New South Wales
Real Estate Values

Valuer-General's Office

1995

New South Wales Real Estate Values 1995

NEW SOUTH WALES REAL ESTATE VALUES
30TH JUNE, 1995

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Overview

The upward trend in the market for metropolitan residential property continued during the 1994/1995 period but at a slower pace than experienced during 1993/1994. The country residential market slowed during 1994/1995 showing only marginal variation from the previous year.

Retail shop values reflected no change from previous levels whilst small industrial sites showed marginal growth throughout the State.

With the exception of western grazing areas, which experienced a 17% increase overall, the rural market remained fairly static with only marginal increases in some areas.

Residential Property

The cottage market in the Sydney metropolitan, Wollongong and Hunter areas slowed during 1994/1995. Several areas reflected no change, with others reflecting only marginal increases.

A large proportion of the country residential market remained at 1993/1994 levels. Variations occurred in some areas due to local factors.

The market for home units was weaker than the cottage market across the State. The country proved to be the poorer performer revealing reductions in some areas and no growth in others.

Retail Property

The metropolitan market for retail shops experienced a variable trend from negative to positive. The overall trend was a zero variation from 1993/1994 levels. Local demand and supply factors played a significant role in determining variations in value. The rental market followed a similar pattern and revealed a slightly stronger overall growth rate.

Country shop values and rentals remained static over the past 12 months.

Office Properties

An overall increase of 3% was evident for office rental values in the metropolitan market. A notable upward trend was evident in Sydney (prime), Parramatta and Chatswood.

Office building site values remained in a depressed state. Prime Sydney sites continued the pattern of the previous year revealing marginal growth.

Industrial Property

Smâll industrial sites in the metropolitan area are showing signs of increased confidence in some areas. The declining market experienced through the 1990's is showing signs of stabilising. The market for large sites has also stabilised.

The country market is continuing an upward overall trend. Local factors playing a significant role in many areas.

Rural Property

The overall increase in country rural homesite value slowed during 1994/1995 revealing a 2% trend. Many areas experienced no increase in value. The metropolitan rural homesite market experienced a greater increase in value than the previous year.

Western grazing areas experienced overall increases in value of 17% showing a recovery to 1992 levels.

Tablelands grazing areas and dairy farms continued to experience marginal growth.

The market for wheat properties, coastal grazing and specialised rural properties remained stable throughout the review period.

NEW SOUTH WALES REAL ESTATE VALUES
30TH JUNE, 1995

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 provided to the Valuer-General by purchasers through the Land Titles Office.

(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 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 in Coastal Cities and Towns and Inland Cities and Towns.

(v) Starting from this year, new tables have been included to indicate the movement in market values for low-rise medium density sites and dwellings.

(vi) Tables generally include indices which relate to a base year of 1987. Tables representing low-rise medium properties are indexed from 1994.

(vii) The graphs are compiled from indices within the Tables. The graphs depict the market trend from a base year of 1987. The index for 1987 is 100 and subsequent years are indexed to the base year.

METROPOLITAN PROPERTY MARKET

TABLE 1

RESIDENTIAL COTTAGE SITES

INNER SYDNEY SUBURBS (0 - 6 KILOMETRES)

SUBURB	DIMENSIONS (METRES)	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
BALMAIN	4.5 x 26	130,000	130,000	140,000	130,000	140,000	150,000	7%
BELLEVUE HILL	15 x 43	600,000	650,000	700,000	650,000	680,000	680,000	0%
BONDI	10.5 x 42	250,000	275,000	275,000	275,000	300,000	325,000	8%
ERSKINEVILLE	5 x 30	80,000	80,000	90,000	95,000	105,000	110,000	5%
LEICHHARDT	8 x 43	130,000	130,000	140,000	125,000	135,000	140,000	4%
MARRICKVILLE	12 x 37	105,000	110,000	115,000	115,000	125,000	125,000	0%
NEUTRAL BAY	15 x 36	360,000	360,000	325,000	325,000	370,000	380,000	3%
PADDINGTON	6 x 30	175,000	200,000	225,000	250,000	275,000	290,000	5%
RANDWICK	10 x 30	330,000	330,000	330,000	330,000	360,000	375,000	4%
REDFERN	4.5 x 34	75,000	75,000	85,000	90,000	100,000	105,000	5%
ULTIMO	4 x 27	85,000	85,000	85,000	90,000	100,000	100,000	0%
Average		210,909	220,455	228,182	225,000	244,545	252,727	
% Variation From Previous Year		-9%	5%	4%	-1%	9%	3%	
Index (1987=100)		182	191	197	195	211	219	

METROPOLITAN PROPERTY MARKET

TABLE 1A

LOW RISE MEDIUM DENSITY SITES

INNER SYDNEY SUBURBS (0 - 6 KILOMETRES)

SUBURB	AREA SQ METRES	TYPE	NO. OF UNITS	1994 ($)	1995 ($)	% CHANGE 1994-1995
BALMAIN	135	TH	38	90,000	100,000	11%
WAVERLEY	125	TH	20	100,000	105,000	5%
ERSKINEVILLE	120	TH	5	65,000	70,000	8%
LEICHHARDT	120	TH	15	55,000	60,000	9%
DULWICH HILL	150	TH	6	45,000	50,000	11%
RANDWICK	125	TH	4	90,000	95,000	6%
ALEXANDRIA	120	TH	5	70,000	75,000	7%
ROZELLE	135	TH	5	60,000	65,000	8%
ULTIMO	100	TH	4	75,000	75,000	0%
Average				72,222	77,222	
% Variation From Previous Year				*********	7%	
Index (1994=100)				100	107	

TH = Town House

METROPOLITAN PROPERTY MARKET

TABLE 2

RESIDENTIAL COTTAGE SITES

MIDDLE DISTANCE SYDNEY SUBURBS (6 - 25 KILOMETRES)

Value of standard serviced allotments within selected suburbs.

SUBURB	DIMENSIONS (METRES)	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
AUBURN	12 x 40	90,000	90,000	90,000	95,000	100,000	105,000	5%
BANKSTOWN	15 x 41	120,000	125,000	135,000	140,000	150,000	157,500	5%
BELROSE	19 x 34	190,000	180,000	180,000	180,000	200,000	200,000	0%
BURWOOD	15 x 46	190,000	200,000	210,000	230,000	260,000	270,000	4%
CAMPSIE	12 x 36	115,000	120,000	125,000	140,000	150,000	160,000	7%
CARLINGFORD	20 x 34	150,000	150,000	150,000	155,000	165,000	175,000	6%
CHATSWOOD	16 x 38	250,000	250,000	250,000	275,000	290,000	310,000	7%
CHESTER HILL	15 x 50	95,000	105,000	115,000	120,000	130,000	137,500	6%
DOVER HEIGHTS	15 x 43	350,000	375,000	400,000	400,000	425,000	465,000	9%
DRUMMOYNE	15 x 37	210,000	220,000	220,000	220,000	230,000	230,000	0%
EARLWOOD	15 x 36	175,000	200,000	210,000	235,000	250,000	270,000	8%
ERMINGTON	15 x 43	100,000	100,000	100,000	105,000	125,000	135,000	8%
GORDON	20 x 61	425,000	400,000	400,000	400,000	420,000	420,000	0%
HORNSBY	18 x 49	125,000	125,000	125,000	125,000	140,000	150,000	7%
HURSTVILLE	12 x 36	140,000	155,000	165,000	175,000	185,000	200,000	8%
LANE COVE	15 x 40	235,000	220,000	200,000	220,000	230,000	245,000	7%
MANLY	14 x 43	235,000	235,000	235,000	250,000	280,000	300,000	7%
MASCOT	10 x 25	130,000	130,000	140,000	140,000	145,000	145,000	0%
MOSMAN	12 x 46	315,000	315,000	285,000	285,000	325,000	350,000	8%
OATLEY	15 x 36	190,000	200,000	210,000	225,000	235,000	250,000	6%

METROPOLITAN PROPERTY MARKET

TABLE 2 (continued)

RESIDENTIAL COTTAGE SITES

MIDDLE DISTANCE SYDNEY SUBURBS (6 - 25 KILOMETRES)

Value of standard serviced allotments within selected suburbs.

SUBURB	DIMENSIONS (METRES)	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
PENNANT HILLS	18 x 46	145,000	155,000	155,000	155,000	160,000	160,000	0%
REVESBY	15 x 50	110,000	115,000	125,000	130,000	140,000	147,500	5%
RYDE	15 x 41	150,000	160,000	160,000	160,000	170,000	180,000	6%
STRATHFIELD	15 x 46	350,000	370,000	400,000	400,000	475,000	475,000	0%
WILEY PARK	15 x 43	110,000	120,000	125,000	135,000	145,000	152,500	5%
Average		187,800	192,600	196,400	203,800	221,000	231,600	
% Variation From Previous Year		-6%	3%	2%	4%	8%	5%	
Index (1987=100)		187	192	195	203	220	230	

METROPOLITAN PROPERTY MARKET

TABLE 2A

LOW RISE MEDIUM DENSITY SITES

MIDDLE DISTANCE SYDNEY SUBURBS (6 - 25 KILOMETRES)

Value of standard serviced allotments within selected suburbs.

SUBURB	AREA SQ METRES	TYPE	NO. OF UNITS	1994 ($)	1995 ($)	% CHANGE 1994-1995
ARTARMON	180	TH	10	95,000	95,000	0%
AUBURN	148	TH	4	50,000	50,000	0%
BANKSTOWN	240	CL	4	65,000	65,000	0%
BURWOOD	305	TH	15	100,000	100,000	0%
CAMPSIE	300	V	4	75,000	77,500	3%
CHESTER HILL	300	CL	4	60,000	60,000	0%
DRUMMOYNE	140	TH	5	95,000	95,000	0%
EARLWOOD	300	V	4	100,000	105,000	5%
GORDON	205	TH	22	90,000	90,000	0%
HORNSBY	375	V	10	55,000	55,000	0%
HURSTVILLE	315	V	4	85,000	87,500	3%
LANE COVE	260	V	8	85,000	85,000	0%
MASCOT	145	TH	4	65,000	70,000	8%
OATLEY	325	V	4	100,000	105,000	5%
PENNANT HILLS	345	V	10	58,000	58,000	0%
REVESBY	300	CL	4	72,500	72,500	0%

METROPOLITAN PROPERTY MARKET

TABLE 2A (continued)

LOW RISE MEDIUM DENSITY SITES

MIDDLE DISTANCE SYDNEY SUBURBS (6 - 25 KILOMETRES)

Value of standard serviced allotments within selected suburbs.

SUBURB	AREA SQ METRES	TYPE	NO. OF UNITS	1994 ($)	1995 ($)	% CHANGE 1994-1995
RYDE	350	TH	6	85,000	85,000	0%
STRATHFIELD	250	TH	9	125,000	125,000	0%
WILEY PARK	300	V	4	65,000	67,500	4%
Average				80,289	81,474	
% Variation From Previous Year				*********	1%	
Index (1994=100)				100	101	

TH = Town House V = Villa CL = Cluster Home

METROPOLITAN PROPERTY MARKET

TABLE 3

RESIDENTIAL COTTAGE SITES
OUTER SYDNEY SUBURBS (OVER 25 KILOMETRES)

SUBURB	DIMENSIONS (METRES)	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
BEROWRA	18 x 49	90,000	100,000	100,000	100,000	115,000	130,000	13%
BLAXLAND	15 x 37	65,000	65,000	65,000	70,000	75,000	75,000	0%
CAMPBELLTOWN	17 x 33	60,000	60,000	60,000	60,000	65,000	63,000	-3%
CASTLE HILL	23 x 40	145,000	145,000	145,000	150,000	160,000	170,000	6%
CRONULLA	15 x 38	225,000	235,000	245,000	280,000	290,000	290,000	0%
ENGADINE	15 x 42	105,000	105,000	110,000	115,000	125,000	130,000	4%
GREENFIELD PARK	18 x 35	90,000	80,000	80,000	80,000	90,000	105,000	17%
GUILDFORD	12 x 49	85,000	85,000	85,000	85,000	85,000	100,000	18%
JANNALI	15 x 36	110,000	110,000	115,000	125,000	140,000	145,000	4%
KATOOMBA	15 x 37	40,000	40,000	40,000	45,000	47,500	50,000	5%
LIVERPOOL	15 x 45	70,000	70,000	70,000	70,000	75,000	85,000	13%
MINCHINBURY	15 x 38	70,000	65,000	65,000	65,000	65,000	70,000	8%
MIRANDA	15 x 36	155,000	155,000	160,000	170,000	185,000	190,000	3%
MONA VALE	18 x 58	180,000	170,000	170,000	170,000	190,000	190,000	0%
PENRITH	17 x 37	60,000	60,000	65,000	67,500	75,000	80,000	7%
PLUMPTON	15 x 37	50,000	50,000	55,000	55,000	55,000	60,000	9%
RICHMOND	17 x 37	55,000	55,000	55,000	60,000	65,000	65,000	0%
TAHMOOR	20 x 50	48,000	48,000	48,000	48,000	50,000	52,000	4%
WINSTON HILLS	18 x 37	105,000	105,000	105,000	110,000	120,000	120,000	0%
Average		95,158	94,895	96,737	101,342	109,079	114,211	
% Variation From Previous Year		-2%	0%	2%	5%	8%	4%	
Index (1987=100)		199	198	202	211	228	238	

METROPOLITAN PROPERTY MARKET

TABLE 4A

LOW RISE MEDIUM DENSITY SITES

NEWCASTLE URBAN AREA

SUBURB	AREA SQ METRES	TYPE	NO. OF UNITS	1994 ($)	1995 ($)	% CHANGE 1994-1995
CHARLESTOWN	325	V	4	30,000	30,000	0%
NEW LAMBTON	220	V	5	34,000	32,000	-6%
Average				32,000	31,000	
% Variation From Previous Year				*********	-3%	
Index (1994=100)				100	97	

V = Villa

METROPOLITAN PROPERTY MARKET

TABLE 5

RESIDENTIAL COTTAGE SITES

WOLLONGONG URBAN AREA

SUBURB	DIMENSIONS (METRES)	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
BARRACK HEIGHTS	17 x 35	75,000	75,000	75,000	75,000	79,000	79,000	0%
DAPTO	15 x 49	60,000	60,000	60,000	62,000	65,000	70,000	8%
HELENSBURGH	17 x 40	90,000	90,000	90,000	92,000	92,000	98,000	7%
THIRROUL	17 x 33	95,000	95,000	100,000	105,000	105,000	115,000	10%
Average		80,000	80,000	81,250	83,500	85,250	90,500	
% Variation From Previous Year		7%	0%	2%	3%	2%	6%	
Index (1987=100)		203	203	206	211	216	229	

METROPOLITAN PROPERTY MARKET

TABLE 5A

LOW RISE MEDIUM DENSITY SITES

WOLLONGONG URBAN AREA

SUBURB	AREA SQ METRES	TYPE	NO. OF UNITS	1994 ($)	1995 ($)	% CHANGE 1994-1995
BARRACK HEIGHTS	248	V	8	32,250	32,250	0%
CORRIMAL	206	TH	6	40,000	40,000	0%
Average				36,125	36,125	
% Variation From Previous Year				*********	0%	
Index (1994=100)				100	100	

TH = Town House V = Villa

METROPOLITAN PROPERTY MARKET

TABLE 6

RESIDENTIAL COTTAGE SITES

GOSFORD/WYONG URBAN AREAS

SUBURB	DIMENSIONS (METRES)	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
EAST GOSFORD	15 x 50	75,000	70,000	70,000	70,000	80,000	80,000	0%
WAMBERAL	26 x 30	95,000	90,000	90,000	90,000	95,000	95,000	0%
WYONG	19 x 36	55,000	50,000	45,000	45,000	50,000	50,000	0%
Average		75,000	70,000	68,333	68,333	75,000	75,000	
% Variation From Previous Year		-2%	-7%	-2%	0%	10%	0%	
Index (1987=100)		223	208	203	203	223	223	

METROPOLITAN PROPERTY MARKET

TABLE 6A

LOW RISE MEDIUM DENSITY SITES

GOSFORD/WYONG URBAN AREAS

SUBURB	AREA SQ METRES	TYPE	NO. OF UNITS	1994 ($)	1995 ($)	% CHANGE 1994-1995
EAST GOSFORD	248	V	4	40,000	40,000	0%
ETTALONG	275	V	4	44,000	44,000	0%
THE ENTRANCE	256	V	4	40,000	40,000	0%
Average				41,333	41,333	
% Variation From Previous Year				*********	0%	
Index (1994=100)				100	100	
V = Villa						

METROPOLITAN PROPERTY MARKET

TABLE 7

VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS

INNER SYDNEY SUBURBS (0 - 6 KILOMETRES)

SUBURB	CONST-RUCTION	AGE	B 'RMS	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
BALMAIN	BK	1890	2	220,000	220,000	250,000	250,000	270,000	290,000	7%
BELLEVUE HILL	BK	1935	3	750,000	850,000	900,000	850,000	900,000	900,000	0%
BONDI	BK	1910	3	300,000	325,000	375,000	375,000	400,000	400,000	0%
ERSKINEVILLE	BK	1900	3	155,000	165,000	185,000	195,000	225,000	235,000	4%
LEICHHARDT	BK	1900	3	215,000	215,000	240,000	240,000	255,000	260,000	2%
MARRICKVILLE	BK	1925	3	180,000	190,000	190,000	190,000	205,000	205,000	0%
NEUTRAL BAY	BK	1910	3	475,000	475,000	450,000	450,000	480,000	535,000	11%
PADDINGTON	BK	1890	3	375,000	400,000	450,000	500,000	550,000	575,000	5%
RANDWICK	BK	1910	3	380,000	380,000	425,000	425,000	475,000	475,000	0%
REDFERN	BK	1890	3	170,000	175,000	200,000	220,000	250,000	250,000	0%
ULTIMO	BK	1900	3	180,000	190,000	190,000	200,000	235,000	235,000	0%
Average				309,091	325,909	350,455	354,091	385,909	396,364	
% Variation From Previous Year				-10%	5%	8%	1%	9%	3%	
Index (1987=100)				181	191	206	208	227	233	

Cottage Construction:

BK = Brick

METROPOLITAN PROPERTY MARKET

TABLE 7A

VALUE OF LOW RISE MEDIUM DENSITY DWELLING

INNER SYDNEY SUBURBS (0 - 6 KILOMETRES)

SUBURB	TYPE	CONSTRUCTION	AGE	BED-ROOMS	1994 ($)	1995 ($)	% CHANGE 1994-1995
BALMAIN	TH	BK	1989	2	365,000	400,000	10%
WAVERLEY	TH	BK	1992	2	340,000	340,000	0%
ERSKINEVILLE	TH	BK	1991	2	210,000	210,000	0%
LEICHHARDT	TH	BK	1992	2	220,000	240,000	9%
DULWICH HILL	TH	BK	1992	2	190,000	200,000	5%
RANDWICK	TH	BK	1992	2	320,000	320,000	0%
ALEXANDRIA	TH	BK	1991	2	220,000	225,000	2%
ROZELLE	TH	BK	1990	2	240,000	260,000	8%
ULTIMO	TH	BK	1989	2	225,000	230,000	2%
Average					258,889	269,444	
% Variation From Previous Year					*********	4%	
Index (1994=100)					100	104	

TH = Town House

METROPOLITAN PROPERTY MARKET

TABLE 8

VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS

MIDDLE DISTANCE SYDNEY SUBURBS (6 - 25 KILOMETRES)

SUBURB	CONSTN.	AGE	B 'RMS	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
AUBURN	BK	1920	3	140,000	140,000	140,000	140,000	150,000	160,000	7%
BANKSTOWN	AC	1958	3	160,000	165,000	175,000	180,000	185,000	190,000	3%
BELROSE	BV	1965	3	240,000	240,000	240,000	240,000	270,000	270,000	0%
BURWOOD	BK	1925	3	275,000	285,000	285,000	310,000	340,000	350,000	3%
CAMPSIE	BK	1930	3	165,000	170,000	180,000	195,000	210,000	225,000	7%
CARLINGFORD	BV	1972	4	250,000	250,000	250,000	255,000	270,000	270,000	0%
CHATSWOOD	BK	1910	3	330,000	330,000	330,000	330,000	350,000	370,000	6%
CHESTER HILL	AC	1959	3	135,000	145,000	155,000	160,000	170,000	175,000	3%
DOVER HEIGHTS	BK	1950	3	450,000	475,000	525,000	525,000	550,000	600,000	9%
DRUMMOYNE	BK	1920	3	275,000	285,000	285,000	285,000	295,000	300,000	2%
EARLWOOD	BK	1925	3	230,000	250,000	265,000	290,000	310,000	335,000	8%
ERMINGTON	BV	1950	3	170,000	170,000	170,000	170,000	175,000	175,000	0%
GORDON	BK	1930	3	620,000	590,000	590,000	590,000	590,000	590,000	0%
HORNSBY	BV	1965	3	225,000	215,000	215,000	215,000	240,000	250,000	4%
HURSTVILLE	BK	1925	3	180,000	195,000	205,000	215,000	225,000	240,000	7%
LANE COVE	BK	1930	3	310,000	290,000	280,000	290,000	310,000	330,000	6%
MANLY	BK	1925	3	330,000	330,000	330,000	340,000	390,000	420,000	8%
MASCOT	BK	1920	3	220,000	220,000	220,000	220,000	230,000	230,000	0%
MOSMAN	BK	1925	3	500,000	475,000	440,000	440,000	470,000	495,000	5%
OATLEY	BK	1949	3	240,000	255,000	265,000	280,000	295,000	315,000	7%
PENNANT HILLS	BV	1965	3	235,000	245,000	245,000	245,000	250,000	250,000	0%
REVESBY	AC	1949	3	160,000	165,000	175,000	180,000	185,000	190,000	3%
RYDE	BK	1930	3	195,000	210,000	210,000	210,000	225,000	230,000	2%

METROPOLITAN PROPERTY MARKET

TABLE 8 (Continued)

VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS

MIDDLE DISTANCE SYDNEY SUBURBS (6 - 25 KILOMETRES)

SUBURB	CONSTN.	AGE	B 'RMS	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
STRATHFIELD	BK	1930	3	425,000	440,000	470,000	470,000	525,000	525,000	0%
WILEY PARK	BK	1940	3	165,000	170,000	175,000	185,000	200,000	210,000	5%
Average				265,000	268,200	272,800	278,400	296,400	307,800	
% Variation From Previous Year				-6%	1%	2%	2%	6%	4%	
Index (1987=100)				179	182	185	189	201	208	

Cottage Construction:

AC = Fibrous Cement BK = Brick BV = Brick Veneer

METROPOLITAN PROPERTY MARKET

TABLE 8A

VALUE OF LOW RISE MEDIUM DENSITY DWELLING

MIDDLE DISTANCE SYDNEY SUBURBS (6 - 25 KILOMETRES)

SUBURB	TYPE	CONSTRUCTION	AGE	BED-ROOMS	1994 ($)	1995 ($)	% CHANGE 1994-1995
ARTARMON	TH	BK	1992	2	350,000	350,000	0%
AUBURN	TH	BK	1991	2	170,000	170,000	0%
BANKSTOWN	CL	BV	1993	2	205,000	205,000	0%
BURWOOD	TH	BK	1994	3	310,000	310,000	0%
CAMPSIE	V	BV	1993	3	210,000	220,000	5%
CHESTER HILL	CL	BV	1993	3	190,000	190,000	0%
DRUMMOYNE	TH	BK	1993	2	280,000	280,000	0%
EARLWOOD	V	BV	1993	3	260,000	275,000	6%
GORDON	TH	BK	1975	3	270,000	270,000	0%
HORNSBY	V	BK	1992	3	230,000	230,000	0%
HURSTVILLE	V	BV	1993	3	225,000	235,000	4%
LANE COVE	V	BK	1990	2	250,000	250,000	0%
MASCOT	TH	BK	1992	2	210,000	210,000	0%
OATLEY	V	BV	1993	3	260,000	275,000	6%
PENNANT HILLS	V	BK	1994	3	230,000	230,000	0%
REVESBY	CL	BV	1993	3	215,000	215,000	0%
RYDE	TH	BK	1994	3	250,000	250,000	0%
STRATHFIELD	TH	BK	1990	3	300,000	300,000	0%
WILEY PARK	V	BV	1993	3	190,000	200,000	5%
Average					242,368	245,526	
% Variation From Previous Year					*********	1%	
Index (1994=100)					100	101	

TH = Town House   V = Villa   CL = Cluster Home

METROPOLITAN PROPERTY MARKET

TABLE 9

VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS

OUTER SYDNEY SUBURBS (OVER 25 KILOMETRES)

SUBURB	CONSTN.	AGE	B'RMS	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
BEROWRA	BV	1965	3	150,000	150,000	165,000	180,000	200,000	210,000	5%
BLAXLAND	BV	1975	3	125,000	125,000	125,000	125,000	130,000	130,000	0%
CAMPBELLTOWN	BV	1976	3	120,000	122,500	122,500	120,000	122,500	125,000	2%
CASTLE HILL	BV	1975	4	260,000	260,000	260,000	275,000	285,000	280,000	-2%
CRONULLA	BK	1956	3	285,000	300,000	320,000	330,000	340,000	340,000	0%
ENGADINE	AC	1955	3	150,000	155,000	160,000	175,000	180,000	185,000	3%
GREENFIELD PARK	BV	1986	3	150,000	135,000	135,000	135,000	145,000	160,000	10%
GUILDFORD	AC	1950	3	125,000	125,000	125,000	125,000	130,000	140,000	8%
JANNALI	AC	1950	3	155,000	160,000	165,000	175,000	185,000	190,000	3%
KATOOMBA	BV	1975	3	100,000	100,000	100,000	100,000	105,000	105,000	0%
LIVERPOOL	AC	1955	3	115,000	115,000	115,000	115,000	120,000	125,000	4%
MINCHINBURY	BV	1987	3	145,000	135,000	135,000	135,000	135,000	140,000	4%
MIRANDA	AC	1955	3	175,000	175,000	190,000	195,000	205,000	210,000	2%
MONA VALE	BV	1968	3	235,000	235,000	235,000	235,000	265,000	265,000	0%
PENRITH	BV	1975	3	110,000	120,000	120,000	125,000	135,000	135,000	0%
PLUMPTON	BV	1987	3	120,000	110,000	115,000	115,000	115,000	120,000	4%
RICHMOND	BV	1975	3	120,000	120,000	120,000	125,000	130,000	130,000	0%
TAHMOOR	BV	1984	3	112,000	112,000	112,000	112,000	118,000	120,000	2%
WINSTON HILLS	BV	1970	3	185,000	185,000	185,000	185,000	190,000	190,000	0%
Average				154,579	154,711	158,132	162,211	170,289	173,684	
% Variation From Previous Year				-4%	0%	2%	3%	5%	2%	
Index (1987=100)				171	171	174	179	188	192	

Cottage Construction:

AC = Fibrous Cement   BK = Brick   BV = Brick Veneer

METROPOLITAN PROPERTY MARKET

TABLE 9A

VALUE OF LOW RISE MEDIUM DENSITY DWELLING
OUTER SYDNEY SUBURBS (OVER 25 KILOMETRES)

SUBURB	TYPE	CONSTRUCTION	AGE	BED-ROOMS	1994 ($)	1995 ($)	% CHANGE 1994-1995
BLAXLAND	TH	BK	1985	3	150,000	150,000	0%
CAMPBELLTOWN	TH	BK	1987	2	112,000	115,000	3%
CASTLE HILL	TH	BV	1992	3	275,000	275,000	0%
CRONULLA	TH	BV	1990	3	350,000	350,000	0%
ENGADINE	V	BV	1990	3	220,000	220,000	0%
FAIRFIELD	V	BV	1992	3	140,000	150,000	7%
WENTWORTHVILLE	V	BV	1992	3	150,000	160,000	7%
JANNALI	V	BV	1990	3	230,000	230,000	0%
KATOOMBA	TH	BK	1988	3	130,000	130,000	0%
LIVERPOOL	TH	BV	1992	2	120,000	125,000	4%
MIRANDA	TH	BV	1990	3	250,000	250,000	0%
PENRITH	TH	BV	1987	3	130,000	130,000	0%
RICHMOND	V	BK	1991	2	116,000	116,000	0%
Average					182,538	184,692	
% Variation From Previous Year					*********	1%	
Index (1994=100)					100	101	
TH = Town House V = Villa							

METROPOLITAN PROPERTY MARKET

TABLE 10

VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS

NEWCASTLE URBAN AREA

SUBURB	CONSTN.	AGE	B 'RMS	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
EDGEWORTH	HB	1973	3	105,000	115,000	127,000	127,000	130,000	130,000	0%
ELEEBANA	BV	1987	4	175,000	195,000	200,000	210,000	215,000	220,000	2%
MAYFIELD	WB	1926	3	75,000	90,000	95,000	105,000	115,000	110,000	-4%
MEREWETHER	BV	1967	3	195,000	220,000	240,000	240,000	260,000	260,000	0%
Average				137,500	155,000	165,500	170,500	180,000	180,000	
% Variation From Previous Year				8%	13%	7%	3%	6%	0%	
Index (1987=100)				161	182	194	200	211	211	

Cottage Construction:

HB = Hardboard BV = Brick Veneer WB = Weatherboard

METROPOLITAN PROPERTY MARKET

TABLE 10A

VALUE OF LOW RISE MEDIUM DENSITY DWELLING

NEWCASTLE URBAN AREA

SUBURB	TYPE	CONSTRUCTION	AGE	BED-ROOMS	1994 ($)	1995 ($)	% CHANGE 1994-1995
CHARLESTOWN	V	BV	1993	2	130,000	130,000	0%
NEW LAMBTON	V	BV	1992	2	130,000	125,000	-4%
Average					130,000	127,500	
% Variation From Previous Year					*********	-2%	
Index (1994=100)					100	98	
V = Villa							

METROPOLITAN PROPERTY MARKET

TABLE 11

VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS

WOLLONGONG URBAN AREA

SUBURB	CONSTN.	AGE	B'RMS	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
BARRACK HEIGHTS	BV	1975	3	130,000	130,000	130,000	130,000	137,000	140,000	2%
DAPTO	BV	1985	3	130,000	130,000	130,000	136,000	136,000	136,000	0%
THIRROUL	BV	1974	3	190,000	190,000	200,000	205,000	205,000	205,000	0%
WEST WOLLONGONG	WB	1959	3	145,000	140,000	145,000	150,000	150,000	150,000	0%
Average				148,750	147,500	151,250	155,250	157,000	157,750	
% Variation From Previous Year				-2%	-1%	3%	3%	1%	0%	
Index (1987=100)				173	172	176	181	183	184	

Cottage Construction: BV = Brick Veneer WB = Weatherboard

METROPOLITAN PROPERTY MARKET

TABLE 11A

VALUE OF LOW RISE MEDIUM DENSITY DWELLING

WOLLONGONG URBAN AREA

SUBURB	TYPE	CONSTRUCTION	AGE	BED-ROOMS	1994 ($)	1995 ($)	% CHANGE 1994-1995
BARRACK HEIGHTS	V	BK	1987	2	100,000	110,000	10%
CORRIMAL	TH	BK	1993	2	155,000	155,000	0%
Average					127,500	132,500	
% Variation From Previous Year					*********	4%	
Index (1994=100)					100	104	
TH = Town House V = Villa							

METROPOLITAN PROPERTY MARKET

TABLE 12

VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS

GOSFORD / WYONG URBAN AREA

SUBURB	CONSTN.	AGE	B 'RMS	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
EAST GOSFORD	WB	1967	3	155,000	135,000	135,000	145,000	150,000	150,000	0%
WOY WOY	AC	1965	3	125,000	115,000	110,000	118,000	125,000	130,000	4%
WYONG	WB	1960	3	100,000	125,000	112,000	120,000	125,000	125,000	0%
Average				126,667	125,000	119,000	127,667	133,333	135,000	
% Variation From Previous Year				-1%	-1%	-5%	7%	4%	1%	
Index (1987=100)				177	174	166	178	186	188	

Cottage Construction:

AC = Fibrous Cement WB = Weatherboard

METROPOLITAN PROPERTY MARKET

TABLE 12A

VALUE OF LOW RISE MEDIUM DENSITY DWELLING

GOSFORD / WYONG URBAN AREA

SUBURB	TYPE	CONSTRUCTION	AGE	BED-ROOMS	1994 ($)	1995 ($)	% CHANGE 1994-1995
EAST GOSFORD	V	BV	1992	3	160,000	160,000	0%
ETTALONG	V	BV	1992	3	170,000	170,000	0%
THE ENTRANCE	V	BV	1990	3	160,000	160,000	0%
Average					163,333	163,333	
% Variation From Previous Year					*********	0%	
Index (1994=100)					100	100	

V = Villa

METROPOLITAN PROPERTY MARKET

TABLE 14

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

SUBURB	STYLE/BEDROOMS		1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
ARTARMON	U	2	300,000	300,000	320000	340000	360,000	360,000	0%
ALLAWAH	U	2	145,000	155,000	165,000	165,000	175,000	185,000	6%
ASHFIELD	U	2	125,000	135,000	145,000	145,000	160,000	175,000	9%
AUBURN	U	2	115,000	120,000	120,000	120,000	120,000	120,000	0%
ROZELLE	U	2	150,000	150,000	170,000	170,000	180,000	200,000	11%
BURWOOD	U	2	170,000	185,000	195,000	200,000	210,000	210,000	0%
CAMPSIE	U	2	120,000	125,000	130,000	130,000	142,500	152,500	7%
CRONULLA	U	2	150,000	160,000	170,000	175,000	180,000	180,000	0%
DEE WHY	U	2	150,000	145,000	150,000	150,000	160,000	170,000	6%
DRUMMOYNE	U	2	160,000	170,000	170,000	170,000	180,000	180,000	0%
FAIRFIELD	U	2	95,000	87,500	87,500	87,500	87,500	87,500	0%
LANE COVE	U	2	250,000	250,000	275,000	300,000	320,000	320,000	0%
HORNSBY	U	2	150,000	150,000	150,000	150,000	165,000	165,000	0%
LIVERPOOL	U	2	100,000	95,000	95,000	95,000	100,000	100,000	0%
MANLY	U	2	170,000	165,000	165,000	165,000	190,000	200,000	5%
MARRICKVILLE	U	2	120,000	130,000	140,000	140,000	145,000	145,000	0%
MEREWETHER	U	2	95,000	110,000	115,000	120,000	125,000	120,000	-4%
MOSMAN	U	2	200,000	200,000	200,000	210,000	215,000	220,000	2%
NORTH SYDNEY	U	2	200,000	200,000	200,000	210,000	220,000	230,000	5%
PARRAMATTA	U	2	135,000	135,000	135,000	135,000	150,000	150,000	0%
RANDWICK	U	2	165,000	165,000	175,000	175,000	195,000	195,000	0%
RYDE	U	2	140,000	145,000	145,000	145,000	150,000	150,000	0%

METROPOLITAN PROPERTY MARKET

TABLE 14 (Continued)

VALUE OF UNIT IN MEDIUM DENSITY DEVELOPMENT

SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	STYLE/BEDROOMS		1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
WAVERLEY	U	2	170,000	180,000	180,000	180,000	200,000	210,000	5%
WOLLONGONG	U	2	120,000	120,000	125,000	125,000	130,000	133,000	2%
Average			153,958	157,396	163,438	166,771	177,500	181,583	
% Variation From Previous Year			3%	2%	4%	2%	6%	2%	
Index (1987=100)			182	186	193	197	209	214	
STYLE:	U = Home Unit								

METROPOLITAN PROPERTY MARKET

TABLE 15A

RETAIL SHOP

SYDNEY, NEWCASTLE, WOLLONGONG

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

SUBURBS	FRONTAGE (METRES)	DEVEL-OPMENT	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
BANKSTOWN	6.0	S	850,000	800,000	700,000	650,000	700,000	700,000	0%
BELMONT	6.0	S	145,000	125,000	125,000	135,000	135,000	135,000	0%
BLACKTOWN	6.0	S	700,000	700,000	650,000	600,000	600,000	600,000	0%
BONDI JUNCTION	6.0	S	1,150,000	965,000	810,000	755,000	755,000	755,000	0%
BURWOOD	6.1	SO	1,150,000	1,100,000	1,050,000	1,050,000	1,050,000	1,050,000	0%
CAMPBELLTOWN	6.4	S	940,000	880,000	795,000	795,000	650,000	585,000	-10%
CAMPSIE	5.2	SR	900,000	840,000	840,000	900,000	900,000	900,000	0%
CARINGBAH	6.0	S	530,000	490,000	420,000	400,000	400,000	400,000	0%
CHARLESTOWN	10.0	S	315,000	275,000	275,000	315,000	340,000	360,000	6%
CHATSWOOD	6.0	SO	2,100,000	2,100,000	2,100,000	2,100,000	2,100,000	2,300,000	10%
CROWS NEST	6.0	S	500,000	470,000	470,000	480,000	500,000	470,000	-6%
DEE WHY	6.0	S	520,000	430,000	430,000	400,000	400,000	400,000	0%
EASTWOOD	6.7	S	1,050,000	940,000	940,000	940,000	940,000	940,000	0%
GOSFORD	6.7	S	560,000	450,000	380,000	380,000	400,000	380,000	-5%
HORNSBY	6.0	S	615,000	550,000	550,000	550,000	550,000	580,000	5%
HURSTVILLE	6.1	S	1,725,000	1,600,000	1,350,000	1,300,000	1,300,000	1,300,000	0%
KATOOMBA	5.0	S	250,000	280,000	280,000	280,000	290,000	290,000	0%
LIVERPOOL	4.7	S	750,000	710,000	590,000	490,000	435,000	375,000	-14%
MARRICKVILLE	6.0	S	490,000	470,000	490,000	530,000	530,000	530,000	0%
NEWCASTLE	9.6	SO	600,000	560,000	600,000	615,000	615,000	590,000	-4%
NEWTOWN	6.0	S	400,000	385,000	400,000	400,000	400,000	400,000	0%
PARRAMATTA	5.0	S	1,250,000	1,200,000	925,000	850,000	850,000	825,000	-3%
PENRITH	7.6	S	900,000	900,000	875,000	825,000	825,000	725,000	-12%

METROPOLITAN PROPERTY MARKET

TABLE 15A (Continued)

RETAIL SHOP

SYDNEY, NEWCASTLE, WOLLONGONG

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

SUBURBS	FRONTAGE (METRES)	DEVEL-OPMENT	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
SYDNEY/KINGS CROSS	6.0	S	1,850,000	1,500,000	1,300,000	1,300,000	1,300,000	1,300,000	0%
WOLLONGONG	8.6	S	1,850,000	1,850,000	1,800,000	1,800,000	1,800,000	1,800,000	0%
Average			883,600	822,800	765,800	753,600	750,600	747,600	
% Variation From Previous Year			-7%	-7%	-7%	-2%	0%	0%	
Index (1987=100)			139	129	121	119	118	118	

S= Shop O=Commercial Office Suite/s R= Residence

METROPOLITAN PROPERTY MARKET

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)	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
BANKSTOWN	6 x 30	1,400	1,275	1,150	1,100	1,100	1,100	0%
BELMONT	6 x 24	360	360	360	360	330	330	0%
BLACKTOWN	6 x 44	1,100	1,100	1,000	950	950	950	0%
BONDI JUNCTION	6 x 30	2,000	1,800	1,600	1,500	1,500	1,500	0%
BURWOOD	6 x 27	1,900	1,800	1,600	1,600	1,600	1,600	0%
CAMPBELLTOWN	6.4 x 25	1,600	1,600	1,525	1,525	1,475	1,260	-15%
CAMPSIE	6 x 25	1,400	1,250	1,150	1,150	1,150	1,150	0%
CARINGBAH	6 x 25	925	850	750	700	700	700	0%
CHARLESTOWN	5.8 x 14	420	420	420	420	460	490	7%
CHATSWOOD	6 x 35	5,100	4,600	4,600	4,600	4,600	5,200	13%
CROWS NEST	5 x 18	800	800	750	750	750	750	0%
DEE WHY	6 x 15	850	650	650	550	550	550	0%
EASTWOOD	6.7 x 25	1,700	1,550	1,550	1,450	1,450	1,450	0%
GOSFORD	4 x 13	550	400	375	350	385	400	4%
HORNSBY	6 x 28	1,500	1,350	1,350	1,350	1,350	1,350	0%
HURSTVILLE	6 x 30	2,100	1,900	1,650	1,500	1,500	1,500	0%
KATOOMBA	4.8 x 15	400	450	450	475	475	475	0%
LIVERPOOL	4.7 x 25	1,450	1,450	1,200	1,000	880	800	-9%
MARRICKVILLE	6 x 30	950	900	900	850	850	850	0%
NEWCASTLE	9 x 16	1,500	1,500	1,500	1,400	1,400	1,350	-4%
NEWTOWN	6 x 20	800	750	750	700	700	700	0%
PARRAMATTA	5 x 40	2,500	2,500	2,100	2,000	2,000	1,900	-5%
PENRITH	5.3 x 16	1,200	1,200	1,200	1,050	1,050	950	-10%

METROPOLITAN PROPERTY MARKET

TABLE 16 (Continued)

RETAIL SHOP RENTAL VALUE

SYDNEY, NEWCASTLE, WOLLONGONG

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

SUBURB	DIMENSIONS (METRES)	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
SYDNEY	6 x 30	8,750	8,750	8,750	8,750	8,750	9,200	5%
SYDNEY/KINGS CROSS	6 x 35	2,500	2,200	2,000	2,000	2,000	2,000	0%
WOLLONGONG	5.5 x 15	1,150	1,250	1,350	1,500	1,500	1,600	7%
Average		1,727	1,641	1,565	1,522	1,518	1,543	
% Variation From Previous Year		-3%	-5%	-5%	-3%	0%	2%	
Index (1987=100)		140	133	127	123	123	125	

METROPOLITAN PROPERTY MARKET

TABLE 17

OFFICE RENTAL VALUES

SYDNEY, NEWCASTLE, WOLLONGONG

* Effective Gross Annual Rental per square metre for modern air-conditioned space on a whole floor basis.

SUBURB	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
BANKSTOWN	220	220	200	180	180	180	0%
BONDI JUNCTION	300	280	250	250	250	250	0%
CAMPBELLTOWN	200	195	150	150	150	130	-13%
CHATSWOOD	300	240	230	200	220	240	9%
HURSTVILLE	300	240	220	200	185	185	0%
LIVERPOOL	190	190	190	190	180	190	6%
NEWCASTLE	190	210	210	210	200	190	-5%
NORTH SYDNEY	315	260	250	240	240	250	4%
PARRAMATTA	275	250	240	200	200	220	10%
PENRITH	170	170	170	160	160	160	0%
SYDNEY - PRIME (WITH VIEWS)	765	640	530	500	500	550	10%
SYDNEY - PRIME (WITHOUT VIEWS)	450	380	315	300	300	330	10%
SYDNEY - SECONDARY (WITH VIEWS)	380	320	265	240	240	240	0%
SYDNEY - SECONDARY (WITHOUT VIEWS)	315	265	220	175	175	175	0%
WOLLONGONG	260	280	280	270	220	220	0%
Average	309	276	248	231	227	234	
% Variation From Previous Year	-2%	-11%	-10%	-7%	-2%	3%	
Index (1987=100)	134	120	108	100	99	102	

* The Effective Gross Annual Rental shown is the effective annual rental after deducting an appropriate amount representing the annual equivalent of lease incentives from the Gross Annual Rental.

METROPOLITAN PROPERTY MARKET

TABLE 18

OFFICE BUILDING SITE VALUE

SYDNEY

Land Value per square metre related to Gross Floor Space.

LOCALITY	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
CHATSWOOD	1,300	1,050	800	700	700	700	0%
NORTH SYDNEY	1,600	1,400	800	750	750	750	0%
PARRAMATTA	700	525	400	360	360	300	-17%
SYDNEY CENTRAL BUSINESS DISTRICT	4,000	2,500	1,500	1,350	1,500	1,600	7%
SYDNEY CENTRAL SECONDARY LOCATION	1,500	750	450	400	400	400	0%
Average	1,820	1,245	790	712	742	750	
% Variation From Previous Year	-22%	-32%	-37%	-10%	4%	1%	
Index (1987=100)	204	140	89	80	83	84	

METROPOLITAN PROPERTY MARKET

TABLE 19

SMALL INDUSTRIAL SITES

SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	AREA SQUARE METRES	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
ALEXANDRIA	1,815	770,000	580,000	580,000	580,000	580,000	580,000	0%
ARTARMON	2,000	1,750,000	1,500,000	1,500,000	1,125,000	1,000,000	1,000,000	0%
BLACKTOWN	2,250	400,000	360,000	225,000	225,000	225,000	225,000	0%
BOTANY	2,030	500,000	400,000	365,000	365,000	365,000	365,000	0%
BROOKVALE	2,000	925,000	775,000	690,000	650,000	650,000	750,000	15%
CAMPBELLTOWN	2,004	160,000	130,000	105,000	100,000	95,000	100,000	5%
CARDIFF	2,305	105,000	105,000	115,000	115,000	120,000	120,000	0%
CARRINGTON	2,018	100,000	110,000	110,000	110,000	110,000	120,000	9%
DEE WHY	2,000	775,000	700,000	625,000	580,000	580,000	670,000	16%
GOSFORD	2,089	150,000	150,000	150,000	135,000	142,000	142,000	0%
HORNSBY	2,000	600,000	530,000	530,000	530,000	530,000	530,000	0%
MARRICKVILLE	2,000	600,000	500,000	500,000	500,000	500,000	500,000	0%
MOOREBANK	1,859	250,000	190,000	175,000	165,000	170,000	175,000	3%
NORTH WOLLONGONG	1,608	125,000	125,000	115,000	115,000	115,000	120,000	4%
PENRITH	2,000	200,000	180,000	160,000	140,000	140,000	155,000	11%
RIVERWOOD	2,000	525,000	425,000	350,000	350,000	350,000	350,000	0%
SILVERWATER	2,000	480,000	440,000	310,000	325,000	360,000	400,000	11%
SMITHFIELD	1,950	300,000	270,000	175,000	175,000	175,000	200,000	14%
TAREN POINT	2,000	560,000	475,000	400,000	400,000	400,000	400,000	0%
UNANDERRA	2,037	93,000	115,000	115,000	115,000	110,000	115,000	5%
Average		468,400	403,000	364,750	340,000	335,850	350,850	
% Variation From Previous Year		-3%	-14%	-9%	-7%	-1%	4%	
Index (1987=100)		167	143	130	121	120	125	

METROPOLITAN PROPERTY MARKET

TABLE 20

LARGE INDUSTRIAL SITES

SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	AREA HECTARES	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
ALEXANDRIA	1.6	5,100,000	3,600,000	3,600,000	3,200,000	3,200,000	3,200,000	0%
BANKSMEADOW	4.6	7,500,000	6,000,000	5,500,000	4,600,000	4,600,000	4,600,000	0%
BLACKTOWN	2.6	3,250,000	2,700,000	1,700,000	1,600,000	1,600,000	1,600,000	0%
BOTANY	2.23	3,250,000	2,750,000	2,750,000	2,600,000	2,600,000	2,600,000	0%
CAMPBELLTOWN	2.9	1,380,000	1,000,000	900,000	825,000	825,000	825,000	0%
CARRINGTON	3.27	650,000	720,000	720,000	720,000	720,000	720,000	0%
MOOREBANK	1.61	1,500,000	1,250,000	1,000,000	900,000	950,000	950,000	0%
MARRICKVILLE	2.0	4,500,000	3,750,000	3,750,000	3,750,000	3,750,000	3,750,000	0%
NORTH RYDE	3.0	21,000,000	17,500,000	15,000,000	11,500,000	10,000,000	10,000,000	0%
PORT KEMBLA	0.76	400,000	450,000	450,000	450,000	430,000	410,000	-5%
RIVERWOOD	2.0	3,000,000	2,600,000	2,000,000	2,000,000	2,000,000	2,000,000	0%
RYDALMERE	2.0	3,500,000	3,250,000	2,100,000	2,100,000	2,100,000	2,100,000	0%
TAREN POINT	2.0	3,200,000	2,500,000	2,350,000	2,350,000	2,350,000	2,350,000	0%
UNANDERRA	1.23	320,000	380,000	380,000	400,000	400,000	380,000	-5%
WETHERILL PARK	2.0	2,200,000	1,800,000	1,250,000	1,100,000	1,100,000	1,200,000	9%
Average		4,050,000	3,350,000	2,896,667	2,539,667	2,441,667	2,445,667	
% Variation From Previous Year		0%	-17%	-14%	-12%	-4%	0%	
Index (1987=100)		181	149	129	113	109	109	

METROPOLITAN PROPERTY MARKET

TABLE 21

FACTORY/WAREHOUSE RENTAL VALUES

SYDNEY, NEWCASTLE, WOLLONGONG

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

SUBURB	AREA SQUARE METRES	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
ARTARMON	1,000	135	125	125	100	100	100	0%
BOTANY	1,440	95	90	85	80	80	80	0%
BROOKVALE	1,000	115	105	90	84	84	84	0%
CAMPBELLTOWN	869	60	53	48	48	48	50	4%
LAMBTON	738	70	75	75	75	75	75	0%
MARRICKVILLE	1,000	120	120	110	100	100	100	0%
MILPERRA	1,000	100	100	85	75	75	75	0%
MOOREBANK	1,251	80	70	60	55	55	58	5%
NORTH RYDE	1,500	180	180	150	120	110	110	0%
NORTH WOLLONGONG	1,077	60	75	75	75	75	70	-7%
ROSEBERY	1,000	100	100	95	90	90	90	0%
SILVERWATER	1,267	110	95	85	85	85	85	0%
SMITHFIELD	1,200	80	80	80	75	70	70	0%
TAREN POINT	1,000	100	100	85	75	80	80	0%
Average		100.4	97.7	89.1	81.2	80.5	80.5	
% Variation From Previous Year		5%	-3%	-9%	-9%	-1%	0%	
Index (1987=100)		141	137	125	114	113	113	

METROPOLITAN PROPERTY MARKET

TABLE 22

RURAL HOME SITES

SYDNEY AREA

SUBURB	AREAS HECTARES	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
BARGO	2.0	125,000	120,000	120,000	120,000	125,000	125,000	0%
BOX HILL	10.35	450,000	450,000	450,000	400,000	400,000	425,000	6%
CAMDEN	0.4	135,000	125,000	125,000	125,000	130,000	140,000	8%
CECIL PARK	2.0	275,000	250,000	250,000	220,000	220,000	220,000	0%
DENHAM COURT	1.0	185,000	185,000	185,000	185,000	195,000	220,000	13%
DURAL	2.0	425,000	425,000	425,000	425,000	425,000	425,000	0%
FREEMANS REACH	2.0	180,000	180,000	180,000	172,500	172,500	172,500	0%
FREEMANS REACH	10.0	300,000	300,000	300,000	290,000	280,000	285,000	2%
GALSTON	2.0	350,000	350,000	350,000	350,000	350,000	350,000	0%
GLENORIE	2.023	375,000	375,000	375,000	300,000	300,000	325,000	8%
LISAROW	1.3	150,000	160,000	160,000	160,000	180,000	180,000	0%
MORISSET	10.17	150,000	150,000	140,000	140,000	145,000	150,000	3%
ORCHARD HILLS	2.0	250,000	230,000	230,000	230,000	240,000	240,000	0%
ROSSMORE	2.0	225,000	225,000	225,000	225,000	225,000	255,000	13%
TERREY HILLS	2.0	620,000	580,000	580,000	550,000	550,000	550,000	0%
Average		279,667	273,667	273,000	259,500	262,500	270,833	
% Variation From Previous Year		-4%	-2%	0%	-5%	1%	3%	
Index (1987=100)		204	199	199	189	191	197	

COUNTRY PROPERTY MARKET

TABLE 23

COASTAL CITIES AND TOWNS

SINGLE DWELLING SITE

Value for standard serviced allotment.

LOCALITY	DIMENSIONS (METRES)	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
BALLINA	18 x 37	55,000	60,000	70,000	75,000	80,000	80,000	0%
BATEMANS BAY	20 x 35	38,000	42,000	46,000	42,000	46,000	48,000	4%
BEGA	21 x 45	27,000	33,000	35,000	37,000	40,000	40,000	0%
COFFS HARBOUR	18 x 38	43,000	43,000	47,000	50,000	52,000	55,000	6%
FORSTER	18 x 30	76,000	100,000	110,000	110,000	110,000	110,000	0%
GRAFTON	20 x 30	25,000	28,000	28,000	33,000	38,000	43,000	13%
KIAMA	18 x 36	100,000	100,000	100,000	100,000	100,000	105,000	5%
LISMORE	23 x 31	32,500	34,000	42,500	47,500	52,500	52,500	0%
MERIMBULA	18 x 40	80,000	80,000	80,000	80,000	80,000	80,000	0%
MURWILLUMBAH	20 x 35	48,000	48,000	48,000	55,000	55,000	55,000	0%
NELSON BAY	15 x 45	70,000	78,000	85,000	85,000	88,000	88,000	0%
NOWRA	18 x 37	39,000	39,000	39,000	39,000	39,000	40,000	3%
PORT MACQUARIE	21 x 38	45,000	45,000	48,000	52,000	55,000	55,000	0%
TAREE	20 x 39	38,000	40,000	48,000	50,000	50,000	55,000	10%
THE ENTRANCE	20 x 35	95,000	105,000	105,000	105,000	115,000	115,000	0%

COUNTRY PROPERTY MARKET

TABLE 23 (Continued)

COASTAL CITIES AND TOWNS

SINGLE DWELLING SITE

Value for standard serviced allotment.

LOCALITY	DIMENSIONS (METRES)	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
TWEED HEADS	17 x 37	65,000	60,000	60,000	65,000	65,000	70,000	8%
ULLADULLA	18 x 37	38,000	38,000	42,000	42,000	42,000	42,000	0%
Average		53,794	57,235	60,794	62,794	65,147	66,676	
% Variation From Previous Year		10%	6%	6%	3%	4%	2%	
Index (1987=100)		185	197	209	216	224	229	

COUNTRY PROPERTY MARKET

TABLE 23A

COASTAL CITIES AND TOWNS
LOW RISE MEDIUM DENSITY SITES

CITY/TOWN	AREA SQ METRES	TYPE	NO. OF UNITS	1994 ($)	1995 ($)	% CHANGE 1994-1995
BALLINA	360	DU	2	75,000	75,000	0%
BATEMANS BAY	239	TH	9	18,000	18,000	0%
COFFS HARBOUR	202	TH	5	19,000	21,000	11%
LISMORE	385	DU	2	55,000	55,000	0%
MERIMBULA	233	TH	9	32,000	35,000	9%
NOWRA	378	V	9	16,000	16,000	0%
PORT MACQUARIE	250	V	4	30,000	30,000	0%
SALAMANDER BAY	289	DU	2	32,500	32,500	0%
TAREE	253	V	4	25,000	25,000	0%
TUNCURRY	385	DU	2	40,000	40,000	0%
TWEED HEADS	314	DU	2	35,000	37,500	7%
ULLADULLA	379	TH	4	30,000	30,000	0%
Average				33,958	34,583	
% Variation From Previous Year				*********	2%	
Index (1994=100)				100	102	

TH = Town House V = Villa DU = Duplex

COUNTRY PROPERTY MARKET

TABLE 24

SINGLE DWELLING SITES

INLAND CITIES/TOWNS

Value for standard serviced allotment.

SUBURB	DIMENSIONS (METRES)	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
ALBURY	18 x 37	29,000	29,000	29,000	31,000	34,000	32,000	-6%
ARMIDALE	20 x 40	30,000	35,000	40,000	40,000	45,000	48,000	7%
BATHURST	17 x 50	45,000	50,000	55,000	55,000	57,500	62,500	9%
BOWRAL	30 x 67	100,000	100,000	110,000	110,000	110,000	120,000	9%
BROKEN HILL	20 x 50	3,500	3,500	3,500	3,200	3,200	3,200	0%
CESSNOCK	15 x 40	28,000	30,000	35,000	35,000	35,000	35,000	0%
COBAR	18 x 71	15,000	13,500	11,500	11,500	11,500	13,500	17%
COOMA	20 x 40	20,000	20,000	22,000	22,000	20,000	20,000	0%
COONABARABRAN	20 x 59	10,000	10,000	10,000	11,000	12,500	12,500	0%
COONAMBLE	20 x 50	8,000	8,000	8,000	7,500	9,000	9,000	0%
COOTAMUNDRA	18 x 36	13,000	15,500	18,750	18,750	18,750	18,750	0%
COWRA	19 x 48	18,500	20,000	22,000	22,000	22,000	24,000	9%
CROOKWELL	20 x 36	15,000	17,000	17,000	17,000	17,000	18,000	6%
DENILIQUIN	25 x 28	18,000	18,000	20,000	21,000	22,000	22,000	0%
DUBBO	19 x 42	26,000	26,000	26,000	30,000	35,000	35,000	0%
GOL GOL	20 x 50	20,000	22,500	20,000	20,000	20,000	20,000	0%
GOULBURN	19 x 36	38,000	40,000	40,000	40,000	40,000	40,000	0%
GRIFFITH	18 x 46	25,000	29,500	34,000	38,000	43,000	45,000	5%
GUNNEDAH	21 x 51	25,000	25,000	30,000	35,000	40,000	40,000	0%
INVERELL	22 x 42	17,000	17,000	19,000	22,000	25,000	27,500	10%
LEETON	20 x 69	22,000	23,000	27,000	28,000	30,000	30,000	0%
LITHGOW	15 x 45	32,500	35,000	39,000	39,000	41,000	41,000	0%
MAITLAND	17 x 36	29,000	35,000	40,000	43,000	45,000	45,000	0%
MOREE	22 x 45	18,000	19,000	22,000	22,000	22,000	25,000	14%

COUNTRY PROPERTY MARKET

TABLE 24 (Continued)

SINGLE DWELLING SITES

INLAND CITIES/TOWNS

Value for standard serviced allotment.

SUBURB	DIMENSIONS (METRES)	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
MOSS VALE	17 x 33	40,000	40,000	40,000	40,000	46,000	48,000	4%
MUDGEE	24 x 37	30,000	30,000	30,000	32,000	36,500	36,500	0%
MUSWELLBROOK	25 x 35	23,000	24,000	25,000	26,500	27,500	30,000	9%
NYNGAN	20 x 50	4,300	4,500	4,750	4,750	5,000	8,000	60%
ORANGE	20 x 36	25,000	31,000	32,500	32,500	36,000	40,000	11%
PARKES	18 x 33	13,000	15,000	20,000	25,000	27,000	27,000	0%
QUEANBEYAN	15 x 40	33,000	37,000	42,000	48,000	53,000	51,000	-4%
TAMWORTH	22 x 41	35,000	40,000	42,500	42,500	44,000	46,000	5%
TUMUT	18 x 40	15,000	17,500	25,000	25,000	25,000	25,000	0%
WAGGA WAGGA	18 x 36	27,500	37,500	40,000	46,000	50,000	46,000	-8%
WALGETT	21 x 44	4,000	5,000	6,000	6,500	7,500	9,000	20%
WELLINGTON	20 x 46	12,000	10,500	12,000	12,000	14,000	14,000	0%
YASS	17 x 50	16,000	18,000	20,000	22,000	28,500	28,500	0%
YOUNG	22 x 38	14,000	15,000	16,000	16,000	17,500	20,000	14%
Average		23,613	25,434	27,750	28,966	30,946	31,999	
% Variation From Previous Year		15%	8%	9%	4%	7%	3%	
Index (1987=100)		146	158	172	179	192	198	

COUNTRY PROPERTY MARKET

TABLE 24A

INLAND CITIES AND TOWNS

LOW RISE MEDIUM DENSITY SITES

CITY/TOWN	AREA SQ METRES	TYPE	NO. OF UNITS	1994 ($)	1995 ($)	% CHANGE 1994-1995
ALBURY	380	V	4	16,000	16,000	0%
BATHURST	253	V	8	23,000	23,000	0%
COOTAMUNDRA	282	V	3	7,000	7,000	0%
COWRA	256	V	10	2,500	2,500	0%
DENILIQUIN	337	TH	3	15,000	15,000	0%
DUBBO	300	V	5	20,000	20,000	0%
FORBES	309	V	9	14,000	14,000	0%
GOULBURN	203	V	5	20,000	20,000	0%
GRIFFITH	308	TH	6	20,000	21,000	5%
JINDABYNE	220	TH	3	20,000	20,000	0%
LEETON	253	TH	4	13,500	13,500	0%
MOAMA	405	TH	2	24,500	24,500	0%
MUDGEE	300	V	6	12,000	12,000	0%
ORANGE	390	V	16	16,500	16,500	0%
QUEANBEYAN	330	TH	6	18,350	18,350	0%
TUMUT	400	V	5	10,000	10,000	0%
WAGGA WAGGA	338	V	3	27,000	24,000	-11%
YASS	240	V	4	9,000	9,000	0%
YOUNG	350	V	3	8,350	8,350	0%
Average				15,616	15,511	
% Variation From Previous Year				*********	-1%	
Index (1994=100)				100	99	

TH = Town House V = Villa

COUNTRY PROPERTY MARKET

TABLE 25

RESIDENTIAL COTTAGES

COASTAL CITIES & TOWNS

Value of representative cottage in selected city/town.

CITY/TOWN	CONSTN.	AGE	B 'RMS	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
BALLINA	BV	1988	3	155,000	155,000	165,000	175,000	180,000	180,000	0%
BATEMANS BAY	BV	1984	3	130,000	140,000	148,000	140,000	140,000	144,000	3%
BEGA	BV	1984	3	115,000	120,000	120,000	120,000	130,000	130,000	0%
COFFS HARBOUR	BV	1983	3	145,000	135,000	135,000	140,000	142,500	142,500	0%
FORSTER	BV	1970	3	165,000	180,000	180,000	180,000	180,000	180,000	0%
GRAFTON	BV	1975	3	105,000	115,000	115,000	120,000	130,000	130,000	0%
KIAMA	BV	1969	3	175,000	175,000	175,000	175,000	180,000	185,000	3%
LISMORE	BV	1975	3	130,000	135,000	145,000	155,000	160,000	160,000	0%
MERIMBULA	BV	1986	3	170,000	170,000	170,000	170,000	170,000	170,000	0%
MURWILLUMBAH	BV	1970	3	155,000	145,000	145,000	145,000	150,000	150,000	0%
NELSON BAY	BV	1970	3	165,000	165,000	170,000	175,000	180,000	180,000	0%
NOWRA	BV	1977	3	138,000	135,000	130,000	130,000	130,000	130,000	0%
PORT MACQUARIE	BV	1976	3	150,000	150,000	150,000	150,000	150,000	150,000	0%
TAREE	BV	1978	3	125,000	120,000	120,000	125,000	130,000	130,000	0%
THE ENTRANCE	AC/WB	1948	2	130,000	130,000	130,000	135,000	140,000	140,000	0%
TWEED HEADS	BV	1987	3	165,000	150,000	160,000	165,000	170,000	180,000	6%
ULLADULLA	BV	1984	3	135,000	135,000	140,000	140,000	140,000	140,000	0%
Average				144,294	144,412	146,941	149,412	153,088	154,206	
% Variation From Previous Year				8%	0%	2%	2%	2%	1%	
Index (1987=100)				160	160	163	166	170	171	

Cottage Construction:

AC = Fibrous Cement BV = Brick Veneer WB = Weatherboard

COUNTRY PROPERTY MARKET

TABLE 25A

VALUE OF LOW RISE MEDIUM DENSITY DWELLING

COASTAL CITIES & TOWNS

SUBURB	TYPE	CONSTRUCTION	AGE	BED-ROOMS	1994 ($)	1995 ($)	% CHANGE 1994-1995
BALLINA	DU	BV	1980	2	125,000	125,000	0%
BATEMANS BAY	TH	BK	1992	2	115,000	115,000	0%
COFFS HARBOUR	TH	BK	1992	2	100,000	103,000	3%
LISMORE	DU	BV	1980	3	110,000	110,000	0%
MERIMBULA	TH	BK	1989	2	158,000	158,000	0%
NOWRA	V	BK	1994	2	140,000	140,000	0%
PORT MACQUARIE	V	BV	1990	2	135,000	135,000	0%
SALAMANDER BAY	DU	BV	1994	3	130,000	130,000	0%
TAREE	V	BV	1987	2	100,000	100,000	0%
TUNCURRY	DU	BV	1994	3	170,000	170,000	0%
TWEED HEADS	DU	BV	1983	3	120,000	130,000	8%
ULLADULLA	TH	BK	1992	3	150,000	150,000	0%
Average					129,417	130,500	
% Variation From Previous Year					*********	1%	
Index (1994=100)					100	101	

TH = Town House V = Villa DU = Duplex

COUNTRY PROPERTY MARKET

TABLE 26

RESIDENTIAL COTTAGES
INLAND CITIES & TOWNS

Value of representative cottage in selected city/town.

CITY/TOWN	CONSTN.	AGE	B'RMS	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
ALBURY	BV	1981	3	100,000	90,000	90,000	92,000	95,000	90,000	-5%
ARMIDALE	BV	1985	3	130,000	135,000	127,000	127,000	130,000	140,000	8%
BATHURST	BV	1973	3	128,000	128,000	130,000	120,000	120,000	120,000	0%
BOWRAL	BK	1935	3	220,000	220,000	240,000	240,000	240,000	250,000	4%
BROKEN HILL	BK	1930	3	60,000	65,000	65,000	60,000	60,000	60,000	0%
CESSNOCK	WB	1950	3	85,000	90,000	95,000	95,000	100,000	105,000	5%
COBAR	WB	1968	3	77,000	70,000	70,000	70,000	77,000	85,000	10%
COOMA	BV	1968	3	100,000	105,000	105,000	100,000	100,000	100,000	0%
COONABARABRAN	WB	1938	3	60,000	60,000	65,000	65,000	70,000	70,000	0%
COONAMBLE	WB	1960	3	60,000	65,000	70,000	70,000	75,000	75,000	0%
COOTAMUNDRA	BV	1973	3	75,000	90,000	100,000	100,000	100,000	95,000	-5%
COWRA	BV	1976	3	110,000	110,000	110,000	110,000	115,000	115,000	0%
CROOKWELL	BK	1939	3	85,000	85,000	85,000	85,000	90,000	85,000	-6%
DENILIQUIN	BV	1979	3	87,000	87,000	93,000	100,000	100,000	105,000	5%
DUBBO	BV	1976	3	95,000	95,000	100,000	115,000	120,000	120,000	0%
GOL GOL	BV	1975	3	85,000	90,000	90,000	90,000	90,000	90,000	0%
GOULBURN	BK	1934	3	95,000	95,000	95,000	90,000	95,000	90,000	-5%
GRIFFITH	BV	1968	3	100,000	105,000	110,000	115,000	125,000	130,000	4%
GUNNEDAH	BV	1985	3	125,000	125,000	130,000	135,000	140,000	140,000	0%
INVERELL	BV	1986	3	95,000	95,000	110,000	110,000	115,000	110,000	-4%
LEETON	AC/WB	1960	3	68,000	72,000	80,000	88,000	95,000	95,000	0%
LITHGOW	BK	1915	3	78,000	82,000	90,000	85,000	85,000	85,000	0%

COUNTRY PROPERTY MARKET

TABLE 26 (Continued)

RESIDENTIAL COTTAGES

INLAND CITIES & TOWNS

Value of representative cottage in selected city/town.

CITY/TOWN	CONSTN.	AGE	B 'RMS	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
MAITLAND	BV	1954	3	100,000	115,000	120,000	120,000	120,000	120,000	0%
MOREE	BV	1986	3	100,000	100,000	110,000	110,000	110,000	110,000	0%
MOSS VALE	BV	1976	3	110,000	110,000	110,000	110,000	120,000	120,000	0%
MUDGEE	BV	1984	3	130,000	125,000	130,000	130,000	130,000	125,000	-4%
MUSWELLBROOK	BV	1983	3	85,000	95,000	105,000	110,000	115,000	122,000	6%
NYNGAN	AC	1965	3	47,000	52,000	55,000	58,000	62,000	67,000	8%
ORANGE	BV	1972	3	110,000	115,000	118,000	118,000	118,000	118,000	0%
PARKES	WB	1976	3	75,000	80,000	90,000	95,000	105,000	105,000	0%
QUEANBEYAN	BV	1971	3	100,000	110,000	125,000	135,000	130,000	126,000	-3%
TAMWORTH	BV	1986	3	135,000	140,000	140,000	135,000	130,000	127,000	-2%
TUMUT	BV	1978	3	75,000	85,000	100,000	100,000	100000	100,000	0%
WAGGA WAGGA	BV	1978	3	95,000	120,000	132,000	135,000	135000	120,000	-11%
WALGETT	WB	1965	3	42,000	55,000	60,000	65,000	65,000	75,000	15%
WELLINGTON	WB	1953	3	60,000	55,000	60,000	60,000	70,000	65,000	-7%
YASS	BV	1970	3	87,000	92,000	100,000	105,000	115,000	107,000	-7%
YOUNG	WB	1953	3	70,000	77,000	77,000	77,000	80,000	77,000	-4%
Average				93,132	96,974	102,158	103,289	106,368	106,289	
% Variation From Previous Year				9%	4%	5%	1%	3%	0%	
Index (1987=100)				141	147	155	156	161	161	

Cottage Construction:

AC = Fibrous Cement BK = Brick BV = Brick Veneer WB = Weatherboard

COUNTRY PROPERTY MARKET

TABLE 26A

VALUE OF LOW RISE MEDIUM DENSITY DWELLING

INLAND CITIES & TOWNS

SUBURB	TYPE	CONSTRUCTION	AGE	BED-ROOMS	1994 ($)	1995 ($)	% CHANGE 1994-1995
ALBURY	V	BV	1982	2	95,000	90,000	-5%
BATHURST	V	BV	1984	2	115,000	115,000	0%
COOTAMUNDRA	V	BV	1986	2	78,000	78,000	0%
COWRA	V	BV	1990	2	94,000	94,000	0%
DENILIQUIN	TH	BK	1994	2	87,000	87,000	0%
DUBBO	V	BV	1993	2	110,000	110,000	0%
FORBES	V	BV	1992	2	110,000	110,000	0%
GOULBURN	V	BV	1993	2	110,000	110,000	0%
GRIFFITH	TH	BV	1992	2	125,000	130,000	4%
JINDABYNE	TH	BK	1985	2	127,000	127,000	0%
LEETON	TH	BV	1992	2	105,000	105,000	0%
MOAMA	TH	BK	1994	2	105,000	105,000	0%
MUDGEE	V	BV	1987	2	95,000	95,000	0%
ORANGE	V	BV	1994	2	120,000	120,000	0%
QUEANBEYAN	TH	BK	1986	2	100,000	95,000	-5%
TUMUT	V	BV	1993	2	120,000	120,000	0%

COUNTRY PROPERTY MARKET

TABLE 26A (Continued)

VALUE OF LOW RISE MEDIUM DENSITY DWELLING

INLAND CITIES & TOWNS

SUBURB	TYPE	CONSTRUCTION	AGE	BED-ROOMS	1994 ($)	1995 ($)	% CHANGE 1994-1995
WAGGA WAGGA	V	BV	1985	2	110,000	95,000	-14%
YASS	V	BK	1992	2	98,000	93,000	-5%
YOUNG	V	BV	1994	2	90,000	90,000	0%
Average					104,947	103,632	
% Variation From Previous Year					*********	-1%	
Index (1994=100)					100	99	

TH = Town House V = Villa DU = Duplex

COUNTRY PROPERTY MARKET

TABLE 27

HOME UNIT SITES

Value per unit/townhouse site.

CITY/TOWN	STYLE/BEDROOMS		1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
COFFS HARBOUR	U	2	17,000	16,000	14,000	13,000	15,000	15,000	0%
NELSON BAY	U	2	25,000	25,000	30,000	30,000	30,000	30,000	0%
TWEED HEADS	U	2	32,500	30,000	32,500	37,500	37,500	37,500	0%
Average			24,833	23,667	25,500	26,833	27,500	27,500	
% Variation From Previous Year			2%	-5%	8%	5%	2%	0%	
Index (1987=100)			180	171	184	194	199	199	

STYLE: U = Home Unit

COUNTRY PROPERTY MARKET

TABLE 28

HOME UNITS

VALUE OF UNIT IN MEDIUM DENSITY DEVELOPMENT

CITY/TOWN	STYLE/BEDROOMS		1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
COFFS HARBOUR	U	2	75,000	70,000	70,000	70,000	75,000	75,000	0%
GOULBURN	U	2	80,000	80,000	80,000	80,000	80,000	80,000	0%
NELSON BAY	U	2	145,000	140,000	148,000	150,000	150,000	150,000	0%
QUEANBEYAN	U	2	57,000	62,000	72,000	72,000	65,000	62,000	-5%
TWEED HEADS	U	2	130,000	125,000	130,000	135,000	140,000	130,000	-7%
Average			97,400	95,400	100,000	101,400	102,000	99,400	
% Variation From Previous Year			8%	-2%	5%	1%	1%	-3%	
Index (1987=100)			166	163	170	173	174	169	

STYLE: U = Home Unit

COUNTRY PROPERTY MARKET

TABLE 29A

SINGLE SHOP

TOWNS & CITIES

Value of a single shop in a prime location in a city or town.

SUBURB	FRONTAGE (METRES)	DEVEL-OPMENT	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
ALBURY	5.0	S	550,000	525,000	485,000	485,000	485,000	525,000	8%
ARMIDALE	6.0	S	275,000	275,000	275,000	285,000	300,000	320,000	7%
BATEMANS BAY	7.3	SO	450,000	460,000	460,000	460,000	475,000	475,000	0%
BATHURST	6.0	S	390,000	420,000	450,000	450,000	480,000	480,000	0%
BEGA	8.4	S	300,000	300,000	310,000	320,000	320,000	320,000	0%
BROKEN HILL	6.7	S	133,000	133,000	125,000	105,000	105,000	105,000	0%
COFFS HARBOUR	7.6	S	500,000	500,000	430,000	405,000	405,000	405,000	0%
COOMA	6.1	S	160,000	160,000	160,000	150,000	150,000	150,000	0%
COWRA	6.4	S	160,000	160,000	160,000	185,000	200,000	200,000	0%
DENILIQUIN	5.0	S	140,000	140,000	140,000	150,000	150,000	150,000	0%
DUBBO	5.6	S	470,000	470,000	470,000	500,000	550,000	550,000	0%
GOULBURN	6.7	S	250,000	290,000	290,000	270,000	270,000	270,000	0%
GRAFTON	6.4	S	285,000	290,000	275,000	265,000	260,000	260,000	0%
GRIFFITH	9.1	S	550,000	520,000	520,000	520,000	550,000	550,000	0%
LISMORE	6.7	SO	625,000	700,000	725,000	725,000	725,000	725,000	0%
LITHGOW	5.9	S	200,000	235,000	240,000	240,000	250,000	250,000	0%
MAITLAND	5.5	S	170,000	170,000	170,000	170,000	170,000	170,000	0%
MERIMBULA	9.3	S	620,000	620,000	445,000	425,000	410,000	410,000	0%
MOREE	6.1	S	180,000	200,000	220,000	200,000	200,000	180,000	-10%
MUDGEE	7.0	S	230,000	270,000	270,000	270,000	270,000	270,000	0%
MUSWELLBROOK	7.6	S	255,000	275,000	285,000	285,000	300,000	300,000	0%
NOWRA	6.7	S	525,000	515,000	515,000	515,000	515,000	515,000	0%
ORANGE	4.9	S	420,000	500,000	500,000	500,000	530,000	530,000	0%

COUNTRY PROPERTY MARKET

TABLE 29A (Continued)

SINGLE SHOP

TOWNS & CITIES

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

SUBURB	FRONTAGE (METRES)	DEVEL-OPMENT	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
PARKES	5.6	S	145,000	160,000	160,000	190,000	200,000	200,000	0%
PORT MACQUARIE	6.3	SO	850,000	850,000	850,000	850,000	850,000	850,000	0%
QUEANBEYAN	10.0	S	340,000	350,000	350,000	350,000	310,000	310,000	0%
TAMWORTH	6.3	S	370,000	425,000	425,000	415,000	400,000	400,000	0%
TAREE	6.2	S	390,000	390,000	370,000	370,000	370,000	370,000	0%
TWEED HEADS	5.6	S	335,000	350,000	375,000	350,000	350,000	350,000	0%
WAGGA WAGGA	8.0	S	950,000	950,000	920,000	920,000	1,000,000	1,000,000	0%
YOUNG	5.6	S	140,000	150,000	150,000	150,000	140,000	140,000	0%
Average			366,387	379,129	371,613	370,161	377,097	378,387	
% Variation From Previous Year			5%	3%	-2%	0%	2%	0%	
Index (1987=100)			123	127	125	124	127	127	

S= Shop O=Commercial Office Suite/s R= Residence

COUNTRY PROPERTY MARKET

TABLE 30

RENTAL OF A MODERN SHOP

COUNTRY TOWNS & CITIES

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

CITY/TOWN	DIMENSIONS (METRES)	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
ALBURY	5 x 42	1,300	1,300	1,100	1,100	1,100	1,100	0%
ARMIDALE	6 x 21	700	700	700	765	765	800	5%
BATEMANS BAY	7.3 x 25	655	700	700	725	750	750	0%
BATHURST	6 x 30	950	1,000	1,050	1,050	1,110	1,210	9%
BEGA	8.4 x 24	660	660	680	700	720	720	0%
BROKEN HILL	6.7 x 23	450	450	450	400	410	410	0%
COFFS HARBOUR	5 x 30	1,000	1,000	900	875	875	875	0%
COOMA	6.1 x 17	325	325	325	325	340	340	0%
COWRA	6.4 x 26	375	375	375	425	425	425	0%
DENILIQUIN	5 x 35	400	400	400	400	400	400	0%
DUBBO	5.6 x 36	1,050	1,050	1,050	1,100	1,250	1,250	0%
GOULBURN	6.6 x 17	600	700	700	650	650	650	0%
GRAFTON	5.3 x 34	600	640	600	600	600	600	0%
GRIFFITH	9 x 22	850	800	800	800	800	800	0%
LISMORE	6.7 x 43	1,050	1,125	1,175	1,175	1,175	1,175	0%
LITHGOW	5.9 x 32	450	475	525	500	525	525	0%
MAITLAND	5.5 x 13	480	480	480	480	480	480	0%
MERIMBULA	9.3 x 27	850	925	925	925	900	900	0%
MOREE	6 x 18	410	450	475	425	425	400	-6%
MUDGEE	7.9 x 36	555	600	600	575	575	575	0%
MUSWELLBROOK	6.5 x 20	450	500	525	550	600	600	0%
NOWRA	6.1 x 31	675	800	925	1,000	1,000	1,100	10%
ORANGE	4.9 x 37	1,025	1,100	1,150	1,150	1,150	1,150	0%

COUNTRY PROPERTY MARKET

TABLE 30 (Continued)

RENTAL OF A MODERN SHOP

COUNTRY TOWNS & CITIES

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

CITY/TOWN	DIMENSIONS (METRES)	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
PARKES	5.6 x 24	350	380	380	480	480	480	0%
PORT MACQUARIE	6.3 x 34	1,250	1,250	1,250	1,250	1,250	1,250	0%
QUEANBEYAN	10 x 27	750	750	800	750	675	675	0%
TAMWORTH	6.2 x 25	1,000	1,200	1,200	1,075	1,000	1,000	0%
TAREE	6.2 x 32	820	820	820	820	820	820	0%
TWEED HEADS	5.6 x 25	650	700	750	700	700	700	0%
WAGGA WAGGA	8.2 x 48	1,500	1,500	1,500	1,500	1,750	1,750	0%
YOUNG	5.6 x 21	350	375	350	350	300	300	0%
Average		727	759	763	762	774	781	
% Variation From Previous Year		6%	4%	1%	0%	2%	1%	
Index (1987=100)		123	128	129	128	131	132	

COUNTRY PROPERTY MARKET

TABLE 31

SMALL INDUSTRIAL SITES

TOWNS & CITIES

CITY/TOWN	AREA SQUARE METRES	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
ALBURY	1,277	45,000	40,000	40,000	37,500	40,000	40,000	0%
ARMIDALE	1,000	25,000	30,000	35,000	40,000	45,000	50,000	11%
BATHURST	1,960	33,000	39,000	39,000	39,000	39,000	43,000	10%
BOMADERRY	2,485	68,000	72,000	72,000	72,000	78,000	85,000	9%
COFFS HARBOUR	1,600	100,000	110,000	105,000	100,000	100,000	100,000	0%
DUBBO	2,700	35,000	35,000	35,000	35,000	44,000	54,000	23%
GOULBURN	2,561	70,000	70,000	70,000	65,000	65,000	65,000	0%
GRIFFITH	2,036	40,000	35,000	37,500	40,000	40,000	42,000	5%
LISMORE	1,008	22,000	25,000	28,000	28,000	30,000	32,500	8%
MOREE	3,000	21,000	22,000	22,000	22,000	22,000	22,000	0%
MUSWELLBROOK	2,000	16,000	19,000	19,000	19,000	20,000	22,000	10%
MURWILLUMBAH	1,646	46,000	42,000	42,000	45,000	47,000	47,000	0%
QUEANBEYAN	1,992	67,000	67,000	73,000	73,000	73,000	73,000	0%
TAMWORTH	2,200	37,500	37,500	45,000	55,000	65,000	80,000	23%
TAREE	2,247	65,000	90,000	90,000	90,000	90,000	90,000	0%
WAGGA WAGGA	2,000	60,000	65,000	65,000	65,000	70,000	70,000	0%
Average		46,906	49,906	51,094	51,594	54,250	57,219	
% Variation From Previous Year		10%	6%	2%	1%	5%	5%	
Index (1987=100)		127	135	138	139	146	155	

COUNTRY PROPERTY MARKET

TABLE 32

RURAL HOME SITES

CITY/TOWN	AREA (Ha)	KM FROM TOWN	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
ALBURY	9.7	18	70,000	70,000	70,000	70,000	70,000	70,000	0%
ALLANDALE (Cessnock)	10.12	20	90,000	90,000	105,000	105,000	120,000	125,000	4%
ARMIDALE	2	3	45,000	60,000	65,000	70,000	75,000	80,000	7%
BATHURST	2.46	8	85,000	90,000	90,000	92,500	100,000	105,000	5%
BEGA	2	3	60,000	65,000	74,000	77,500	77,500	81,000	5%
BERRY	10	3	225,000	225,000	225,000	225,000	225,000	225,000	0%
BOWRAL	10	6	300,000	275,000	300,000	300,000	300,000	300,000	0%
BYRON BAY	2	9	120,000	105,000	115,000	115,000	125,000	135,000	8%
COFFS HARBOUR	0.85	8	62,500	67,500	67,500	67,500	72,500	72,500	0%
DENILIQUIN	2	6	30,000	30,000	30,000	30,000	32,000	35,000	9%
DUBBO	10.1	11	44,000	44,000	44,000	48,000	55,000	55,000	0%
GOULBURN	10.08	14	55,000	75,000	75,000	75,000	75,000	75,000	0%
GRAFTON	9.44	16	40,500	45,000	45,000	47,500	50,000	50,000	0%
INVERELL	2	5	28,000	30,000	33,000	35,000	35,000	40,000	14%
LEETON	2	3	31,000	34,000	36,000	37,000	40,000	40,000	0%
LISMORE	2.02	10	60,000	60,000	70,000	72,500	80,000	80,000	0%
MAITLAND	10.5	20	75,000	85,000	85,000	85,000	90,000	90,000	0%
MAITLAND	10.7	6	105,000	130,000	140,000	140,000	145,000	145,000	0%
MORUYA	2.07	5	52,000	64,000	64,000	70,000	70,000	70,000	0%
MUSWELLBROOK	2	5	60,000	65,000	65,000	65,000	70,000	70,000	0%
ORANGE	2.17	5	50,000	70,000	75,000	85,000	90,000	100,000	11%
QUEANBEYAN	4.80	10	56,000	70,000	82,500	86,500	95,000	90,000	-5%
RAYMOND TERRACE	10	14	95,000	125,000	135,000	135,000	145,000	145,000	0%

COUNTRY PROPERTY MARKET

TABLE 32 (Continued)

RURAL HOME SITES

CITY/TOWN	AREA (Ha)	KM FROM TOWN	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
TAMWORTH	2	8	45,000	55,000	57,500	57,500	57,500	57,500	0%
TAREE	4.58	16	60,000	70,000	75,000	75,000	75,000	75,000	0%
WAGGA WAGGA	10	12	65,000	80,000	80,000	90,000	100,000	100,000	0%
Average			77,269	83,827	88,596	90,635	94,981	96,577	
% Variation Over Previous Year			18%	8%	6%	2%	5%	2%	
Index (1987=100)			147	160	169	173	181	184	

COUNTRY PROPERTY MARKET

TABLE 33

HOBBY FARM SITES

CITY/TOWN	AREA (Ha)	KM FROM TOWN	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
ALBURY	40.5	16	120,000	120,000	120,000	120,000	120,000	120,000	0%
ARMIDALE	40	10	150,000	150,000	150,000	135,000	140,000	140,000	0%
BATHURST	40.2	8	210,000	210,000	210,000	210,000	210,000	210,000	0%
BEGA	12	8	60,000	65,000	70,000	70,000	70,000	74,000	6%
BOWRAL	40	5	450,000	375,000	425,000	425,000	425,000	425,000	0%
BULAHDELAH	40.5	23	78,000	115,000	125,000	125,000	125,000	125,000	0%
BYRON BAY	16	20	105,000	120,000	140,000	150,000	160,000	170,000	6%
COFFS HARBOUR	22.3	20	90,000	100,000	100,000	95,000	100,000	100,000	0%
COOMA	15.1	7	48,000	48,000	48,000	48,000	40,000	40,000	0%
DUBBO	41.7	14	75,000	75,000	75,000	80,000	88,000	88,000	0%
GOULBURN	40	29	85,000	115,000	115,000	115,000	115,000	115,000	0%
GRAFTON	38	13	70,000	70,000	75,000	85,000	85,000	85,000	0%
INVERELL	40	6	60,000	65,000	70,000	70,000	70,000	70,000	0%
LISMORE	10.3	8	80,000	82,000	120,000	130,000	130,000	130,000	0%
LITHGOW	13.4	12	115,000	125,000	125,000	125,000	125,000	125,000	0%
MILTON	36	4	240,000	225,000	240,000	240,000	240,000	250,000	4%
MOSS VALE	40	30	110,000	110,000	110,000	110,000	110,000	120,000	9%
MUDGEE	10.1	5	65,000	75,000	75,000	75,000	82,000	82,000	0%
MULBRING	44.2	20	250,000	250,000	250,000	250,000	250,000	250,000	0%
NOWRA	36	5	320,000	300,000	300,000	300,000	300,000	300,000	0%
ORANGE	40.7	15	160,000	175,000	175,000	175,000	175,000	190,000	9%

COUNTRY PROPERTY MARKET

TABLE 33 (Continued)

HOBBY FARM SITES

CITY/TOWN	AREA (Ha)	KM FROM TOWN	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
TAMWORTH	40	13	100,000	100,000	105,000	105,000	120,000	120,000	0%
TAREE	40	16	120,000	135,000	140,000	140,000	140,000	140,000	0%
TENTERFIELD	40	60	31,000	31,000	31,000	31,000	35,000	35,000	0%
YASS	24.8	18	105,000	120,000	135,000	135,000	148,000	140,000	-5%
WAGGA WAGGA	40	15	100,000	100,000	100,000	100,000	130,000	130,000	0%
Average			130,654	132,923	139,577	140,154	143,577	145,154	
% Variation Over Previous Year			17%	2%	5%	0%	2%	1%	
Index (1987=100)			166	169	178	178	183	185	

COUNTRY PROPERTY MARKET

TABLE 34

DAIRY FARMS

Value ex buildings for typical property.

LOCALITY	AREA (ha)	NO. OF MILKERS	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
BEGA	122	220	425,000	425,000	450,000	485,000	485,000	485,000	0%
DENMAN	75	50	400,000	350,000	350,000	350,000	350,000	385,000	10%
DORRIGO	141	80	300,000	320,000	320,000	320,000	340,000	350,000	3%
LISMORE	69	70	225,000	225,000	245,000	245,000	260,000	260,000	0%
NOWRA	85	80	620,000	620,000	590,000	590,000	590,000	590,000	0%
SINGLETON	40	45	315,000	280,000	280,000	280,000	280,000	310,000	11%
TAREE	112	70	450,000	470,000	470,000	470,000	500,000	575,000	15%
Average			390,714	384,286	386,429	391,429	400,714	422,143	
% Variation From Previous Year			9%	-2%	1%	1%	2%	5%	
Index (1987=100)			144	142	142	144	148	156	

COUNTRY PROPERTY MARKET

TABLE 35

WHEAT PROPERTIES

Value ex buildings for typical property.

LOCALITY	AREA (Ha)	TONNES PER HA	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
ALBURY	456	2.80	913,000	913,000	776,000	730,000	730,000	730,000	0%
CONDOBOLIN	1,568	1.0	392,000	290,000	261,000	220,000	220,000	220,000	0%
COONAMBLE	731	2.0	358,000	281,000	281,000	281,000	310,000	310,000	0%
COOTAMUNDRA	285	4.5	640,000	575,000	456,000	456,000	500,000	500,000	0%
COWRA	247	2.75	375,000	300,000	300,000	300,000	300,000	300,000	0%
DUBBO	696	1.6	327,000	299,000	299,000	299,000	327,000	327,000	0%
GILGANDRA	762	2.0	373,000	328,000	328,000	328,000	328,000	328,000	0%
GOOLGOWI	2,329	1.2	550,000	400,000	400,000	400,000	410,000	430,000	5%
GRENFELL	505	1.8	337,000	220,000	220,000	220,000	220,000	200,000	-9%
INVERELL	465	1.7	305,000	305,000	275,000	250,000	250,000	250,000	0%
JUNEE	453	3.75	634,000	570,000	475,000	475,000	500,000	525,000	5%
MOREE	1,100	1.9	625,000	560,000	560,000	500,000	500,000	500,000	0%
NARRABRI	730	2.2	490,000	400,000	400,000	360,000	360,000	360,000	0%
NARROMINE	865	2.0	415,000	368,000	368,000	294,000	320,000	320,000	0%
PARKES	465	1.8	348,000	320,000	320,000	320,000	320,000	320,000	0%
SPRING RIDGE	500	2.5	725,000	580,000	525,000	450,000	450,000	500,000	11%
SWAN HILL	2,439	1.8	975,000	780,000	780,000	732,000	732,000	660,000	-10%
TAMWORTH	300	1.7	330,000	275,000	275,000	227,500	227,500	227,500	0%
WALGETT	2,350	1.0	660,000	555,000	555,000	555,000	555,000	555,000	0%
WELLINGTON	524	2.75	600,000	525,000	525,000	525,000	550,000	550,000	0%
Average			518,600	442,200	418,950	396,125	405,475	405,625	
% Variation Over Previous Year			3%	-15%	-5%	-5%	2%	0%	
Index (1987=100)			144	123	116	110	113	113	
Tonnes Per Hectare = Typical Average Production									

COUNTRY PROPERTY MARKET

TABLE 36

COASTAL GRAZING

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

LOCALITY	AREA (Ha)	CARRYING CAPACITY	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
BEGA	331	200.C	410,000	410,000	425,000	500,000	560,000	560,000	0%
BONALBO	535	180.C	300,000	300,000	280,000	250,000	250,000	250,000	0%
DUNGOG	202	125.C	375,000	425,000	425,000	425,000	425,000	425,000	0%
GRAFTON	1,125	395.C	720,000	770,000	715,000	647,500	647,500	647,500	0%
KEMPSEY	513	320.C	525,000	550,000	525,000	525,000	525,000	525,000	0%
MORUYA	126	100.C	315,000	350,000	350,000	350,000	350,000	350,000	0%
NOWRA	60	60.C	450,000	450,000	450,000	450,000	450,000	450,000	0%
SCONE	476	175.C	450,000	400,000	400,000	360,000	360,000	360,000	0%
SINGLETON	760	300.C	510,000	510,000	510,000	470,000	470,000	470,000	0%
TAREE	742	400.C	835,000	900,000	835,000	750,000	750,000	750,000	0%
Average			489,000	506,500	491,500	472,750	478,750	478,750	
% Variation Over Previous Year			12%	4%	-3%	-4%	1%	0%	
Index (1987=100)			155	160	155	149	151	151	

COUNTRY PROPERTY MARKET

TABLE 37

TABLELANDS GRAZING

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

LOCALITY	AREA (Ha)	CARRYING CAPACITY DRY SHEEP EQUIVALENT	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
BATHURST	387	3,500.S	820,000	820,000	785,000	735,000	735,000	735,000	0%
BOOROWA	300	1,800.S	330,000	270,000	270,000	245,000	245,000	245,000	0%
COOLAH	639	2,500.S	375,000	300,000	300,000	300,000	325,000	325,000	0%
COOMA	842	2,500.S	425,000	340,000	340,000	290,000	290,000	313,000	8%
CROOKWELL	325	2,400.S	600,000	540,000	540,000	460,000	460,000	485,000	5%
GUYRA	700	8,000.S	1,820,000	1,300,000	1,200,000	1,100,000	1,200,000	1,260,000	5%
MUDGEE	1,011	3,200.S	500,000	480,000	480,000	440,000	480,000	480,000	0%
OBERON	191	2,400.S	600,000	600,000	540,000	510,000	510,000	540,000	6%
ORANGE	238	3,000.S	495,000	450,000	450,000	450,000	450,000	450,000	0%
TENTERFIELD	700	4,400.S	770,000	600,000	540,000	495,000	520,000	546,000	5%
TUMBARUMBA	290	2,900.S	455,000	455,000	410,000	365,000	410,000	455,000	11%
TUMUT	606	5000.S	1,050,000	840,000	720,000	660,000	757,000	840,000	11%
WALCHA	700	7,500.S	1,557,000	1,150,000	1,064,000	975,000	1,125,000	1,181,000	5%
YASS	704	3,000.S	540,000	486,000	486,000	440,000	440,000	462,000	5%
Average			738,357	616,500	580,357	533,214	567,643	594,071	
% Variation Over Previous Year			2%	-17%	-6%	-8%	6%	5%	
Index (1987=100)			190	159	150	138	146	153	

COUNTRY PROPERTY MARKET

TABLE 38

WESTERN GRAZING

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

LOCALITY	AREA (Ha)	CARRYING CAPACITY DRY SHEEP EQUIVALENT	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
BALRANALD	12,430	6,000.S	947,000	667,000	600,000	540,000	540,000	650,000	20%
BOURKE	24,270	6,000.S	390,000	240,000	225,000	150,000	150,000	175,000	17%
BREWARRINA	9,429	5,800.S	667,000	435,000	435,000	350,000	350,000	425,000	21%
COBAR	25,470	4,800.S	340,000	205,000	192,000	145,000	145,000	175,000	21%
HAY	9,138	4,500.S	900,000	560,000	560,000	500,000	500,000	500,000	0%
LIGHTNING RIDGE	7,822	4,100.S	473,000	310,000	310,000	245,000	245,000	300,000	22%
WENTWORTH	13,183	3,300.S	342,000	277,000	245,000	228,000	228,000	280,000	23%
WILCANNIA	33,526	5,100.S	465,000	255,000	255,000	205,000	205,000	250,000	22%
Average			565,500	368,625	352,750	295,375	295,375	344,375	
% Variation Over Previous Year			-9%	-35%	-4%	-16%	0%	17%	
Index (1987=100)			147	96	92	77	77	89	

COUNTRY PROPERTY MARKET

TABLE 39

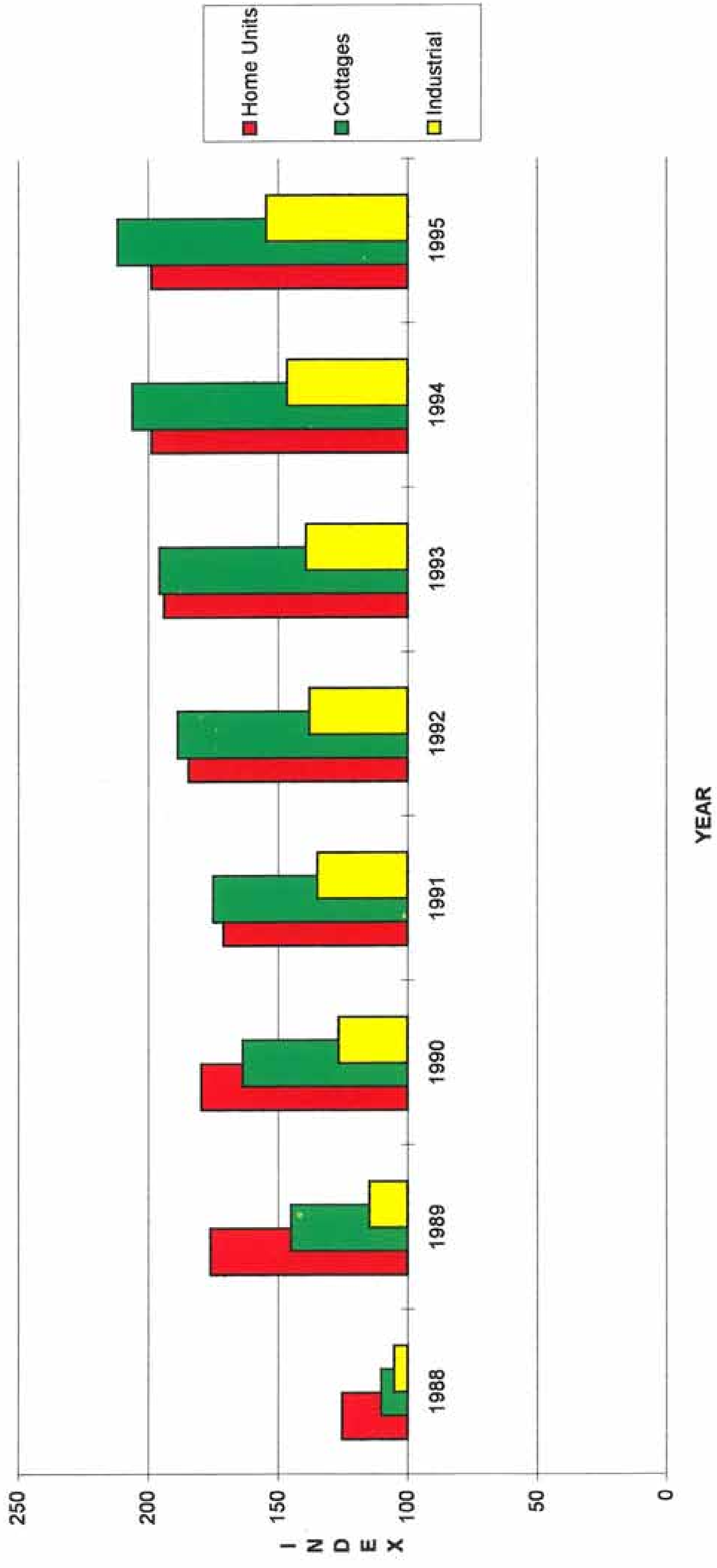
SPECIALISED RURAL PROPERTIES

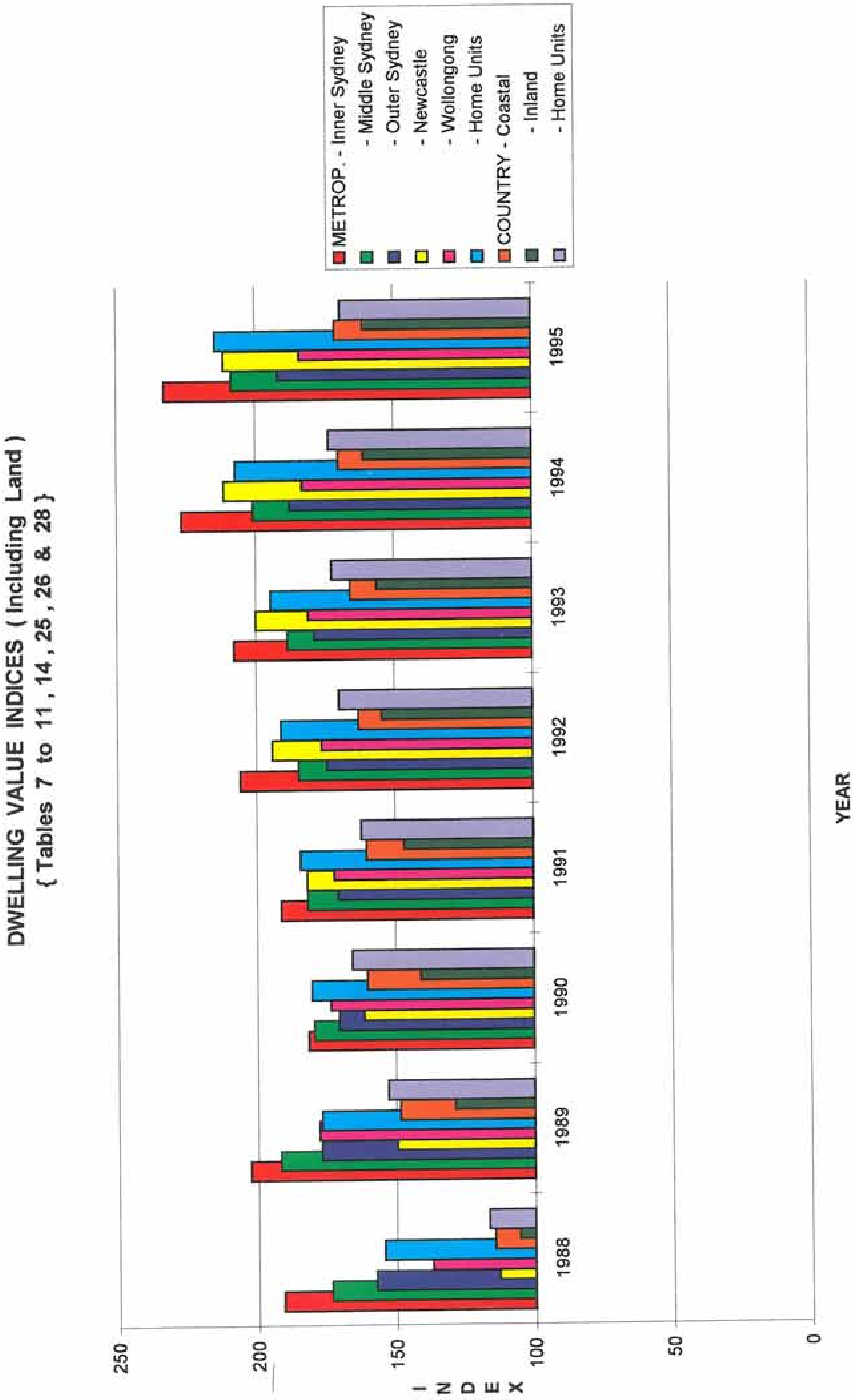
Value ex buildings.

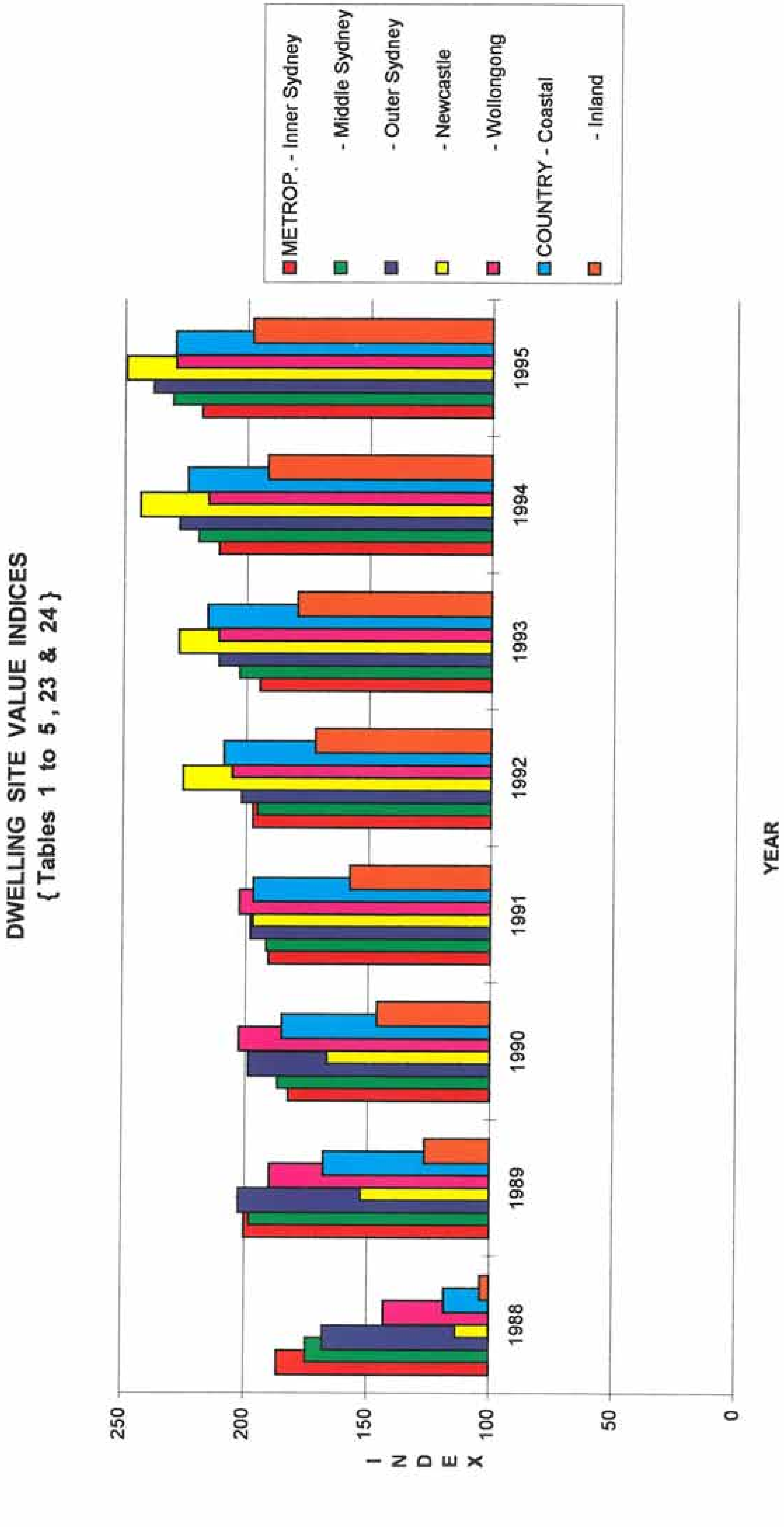
LOCALITY	AREA (Ha)	1990 ($)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	% CHANGE 1994-1995
Irrigation - Cotton								
GWYDIR VALLEY	850	2,215,000	2,215,000	2,215,000	2,000,000	2,000,000	2,000,000	0%
NAMOI VALLEY	600	1,445,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	0%
Irrigation - Prime Cereal Growing								
BREEZA PLAIN	500	1,000,000	800,000	750,000	650,000	650,000	700,000	8%
Citrus Farms								
BURONGA	11.6	185,000	185,000	185,000	134,000	134,000	134,000	0%
GRIFFITH	26	525,000	400,000	440,000	390,000	400,000	400,000	0%
Rice Farms								
DENILIQUIN	256	207,000	166,000	166,000	186,000	230,000	253,000	10%
GRIFFITH	177	215,000	215,000	215,000	215,000	230,000	230,000	0%
Banana Plantations								
COFFS HARBOUR	7	250,000	250,000	250,000	250,000	250,000	250,000	0%
Sugar Cane Farms								
CONDONG	43	170,000	170,000	195,000	225,000	245,000	245,000	0%
SOUTH BALLINA	40	150,000	150,000	160,000	170,000	172,500	180,000	4%
Vines								
COOMEALLA	13.5	115,000	100,000	100,000	90,000	90,000	90,000	0%
YENDA	23	245,000	230,000	230,000	230,000	250,000	260,000	4%
Average		560,167	540,083	542,167	511,667	520,958	528,500	
% Variation from Previous Year		-1%	-4%	0%	-6%	2%	1%	
Index (1987=100)		135	130	131	123	125	127	

SITE VALUE INDICES - Metropolitan
{ Tables 1 to 6 & 18 to 20 }

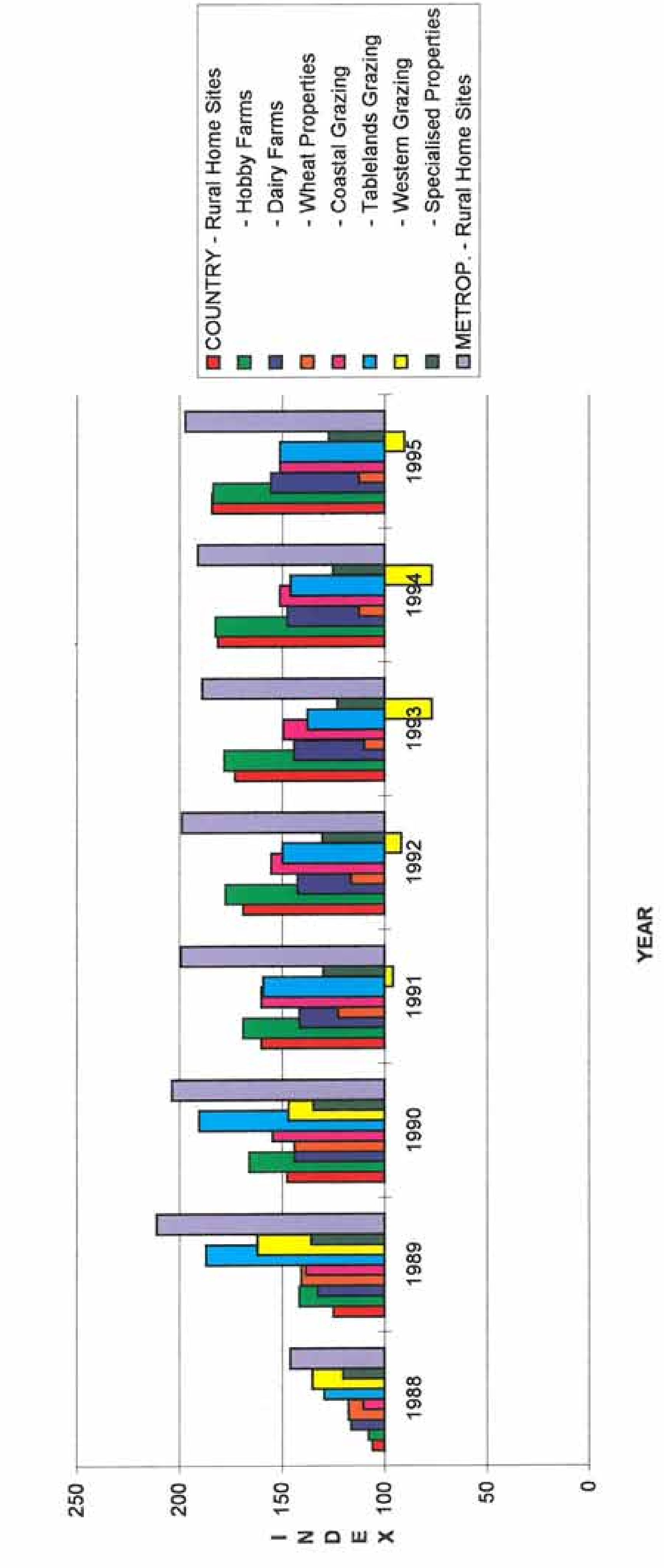
SITE VALUE INDICES - Country
{ Tables 23 , 24 , 27 & 31 }

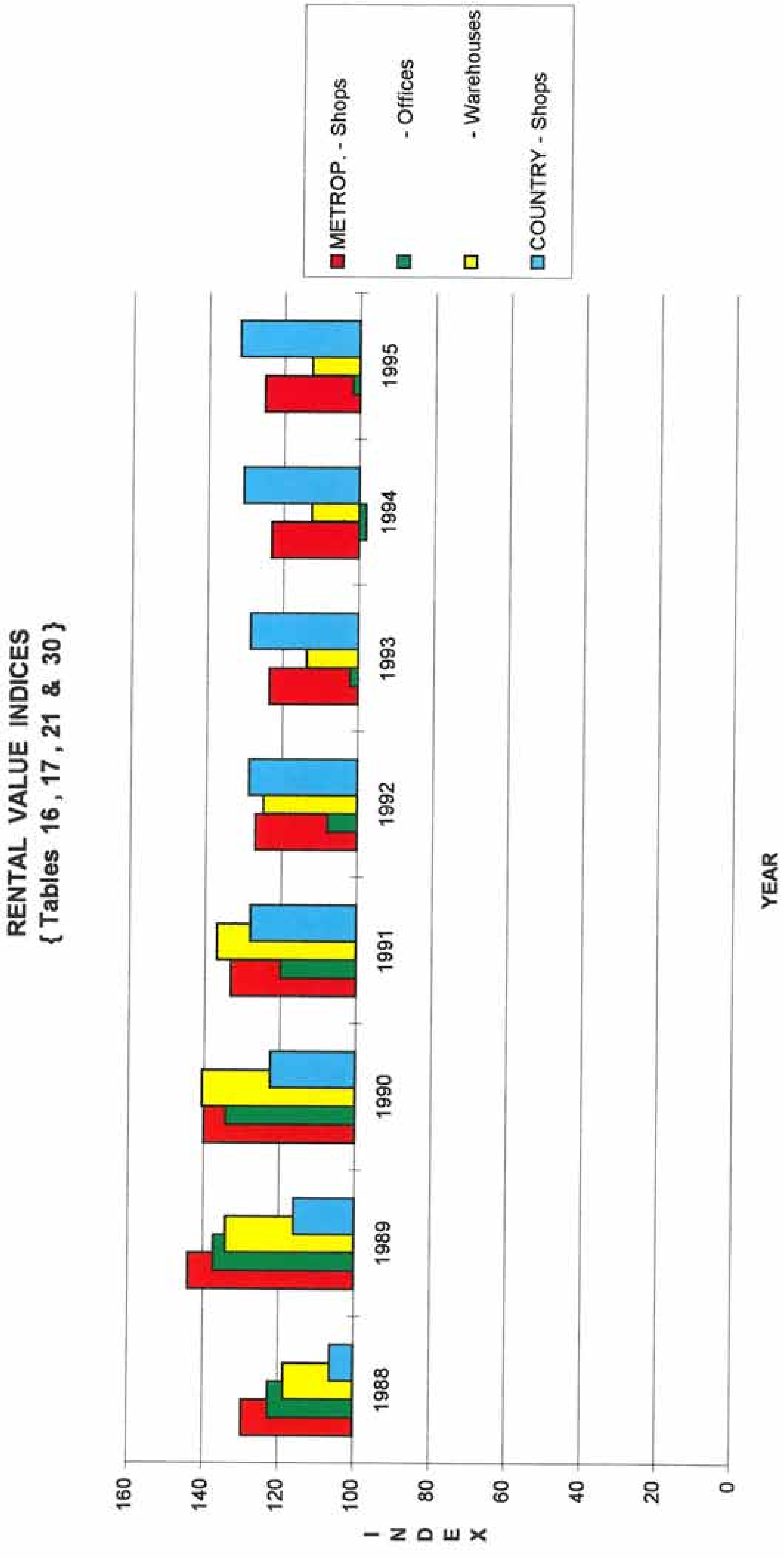



DWELLING VALUE INDICES (Including Land)
{ Tables 7 to 11 , 14 , 25 , 26 & 28 }
METROP. - Inner Sydney
- Middle Sydney
- Outer Sydney
- Newcastle
- Wollongong
- Home Units
COUNTRY - Coastal
- Inland
- Home Units
INDEX
250
200
150
100
50
0
1988
1989
1990
1991
1992
1993
1994
1995
YEAR


DWELLING SITE VALUE INDICES
{ Tables 1 to 5 , 23 & 24 }
INDEX
0
50
100
150
200
250
YEAR
1988
1989
1990
1991
1992
1993
1994
1995
METROP. - Inner Sydney
- Middle Sydney
- Outer Sydney
- Newcastle
- Wollongong
COUNTRY - Coastal
- Inland

RURAL PROPERTY INDICES
{ Tables 22 & 32 to 39 }




RENTAL VALUE INDICES
{ Tables 16 , 17 , 21 & 30 }
METROP. - Shops
- Offices
- Warehouses
COUNTRY - Shops
INDEX
160
140
120
100
80
60
40
20
0
1988
1989
1990
1991
1992
1993
1994
1995
YEAR