV 1972	42,000	50,000	60,000	56,000	60,000	60,000	0
Queanbeyan								
- Riverview	BV 1974	38,000	46,000	52,500	57,000	74,000	80,000	8
- Central Sth.	WB 1927	20,000	22,500	30,000	36,000	50,000	56,000	12
- Central Nth.	AC 1967	26,000	29,000	36,000	42,000	56,000	62,000	11

TABLE 28 (CONT'D)

LOCALITY	CON/AGE STN.	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
		\$	\$	\$	\$	\$	\$	
Tamworth								
- South	WB 1964	35,000	38,500	46,000	44,000	48,000	53,000	10
- East	BK 1915	40,000	50,000	60,000	55,000	60,000	66,000	10
- South (New Area)	BV 1975	44,000	52,000	62,000	57,500	62,500	68,000	9
- East (New Area)	BV 1971	80,000	97,500	112,500	105,000	115,000	125,000	9
Wagga Wagga								
- South	BV 1970	45,000	46,500	48,000	50,000	60,000	65,000	8
- Central	BK 1928	42,000	44,000	48,000	50,000	57,000	65,000	14
- Ashmont	BV 1967	40,000	44,000	46,000	47,500	55,000	60,000	9
Average		39,848	46,273	50,758	51,191	58,338	63,265	
% Increase over Previous Year		6	16	9	1	14	8	
Index (1976=100)		123	143	157	158	181	196	

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 1980-1985
Value of Average Three Bedroom Cottage of a Construction Typical of the Nominated Locality.

LOCALITY	CON/AGE STN.	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
		\$	\$	\$	\$	\$	\$	
Balranald	WB 1960	23,000	25,000	25,000	25,000	25,000	27,000	8
Barham	BV 1962	45,000	50,000	50,000	50,000	50,000	55,000	10
Bourke	WB 1970	35,000	35,000	35,000	40,000	45,000	45,000	0
Bowral	BK 1935	60,000	80,000	100,000	95,000	95,000	100,000	5
Braidwood	WB 1971	30,000	34,000	37,000	39,000	45,000	47,000	4
Cobar	WB 1968	38,000	45,000	48,500	50,000	57,500	57,500	0
Condobolin	AC 1964	29,000	28,000	32,000	32,000	35,000	35,000	0
Cooma								
- North	AC 1950	26,000	32,500	33,500	38,000	42,000	42,000	0
- South	BV 1968	47,500	55,000	65,000	70,000	75,000	75,000	0
Coonabarabran	WB 1965	37,000	38,000	42,000	42,000	42,000	44,000	5
Coonamble	WB 1965	35,000	37,000	40,000	40,000	45,000	45,000	0
Cootamundra	WB 1939	31,000	32,000	34,000	37,500	42,000	45,000	7
Corowa	BV 1976	36,000	38,000	45,000	48,000	48,000	56,000	17
Cowra								
- Central	BK 1930	38,000	42,000	50,000	50,000	50,000	52,000	4
- North	BV 1976	40,000	47,500	57,500	59,000	59,000	62,500	6

TABLE 29 (CONT'D)

LOCALITY	CON/AGE STN.	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
		\$	\$	\$	\$	\$	\$	
Crookwell	BK 1924	30,000	33,000	36,000	36,000	40,000	42,000	5
Deniliquin	BV 1968	40,000	42,500	42,500	42,500	45,000	52,000	16
Finley	BV 1965	40,000	45,000	50,000	50,000	52,500	60,000	14
Forbes								
- Central	BK 1930	28,000	28,000	28,000	28,000	32,000	34,000	7
- North	AC 1960	24,000	24,000	24,000	24,000	28,000	30,000	7
Glen Innes	WB 1950	34,000	35,000	35,000	33,000	35,000	35,000	0
Gol Gol	BV 1975	45,000	50,000	50,000	50,000	50,000	62,500	25
Grenfell	WB 1930	18,000	20,000	22,000	24,000	27,000	27,000	0
Griffith	BV 1968	53,000	60,000	63,000	68,000	80,000	87,500	9
Gunnedah	BV 1977	60,000	70,000	72,000	65,000	70,000	75,000	7
Inverell	WB 1960	35,000	37,500	37,500	33,000	38,000	38,000	0
Jindabyne								
- The Nook	AC 1966	55,000	70,000	90,000	90,000	75,000	75,000	0
- South	BV 1970	80,000	110,000	130,000	130,000	110,000	110,000	0
Leeton	WB 1960	38,000	45,000	47,500	47,500	55,000	60,000	9
Lithgow								
- Coerwull	BK 1930	44,000	50,000	50,000	50,000	50,000	50,000	0
- Extension Est.	BK 1915	33,000	40,000	42,000	40,000	40,000	40,000	0
- High School Est.	BV 1970	50,000	60,000	60,000	60,000	60,000	60,000	0

TABLE 29 (CONT'D)

LOCALITY	CON/AGE STN.	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
		\$	\$	\$	\$	\$	\$	
Mittagong	AC 1949	28,000	35,000	40,000	38,000	38,000	40,000	5
Moama	BV 1968	42,500	48,500	48,500	48,500	50,000	50,000	0
Moree	BV 1976	55,000	65,000	65,000	60,000	70,000	75,000	7
Moss Vale	BV 1976	55,000	65,000	80,000	75,000	80,000	80,000	0
Mudgee	AC 1960	36,000	41,000	42,500	45,000	45,000	52,000	16
Muswellbrook	WB 1960	48,000	60,000	72,500	72,500	67,500	67,500	0
Narrabri	BV 1977	55,000	65,000	67,000	60,000	70,000	75,000	7
Narranderra	AC 1948	27,000	28,000	37,500	40,000	45,000	45,000	0
Nyngan	WB 1965	35,000	37,500	42,500	42,500	50,000	50,000	0
Parke								
- East	AC 1976	38,000	41,000	44,000	47,000	50,000	50,000	0
- West	BK 1922	26,000	28,000	32,000	32,000	36,000	40,000	11
Singleton	AC 1965	44,000	58,000	70,000	65,000	65,000	65,000	0
Tenora	AC 1938	26,000	27,000	34,000	37,500	42,000	42,000	0
Tenterfield	WB 1967	30,000	34,000	34,000	34,000	34,000	34,000	0
Tocumwal	BV 1966	40,000	45,000	45,000	45,000	45,000	60,000	33
Tumbarumba	WB 1961	27,500	30,000	32,000	34,000	35,000	36,000	3
Tunut	WB 1938	40,000	42,000	44,500	48,000	52,000	55,000	6
Walgett	WB 1965	36,000	36,000	36,000	34,000	40,000	40,000	0
Warren	WB 1968	36,000	45,000	47,500	47,500	55,000	55,000	0

TABLE 29 (CONT'D)

LOCALITY	CON/AGE STN.	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
		\$	\$	\$	\$	\$	\$	
Wellington	AC 1953	34,000	36,000	38,000	38,000	38,000	40,000	5
Wentworth	CN 1965	45,000	48,500	48,500	48,500	48,500	52,500	8
West Wyalong	WB 1935	25,000	27,500	30,000	30,000	35,000	38,000	8
Yass								
- Central	AC 1960	32,000	33,000	33,000	37,000	45,000	55,000	22
- Walker Pk	BV 1970	45,000	47,500	50,000	55,000	62,500	72,000	15
Young	BV 1976	45,000	47,000	47,000	49,000	54,000	59,000	9
Average		38,746	44,026	47,982	48,237	50,798	53,579	
% Increase over Previous Year		10	14	9	1	5	5	
Index (1976=100)		145	165	180	181	191	201	

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

AC = Asbestos Cement Sheet, CN = Concrete

TABLE 30
COUNTRY HOME UNIT SITES 1980-1985

Value Rate per 2 Bedroom Unit

LOCALITY	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Armidale	2,500	3,000	3,250	3,250	3,750	4,000	7
Batemans Bay	-	-	7,500	7,500	7,500	13,000	73
Bathurst	3,500	4,000	5,500	6,000	8,000	8,000	0
Coffs Harbour	4,500	8,500	12,000	12,000	12,000	12,000	0
Dubbo	5,500	6,500	7,500	7,500	8,500	9,500	12
Goulburn	1,880	2,000	2,000	2,000	2,250	2,375	6
Grafton	3,500	4,000	5,000	5,250	5,250	7,000	33
Jindabyne	7,000	25,000	30,000	30,000	20,000	18,000	- 10
Lisnore	3,750	5,000	7,500	7,000	7,500	7,500	0
Merimbula	9,000	13,300	24,000	15,000	16,000	17,500	9
Mollymook	3,500	8,000	12,000	10,000	12,000	15,000	25
Murwillumbah	3,000	4,000	8,000	8,000	8,000	8,000	0
Nelson Bay	5,000	15,000	15,000	13,000	12,000	12,000	0
Nowra	2,750	6,000	8,000	7,000	7,500	8,000	7
Orange	3,250	4,000	4,500	6,000	6,000	7,000	17

TABLE 30 (CONT'D)

LOCALITY	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Pt. Macquarie	5,500	9,500	11,000	10,000	10,000	10,000	0
Queanbeyan	1,250	3,000	4,000	4,000	8,500	10,000	18
Tamworth	3,250	3,500	5,000	4,500	5,000	5,000	0
Taree	3,000	6,000	8,000	8,000	8,000	8,000	0
Tweed Heads	6,500	15,000	20,000	18,000	18,000	18,000	0
Wagga Wagga	7,500	7,500	7,500	7,000	10,000	10,000	0
Average	4,270	7,614	9,693	8,955	9,321	9,994	
% Increase over Previous Year	26	78	28	- 8	4	7	
Index (1976=100)	165	294	375	346	360	386	

TABLE 31
COUNTRY HOME UNITS

Value for Average Two Bedroom Unit

LOCALITY	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
	\$	\$	\$	\$	\$	\$	
Armidale	34,000	39,000	40,000	40,000	42,000	45,000	5
Batemans Bay	-	-	67,000	60,000	65,000	68,000	5
Bathurst	33,000	38,000	45,000	47,500	49,000	55,000	12
Coffs Harbour	34,500	47,500	55,000	55,000	56,000	56,000	0
Dubbo	38,000	44,000	46,000	46,000	50,000	52,000	4
Goulburn	33,000	38,000	38,000	38,000	42,000	50,000	19
Grafton	32,000	40,000	50,000	50,000	54,000	55,000	2
Jindabyne	65,000	90,000	100,000	90,000	70,000	70,000	0
Lismore	42,000	48,000	55,000	52,500	52,500	52,500	0
Merimbula	40,000	52,000	65,000	53,000	57,000	65,000	14
Mollymook	40,000	57,000	65,000	60,000	70,000	80,000	14
Nelson Bay	48,000	75,000	85,000	77,500	72,500	72,500	0
Nowra	31,000	48,000	51,000	48,000	52,000	55,000	6
Orange	28,500	37,000	40,000	42,500	42,500	47,500	12
Pt. Macquarie	40,000	55,000	60,000	60,000	60,000	55,000	- 9
Queanbeyan	18,000	22,000	27,500	32,000	42,000	48,000	14

TABLE 31 (CONT'D)

LOCALITY	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
	\$	\$	\$	\$	\$	\$	
Taree	33,000	45,000	55,000	55,000	55,000	52,500	- 5
Tweed Heads	50,000	56,000	80,000	75,000	70,000	70,000	0
Wagga Wagga	40,000	45,000	47,500	45,000	50,000	50,000	0
Average	37,764	48,650	56,475	54,225	55,342	57,842	
% Increase over Previous Year	15	28	16	- 4	2	5	
Index (1976=100)	146	188	218	210	214	224	

TABLE 32
RETAIL SHOP SITE
COUNTRY TOWNS & CITIES 1980-1985

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

LOCALITY	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
	\$	\$	\$	\$	\$	\$	
Albury	28,000	35,000	35,000	35,000	40,000	40,000	0
Armidale	17,500	17,500	17,500	17,500	17,500	18,500	6
Batemans Bay	7,000	8,000	10,000	14,000	16,000	17,000	6
Bathurst	19,000	25,000	25,000	25,000	25,000	30,000	20
Bega	8,000	8,250	9,000	12,000	13,500	15,000	11
Broken Hill	3,800	3,800	3,800	3,500	4,000	4,000	0
Coffs Harbour	20,000	28,000	28,000	28,000	40,000	42,000	5
Condobolin	1,500	1,500	1,800	1,800	1,800	1,800	0
Cooma	4,000	7,500	11,000	11,000	13,000	13,000	0
Cowra	5,500	7,000	7,000	7,000	7,000	7,000	0
Deniliquin	6,500	7,000	7,500	7,500	8,000	9,000	13
Dubbo	15,500	18,000	22,000	22,000	24,000	24,000	0
Forbes	1,420	1,420	1,420	1,420	2,750	2,750	0
Glen Innes	1,750	2,500	3,000	3,000	3,500	3,500	0
Goulburn	13,500	14,000	14,000	14,000	14,000	15,000	7

TABLE 32 (CONT'D)

LOCALITY	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Grafton	11,500	12,000	13,500	15,000	15,000	20,000	33
Griffith	9,500	11,000	13,000	16,000	20,000	22,500	13
Gunnedah	5,000	8,000	8,000	7,000	7,500	10,000	33
Inverell	5,500	7,500	8,500	8,500	9,000	9,500	6
Jindabyne	9,250	16,000	16,500	17,000	17,000	17,000	0
Lismore	20,000	27,500	30,000	30,000	40,000	45,000	13
Lithgow	9,000	12,000	12,000	12,000	12,000	15,000	25
Maitland	10,000	15,500	15,500	15,500	19,000	21,000	11
Merimbula	7,500	9,000	11,000	14,000	16,000	18,000	13
Moree	5,500	8,000	8,500	8,500	8,500	12,000	41
Mudgee	4,400	8,000	8,000	8,500	8,500	9,500	12
Murwillumbah	6,000	7,000	10,000	10,000	11,000	11,000	0
Muswellbrook	8,350	10,000	15,000	15,000	15,000	15,000	0
Narrabri	3,500	7,000	8,000	8,000	8,000	12,000	50
Nowra	20,500	22,000	22,000	22,000	22,000	24,000	9
Orange	20,000	25,000	25,000	27,500	27,500	27,500	0
Parkes	3,250	3,900	4,000	4,500	6,250	7,000	12
Pt. Macquarie	24,000	26,000	28,000	28,000	35,000	41,000	17

TABLE 32 (CONT'D)

LOCALITY	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Queanbeyan	8,250	9,000	11,000	11,000	11,000	14,000	27
Tamworth	19,000	20,000	20,000	20,000	22,000	27,500	25
Taree	14,500	14,500	17,500	17,500	25,000	28,000	12
Tweed Heads	12,000	16,500	25,000	25,000	25,000	25,000	0
Ulladulla	6,100	7,500	7,500	9,500	11,000	12,000	9
Wagga Wagga	17,000	23,000	23,000	23,000	22,500	22,500	0
West Wyalong	1,920	1,920	2,000	2,000	2,000	2,000	0
Yass	1,100	1,100	1,100	1,100	1,500	4,500	200
Young	5,850	7,000	7,650	8,750	8,750	10,500	20
Average	9,659	11,943	12,938	13,990	14,715	17,275	
% Increase over Previous Year	15	24	9	0	5	17	
Index	133	165	179	180	203	238	

TABLE 33
RETAIL SHOP RENTAL VALUES
COUNTRY TOWNS AND CITIES 1980-1985

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

LOCALITY	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Albury	420	450	450	450	500	500	0
Armidale	350	350	370	400	425	440	4
Batemans Bay	180	180	225	250	275	290	6
Bathurst	375	400	400	450	500	600	20
Beja	170	185	200	250	275	330	20
Broken Hill	190	200	200	180	200	200	0
Coffs Harbour	400	600	600	650	750	800	7
Condobolin	90	100	100	100	100	100	0
Cooma	140	160	225	250	275	300	9
Cowra	150	175	200	225	240	240	0
Deniliquin	140	160	175	175	225	225	0
Dubbo	500	600	675	675	730	730	0
Forbes	70	70	80	80	130	130	0
Glen Innes	65	70	85	85	100	100	0
Goulburn	320	330	350	350	350	400	14
Grafton	350	400	450	470	490	600	22

TABLE 33 (CONT'D)

LOCALITY	1980	1981	1982	1983	1984	1985	% CHANGE 1983 - 84
	\$	\$	\$	\$	\$	\$	
Griffith	265	300	350	375	400	425	6
Gunnedah	140	160	180	180	200	250	25
Inverell	120	150	175	175	185	200	8
Jindabyne	300	400	450	500	500	500	0
Lisnore	525	650	700	700	700	850	21
Lithgow	150	200	220	240	240	300	25
Maitland	250	300	300	300	400	450	13
Merimbula	175	180	240	240	290	310	7
Moree	200	250	250	250	275	300	9
Mudgee	150	200	200	275	275	300	9
Murwillumbah	160	180	220	220	230	250	9
Muswellbrook	200	225	280	280	300	325	8
Narrabri	130	150	200	200	250	300	20
Nowra	350	375	400	400	400	425	6
Orange	450	475	475	600	700	750	7
Parkes	120	130	165	200	230	240	4
Pt. Macquarie	400	460	500	650	700	820	17
Queanbeyan	240	240	260	260	275	320	16
Tanworth	450	500	500	500	550	625	14

TABLE 33 (CONT'D)

LOCALITY	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Taree	320	320	400	450	500	550	10
Tweed Heads	260	360	450	400	400	400	0
Ulladulla	145	165	165	165	175	200	14
Wagga Wagga	260	325	350	340	400	450	13
West Wyalong	60	60	80	80	80	80	0
Yass	85	85	85	85	120	140	17
Young	150	180	200	220	220	275	25
Average	229	263	289	317	347	381	
% Increase over Previous Year	15	15	10	10	9	10	
Index (1978=100)	135	155	170	188	205	225	

TABLE 34
INDUSTRIAL SITE OF 2000 m2
COUNTRY TOWNS AND CITIES 1980-1985

Value for Standard Service Allotments.

LOCALITY	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Albury	33,000	33,000	33,000	33,000	33,000	33,000	0
Armidale	14,000	15,000	16,000	16,000	16,000	24,000	50
Batenans' s Bay	30,000	38,000	50,000	55,000	60,000	60,000	0
Bathurst	11,500	12,500	12,500	12,500	15,000	18,000	20
Bega	16,000	18,500	18,500	20,000	30,000	34,000	13
Bomaderry	24,000	25,000	40,000	40,000	48,000	50,000	4
Coffs Harbour	28,000	38,000	80,000	80,000	90,000	100,000	11
Cooma	10,000	12,000	20,000	22,000	24,000	24,000	0
Deniliquin	8,500	10,000	13,000	13,000	13,000	13,000	0
Dubbo	14,000	16,000	20,000	20,000	22,000	22,000	0
Goulburn	25,000	25,000	25,000	25,000	38,000	38,000	0
Grafton (Sth)	8,000	8,000	8,000	8,000	8,500	12,000	41
Griffith	16,000	24,000	28,000	28,000	30,000	40,000	33
Gunnedah	5,000	8,500	15,000	10,000	10,000	10,000	0
Inverell	12,500	12,500	12,500	12,500	12,500	12,500	0
Lismore	17,500	30,000	32,000	32,000	35,000	35,000	0
Maitland	6,000	12,000	22,000	22,000	30,000	38,000	26

TABLE 34 (CONT'D)

LOCALITY	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
	\$	\$	\$	\$	\$	\$	
Moree	12,000	15,000	20,000	20,000	22,000	22,000	0
Muswellbrook	15,000	20,000	25,000	20,000	20,000	18,000	- 10
Narrabri	3,000	4,500	15,000	15,000	16,500	16,500	0
Nowra (Sth)	17,500	20,000	30,000	30,000	35,000	40,000	14
Orange	20,000	25,000	30,000	27,500	27,500	27,500	0
Parkes	9,000	11,000	16,000	16,000	17,000	20,000	18
Pt. Macquarie	20,000	25,000	40,000	40,000	40,000	50,000	25
Queanbeyan	16,000	16,000	16,000	16,000	27,000	32,000	19
Tanworth	32,000	40,000	40,000	35,000	40,000	40,000	0
Taree	15,000	30,000	40,000	40,000	40,000	50,000	25
Tweed Heads	35,000	50,000	120,000	100,000	80,000	80,000	0
Wagga Wagga	40,000	45,000	45,000	40,000	40,000	40,000	0
Young	9,000	15,000	15,000	15,000	20,000	20,000	0
Average	17,416	21,816	28,916	28,216	31,333	33,983	
% Increase over Previous Year	12	25	33	- 2	11	8	
Index (1976-100)	142	179	237	232	257	279	

TABLE 35
2 HECTARE RURAL HOMESITES
COUNTRY AREAS 1980-1985

Value for Standard Allotment

LOCALITY	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
	\$	\$	\$	\$	\$	\$	
Albury	16,500	20,000	22,000	24,000	24,000	32,000	33
Armidale	6,000	7,500	8,250	9,000	11,000	13,500	23
Batemans Bay	15,000	22,000	35,000	38,000	42,000	48,000	14
Bathurst	20,000	22,000	27,500	32,000	32,000	37,500	17
Bega	16,000	18,000	28,000	33,000	40,000	40,000	0
Byron Bay	18,000	25,000	55,000	55,000	50,000	50,000	0
Coffs Harbour	25,000	37,500	55,000	55,000	60,000	65,000	8
Coona	17,500	18,000	22,500	25,000	28,500	28,500	0
Dapto	38,000	55,000	70,000	70,000	72,000	82,000	14
Deniliquin	10,500	16,000	16,000	17,500	19,000	21,000	10
Dungog	7,500	15,000	15,000	20,000	28,000	37,000	32
Exeter	17,000	22,000	40,000	38,000	40,000	48,000	20
Goulburn	26,000	27,000	27,000	32,000	40,000	45,000	13
Grafton	10,500	14,500	22,500	26,000	30,000	35,000	17
Griffith	30,000	33,000	35,000	39,000	42,000	45,000	7
Inverell	16,000	18,000	20,000	20,000	25,000	25,000	0

TABLE 35 (CONT'D)

LOCALITY	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Kiana	30,000	50,000	60,000	60,000	62,500	70,000	12
Leeton	20,000	22,000	27,500	30,000	32,500	35,000	8
Lismore	25,000	32,000	35,000	32,500	35,000	35,000	0
Maitland	20,000	30,000	40,000	40,000	43,000	43,000	0
Moruya	13,500	16,000	25,000	33,000	33,000	35,000	6
Muswellbrook	20,000	30,000	45,000	45,000	45,000	50,000	11
Nowra	26,000	45,000	55,000	55,000	60,000	68,000	13
Orange	20,000	20,000	27,500	32,000	32,000	35,000	9
Pt. Stephens	17,000	23,000	31,000	34,000	43,000	48,000	12
Queanbeyan	15,000	15,000	18,000	23,000	35,000	42,000	20
Score	14,000	15,000	35,000	30,000	30,000	30,000	0
Singleton	20,000	30,000	40,000	40,000	40,000	40,000	0
Tamworth	14,000	16,000	22,000	22,000	25,000	30,000	20
Taree	14,500	20,000	33,000	38,000	40,000	42,000	5
Wagga Wagga	20,000	24,000	30,000	30,000	30,000	37,500	25
Average	18,661	24,467	32,992	34,775	37,726	41,710	
% Increase over Previous Year Index (1976=100)	13 155	31 203	34 274	5 289	8 314	11 347	

TABLE 36
10-20 HECTARE HOBBY FARM SITES
COUNTRY AREAS 1980-1985

Value for Standard Block

LOCALITY	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Albury	22,500	35,000	35,000	35,000	35,000	38,000	9
Armidale	13,500	16,000	20,000	25,000	27,000	34,000	26
Batemans Bay	22,000	30,000	45,000	50,000	55,000	60,000	9
Bathurst	35,000	38,000	40,000	45,000	45,000	50,000	11
Bega	19,000	25,000	35,000	38,000	42,000	47,000	12
Berry	37,000	50,000	60,000	60,000	70,000	90,000	29
Byron Bay (Federal)	28,000	35,000	70,000	70,000	70,000	70,000	0
Coffs Harbour	30,000	47,500	85,000	90,000	100,000	120,000	20
Cooma	25,000	30,000	37,500	40,000	44,000	44,000	0
Dapto	58,000	80,000	100,000	100,000	105,000	125,000	19
Dubbo	16,000	20,000	26,000	26,000	30,000	32,000	7
Dungoj	12,000	25,000	25,000	30,000	40,000	50,000	25
Goulburn	26,000	30,000	31,000	40,000	45,000	55,000	22
Grafton	10,000	15,000	25,000	30,000	36,000	40,000	11
Inverell	18,000	25,000	25,000	25,000	30,000	30,000	0
Jindabyne	50,000	90,000	90,000	95,000	95,000	95,000	0
Kiama	50,000	70,000	95,000	95,000	100,000	120,000	20

TABLE 36 (CONT'D)

LOCALITY	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
	\$	\$	\$	\$	\$	\$	
Lithgow	22,000	25,000	37,500	37,500	37,500	41,000	9
Lismore	30,000	45,000	50,000	55,000	57,500	65,000	13
Maitland	30,000	40,000	55,000	55,000	65,000	75,000	15
Moama	28,000	30,000	32,500	32,500	35,000	45,000	29
Moree	15,000	17,000	17,000	20,000	25,000	30,000	20
Moruya	25,000	25,000	36,000	42,000	45,000	47,000	4
Mudgee	10,000	11,000	15,000	17,000	17,000	20,000	18
Muswellbrook	30,000	40,000	50,000	50,000	50,000	55,000	10
Orange	30,000	40,000	50,000	50,000	50,000	70,000	40
Parkes	17,500	20,000	35,000	35,000	40,000	40,000	0
Pt. Stephens	24,000	30,000	43,000	45,000	60,000	75,000	25
Queanbeyan	24,000	30,000	35,000	45,000	65,000	70,000	8
Robertson	33,000	50,000	65,000	65,000	75,000	90,000	20
Tamworth	20,000	22,000	32,500	32,500	35,000	40,000	14
Taree	32,000	45,000	55,000	70,000	80,000	85,000	6
Wagga Wagga	28,000	36,000	45,000	45,000	50,000	55,000	10
Yass	35,000	35,000	40,000	45,000	65,000	70,000	8
Average	26,632	35,368	45,235	48,103	53,558	60,970	
% Increase over Previous Year	15	33	28	6	11	14	
Index (1976=100)	148	195	251	267	297	338	

TABLE 37
40 HECTARE HOBBY FARM SITES
COUNTRY AREAS 1980-1985

Value for Standard Block

LOCALITY	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
Amidale	31,000	33,000	45,000	55,000	57,000	70,000	23
Bathurst	55,000	65,000	75,000	75,000	75,000	82,500	10
Coffs Harbour	40,000	80,000	150,000	150,000	160,000	170,000	6
Dubbo	30,000	40,000	50,000	50,000	60,000	66,000	10
Goulburn	40,000	45,000	47,000	60,000	65,000	70,000	8
Grafton	16,000	20,000	35,000	40,000	50,000	55,000	10
Jamberoo	80,000	130,000	130,000	130,000	145,000	180,000	24
Lismore	48,000	60,000	95,000	95,000	110,000	135,000	23
Meroo Meadow	70,000	120,000	120,000	120,000	125,000	175,000	40
Mudgee	12,500	17,000	19,000	22,000	22,000	30,000	36
Murwillumbah (Uki)	32,500	42,000	85,000	80,000	85,000	85,000	0
Orange	45,000	55,000	80,000	100,000	100,000	100,000	0
Tamworth	27,500	30,000	42,500	50,000	55,000	60,000	9
Taree	45,000	65,000	90,000	100,000	110,000	120,000	9

TABLE 37 (CONT'D)

LOCALITY	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
	\$	\$	\$	\$	\$	\$	
Wagga Wagga	45,000	45,000	47,500	47,500	60,000	60,000	0
Wingecarribee	80,000	150,000	150,000	140,000	160,000	250,000	56
Average	41,906	62,313	78,813	82,156	89,938	106,750	
% Increase over Previous Year	14	48	26	4	9	19	
Index (1975=100)	153	229	288	301	330	392	

TABLE 38
DAIRY FARMS
COUNTRY AREAS 1980-1985

Capital Value of Typical Farms for Locality

LOCALITY	AREA (HA)	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
		\$	\$	\$	\$	\$	\$	
Cobargo	100	95,000	135,000	175,000	200,000	245,000	250,000	2
Dennan	75	170,000	225,000	275,000	275,000	275,000	300,000	9
Dorrigo	141	100,000	150,000	220,000	250,000	300,000	320,000	7
Dunjoj	72	115,000	130,000	136,000	145,000	175,000	244,000	40
Finley	92	110,000	130,000	148,000	148,000	184,000	184,000	0
Lismore	90	105,000	147,500	210,000	210,000	230,000	230,000	0
Moruya	135	185,000	190,000	245,000	280,000	300,000	300,000	0
Moss Vale	80	200,000	330,000	330,000	310,000	330,000	400,000	21
Nowra	89	180,000	320,000	320,000	320,000	360,000	400,000	11
Singleton	40	125,000	165,000	180,000	180,000	180,000	225,000	25
Taree	112	100,000	140,000	205,000	238,000	330,000	350,000	6
Average		135,000	187,500	222,181	232,364	264,455	291,181	
% Increase over Previous Year		20	39	18	5	14	10	
Index (1976=100)		139	193	229	239	272	300	

TABLE 39
WHEAT AND SHEEP PROPERTIES 1980-1985

Sheep/Cattle with Cereals - Irrigation not a Major Factor - Average Improvements Accessible to nominated Towns.
Capital Value for Typical Property

LOCALITY	AREA (HA)	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
		\$	\$	\$	\$	\$	\$	
Albury	546	400,000	640,000	750,000	750,000	750,000	876,000	17
Carrathool	2330	310,000	510,000	690,000	754,000	850,000	850,000	0
Cordobolin	1568	243,000	275,000	314,000	314,000	470,000	470,000	0
Coolamon	630	378,000	566,000	693,000	693,000	856,800	900,000	6
Coonabarabran	750	225,000	300,000	350,000	350,000	380,000	380,000	0
Coonamble	900	234,000	315,000	380,000	380,000	414,000	540,000	30
Cootamundra	285	285,000	427,500	570,000	627,000	703,950	700,000	0
Cowra	248	190,000	238,000	346,000	310,000	346,500	346,500	0
Culcairn	328	175,000	315,000	385,000	385,000	385,000	385,000	0
Deniliquin	456	140,000	208,000	255,000	255,000	352,000	352,000	0
Dubbo	600	183,000	220,000	282,000	282,000	340,000	400,000	18
Gilgandra	750	176,000	198,000	253,000	253,000	340,000	410,000	21
Grenfell	505	144,000	156,500	252,000	252,000	303,000	303,000	0
Gunnedah	500	135,000	162,500	225,000	225,000	250,000	250,000	0
Harden	490	490,000	588,000	600,000	630,000	630,000	660,000	5
Inverell	600	160,000	225,000	275,000	275,000	325,000	350,000	8
Junee	453	294,500	521,000	613,000	680,000	693,100	700,000	0

TABLE 39 (CONT'D)

LOCALITY	AREA (HA)	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
		\$	\$	\$	\$	\$	\$	
Lockhart	410	168,000	297,250	410,000	410,000	410,000	410,000	0
Merriwa	535	170,000	250,000	400,000	400,000	400,000	450,000	13
Moana	298	118,000	165,000	183,500	183,500	224,000	224,000	0
Molong	475	250,000	345,000	470,000	470,000	470,000	470,000	0
Moree	960	385,000	408,000	552,000	600,000	687,500	865,000	26
Mudgee	545	228,000	260,000	310,000	310,000	310,000	350,000	13
Narrabri	500	160,000	200,000	275,000	275,000	287,500	300,000	4
Narrandera	815	296,400	407,500	504,000	531,000	550,125	600,000	9
Narronine	1,000	203,000	223,000	316,000	316,000	380,000	480,000	26
Nevertire	1,200	270,000	297,000	540,000	540,000	720,000	720,000	0
Parkes	465	200,000	255,000	325,000	325,000	348,000	348,000	0
Tamworth	300	190,000	230,000	330,000	330,000	350,000	350,000	0
Walgett	2,000	245,000	320,000	470,000	470,000	525,000	525,000	0
-(West Div)	4,000	150,000	180,000	227,000	227,000	250,000	250,000	0
Wellington	524	321,000	356,000	445,000	445,000	445,000	500,000	12
West Wyalong	821	164,500	197,000	218,000	218,000	250,000	260,000	4
Average		229,747	306,919	415,721	442,040	448,690	484,075	
% Increase over Previous Year		18	34	35	6	2	8	
Index (1976=100)		167	224	305	324	329	355	

TABLE 40
GRAZING PROPERTIES 1980-1985

Representative Grazing - could include some farming.

Capital Value for Typical Property

LOCALITY	AREA (HA)	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
		\$	\$	\$	\$	\$	\$	
Adaninaby	580	129,000	150,000	175,000	192,000	230,000	230,000	0
Armidale	800	275,000	357,000	435,000	416,000	472,000	592,000	25
Ashford	1,200	85,000	90,000	120,000	120,000	160,000	160,000	0
Bathurst	308	300,000	360,000	465,000	465,000	465,000	465,000	0
Beja	200	135,000	135,000	180,000	200,000	250,000	260,000	4
Berrima	170	340,000	450,000	450,000	425,000	450,000	500,000	11
Blayney	199	175,000	200,000	220,000	210,000	250,000	270,000	8
Boorowa	457	120,000	150,000	180,000	180,000	200,000	200,000	0
Braidwood	425	290,000	310,000	400,000	400,000	455,000	455,000	0
Bungendore	880	260,000	290,000	350,000	385,000	440,000	480,000	9
Casino	289	190,000	225,000	250,000	250,000	350,000	400,000	14
Coolah	508	150,000	182,000	203,000	203,000	210,000	300,000	43
Cooma	840	186,000	235,000	280,000	300,000	360,000	360,000	0
Copmanhurst	526	115,000	136,000	165,000	175,000	200,000	223,500	11
Crookwell	325	200,000	280,000	340,000	290,000	360,000	390,000	8
Deniliquin	2,370	145,000	220,000	250,000	250,000	352,000	415,000	18
Dungog	528	165,000	280,000	290,000	340,000	430,000	570,000	33

TABLE 40 (CONT'D)

LOCALITY	AREA (HA)	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
		\$	\$	\$	\$	\$	\$	
Glen Innes	500	220,000	350,000	475,000	475,000	475,000	500,000	5
Goulburn	300	180,000	240,000	315,000	285,000	330,000	360,000	9
Gundagai	1,357	340,000	425,000	550,000	595,000	595,000	595,000	0
Gunnedah	1,000	160,000	185,000	250,000	250,000	250,000	250,000	0
Guyra	500	175,000	175,000	255,000	245,000	265,000	325,000	23
Kempsey	546	90,000	145,000	220,000	290,000	350,000	370,000	6
Kyogle	362	100,000	145,000	180,000	215,000	235,000	350,000	49
Lithgow	310	215,000	350,000	465,000	465,000	465,000	465,000	0
Mudgee	696	131,000	151,000	170,000	170,000	180,000	225,000	25
Nowra	100	150,000	280,000	280,000	280,000	300,000	325,000	8
Nundle	600	300,000	360,000	435,000	435,000	465,000	500,000	8
Oberon	414	320,000	465,000	625,000	625,000	625,000	625,000	0
Orange	413	190,000	250,000	310,000	310,000	330,000	380,000	15
Rylstone	500	160,000	170,000	190,000	190,000	190,000	250,000	32
Scone	1,000	250,000	350,000	475,000	475,000	475,000	525,000	11
Singleton	760	200,000	300,000	300,000	300,000	350,000	400,000	14
Tenterfield	1,200	160,000	300,000	450,000	600,000	700,000	850,000	21
Taree	742	160,000	200,000	260,000	325,000	435,000	450,000	3
Tunbarunba	290	190,000	250,000	286,000	286,000	330,000	330,000	0
Tunnot	606	236,000	420,000	510,000	606,000	606,000	606,000	0

TABLE 40 (CONT'D)

LOCALITY	AREA (HA)	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
		\$	\$	\$	\$	\$	\$	
Walcha	800	400,000	400,000	612,000	568,000	640,000	800,000	25
Yass	706	317,000	334,000	375,000	400,000	465,000	465,000	0
Average		202,667	260,866	327,333	338,231	376,666	415,808	
% Increase over Previous Year		20	28	25	3	11	10	
Index (1976=100)		149	192	242	250	278	307	

TABLE 41
WESTERN GRAZING PROPERTIES 1980-1985

Large Areas Mainly Under Western Lands Commission
Capital Value for Typical Property

LOCALITY	AREA (HA)	1980	1981	1982	1983	1984	1985	% CHANGE 1984 - 85
		\$	\$	\$	\$	\$	\$	
Balranald	12,430	200,000	270,000	310,000	310,000	460,000	620,000	35
Balranald	45,315	53,000	100,000	136,000	136,000	202,000	272,000	35
Bourke	20,250	132,750	150,000	225,000	250,000	300,000	325,000	8
Brewarrina	9,200	172,800	215,000	290,000	320,000	400,000	480,000	20
Central Darling	23,000	143,500	160,000	187,500	227,000	275,000	275,000	0
Cobar	23,000	180,000	195,000	224,000	255,000	308,000	308,000	0
Hay	9,138	255,000	405,000	452,000	519,000	750,000	900,000	20
Walgett	6,061	127,000	145,000	187,000	187,000	220,000	250,000	14
Wentworth	13,183	155,000	200,000	225,000	225,000	280,000	330,000	18
Average		159,339	204,444	248,500	269,880	355,000	417,778	
% Increase over Previous Year		18	28	22	9	32	18	
Index (1975=100)		149	192	233	254	333	392	

TABLE 42
SPECIALISED RURAL PROPERTIES

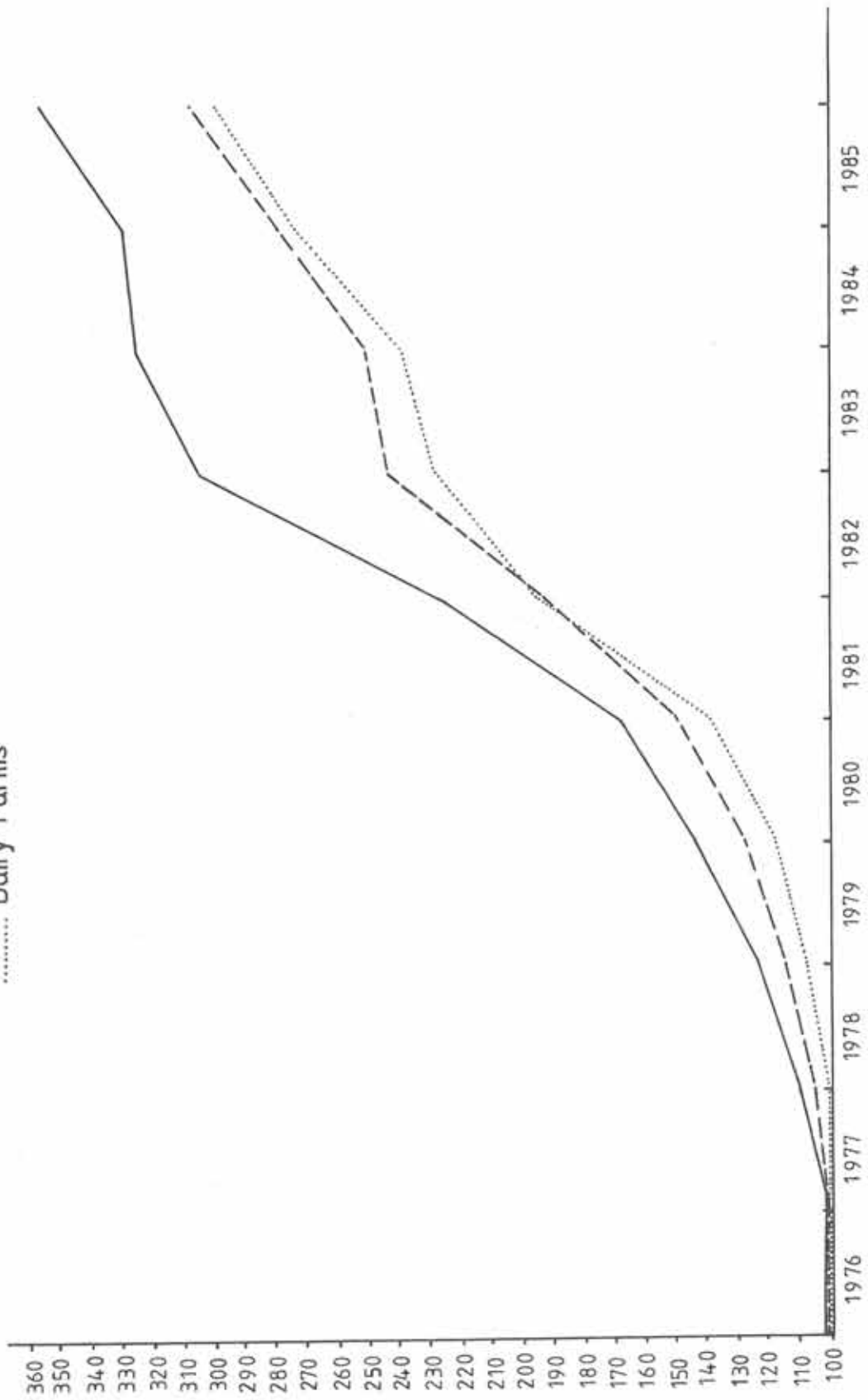
LOCALITY	AREA (HA)	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
<u>Irrigation-Cotton</u>								
<u>Namoi-Gwydir</u>								
Moree	852	850,000	970,000	1,192,000	1,192,000	1,350,000	1,645,000	22
Wee Waa	600	510,000	810,000	1,200,000	1,200,000	1,200,000	1,316,000	10
<u>Irrigation-Prime Cereal Growing</u>								
Breeza Plain	500	375,000	425,000	600,000	750,000	1,250,000	1,250,000	0
<u>Citrus Farms</u>								
Buronga	11.6	119,000	143,000	153,750	153,750	153,750	174,000	13
Griffith	19	180,000	230,000	280,000	280,000	340,000	340,000	0
Leeton	25	174,000	230,000	300,000	300,000	380,000	400,000	5
<u>Rice Farms</u>								
Deniliquin	290	140,000	210,000	240,000	240,000	300,000	300,000	0
Griffith	177	185,000	285,000	350,000	350,000	385,000	385,000	0
Leeton	230	208,000	305,000	360,000	360,000	400,000	400,000	0

TABLE 42 (CONT'D)

LOCALITY	AREA (HA)	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	1985 \$	% CHANGE 1984 - 85
<u>Banana Plantations</u>								
Coffs Harbour	7	82,500	110,000	180,000	190,000	200,000	220,000	10
<u>Sugar Cane Farms</u>								
Harwood Is.	50	110,000	160,000	180,000	180,000	187,500	187,500	0
Sth. Ballina	40	115,000	160,000	175,000	167,500	167,500	157,500	- 10
Condong	47	150,000	212,000	235,000	255,000	255,000	238,000	- 7

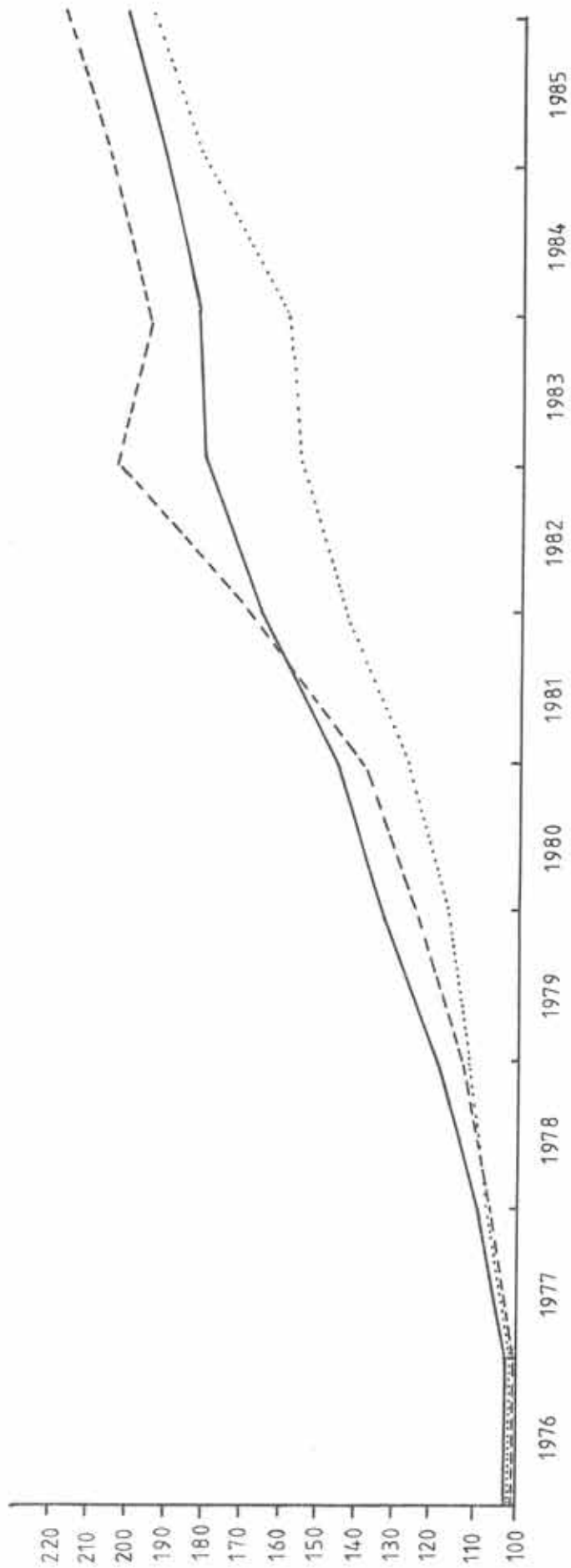
INDICES OF FARM VALUES

- Wheat & Sheep
- - - Grazing properties
- Dairy Farms



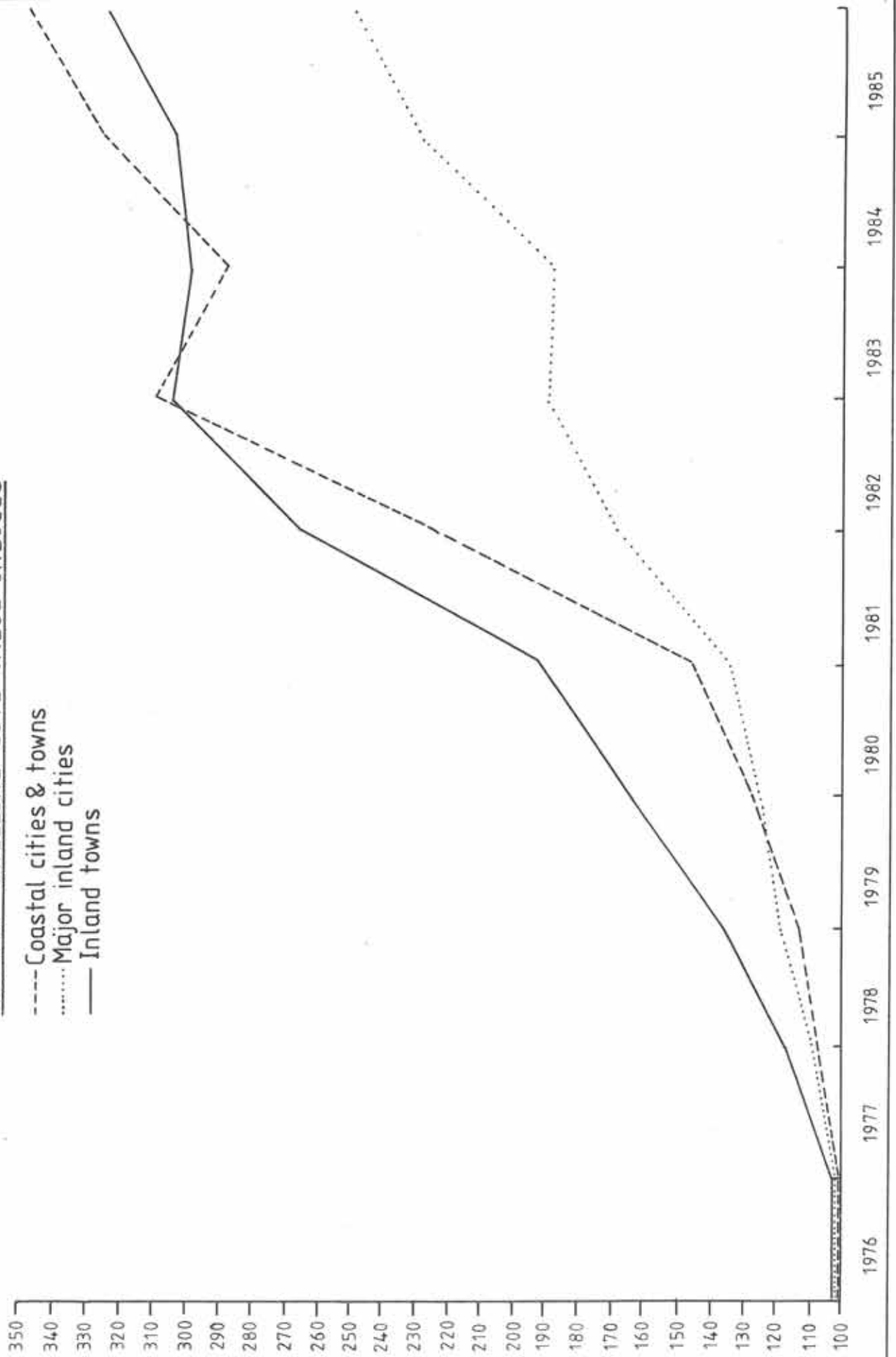
COUNTRY - COTTAGE VALUE INDICES (Including Land)

- Coastal cities & towns
- Major inland cities
- Inland towns



COUNTRY - DWELLING SITE VALUE INDICES

- Coastal cities & towns
- Major inland cities
- Inland towns



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