

New South Wales Real Estate Market

1991

The Valuer-General's Department



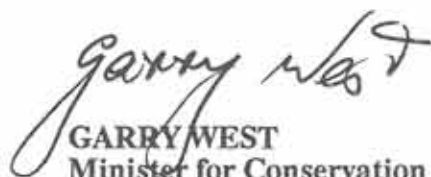
FOREWORD

This is the fourth year of the Valuer-General's "Blue Book" in its revised format.

It continues to be a much sought after source document by those in the industry and has shown to be an excellent tool for those doing research into the real estate market both past and present.

The figures at the 30th June, 1991 generally indicate that the value levels have not recovered to those existing in the boom of 1988 and early 1989.

I am once again pleased to be associated with this booklet and commend the publication to those who wish to obtain information on the real estate market in New South Wales.


GARRY WEST
Minister for Conservation
and Land Management

NEW SOUTH WALES REAL ESTATE MARKET
30TH JUNE, 1991

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NEW SOUTH WALES REAL ESTATE MARKET
30TH JUNE, 1991

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 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 in Coastal Cities and Towns and Inland Cities and Towns.

METROPOLITAN PROPERTY MARKET

TABLE 1

RESIDENTIAL COTTAGE SITES

INNER SYDNEY SUBURBS (0 - 6 KILOMETRES)

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
BALMAIN	4.5 x 26	60,000	130,000	150,000	130,000	130,000	0
BELLEVUE HILL	15 x 43	375,000	650,000	700,000	600,000	650,000	8
BONDI	10.5 x 42	125,000	275,000	275,000	250,000	275,000	10
ERSKINEVILLE	5 x 30	36,000	75,000	80,000	80,000	80,000	0
LEICHHARDT	8 x 43	50,000	110,000	130,000	130,000	130,000	0
MARRICKVILLE	12 x 37	60,000	85,000	105,000	105,000	110,000	5
NEUTRAL BAY	15 x 36	195,000	380,000	380,000	360,000	360,000	0
PADDINGTON	6 x 30	120,000	200,000	200,000	175,000	200,000	14
RANDWICK	10 x 30	170,000	325,000	360,000	330,000	330,000	0
REDFERN	4.5 x 34	40,000	70,000	75,000	75,000	75,000	0
ULTIMO	4 x 27	41,000	70,000	90,000	85,000	85,000	0

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

Value of standard serviced allotments within selected suburbs.

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
AUBURN	12 x 40	45,000	90,000	95,000	90,000	90,000	0
BANKSTOWN	15 x 41	67,500	105,000	120,000	120,000	125,000	4
BELROSE	19 x 34	95,000	170,000	200,000	190,000	180,000	-5
BURWOOD	15 x 46	120,000	165,000	190,000	190,000	200,000	5
CAMPSIE	12 x 36	62,500	100,000	115,000	115,000	120,000	4
CARLINGFORD	20 x 34	75,000	140,000	150,000	150,000	150,000	0
CHATSWOOD	16 x 38	140,000	260,000	280,000	250,000	250,000	0
CHESTER HILL	15 x 50	49,000	80,000	95,000	95,000	105,000	11
DOVER HEIGHTS	15 x 43	225,000	375,000	375,000	350,000	375,000	7
DRUMMOYNE	15 x 37	125,000	170,000	220,000	210,000	220,000	4
EARLWOOD	15 x 36	92,500	150,000	175,000	175,000	200,000	14
ERMINGTON	15 x 43	47,500	90,000	100,000	100,000	100,000	0
GORDON	20 x 61	180,000	450,000	475,000	425,000	400,000	-5
HORNSBY	18 x 49	72,500	125,000	140,000	125,000	125,000	0
HURSTVILLE	12 x 36	80,000	125,000	140,000	140,000	155,000	11
LANE COVE	15 x 40	120,000	240,000	260,000	235,000	220,000	-6
MANLY	14 x 43	117,500	225,000	250,000	235,000	235,000	0
MASCOT	10 x 25	74,000	125,000	140,000	130,000	130,000	0
MOSMAN	12 x 46	145,000	300,000	330,000	315,000	315,000	0
OATLEY	15 x 36	97,500	160,000	190,000	190,000	200,000	5
PENNANT HILLS	18 x 46	80,000	145,000	160,000	145,000	155,000	6
REVESBY	15 x 50	62,500	100,000	110,000	110,000	115,000	5
RYDE	15 x 41	85,000	125,000	165,000	150,000	160,000	6
STRATHFIELD	15 x 46	190,000	275,000	390,000	350,000	370,000	5
WILEY PARK	15 x 43	65,000	100,000	110,000	110,000	120,000	9

TABLE 3
RESIDENTIAL COTTAGE SITES
OUTER SYDNEY SUBURBS (OVER 25 KILOMETRES)

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
BEROWRA	18 x 49	52,500	90,000	97,500	90,000	100,000	11
BLAXLAND	15 x 37	29,000	40,000	70,000	65,000	65,000	0
CAMPBELLTOWN	17 x 33	29,000	42,000	60,000	60,000	60,000	0
CASTLE HILL	23 x 40	70,000	130,000	145,000	145,000	145,000	0
CRONULLA	15 x 38	125,000	200,000	225,000	225,000	235,000	4
ENGADINE	15 x 42	57,000	92,500	105,000	105,000	105,000	0
GREENFIELD PARK	18 x 35	40,000	70,000	90,000	90,000	80,000	-11
GUILDFORD	12 x 49	40,000	75,000	95,000	85,000	85,000	0
JANNALI	15 x 36	58,000	95,000	110,000	110,000	110,000	0
KATOOMBA	15 x 37	15,500	30,000	40,000	40,000	40,000	0
LIVERPOOL	15 x 45	35,000	60,000	75,000	70,000	70,000	0
MINCHINBURY	15 x 38	30,000	50,000	70,000	70,000	65,000	-7
MIRANDA	15 x 36	82,500	135,000	155,000	155,000	155,000	0
MONA VALE	18 x 58	92,500	165,000	190,000	180,000	170,000	-5
PENRITH	17 x 37	32,000	50,000	60,000	60,000	60,000	0
PLUMPTON	15 x 37	24,000	42,000	50,000	50,000	50,000	0
RICHMOND	17 x 37	32,000	45,000	55,000	55,000	55,000	0
TAHMOOR	20 x 50	16,500	22,000	45,000	48,000	48,000	0
WINSTON HILLS	18 x 37	50,000	95,000	105,000	105,000	105,000	0

TABLE 4

RESIDENTIAL COTTAGE SITES
NEWCASTLE URBAN AREA

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
EDGEWORTH	22 x 33	18,500	20,000	26,000	31,000	38,000	23
ELEEBANA	18 x 42	36,000	39,000	55,000	58,000	60,000	3
MAYFIELD	15 x 31	19,000	22,000	30,000	35,000	45,000	29
MEREWETHER	19 x 36	55,000	65,000	85,000	90,000	110,000	22

TABLE 5

RESIDENTIAL COTTAGE SITES
WOLLONGONG URBAN AREA

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
BARRACK HEIGHTS	17 x 35	35,000	42,000	65,000	75,000	75,000	0
DAPTO	15 x 49	28,000	35,000	45,000	60,000	60,000	0
HELENSBURGH	17 x 40	45,000	69,000	90,000	90,000	90,000	0
THIRROUL	17 x 33	50,000	80,000	100,000	95,000	95,000	0

TABLE 6

RESIDENTIAL COTTAGE SITES
GOSFORD/WYONG URBAN AREAS

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
EAST GOSFORD	15 x 50	36,000	60,000	80,000	75,000	70,000	-7
WAMBERAL	26 x 30	43,000	80,000	95,000	95,000	90,000	-5
WYONG	19 x 36	22,000	42,000	55,000	55,000	50,000	-9

TABLE 7
 VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS
 INNER SYDNEY SUBURBS (0 - 6 KILOMETRES)

SUBURB	CONSTN.	AGE	B'RMS	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
BALMAIN	BK	1890	2	100,000	200,000	250,000	220,000	220,000	0
BELLEVUE HILL	BK	1935	3	450,000	900,000	900,000	750,000	850,000	13
BONDI	BK	1910	3	180,000	350,000	350,000	300,000	325,000	8
ERSKINEVILLE	BK	1900	3	74,000	150,000	170,000	155,000	165,000	6
LEICHHARDT	BK	1900	3	85,000	190,000	215,000	215,000	215,000	0
MARRICKVILLE	BK	1925	3	90,000	150,000	180,000	180,000	190,000	5
NEUTRAL BAY	BK	1910	3	290,000	500,000	500,000	475,000	475,000	0
PADDINGTON	BK	1890	3	200,000	450,000	450,000	375,000	400,000	7
RANDWICK	BK	1910	3	230,000	380,000	410,000	380,000	380,000	0
REDFERN	BK	1890	3	85,000	155,000	180,000	170,000	175,000	3
ULTIMO	BK	1900	3	90,000	150,000	190,000	180,000	190,000	5

Cottage Construction:
 BK = Brick

TABLE 8
 VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS
 MIDDLE DISTANCE SYDNEY SUBURBS (6 - 25 KILOMETRES)

SUBURB	CONSTN.	AGE	B'RMS	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
AUBURN	BK	1920	3	77,500	140,000	140,000	140,000	140,000	0
BANKSTOWN	AC	1958	3	87,500	145,000	160,000	160,000	165,000	3
BELROSE	BV	1965	3	145,000	235,000	265,000	240,000	240,000	0
BURWOOD	BK	1925	3	155,000	230,000	275,000	275,000	285,000	3
CAMPSIE	BK	1930	3	92,500	150,000	165,000	165,000	170,000	3
CARLINGFORD	BV	1972	4	140,000	240,000	250,000	250,000	250,000	0
CHATSWOOD	BK	1910	3	180,000	360,000	390,000	330,000	330,000	0
CHESTER HILL	AC	1959	3	82,500	135,000	145,000	135,000	145,000	7
DOVER HEIGHTS	BK	1950	3	325,000	500,000	500,000	450,000	475,000	6
DRUMMOYNE	BK	1920	3	150,000	250,000	290,000	275,000	285,000	3
EARLWOOD	BK	1925	3	127,500	205,000	230,000	230,000	250,000	9
ERMINGTON	BV	1950	3	82,000	160,000	170,000	170,000	170,000	0
GORDON	BK	1930	3	270,000	650,000	680,000	620,000	590,000	-4
HORNSBY	BV	1965	3	130,000	225,000	250,000	225,000	215,000	-4
HURSTVILLE	BK	1925	3	107,500	170,000	190,000	180,000	195,000	8
LANE COVE	BK	1930	3	160,000	320,000	335,000	310,000	290,000	-6
MANLY	BK	1925	3	165,000	320,000	360,000	330,000	330,000	0
MASCOT	BK	1920	3	150,000	210,000	230,000	220,000	220,000	0
MOSMAN	BK	1925	3	240,000	450,000	525,000	500,000	475,000	-5
OATLEY	BK	1949	3	130,000	225,000	250,000	240,000	255,000	6
PENNANT HILLS	BV	1965	3	135,000	240,000	260,000	235,000	245,000	4
REVESBY	AC	1949	3	90,000	145,000	160,000	160,000	165,000	3
RYDE	BK	1930	3	120,000	175,000	220,000	195,000	210,000	7
STRATHFIELD	BK	1930	3	255,000	375,000	475,000	425,000	440,000	3
WILEY PARK	BK	1940	3	95,000	150,000	165,000	165,000	170,000	3

Cottage Construction: AC = Fibrous Cement BK = Brick BV = Brick Veneer

TABLE 9
 VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS
 OUTER SYDNEY SUBURBS (OVER 25 KILOMETRES)

SUBURB	CONSTN.	AGE	B'RMS	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
BEROWRA	BV	1965	3	105,000	155,000	167,000	150,000	150,000	0
BLAXLAND	BV	1975	3	75,000	115,000	125,000	125,000	125,000	0
CAMPBELLTOWN	BV	1976	3	80,000	100,000	125,000	120,000	122,500	2
CASTLE HILL	BV	1975	4	170,000	255,000	260,000	260,000	260,000	0
CRONULLA	BK	1956	3	167,500	260,000	285,000	285,000	300,000	5
ENGADINE	AC	1955	3	90,000	142,000	160,000	150,000	155,000	3
GREENFIELD PARK	BV	1986	3	85,000	130,000	150,000	150,000	135,000	-10
GUILDFORD	AC	1950	3	64,000	115,000	130,000	125,000	125,000	0
JANNALI	AC	1950	3	92,500	147,000	165,000	155,000	160,000	3
KATOOMBA	BV	1975	3	54,000	90,000	105,000	100,000	100,000	0
LIVERPOOL	AC	1955	3	58,000	110,000	125,000	115,000	115,000	0
MINCHINBURY	BV	1987	3	80,000	115,000	145,000	145,000	135,000	-7
MIRANDA	AC	1955	3	105,000	170,000	190,000	175,000	175,000	0
MONA VALE	BV	1968	3	140,000	230,000	260,000	235,000	235,000	0
PENRITH	BV	1975	3	64,000	110,000	110,000	110,000	120,000	9
PLUMPTON	BV	1987	3	70,000	100,000	120,000	120,000	110,000	-8
RICHMOND	BV	1975	3	62,000	110,000	125,000	120,000	120,000	0
TAHMOOR	BV	1984	3	65,000	83,000	115,000	112,000	112,000	0
WINSTON HILLS	BV	1970	3	95,000	175,000	185,000	185,000	185,000	0

Cottage Construction:
 AC = Fibrous Cement
 BK = Brick
 BV = Brick Veneer

TABLE 10
 VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS
 NEWCASTLE URBAN AREA

SUBURB	CONSTN.	AGE	B'RMS	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
EDGEWORTH	HB	1973	3	59,000	63,000	85,000	105,000	115,000	10
ELEEBANA	BV	1987	4	120,000	130,000	170,000	175,000	195,000	11
MAYFIELD	WB	1926	3	42,000	47,000	65,000	75,000	90,000	20
MEREWETHER	BV	1967	3	120,000	145,000	190,000	195,000	220,000	13

Cottage Construction:
 HB = Hardboard
 BV = Brick Veneer
 WB = Weatherboard

TABLE 11
 VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS
 WOLLONGONG URBAN AREA

SUBURB	CONSTN.	AGE	B'RMS	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
BARRACK HEIGHTS	BV	1975	3	80,000	90,000	125,000	130,000	130,000	0
DAPTO	BV	1985	3	78,000	90,000	130,000	130,000	130,000	0
THIRROUL	BV	1974	3	100,000	170,000	210,000	190,000	190,000	0
WEST WOLLONGONG	WB	1959	3	85,000	120,000	145,000	145,000	140,000	-3
Cottage Construction: BV = Brick Veneer WB = Weatherboard									

TABLE 12
 VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS
 GOSFORD / WYONG URBAN AREA

SUBURB	CONSTN.	AGE	B'RMS	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
EAST GOSFORD	WB	1967	3	90,000	130,000	160,000	155,000	135,000	-13
WOY WOI	AC	1965	3	65,000	110,000	125,000	125,000	115,000	-8
WYONG	WB	1960	3	60,000	85,000	100,000	100,000	125,000	25

Cottage Construction:
 AC = Fibrous Cement
 WB = Weatherboard

TABLE 13

SITE VALUE FOR MEDIUM DENSITY DEVELOPMENT
 SYDNEY, NEWCASTLE, WOLLONGONG

Value per unit/villa/townhouse site.

SUBURB	STYLE/ BEDROOMS	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
ALLAWAH	U 2	28,000	60,000	67,000	60,000	67,000	11
ASHFIELD	U 2	19,000	40,000	50,000	50,000	50,000	0
AUBURN	U 2	12,500	26,000	26,000	26,000	30,000	15
BALMAIN	U 2	25,000	60,000	75,000	70,000	70,000	0
BURWOOD	U 2	25,000	47,500	60,000	60,000	60,000	0
CAMPBELLTOWN	V 2	13,000	20,000	25,000	23,000	23,000	0
CAMPSIE	U 2	19,000	42,500	52,500	47,500	47,500	0
CHATSWOOD	U 2	40,000	90,000	100,000	85,000	75,000	-11
CRONULLA	U 2	32,000	62,500	72,500	67,500	75,000	10
DEE WHY	U 2	34,000	65,000	85,000	75,000	60,000	-20
DRUMMOYNE	U 2	25,000	50,000	70,000	67,500	70,000	3
FAIRFIELD	U 2	14,000	30,000	35,000	35,000	30,000	-14
GORDON	U 2	50,000	100,000	110,000	95,000	80,000	-15
HORNSBY	U 2	28,000	55,000	60,000	50,000	40,000	-20
LIVERPOOL	U 2	11,500	15,000	19,000	25,000	25,000	0
MANLY	U 2	36,000	75,000	100,000	85,000	75,000	-11
MEREWETHER	U 2	12,500	15,000	20,000	20,000	25,000	25
MOSMAN	U 2	38,000	70,000	85,000	75,000	75,000	0
NORTH SYDNEY	U 2	38,000	70,000	85,000	75,000	75,000	0
PARRAMATTA	U 2	22,000	45,000	50,000	50,000	50,000	0
PENRITH	TH 3	15,000	25,000	30,000	26,000	26,000	0
RANDWICK	U 2	30,000	85,000	98,000	90,000	90,000	0
RYDE	U 2	21,000	35,000	50,000	45,000	45,600	0
TERRIGAL	U 2	25,000	45,000	65,000	65,000	55,000	-15
WAVERLEY	U 2	32,500	90,000	100,000	85,000	75,000	-12
WOLLONGONG	U 2	16,000	23,000	45,000	45,000	42,000	-7

STYLE: TH = Townhouse U = Home Unit V = Villa

TABLE 14
 VALUE OF UNIT IN MEDIUM DENSITY DEVELOPMENT
 SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	STYLE/BEDROOMS	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
ALLAWAH	U 2	74,000	142,000	155,000	145,000	155,000	7
ASHFIELD	U 2	65,000	110,000	125,000	125,000	135,000	8
AUBURN	U 2	50,000	88,000	88,000	88,000	88,000	0
BALMAIN	U 2	88,000	130,000	150,000	150,000	150,000	0
BURWOOD	U 2	75,000	125,000	145,000	145,000	155,000	7
CAMPBELLTOWN	V 2	63,000	80,000	115,000	108,000	110,000	2
CAMPSIE	U 2	57,500	110,000	120,000	120,000	125,000	4
CHATSWOOD	U 2	125,000	220,000	230,000	215,000	215,000	0
CRONULLA	U 2	82,500	145,000	160,000	150,000	160,000	7
DEE WHY	U 2	77,500	140,000	165,000	150,000	145,000	-3
DRUMMOYNE	U 2	85,000	140,000	180,000	160,000	170,000	6
FAIRFIELD	U 2	45,000	85,000	95,000	95,000	87,500	-8
GORDON	U 2	125,000	235,000	250,000	230,000	220,000	-4
HORNSBY	U 2	85,000	155,000	170,000	150,000	150,000	0
LIVERPOOL	U 2	55,000	78,000	100,000	100,000	95,000	-5
MANLY	U 2	92,500	165,000	190,000	170,000	165,000	-3
MEREWETHER	U 2	58,000	63,000	85,000	95,000	110,000	15
MOSMAN	U 2	130,000	210,000	235,000	200,000	200,000	0
NORTH SYDNEY	U 2	140,000	200,000	225,000	200,000	200,000	0
PARRAMATTA	U 2	65,000	120,000	135,000	135,000	135,000	0
PENRITH	TH 3	65,000	105,000	125,000	120,000	120,000	0
RANDWICK	U 2	75,000	150,000	165,000	165,000	165,000	0
RYDE	U 2	70,000	110,000	150,000	140,000	145,000	3
TERRIGAL	U 2	100,000	150,000	200,000	200,000	190,000	-5
WAVERLEY	U 2	85,000	175,000	175,000	170,000	180,000	6
WOLLONGONG	U 2	60,000	85,000	110,000	120,000	120,000	0

STYLE: TH = Townhouse U = Home Unit V = Villa

TABLE 15
RETAIL SHOP SITE
SYDNEY, NEWCASTLE, WOLLONGONG

Value of a single shop site in prime location within selected suburbs.

SUBURBS	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
BANKSTOWN	6 x 30	216,000	405,000	500,000	500,000	475,000	-5
BELMONT	6 x 49	76,000	82,500	92,500	92,500	92,500	0
BLACKTOWN	6 x 44	420,000	560,000	560,000	560,000	560,000	0
BONDI JUNCTION	6 x 30	1,200,000	1,800,000	1,800,000	1,450,000	1,200,000	-17
BURWOOD	6 x 30	660,000	810,000	1,000,000	1,000,000	950,000	-5
CAMPBELLTOWN	6.4 x 34	385,000	450,000	485,000	485,000	485,000	0
CAMPSIE	6 x 30	240,000	420,000	510,000	510,000	475,000	-7
CARINGBAH	6 x 30	180,000	240,000	300,000	300,000	275,000	-8
CHARLESTOWN	10 x 50	210,000	240,000	240,000	240,000	240,000	0
CHATSWOOD	6 x 30	1,200,000	1,680,000	2,000,000	1,800,000	1,800,000	0
CROWS NEST	6 x 30	300,000	330,000	330,000	300,000	300,000	0
DEE WHY	6 x 30	270,000	330,000	450,000	420,000	330,000	-21
EASTWOOD	6.7 x 45	390,000	600,000	800,000	800,000	740,000	-7
GOSFORD	6.7 x 46	235,000	270,000	370,000	370,000	300,000	-19
HORNSBY	6 x 30	225,000	390,000	430,000	390,000	350,000	-10
HURSTVILLE	6 x 30	450,000	690,000	900,000	900,000	850,000	-6
KATOOMBA	5 x 49	80,000	100,000	120,000	110,000	110,000	0
LIVERPOOL	4.7 x 46	300,000	360,000	460,000	460,000	460,000	0
MARRICKVILLE	6 x 30	240,000	300,000	390,000	390,000	370,000	-5
NEWCASTLE	9.6 x 18	350,000	370,000	380,000	350,000	350,000	0
NEWTOWN	6 x 30	210,000	240,000	300,000	300,000	285,000	-5
PARRAMATTA	5 x 50	800,000	1,000,000	1,400,000	1,150,000	1,150,000	0
PENRITH	7.6 x 40	550,000	600,000	830,000	675,000	675,000	0
SYDNEY/KINGS CROSS	6 x 35	540,000	660,000	900,000	1,000,000	900,000	-10
WOLLONGONG	11.6 x 37	950,000	950,000	950,000	950,000	950,000	0

TABLE 16

**RETAIL SHOP RENTAL VALUE
SYDNEY, NEWCASTLE, WOLLONGONG**

Rent per week of a modern shop in prime location in the following suburbs.

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
BANKSTOWN	6 x 30	750	1,200	1,400	1,400	1,275	-9
BELMONT	6 x 24	330	360	360	360	360	0
BLACKTOWN	6 x 44	900	1,100	1,100	1,100	1,100	0
BONDI JUNCTION	6 x 30	2,000	2,400	2,400	2,000	1,800	-10
BURWOOD	6 x 27	1,250	1,700	1,900	1,900	1,800	-5
CAMPBELLTOWN	6.4 x 25	1,400	1,550	1,600	1,600	1,600	0
CAMPSIE	6 x 25	825	1,300	1,400	1,400	1,250	-11
CARINGBAH	6 x 25	625	825	925	925	850	-8
CHARLESTOWN	5.8 x 14	360	405	420	420	420	0
CHATSWOOD	6 x 35	4,250	6,000	6,400	5,100	4,600	-10
CROWS NEST	5 x 18	750	900	900	800	800	0
DEE WHY	6 x 15	700	775	850	850	650	-23
EASTWOOD	6.7 x 25	975	1,500	1,700	1,700	1,550	-9
GOSFORD	4 x 13	325	350	550	550	400	-27
HORNSBY	6 x 28	750	1,350	1,500	1,500	1,350	-10
HURSTVILLE	6 x 30	1,525	2,000	2,200	2,100	1,900	-10
KATOOMBA	4.8 x 15	300	400	450	400	450	13
LIVERPOOL	4.7 x 25	975	1,075	1,300	1,450	1,450	0
MARRICKVILLE	6 x 30	625	850	950	950	900	-5
NEWCASTLE	9 x 16	1,350	1,500	1,600	1,500	1,500	0
NEWTOWN	6 x 20	650	750	800	800	750	-6
PARRAMATTA	5 x 40	1,900	2,100	2,500	2,500	2,500	0
PENRITH	5.3 x 16	1,000	1,150	1,200	1,200	1,200	0
SYDNEY	6 x 30	5,250	7,500	8,750	8,750	8,750	0
SYDNEY/KINGS CROSS	6 x 35	1,300	1,500	2,000	2,500	2,200	-12
WOLLONGONG	5.5 x 15	975	975	975	1,050	975	-7

TABLE 17

OFFICE RENTAL VALUES
 SYDNEY, NEWCASTLE, WOLLONGONG

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

SUBURB	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
BANKSTOWN	125	160	200	220	220	0
BONDI JUNCTION	250	300	300	300	280	-7
CAMPBELLTOWN	185	195	200	215	215	0
CHATSWOOD	215	270	320	330	300	-9
HURSTVILLE	180	210	225	225	240	7
LIVERPOOL	140	140	190	190	190	0
NEWCASTLE	140	156	185	190	210	10
NORTH SYDNEY	240	320	350	350	320	-8
PARRAMATTA	188	220	265	300	300	0
PENRITH	135	145	145	170	170	0
SYDNEY - PRIME (WITH VIEWS)	575	750	850	850	800	-6
SYDNEY - PRIME (WITHOUT VIEWS)	330	430	500	500	475	-5
SYDNEY - SECONDARY (WITH VIEWS)	300	400	420	420	400	-5
SYDNEY - SECONDARY (WITHOUT VIEWS)	225	300	350	350	330	-6
WOLLONGONG	220	220	220	240	240	0

TABLE 18
OFFICE BUILDING SITE VALUE
SYDNEY

Land Value per square metre related to Gross Floor Space.

LOCALITY	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
CHATSWOOD	1,000	1,300	1,600	1,300	1,050	-19
NORTH SYDNEY	1,000	1,200	1,700	1,600	1,400	-13
PARRAMATTA	325	430	850	700	525	-25
SYDNEY CENTRAL BUSINESS DISTRICT	1,500	4,000	5,500	4,000	2,500	-38
SYDNEY CENTRAL SECONDARY LOCATION	625	1,500	2,000	1,500	750	-50

TABLE 19

SMALL INDUSTRIAL SITES
 SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	AREA SQUARE METRES	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
ALEXANDRIA	1,815	500,000	700,000	820,000	770,000	580,000	-25
ARTARMON	2,000	1,150,000	1,400,000	1,825,000	1,750,000	1,500,000	-14
BLACKTOWN	2,250	145,000	200,000	350,000	400,000	360,000	-10
BOTANY	2,030	275,000	450,000	650,000	600,000	500,000	-17
BROOKVALE	2,000	575,000	860,000	1,100,000	925,000	775,000	-16
CAMPBELLTOWN	2,004	70,000	85,000	140,000	160,000	130,000	-19
CARDIFF	2,305	73,000	73,000	92,500	105,000	105,000	0
CARRINGTON	2,018	74,000	76,000	90,000	100,000	110,000	10
DEE WHY	2,000	525,000	780,000	935,000	775,000	700,000	-10
GOSFORD	2,089	55,000	80,000	110,000	150,000	150,000	0
HORNSBY	2,000	385,000	600,000	600,000	600,000	530,000	-12
MARRICKVILLE	2,000	400,000	440,000	650,000	600,000	500,000	-17
MOOREBANK	1,859	100,000	140,000	190,000	250,000	190,000	-24
NORTH WOLLONGONG	1,608	80,000	85,000	95,000	125,000	125,000	0
PENRITH	2,000	70,000	90,000	150,000	200,000	180,000	-10
RIVERWOOD	2,000	260,000	345,000	525,000	525,000	425,000	-19
RYDALMERE	1,831	320,000	370,000	500,000	425,000	400,000	-6
SILVERWATER	2,000	375,000	440,000	550,000	480,000	440,000	-8
SMITHFIELD	1,950	140,000	175,000	275,000	300,000	270,000	-10
TAREN POINT	2,000	300,000	370,000	560,000	560,000	475,000	-15
UNANDERRA	2,037	68,000	72,000	75,000	93,000	115,000	24

TABLE 20

LARGE INDUSTRIAL SITES
SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	AREA HECTARES	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
ALEXANDRIA	1.6	3,000,000	4,150,000	5,400,000	5,100,000	3,600,000	-29
BANKSMEADOW	4.6	3,500,000	4,600,000	8,200,000	7,500,000	6,000,000	-20
BLACKTOWN	2.6	1,200,000	1,700,000	2,850,000	3,250,000	2,700,000	-17
BOTANY	2.23	2,000,000	2,700,000	3,600,000	3,250,000	2,750,000	-15
CAMPBELLTOWN	2.9	638,000	840,000	1,240,000	1,380,000	1,000,000	-28
CARRINGTON	3.27	450,000	480,000	600,000	650,000	720,000	11
CHIPPING NORTON	1.61	560,000	805,000	1,200,000	1,500,000	1,250,000	-17
MARRICKVILLE	2.0	2,800,000	3,200,000	4,750,000	4,500,000	3,750,000	-17
NORTH RYDE	3.0	12,000,000	15,000,000	19,500,000	21,000,000	17,500,000	-17
PORT KEMBLA	0.76	240,000	240,000	325,000	400,000	450,000	13
RIVERWOOD	2.0	1,700,000	1,950,000	3,200,000	3,000,000	2,600,000	-13
RYDALMERE	2.0	2,700,000	3,100,000	4,200,000	3,500,000	3,250,000	-7
SILVERWATER	2.0	2,700,000	3,300,000	4,100,000	3,600,000	3,300,000	-8
TAREN POINT	2.0	1,800,000	2,050,000	3,400,000	3,200,000	2,500,000	-22
UNANDERRA	1.23	215,000	227,000	240,000	320,000	380,000	19
WETHERILL PARK	2.0	825,000	1,000,000	1,800,000	2,200,000	1,800,000	-18

TABLE 21
FACTORY / WAREHOUSE RENTAL VALUES
SYDNEY, NEWCASTLE, WOLLONGONG

Gross annual rent per square metre for modern high wall factory.

SUBURB	AREA SQUARE METRES	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
ARTARMON	1,000	95	120	125	135	125	-7
BOTANY	1,440	65	75	86	95	90	-5
BROOKVALE	1,000	95	110	115	115	105	-9
CAMPBELLTOWN	869	48	53	60	60	53	-12
LAMBTON	738	50	55	65	70	75	7
MARRICKVILLE	1,000	75	95	110	120	120	0
MILPERRA	1,000	60	80	100	100	100	0
MOOREBANK	1,251	53	65	75	80	70	-12
NORTH RYDE	1,500	140	155	160	180	180	0
NORTH WOLLONGONG	1,077	52	52	60	60	75	25
ROSEBERY	1,000	75	85	100	100	100	0
RYDALMERE	1,335	70	85	100	110	95	-14
SILVERWATER	1,267	75	95	110	110	95	-14
SMITHFIELD	1,200	57	65	75	80	80	0
TAREN POINT	1,000	60	80	100	100	100	0

TABLE 22

RURAL HOMESITES
SYDNEY AREA

SUBURB	AREAS HECTARES	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
BARGO	2.0	50,000	65,000	105,000	105,000	105,000	0
BOX HILL	10.35	225,000	300,000	450,000	450,000	450,000	0
CAMDEN	0.4	75,000	90,000	130,000	135,000	125,000	-7
CECIL PARK	2.0	125,000	200,000	275,000	275,000	250,000	-9
DENHAM COURT	1.0	130,000	150,000	180,000	185,000	185,000	0
DURAL	2.0	220,000	400,000	475,000	425,000	425,000	0
FREEMANS REACH	2.0	85,000	125,000	190,000	180,000	180,000	0
FREEMANS REACH	10.0	160,000	210,000	320,000	300,000	300,000	0
GALSTON	2.0	185,000	275,000	390,000	350,000	350,000	0
GLENORIE	2.023	150,000	230,000	350,000	375,000	375,000	0
LISAROW	1.3	75,000	95,000	150,000	150,000	160,000	7
MORISSET	10.17	70,000	85,000	150,000	150,000	150,000	0
ORCHARD HILLS	2.0	115,000	190,000	230,000	250,000	230,000	-8
ROSSMORE	2.0	95,000	130,000	235,000	225,000	225,000	0
TERREY HILLS	2.0	300,000	460,000	700,000	620,000	580,000	-6

COUNTRY LAND MARKET

TABLE 23

COASTAL CITIES AND TOWNS
SINGLE DWELLING SITE

Value for standard serviced allotment.

LOCALITY	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
BALLINA	18 x 37	28,000	34,000	52,000	55,000	60,000	9
BATEMANS BAY	20 x 35	26,000	26,000	40,000	38,000	42,000	10
BEGA	21 x 45	17,000	17,000	24,000	27,000	33,000	22
COFFS HARBOUR	18 x 38	26,000	32,000	43,000	43,000	43,000	0
FORSTER	18 x 30	49,000	49,000	76,000	76,000	100,000	32
GRAFTON	20 x 30	21,000	21,000	24,000	25,000	28,000	12
KIAMA	18 x 36	45,000	55,000	80,000	100,000	100,000	0
LISMORE	23 x 31	22,000	24,000	32,500	32,500	34,000	4
MERIMBULA	18 x 40	34,000	45,000	70,000	80,000	80,000	0
MURWILLUMBAH	20 x 35	26,000	30,000	38,000	48,000	48,000	0
NELSON BAY	15 x 45	45,000	50,000	62,000	70,000	78,000	11
NOWRA	18 x 37	21,000	23,000	32,000	39,000	39,000	0
PORT MACQUARIE	21 x 38	24,000	27,000	37,500	45,000	45,000	0
TAREE	20 x 39	22,000	25,000	30,000	38,000	40,000	5
THE ENTRANCE	20 x 35	40,000	60,000	100,000	95,000	105,000	10
TWEED HEADS	17 x 35	28,000	45,000	60,000	65,000	60,000	-8
ULLADULLA	18 x 37	20,000	22,000	28,000	38,000	38,000	0

TABLE 24

SINGLE DWELLING SITES
INLAND CITIES/TOWNS

Value for standard serviced allotment.

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
ALBURY	18 x 37	19,000	20,000	25,000	29,000	29,000	0
ARMIDALE	20 x 40	23,000	24,000	25,000	30,000	35,000	16
BATHURST	17 x 50	25,000	30,000	40,000	45,000	50,000	11
BOWRAL	30 x 67	45,000	45,000	80,000	100,000	100,000	0
BROKEN HILL	20 x 50	2,000	2,000	2,000	2,200	2,700	23
CESSNOCK	15 x 40	17,000	17,000	21,000	28,000	30,000	7
COBAR	18 x 71	6,750	8,000	12,000	15,000	13,500	-10
COOMA	20 x 40	17,500	17,500	17,500	20,000	20,000	0
COONABRABRAN	20 x 59	9,000	9,500	10,500	10,000	10,000	0
COONAMBLE	20 x 50	8,000	8,000	8,000	8,000	8,000	0
COOTAMUNDRA	18 x 36	11,000	11,500	12,500	13,000	15,500	19
COWRA	19 x 48	12,000	12,000	16,000	18,500	20,000	8
CROOKWELL	20 x 36	9,000	10,000	12,000	15,000	17,000	13
DENILQUIN	25 x 28	15,000	13,500	13,500	18,000	18,000	0
DUBBO	19 x 42	15,000	16,000	24,000	26,000	26,000	0
GOL GOL	20 x 50	17,500	17,500	20,000	20,000	22,500	13
GOULBURN	19 x 36	24,000	26,000	31,000	38,000	40,000	5
GRIFFITH	18 x 46	22,000	22,000	25,000	25,000	29,500	18
GUNNEDAH	21 x 51	20,000	20,000	25,000	25,000	25,000	0
INVERELL	22 x 42	12,000	13,500	16,000	17,000	17,000	0
LEETON	20 x 69	21,000	21,000	22,000	22,000	23,000	5
LITHGOW	16 x 45	20,000	18,000	22,500	28,000	30,000	7
MAITLAND	17 x 36	22,000	22,000	25,000	29,000	35,000	21
MOREE	22 x 45	14,500	16,000	17,000	18,000	19,000	5

TABLE 24
SINGLE DWELLING SITES
INLAND CITIES/TOWNS

(Continued)

Value for standard serviced allotment.

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
MOSS VALE	17 x 33	14,000	13,000	25,000	40,000	40,000	0
MUDGE	40 x 37	19,000	20,000	25,000	30,000	30,000	0
MUSWELLBROOK	25 x 35	21,000	21,000	22,000	23,000	24,000	4
NYNGAN	20 x 50	5,250	5,250	4,750	4,750	5,000	5
ORANGE	20 x 36	18,000	19,000	22,000	25,000	31,000	24
PARKES	18 x 33	9,000	9,000	11,000	13,000	15,000	15
QUEANBEYAN	15 x 40	27,000	28,000	31,000	33,000	37,000	12
TAMWORTH	22 x 41	21,000	23,000	28,000	35,000	40,000	14
TUMUT	18 x 40	15,000	15,000	15,000	15,000	17,500	17
WAGGA WAGGA	18 x 36	18,500	20,000	23,000	27,500	37,500	36
WALGETT	21 x 44	2,600	2,600	2,600	3,500	4,500	29
WELLINGTON	20 x 46	9,000	9,000	11,000	12,000	10,500	-13
YASS	17 x 50	14,000	14,000	16,000	16,000	18,000	12
YOUNG	22 x 38	10,000	12,000	13,000	14,000	15,000	7

TABLE 25

RESIDENTIAL COTTAGES
COASTAL CITIES & TOWNS

Value of representative cottage in selected city/town.

CITY/TOWN	CONSTN.	AGE	B'RMS	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
BALLINA	BV	1988	3	100,000	115,000	155,000	155,000	155,000	0
BATEMANS BAY	BV	1984	3	88,000	95,000	120,000	130,000	140,000	8
BEGA	BV	1984	3	82,000	84,000	100,000	115,000	120,000	4
COFFS HARBOUR	BV	1983	3	90,000	110,000	145,000	145,000	135,000	-7
FORSTER	BV	1970	3	98,000	105,000	165,000	165,000	180,000	9
GRAFTON	BV	1975	3	76,000	77,000	90,000	105,000	115,000	10
KIAMA	BV	1969	3	110,000	125,000	165,000	175,000	175,000	0
LISMORE	BV	1975	3	85,000	90,000	130,000	130,000	135,000	4
MERIMBULA	BV	1986	3	135,000	150,000	160,000	170,000	170,000	0
MURWILLUMBAH	BV	1970	3	95,000	110,000	125,000	155,000	145,000	-6
NELSON BAY	BV	1970	3	95,000	105,000	140,000	165,000	165,000	0
NOWRA	BV	1977	3	82,000	90,000	130,000	138,000	135,000	-2
PORT MACQUARIE	BV	1976	3	85,000	100,000	130,000	150,000	150,000	0
TAREE	BV	1978	3	70,000	90,000	110,000	125,000	120,000	-4
THE ENTRANCE	AC/WB	1948	2	60,000	95,000	135,000	130,000	130,000	0
TWEED HEADS	BV	1987	3	95,000	125,000	150,000	165,000	150,000	-9
ULLADULLA	BV	1984	3	86,000	90,000	125,000	135,000	135,000	0

Cottage Construction:
AC = Fibrous Cement
BV = Brick Veneer
WB = Weatherboard

TABLE 26
RESIDENTIAL COTTAGES
INLAND CITIES & TOWNS

Value of representative cottage in selected city/town.

CITY/TOWN	CONSTN.	AGE	B'RMS	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
ALBURY	BV	1981	3	78,000	82,000	93,000	100,000	90,000	-10
ARMIDALE	BV	1985	3	82,000	85,000	120,000	130,000	135,000	4
BATHURST	BV	1973	3	72,500	80,000	115,000	128,000	128,000	0
BOWRAL	BK	1935	3	105,000	110,000	190,000	220,000	220,000	0
BROKEN HILL	BK	1930	3	40,000	44,000	52,000	60,000	65,000	8
CESSNOCK	WB	1950	3	55,000	58,000	75,000	85,000	90,000	6
COBAR	WB	1968	3	57,500	62,500	70,000	77,000	70,000	-9
COOMA	BV	1968	3	75,000	75,000	87,000	100,000	105,000	5
COONABARABRAN	WB	1938	3	48,000	50,000	60,000	60,000	60,000	0
COONAMBLE	WB	1960	3	50,000	50,000	55,000	60,000	65,000	8
COOTAMUNDRA	BV	1973	3	65,000	65,000	70,000	75,000	90,000	20
COWRA	BV	1976	3	65,000	73,000	85,000	110,000	110,000	0
CROOKWELL	BK	1939	3	55,000	60,000	77,000	85,000	85,000	0
DENILIQUIN	BV	1979	3	68,500	72,000	80,000	87,000	87,000	0
DUBBO	BV	1976	3	65,000	70,000	82,000	95,000	95,000	0
GOL GOL	BV	1975	3	75,000	75,000	82,500	85,000	90,000	6
GOULBURN	BK	1934	3	65,000	70,000	90,000	95,000	95,000	0
GRIFFITH	BV	1968	3	80,000	95,000	100,000	100,000	105,000	5
GUNNEDAH	BV	1985	3	85,000	92,000	120,000	125,000	125,000	0
INVERELL	BV	1986	3	70,000	76,000	95,000	95,000	95,000	0
LEETON	AC/WB	1960	3	60,000	65,000	68,000	68,000	72,000	6
LITHGOW	BK	1915	3	43,500	43,500	60,000	78,000	82,000	5
MAITLAND	BV	1954	3	70,000	70,000	87,000	100,000	115,000	15
MOREE	BV	1986	3	74,000	80,000	102,000	100,000	100,000	0

TABLE 26
RESIDENTIAL COTTAGES
INLAND CITIES & TOWNS
(Continued)

Value of representative cottage in selected city/town.

CITY/TOWN	CONSTN.	AGE	B 'RMS	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
MOSS VALE	BV	1976	3	78,000	78,000	110,000	110,000	110,000	0
MUDGE	BV	1984	3	90,000	95,000	120,000	130,000	125,000	-4
MUSWELLBROOK	BV	1983	3	70,000	70,000	80,000	85,000	95,000	12
NYNGAN	AC	1965	3	50,000	47,000	47,000	47,000	52,000	11
ORANGE	BV	1972	3	60,000	70,000	85,000	110,000	115,000	5
PARKES	WB	1976	3	50,000	53,000	60,000	75,000	80,000	7
QUEANBEYAN	BV	1971	3	80,000	85,000	95,000	100,000	110,000	10
TAMWORTH	BV	1986	3	87,000	92,000	120,000	135,000	140,000	4
TUMUT	BV	1978	3	70,000	70,000	75,000	75,000	85,000	13
WAGGA WAGGA	BV	1978	3	67,500	75,000	90,000	95,000	120,000	26
WALGETT	WB	1965	3	36,000	36,000	36,000	42,000	55,000	31
WELLINGTON	WB	1953	3	42,000	45,000	55,000	60,000	55,000	-8
YASS	BV	1970	3	72,000	72,000	80,000	87,000	92,000	6
YOUNG	WB	1953	3	55,000	60,000	65,000	70,000	77,000	10

Cottage Construction:

AC = Fibrous Cement

BK = Brick

BV = Brick Veneer

WB = Weatherboard

TABLE 27
COUNTRY MEDIUM DENSITY SITES

Value per unit/townhouse site.

CITY/TOWN	STYLE/BEDROOMS	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
BATEMANS BAY	U 2	13,300	13,300	13,300	12,000	12,000	0
COFFS HARBOUR	U 2	12,000	14,000	18,000	17,000	16,000	-6
GOULBURN	U 2	3,150	3,500	4,250	10,000	11,000	10
MERIMBULA	U 2	23,000	26,000	29,000	31,000	31,000	0
NELSON BAY	U 2	12,000	18,000	25,000	25,000	25,000	0
PORT MACQUARIE	U 2	12,000	14,000	20,000	20,000	22,000	10
QUEANBEYAN	TH 2	9,000	10,000	12,500	12,500	13,500	8
TWEED HEADS	U 2	17,500	20,000	30,000	32,500	30,000	-8

Style:

U = Home Unit

TH = Townhouse

TABLE 28

COUNTRY HOME UNITS
VALUE OF UNIT IN MEDIUM DENSITY DEVELOPMENT

CITY/TOWN	STYLE/BEDROOMS	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
BATEMANS BAY	U	65,000	68,000	90,000	90,000	105,000	17
COFFS HARBOUR	U	50,000	60,000	75,000	75,000	70,000	0
GOULBURN	U	50,000	55,000	70,000	80,000	80,000	0
MERIMBULA	U	84,000	88,000	105,000	115,000	130,000	13
NELSON BAY	U	70,000	84,000	125,000	145,000	140,000	-3
PORT MACQUARIE	U	50,000	60,000	85,000	85,000	85,000	0
QUEANBEYAN	TH	70,000	73,000	82,000	86,000	94,000	9
TWEED HEADS	U	77,000	95,000	125,000	130,000	125,000	-4

Style:
U = Home Unit
TH = Townhouse

TABLE 29
SINGLE SHOP SITE
COUNTRY TOWNS & CITIES

Value of a single shop site in prime location in city/town.

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
ALBURY	5 x 95	220,000	220,000	240,000	240,000	240,000	0
ARMIDALE	6.1 x 67	134,000	146,000	150,000	150,000	150,000	0
BATEMANS BAY	7.3 x 55	150,000	175,000	182,000	182,000	182,000	0
BATHURST	4.4 x 40	165,000	180,000	180,000	180,000	180,000	0
BEGA	8.4 x 30	140,000	175,000	175,000	175,000	175,000	0
BROKEN HILL	6.7 x 50	18,500	17,000	25,000	35,000	35,000	0
COFFS HARBOUR	6.7 x 53	295,000	310,000	322,000	322,000	322,000	0
COOMA	6.1 x 17	79,000	79,000	79,000	79,000	79,000	0
COWRA	6.4 x 57	45,000	45,000	40,000	40,000	40,000	0
DENILQUIN	5 x 50	55,000	55,000	55,000	63,000	63,000	0
DUBBO	5.6 x 51	153,000	170,000	170,000	170,000	170,000	0
GOULBURN	6.7 x 31	100,000	120,000	130,000	143,000	170,000	19
GRAFTON	5.3 x 34	125,000	133,000	125,000	125,000	137,500	10
GRIFFITH	9.1 x 47	228,000	256,000	256,000	256,000	240,000	-6
LISMORE	6.7 x 43	267,000	300,000	334,000	370,000	390,000	5
LITHGOW	5.9 x 47	80,000	65,000	80,000	80,000	85,000	6
MAITLAND	5.5 x 24	110,000	110,000	110,000	120,000	120,000	0
MERIMBULA	9.3 x 50	200,000	225,000	240,000	240,000	240,000	0
MOREE	6.1 x 50	67,000	73,000	92,000	92,000	92,000	0
MUDGEE	7.9 x 40	67,000	67,000	73,000	80,000	110,000	37
MUSWELLBROOK	7.6 x 40	125,000	125,000	125,000	125,000	135,000	8
NOWRA	6.7 x 40	215,000	240,000	270,000	350,000	300,000	-14
ORANGE	4.9 x 37	134,000	146,000	146,000	146,000	160,000	10

TABLE 29
SINGLE SHOP SITE
COUNTRY TOWNS & CITIES

(Continued)

Value of a single shop site in prime location in city/town.

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
PARKES	5.6 x 58	41,000	41,000	41,000	41,000	41,000	0
PORT MACQUARIE	9.4 x 44	490,000	510,000	567,000	567,000	567,000	0
QUEANBEYAN	10 x 31	146,000	165,000	165,000	165,000	165,000	0
TAMWORTH	6.3 x 52	173,000	188,000	240,000	240,000	240,000	0
TAREE	6.2 x 44	218,000	230,000	249,000	249,000	249,000	0
TWEED HEADS	5.6 x 25	141,000	169,000	226,000	226,000	250,000	11
WAGGA WAGGA	8.2 x 50	220,000	287,000	370,000	370,000	400,000	8
YOUNG	5.6 x 50	85,000	85,000	92,000	92,000	92,000	0

TABLE 30

RENTAL OF MODERN SHOP
COUNTRY TOWNS & CITIES

Rent per week for a modern shop in prime location in city/town.

CITY/TOWN	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
ALBURY	5 x 42	800	800	1,000	1,000	1,000	0
ARMIDALE	6 x 21	550	600	650	700	700	0
BATEMANS BAY	7.3 x 25	480	520	560	560	600	7
BATHURST	4.4 x 30	625	675	750	800	850	6
BEGA	8.4 x 24	540	600	620	660	660	0
BROKEN HILL	6.7 x 23	320	320	350	450	450	0
COFFS HARBOUR	6.7 x 38	910	950	1,000	1,000	1,000	0
COOMA	6.1 x 17	325	325	325	325	325	0
COWRA	6.4 x 26	300	330	350	375	375	0
DENILQUIN	5 x 35	400	400	400	400	400	0
DUBBO	5.6 x 36	880	880	1,050	1,050	1,050	0
GOULBURN	6.6 x 17	450	500	550	600	700	17
GRAFTON	5.3 x 30	600	625	575	600	640	7
GRIFFITH	9 x 47	800	850	850	850	800	-6
LISMORE	6.7 x 43	800	850	950	1,050	1,125	7
LITHGOW	5.9 x 32	350	375	400	450	475	5
MAITLAND	5.5 x 13	400	400	420	480	480	0
MERIMBULA	9.3 x 27	600	650	700	850	850	0
MOREE	6 x 18	300	330	390	410	450	10
MUDGEE	7.9 x 36	600	600	650	700	750	7
MUSWELLBROOK	6.5 x 20	400	400	450	450	500	11
NOWRA	6.1 x 31	535	560	590	650	650	0
ORANGE	4.9 x 37	780	835	950	1,025	1,100	7
PARKES	5.6 x 24	260	280	320	350	380	9

TABLE 30

RENTAL OF MODERN SHOP
COUNTRY TOWNS & CITIES

(Continued)

Rent per week for a modern shop in prime location in city/town.

CITY/TOWN	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
PORT MACQUARIE	9.4 x 32	1,500	1,580	1,700	1,700	1,700	0
QUEANBEYAN	10 x 27	750	750	800	750	750	0
TAMWORTH	6.2 x 25	700	800	1,000	1,000	1,200	20
TAREE	6.2 x 32	730	770	820	820	820	0
TWEED HEADS	5.6 x 25	430	515	650	650	700	8
WAGGA WAGGA	8.2 x 48	1,000	1,200	1,200	1,500	1,500	0
YOUNG	5.6 x 21	275	300	325	350	375	7

TABLE 31
SMALL INDUSTRIAL SITES
COUNTRY TOWNS

CITY/TOWN	AREA SQUARE METRES	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
ALBURY	1,277	26,000	30,000	38,000	45,000	40,000	-11
ARMIDALE	1,000	22,000	23,000	24,000	25,000	30,000	20
BATHURST	1,960	27,500	29,500	31,500	33,000	39,000	18
BOMADERRY	2,485	60,000	60,000	63,000	68,000	68,000	0
COFFS HARBOUR	1,600	75,000	78,000	88,000	100,000	110,000	10
DUBBO	2,700	23,000	23,000	30,000	35,000	35,000	0
GOULBURN	2,561	65,000	70,000	70,000	70,000	70,000	0
GRIFFITH	2,036	40,000	40,000	40,000	40,000	35,000	-13
LISMORE	1,008	22,000	22,000	22,000	22,000	25,000	14
MOREE	3,000	20,000	21,000	21,000	21,000	22,000	5
MUSWELLBROOK	2,000	17,000	16,000	16,000	16,000	19,000	19
MURWILLUMBAH	1,646	30,000	35,000	35,000	46,000	42,000	-9
QUEANBEYAN	1,992	44,000	50,000	56,000	67,000	67,000	0
TAMWORTH	2,200	36,000	36,000	36,000	37,500	37,500	0
TAREE	2,247	50,000	50,000	50,000	65,000	90,000	38
WAGGA WAGGA	2,000	35,000	40,000	60,000	60,000	65,000	8

TABLE 32

RURAL HOMESITES
COUNTRY AREAS

CITY/TOWN	AREA (Ha)	KM FROM TOWN	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
ALBURY	9.7	18	48,000	48,000	65,000	70,000	70,000	0
ALLANDALE (CESSNOCK)	10.12	20	60,000	70,000	70,000	90,000	90,000	0
ARMIDALE	2	3	25,000	27,000	30,000	45,000	60,000	33
BATHURST	2.46	8	50,000	52,500	70,000	85,000	90,000	6
BEGA	2	3	45,000	48,000	50,000	60,000	65,000	8
BERRY	10	3	110,000	125,000	175,000	225,000	225,000	0
BOWRAL	10	6	210,000	220,000	255,000	300,000	275,000	-8
BYRON BAY	2	9	50,000	60,000	95,000	120,000	105,000	-13
COFFS HARBOUR	0.85	8	47,000	50,000	57,000	62,500	67,500	8
DENILIQUIN	2	6	25,000	25,000	30,000	30,000	30,000	0
DUBBO	10.1	11	28,000	30,000	36,000	44,000	44,000	0
GOULBURN	10.08	14	29,000	32,000	40,000	55,000	75,000	36
GRAFTON	9.90	16	30,000	32,500	35,000	45,000	50,000	11
INVERELL	2	5	20,000	22,000	24,000	28,000	30,000	7
LEETON	10	3	39,000	42,000	45,000	45,000	50,000	11
LISMORE	2.02	10	40,000	42,500	55,000	60,000	60,000	0
MAITLAND	10.5	20	55,000	55,000	65,000	75,000	85,000	13
MAITLAND	10.7	6	80,000	90,000	95,000	105,000	130,000	24
MORUYA	2.07	5	36,000	36,000	40,000	52,000	64,000	23
MUSWELLBROOK	2	5	50,000	50,000	55,000	60,000	65,000	8
ORANGE	2.17	5	46,000	46,000	48,000	50,000	70,000	40
QUEANBEYAN	4.80	10	50,000	50,000	50,000	56,000	70,000	25
RAYMOND TERRACE	10	14	75,000	80,000	87,000	95,000	125,000	32
TAMWORTH	2	8	32,500	32,500	37,500	45,000	55,000	22
TAREE	4.58	16	35,000	40,000	55,000	60,000	70,000	17
WAGGA WAGGA	10	12	50,000	60,000	60,000	65,000	80,000	23

TABLE 33
HOBBY FARM SITES
COUNTRY AREAS

CITY/TOWN	AREA (Ha)	KM FROM TOWN	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
ALBURY	40.5	16	85,000	85,000	120,000	120,000	120,000	0
ARMIDALE	40	10	73,000	75,000	90,000	150,000	150,000	0
BATHURST	40.2	8	92,500	95,000	160,000	210,000	210,000	0
BEGA	12	8	47,000	47,000	47,000	60,000	65,000	8
BOWRAL	40	5	250,000	250,000	400,000	450,000	375,000	-17
BULAHDELAH	40.5	23	60,000	65,000	78,000	78,000	115,000	47
BYRON BAY	16	20	65,000	75,000	85,000	105,000	120,000	14
COFFS HARBOUR	22.3	20	62,000	70,000	80,000	90,000	100,000	11
COOMA	15.1	7	44,000	44,000	44,000	48,000	48,000	0
DUBBO	41.7	14	52,000	52,000	65,000	75,000	75,000	0
GOULBURN	40	29	50,000	55,000	70,000	85,000	115,000	35
GRAFTON	38	13	50,000	52,500	60,000	70,000	70,000	0
INVERELL	40	6	34,000	37,000	40,000	60,000	65,000	8
LISMORE	10.3	8	60,000	65,000	80,000	80,000	82,000	3
LITHGOW	13.4	12	55,000	60,000	100,000	115,000	125,000	9
MILTON	36	4	140,000	155,000	200,000	240,000	225,000	-6
MOSS VALE	40	30	85,000	100,000	110,000	110,000	110,000	0
MUDGEE	10.1	5	41,000	45,000	58,000	65,000	75,000	15
MULBRING	44.2	20	130,000	170,000	200,000	250,000	250,000	0
NOWRA	36	5	150,000	160,000	270,000	320,000	300,000	-6
ORANGE	40.7	15	85,000	85,000	125,000	160,000	175,000	9
TAMWORTH	40	13	60,000	60,000	75,000	100,000	100,000	0
TAREE	40	16	75,000	85,000	110,000	120,000	135,000	13
TENTERFIELD	40	60	29,000	30,000	31,000	31,000	31,000	0
YASS	24.8	18	90,000	90,000	95,000	105,000	120,000	14
WAGGA WAGGA	40	15	80,000	100,000	100,000	100,000	100,000	0

TABLE 34

DAIRY FARMS
COUNTRY AREAS

Valuer ex buildings for typical property.

LOCALITY	AREA (ha)	NO. OF MILKERS	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
BEGA	122	220	340,000	370,000	390,000	425,000	425,000	0
DENMAN	75	50	300,000	340,000	400,000	400,000	350,000	-13
DORRIGO	141	80	230,000	250,000	280,000	300,000	320,000	7
LISMORE	69	70	165,000	172,000	225,000	225,000	225,000	0
NOWRA	85	80	400,000	440,000	500,000	550,000	500,000	-9
SINGLETON	40	45	225,000	315,000	315,000	315,000	280,000	-11
TAREE	112	70	240,000	290,000	385,000	450,000	470,000	4

TABLE 35

WHEAT PROPERTIES

Value ex buildings for typical property.

LOCALITY	AREA (Ha)	TONNES PER HA	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
ALBURY	456	2.80	685,000	913,000	913,000	913,000	913,000	0
CONDOBOLIN	1,568	1.0	290,000	320,000	392,000	392,000	290,000	-26
COONAMBLE	731	2.0	274,000	300,000	358,000	358,000	281,000	-21
COOTAMUNDRA	285	4.5	375,000	493,000	570,000	640,000	575,000	-10
COWRA	247	2.75	235,000	272,000	326,000	375,000	300,000	-20
DUBBO	696	1.6	233,000	257,000	306,000	327,000	299,000	-9
GILGANDRA	762	2.0	286,000	312,000	373,000	373,000	328,000	-12
GOOLGOWI	2,329	1.2	489,000	489,000	550,000	550,000	400,000	-27
GRENFELL	505	1.8	232,000	278,000	306,000	337,000	220,000	-35
INVERELL	465	1.7	235,000	255,000	305,000	305,000	305,000	0
JUNEE	453	3.75	475,000	589,000	634,000	634,000	570,000	-10
MOREE	1,100	1.9	480,000	520,000	625,000	625,000	560,000	-10
NARRABRI	730	2.2	375,000	410,000	490,000	490,000	400,000	-18
NARROMINE	865	2.0	290,000	355,000	415,000	415,000	368,000	-11
PARKES	465	1.8	232,000	279,000	325,000	348,000	320,000	-8
SPRING RIDGE	500	2.5	440,000	540,000	725,000	725,000	580,000	-20
SWAN HILL	2,439	1.8	610,000	732,000	975,000	975,000	780,000	-20
TAMWORTH	300	1.7	160,000	200,000	265,000	330,000	275,000	-17
WALGETT	2,350	1.0	388,000	458,000	530,000	580,000	375,000	-35
WELLINGTON	524	2.75	380,000	430,000	600,000	600,000	525,000	-13

Tonnes Per Hectare = Typical Average Production

TABLE 36

COASTAL GRAZING

Value ex buildings for typical property.
(C = Cattle)

LOCALITY	AREA (Ha)	CARRYING CAPACITY	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
BEGA	331	200.C	330,000	330,000	360,000	410,000	410,000	0
BONALBO	535	180.C	185,000	200,000	250,000	300,000	300,000	0
DUNGOG	202	125.C	275,000	285,000	350,000	375,000	425,000	13
GRAFTON	1,195	420.C	430,000	450,000	525,000	630,000	670,000	7
KEMPSEY	513	320.C	375,000	400,000	480,000	525,000	550,000	5
MORUYA	126	100.C	225,000	225,000	290,000	315,000	350,000	11
NOWRA	60	60.C	230,000	250,000	350,000	400,000	375,000	-6
SCONE	476	175.C	285,000	350,000	450,000	450,000	400,000	-11
SINGLETON	760	300.C	345,000	410,000	510,000	510,000	510,000	0
TAREE	742	400.C	380,000	435,000	680,000	835,000	900,000	8

TABLE 37
TABLELANDS GRAZING

Value ex buildings for typical property.
(S = Sheep)

LOCALITY	AREA (Ha)	CARRYING CAPACITY DRY SHEEP EQUIVALENT	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
BATHURST	387	3,100.S	350,000	405,000	700,000	700,000	700,000	0
BOOROWA	300	1,800.S	232,000	287,000	330,000	330,000	270,000	-18
COOLAH	639	2,500.S	240,000	290,000	375,000	375,000	350,000	-6
COOMA	842	2,500.S	275,000	325,000	425,000	425,000	340,000	-20
CROOKWELL	325	2,400.S	300,000	396,000	600,000	600,000	540,000	-10
GUYRA	700	8,000.S	850,000	1,200,000	1,820,000	1,820,000	1,300,000	-29
MUDGEES	1,011	3,200.S	310,000	380,000	500,000	500,000	480,000	-4
OBERON	191	2,400.S	270,000	305,000	600,000	600,000	600,000	0
ORANGE	238	3,000.S	290,000	330,000	495,000	495,000	450,000	-9
TENTERFIELD	700	4,400.S	420,000	550,000	770,000	770,000	600,000	-22
TUMBARUMBA	290	2,900.S	250,000	290,000	420,000	455,000	455,000	0
TUMUT	606	6,000.S	510,000	727,000	900,000	1,050,000	840,000	-20
WALCHA	700	7,000.S	720,000	1,000,000	1,557,000	1,557,000	1,150,000	-26
YASS	704	3,000.S	360,000	420,000	540,000	540,000	486,000	-10

TABLE 38

WESTERN GRAZING

Value ex buildings for typical property.
(S = Sheep)

LOCALITY	AREA (Ha)	CARRYING CAPACITY DRY SHEEP EQUIVALENT	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
BALRANALD	12,430	6,000.S	600,000	1,052,000	1,052,000	947,000	667,000	-30
BOURKE	24,270	6,000.S	225,000	300,000	420,000	390,000	240,000	-39
BREWARRINA	9,429	5,800.S	377,000	522,000	725,000	667,000	435,000	-35
COBAR	25,470	4,800.S	267,000	340,000	364,000	340,000	205,000	-40
HAY	9,138	4,500.S	790,000	790,000	1,000,000	900,000	560,000	-38
LIGHTNING RIDGE	7,822	4,100.S	309,000	350,000	515,000	473,000	310,000	-35
WENTWORTH	13,183	3,300.S	205,000	400,000	400,000	342,000	277,000	-19
WILCANNIA	33,526	5,100.S	310,000	413,000	516,000	465,000	255,000	-45

TABLE 39
SPECIALISED RURAL PROPERTIES

Value ex buildings.

LOCALITY	AREA (Ha)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	% CHANGE 1990-1991
IRRIGATION - COTTON							
GWYDIR VALLEY	850	1,500,000	1,950,000	2,215,000	2,215,000	2,215,000	0
NAMOI VALLEY	600	1,000,000	1,250,000	1,445,000	1,445,000	1,600,000	11
IRRIGATION - PRIME CEREAL GROWING							
BREEZA PLAIN	500	800,000	890,000	1,000,000	1,000,000	800,000	-20
CITRUS FARMS							
BURONGA	11.6	140,000	150,000	150,000	185,000	185,000	0
GRIFFITH	26	442,000	520,000	570,000	525,000	400,000	-24
RICE FARMS							
DENILQUIN	256	153,000	192,000	230,000	207,000	166,000	-20
GRIFFITH	177	177,000	212,000	240,000	215,000	215,000	0
BANANA PLANTATIONS							
COFFS HARBOUR	7	230,000	230,000	250,000	250,000	250,000	0
SUGAR CANE FARMS							
CONDONG	47	165,000	165,000	165,000	185,000	185,000	0
SOUTH BALLINA	40	120,000	120,000	150,000	150,000	150,000	0
VINES							
COOMEALLA	13.5	80,000	100,000	100,000	115,000	100,000	-13
YENDA	23	197,000	232,000	265,000	245,000	230,000	-6