

Spring Buyer's Guide

The essential reference guide for home buyers and investors

Released October 2013

With the Australian housing market well into a growth phase, it is critically important that home buyers are well equipped with the most comprehensive and timely research possible. RP Data's Spring Buyer's Guide provides a simple reference guide to assist prospective home buyers to make an informed decision before entering the property market. The Guide provides extensive data about typical dwelling values, rental rates, selling time and discounting rates across every council region and suburb around the country.

The Guide includes a series of maps which highlight the geographic trends in dwelling values and detailed tables to assist consumers considering entering, upgrading or investing in the residential property market.

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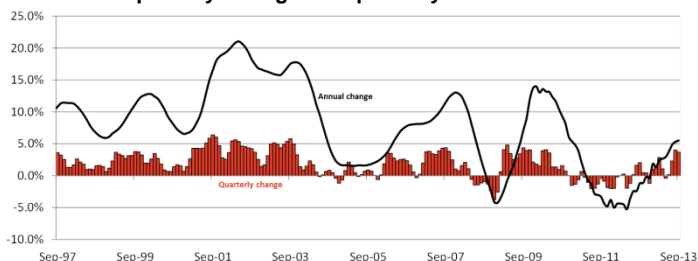
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Housing market on the rebound

Australia's housing market is the nation's largest asset class, worth an estimated \$5.0 trillion; that's more than three times the value of Australia's combined superannuation funds and almost three and a half times the overall value of stocks traded on the Australian Securities Exchange (ASX). With real estate such a valuable and popular asset class, it's no wonder that conversation often turns to the property market and its performance.

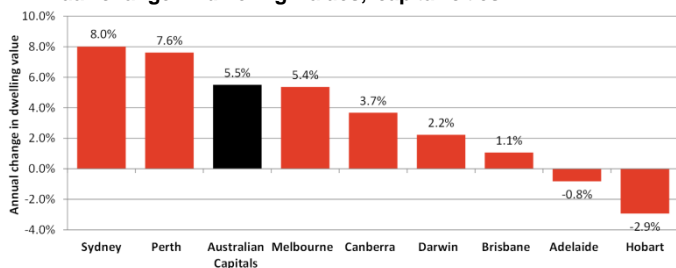
Based on the RP Data-Rismark Home Value Index, real estate values across Australia's combined capital cities have risen by 8.7 per cent since the market reached a recent low point at the end of May last year. It's important to note that capital gains have been varied across the regions of Australia. There is a great deal of diversity in Australia's housing market, from regional markets where mining and resources are a key driver of conditions, to rural markets reliant on agriculture, coastal markets that are dependent on lifestyle and tourism factors and of course the capital cities and major regional cities that act as primary business hubs and service centres.

Annual and quarterly change in capital city home values



Focussing on the capital city markets, the diversity of performance can be seen in the below graph which tracks the change in dwelling values over the past twelve months to the end of September. Capital gains have been strongest in Australia's largest capital city, Sydney, where the typical home is now worth 8 per cent more than what it was a year ago. Sydney's housing market is being driven by a relatively weak long term cycle of growth, strong population growth and a tight level of dwelling supply.

Annual change in dwelling values, capital cities



the increase in capital city dwelling values over the past twelve months

5.5%

At the other end of the spectrum is Hobart where values have shifted 2.9 per cent lower over the year and where values remain 13.2 per cent lower than what they previously peaked at back in late 2009. Hobart's housing market is suffering from a lack of housing demand due to the low level of population growth, a weak labour market and higher than average vacancy rates.

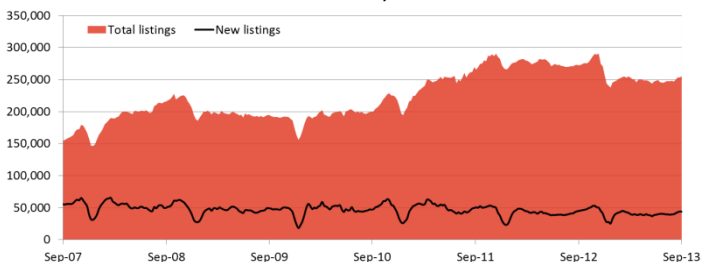
In regional markets we are generally seeing a slowdown in housing markets associated with the mining sector. Mining towns have provided some spectacular capital gains for home owners over the past decade, however these areas are now showing their inherent volatility with some slippage in both dwelling values and rents as the resources related infrastructure boom winds down.

In contrast to the resources sector, lifestyle markets around the country appear to be tentatively moving out of a long correction phase. The lower Australian dollar is enticing overseas and domestic tourists back which in turn should support jobs growth in hospitality, retail and support roles in markets associated with holiday makers. Housing demand for lifestyle properties and holiday homes is also on the rise which is likely to fuel the recovery across Australia's lifestyle housing markets.

Limited housing stock and more buyers is increasing competition in the market

The number of homes being advertised for sale across Australia has shown a substantial reduction compared with the number of advertised properties a year ago. RP Data estimates that there are about 255,400 properties currently on the market; a 6.2 per cent reduction from a year ago. The capital cities are showing effective supply levels to be even tighter, with about 110,000 dwellings currently on the market which is about 14 per cent lower than a year ago.

Number of homes advertised for sale, national

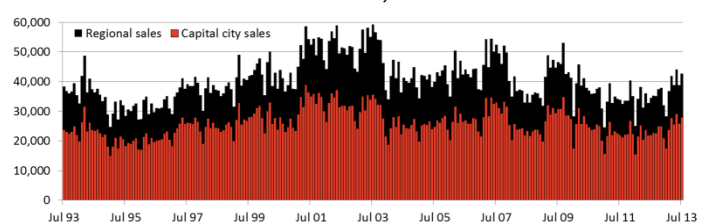


Number of homes advertise for sale, capital cities

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	7,822	1.1%	23,591	-28.8%
Melbourne	7,830	5.7%	33,489	-13.3%
Brisbane	3,890	-15.2%	20,946	-14.8%
Adelaide	1,844	-3.3%	8,754	-6.3%
Perth	3,887	5.0%	16,378	8.8%
Hobart	408	13.0%	2,995	-3.6%
Darwin	230	-9.1%	1,147	13.1%
Canberra	556	1.8%	2,434	-6.3%
Combined capitals	26,467	-0.1%	109,734	-13.9%

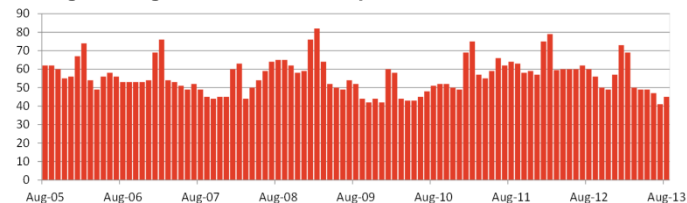
While the number of homes available for sale is lower, the number of active buyers is higher. Over the past year RP Data estimates that the number of house and unit sales has increased by about 22 per cent nationally and by about 23 per cent across the capital cities.

Number of homes advertised for sale, national



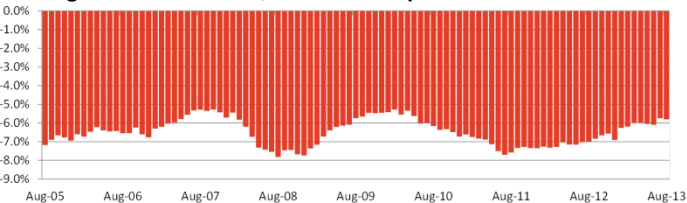
Rising buyer demand coupled with lower market supply is resulting in a market that is often skewed towards the seller. Under these conditions homes generally sell faster and vendors don't have to discount their asking prices by as much in order to sell their property.

Average selling time, combined capital cities



The strong market conditions are also evidenced by auction clearance rates which are close to the highs last recorded in 2009/10.

Average vendor discount, combined capital cities



Auction clearance rates, combined capital cities



23%
Increase in number of home sales over past year

-14%
Decrease in number of homes advertised for sale over past year

Q and A



What's a median value?

RP Data estimates the value of virtually every residential property each week (and each day for our daily index!). The median value is simply the median, or middle estimated value of houses or units within the specified region. Before calculating the median value we filter out value estimates that we aren't confident about and haven't reported a median statistic where there were fewer than fifty valid valuation estimates within the suburb and ten sales over the year. A median value measure tends to provide a much more reliable and stable reading about the typical value of a house or unit within a region compared with a median sale price which is based on only those homes that have sold within the specified region over a given period.



What is the vendor discount?

Monitoring property advertisements is a core part of RP Data's business. We gather listings data from online and print media, match the listings against our property ownership database, de-duplicate the listings and count them for our stock on market measurements. Apart from tracking the advertising history of any home that has been listed for sale, a useful bi-product of this data is to work out what the difference is between the original asking price on a property compared with the ultimate selling price (ie the contract price). The vendor discount is simply this difference expressed as a percentage. For example, if a house was originally advertised for sale at \$500,000 and eventually it sold for \$480,000, the vendor discount would be 4 per cent. Note that we don't calculate a vendor discount figure if there is fewer than ten observations of a listing and sale pair over the period and auction sales are excluded from the calculation.



What about time on market?

Our time on market statistics are calculated in a similar way to the vendor discount. Time on market, or the median selling time of a house or unit, provides an indication about how long a property takes to sell within the specified region. A faster selling time implies a fairly hot market while a longer days on market figure would normally indicate sedate market conditions. Note that we don't calculate a time on market figure if there is fewer than ten observations of a listing and sale pair over the period and auction sales are excluded from the calculation.



What is the median asking rent?

This figure provides an indication about the typical weekly rents being offered within the region. Asking rents are derived from rental listings. Where there are fewer than ten observed rental advertisements over the period, a rental statistic has not been calculated.



What's the gross indicative rental yield?

The rental yield is based on the annualised median asking rent within a region divided by the median sale price. The yield is 'gross' as it does not take into account any expenses associated with the rental income such as the commission to the property manager, interest costs on the mortgage or maintenance on the property. A net yield can be calculated on individual properties subtracting any costs from the annualised rental estimate on the property then dividing the net rent by the total purchase price.



The Spring Buyer's Guide

State and territory summaries

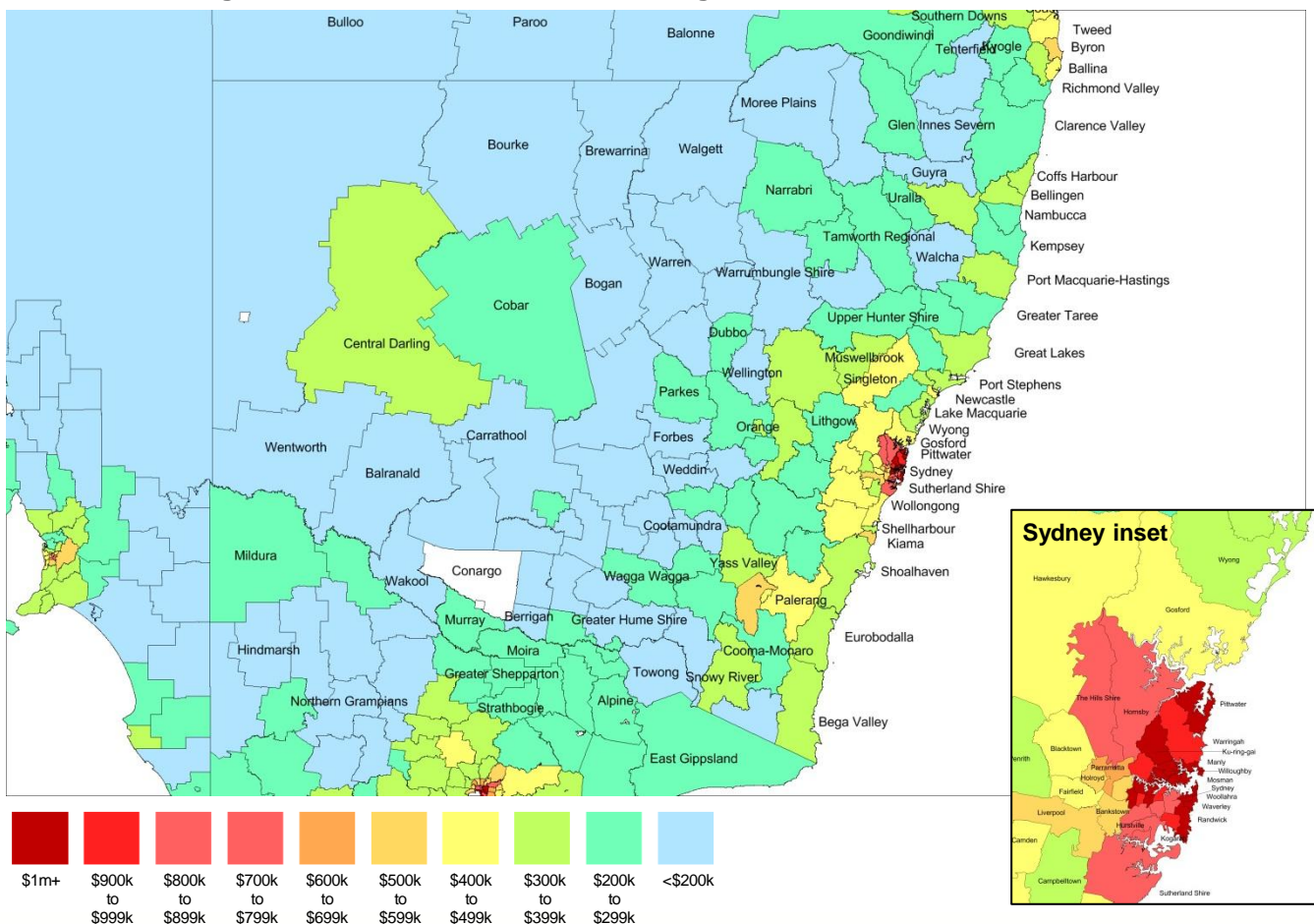
New South Wales, Council regions HOUSES

Top 20 most active council regions (based on number of house sales over past 12 months)

Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Blacktown	4,251	\$417,437	-4.0%	43	\$400	4.8%
Lake Macquarie	3,158	\$385,181	-5.1%	59	\$380	5.0%
Wyong	3,152	\$341,190	-5.0%	63	\$350	5.3%
Gosford	2,826	\$437,869	-4.4%	58	\$400	4.8%
The Hills Shire	2,588	\$753,536	-4.2%	34	\$580	4.0%
Penrith	2,534	\$399,969	-3.7%	39	\$390	5.1%
Newcastle	2,523	\$424,641	-4.5%	43	\$400	5.0%
Wollongong	2,363	\$447,489	-4.8%	63	\$400	4.6%
Sutherland Shire	2,267	\$740,913	-3.2%	37	\$600	4.1%
Shoalhaven	2,082	\$346,660	-6.6%	114	\$300	4.6%
Bankstown	2,021	\$551,909	-5.0%	45	\$470	4.3%
Campbelltown	1,961	\$359,494	-4.6%	36	\$390	5.6%
Liverpool	1,956	\$505,984	-5.4%	46	\$450	4.9%
Ku-ring-gai	1,771	\$1,228,161	-5.8%	71	\$900	3.9%
Hornsby	1,571	\$746,705	-3.5%	35	\$600	4.1%
Fairfield	1,550	\$499,322	-6.9%	56	\$420	4.6%
Blue Mountains	1,510	\$409,031	-4.7%	66	\$368	4.8%
Warringah	1,478	\$948,332	-3.6%	31	\$795	4.5%
Parramatta	1,427	\$600,794	-3.7%	33	\$470	3.9%
Holroyd	1,398	\$526,082	-4.8%	36	\$430	4.3%

Statistics for all council regions can be found in the report appendix

Thematic value guide, New South Wales council regions



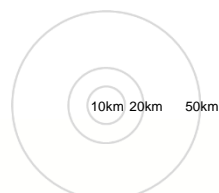
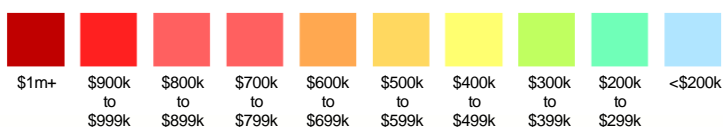
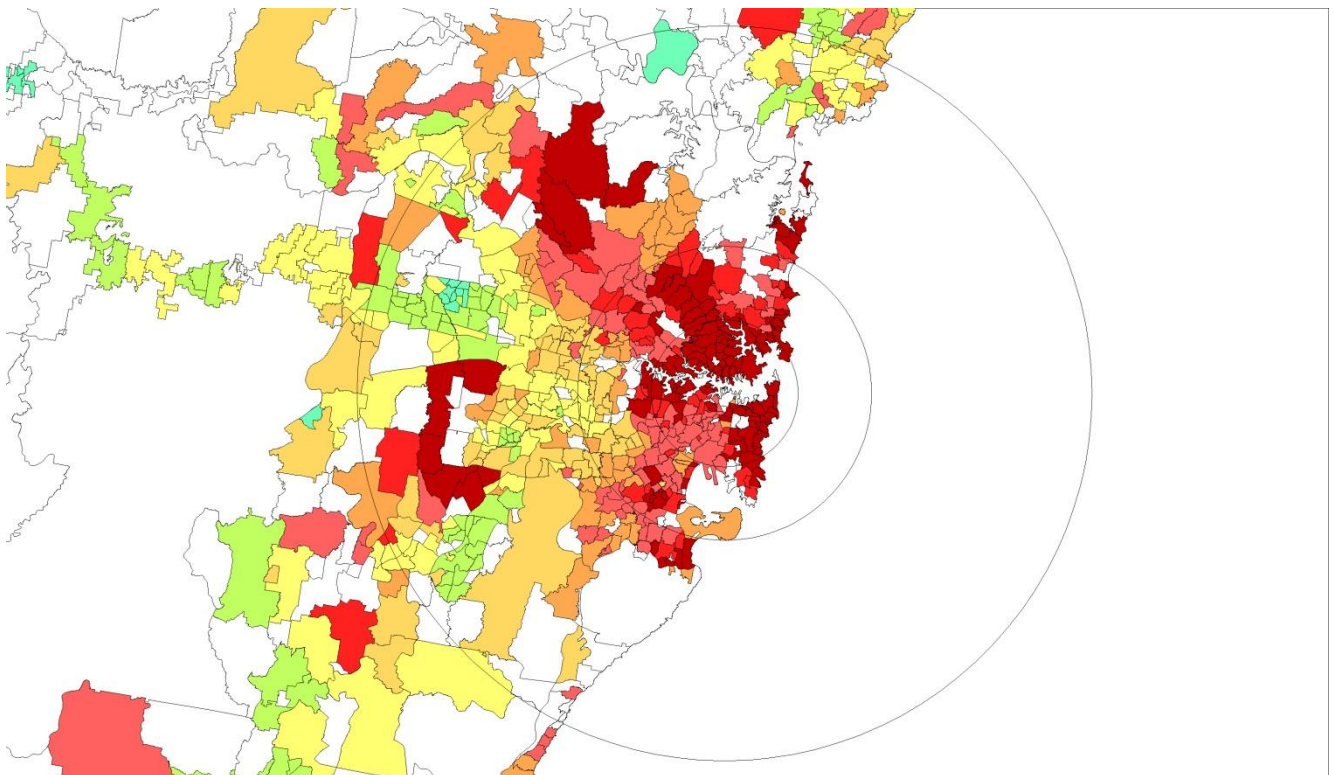
Sydney suburbs HOUSES

Top 10 most affordable and most expensive suburbs (based on median value)

Suburb	Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Spencer	Gosford	17	\$221,901	-	-	-	-
Willmot	Blacktown	43	\$241,342	-4.5%	96	\$300	6.4%
Tregear	Blacktown	50	\$249,312	-5.0%	49	\$320	6.9%
Lethbridge Park	Blacktown	71	\$257,351	-5.8%	71	\$320	6.8%
Blackett	Blacktown	45	\$257,666	-5.0%	30	\$320	6.8%
San Remo	Wyong	97	\$263,251	-5.2%	58	\$330	6.7%
Whalan	Blacktown	83	\$263,841	-3.9%	30	\$330	6.7%
Emerton	Blacktown	33	\$267,990	-6.0%	61	\$335	7.0%
Gorokan	Wyong	187	\$277,059	-5.3%	60	\$320	6.2%
Bidwill	Blacktown	35	\$281,261	-4.1%	34	\$320	6.7%
Northwood	Lane Cove	12	\$2,237,991	-	-	\$1,525	4.8%
Longueville	Lane Cove	26	\$2,239,446	-	-	\$1,225	3.4%
Palm Beach	Pittwater	42	\$2,300,377	-12.2%	172	\$800	2.5%
Rose Bay	Woollahra	51	\$2,308,802	-7.5%	108	\$1,200	3.3%
Kirribilli	North Sydney	14	\$2,565,872	-	-	\$1,150	2.6%
Double Bay	Woollahra	36	\$2,691,531	-14.1%	119	\$1,373	2.6%
Tamarama	Waverley	17	\$2,700,979	-	-	\$1,500	2.8%
Dover Heights	Waverley	55	\$2,827,066	-8.9%	83	\$1,550	3.4%
Vaucluse	Woollahra	108	\$2,940,286	-9.6%	148	\$1,795	3.4%
Bellevue Hill	Woollahra	83	\$3,172,390	-13.3%	121	\$1,600	2.9%

Statistics for all suburbs can be found in the report appendix

Thematic value guide, Sydney suburbs



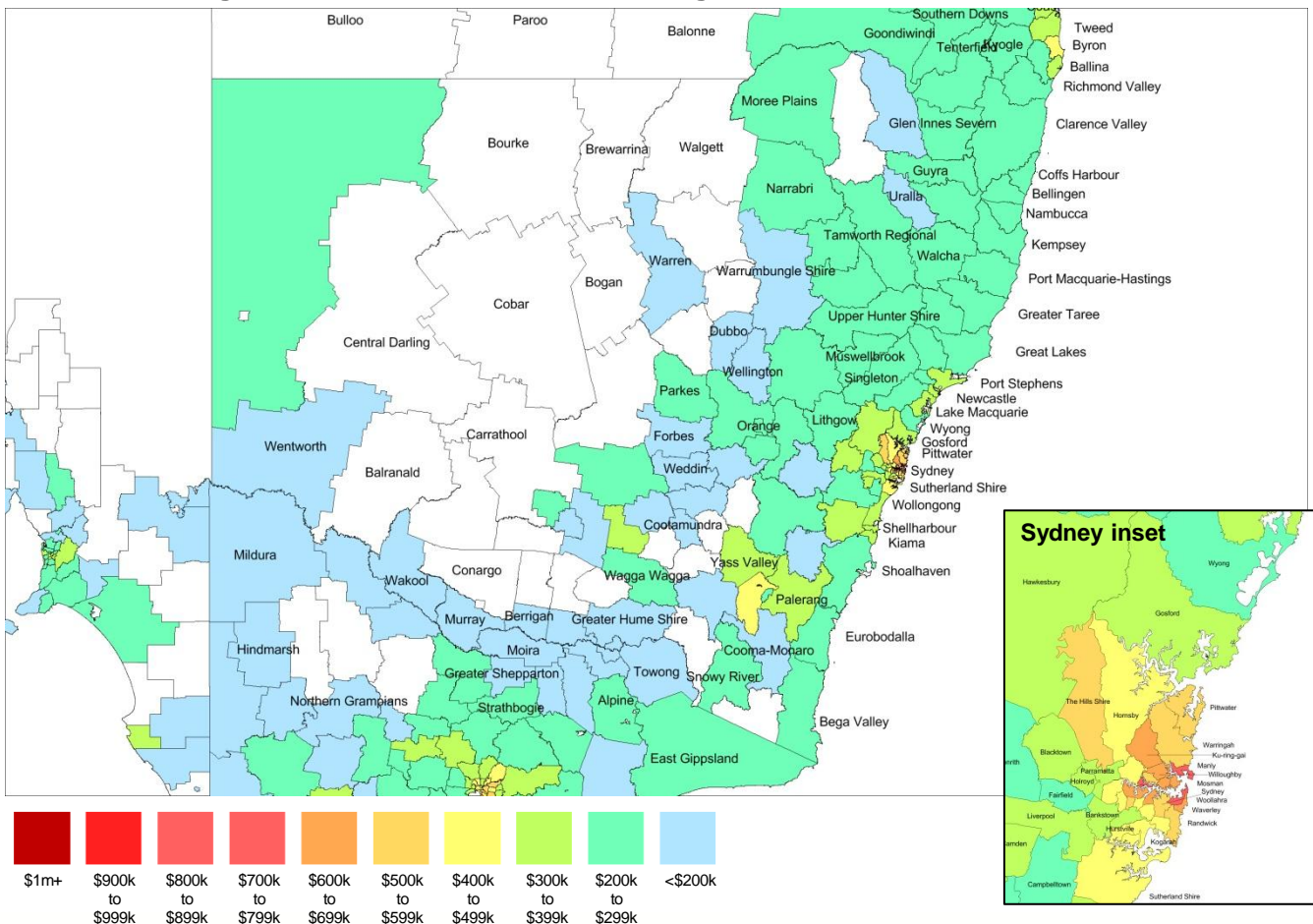
New South Wales, Council regions UNITS

Top 20 most active council regions (based on number of house sales over past twelve months)

Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Sydney	3,643	\$588,447	-3.3%	43	\$550	4.9%
Sutherland Shire	1,944	\$481,284	-2.3%	24	\$420	4.5%
Parramatta	1,879	\$396,823	-3.7%	30	\$400	5.1%
Randwick	1,450	\$598,917	-3.8%	39	\$550	4.7%
North Sydney	1,423	\$662,738	-3.2%	24	\$560	4.3%
Warringah	1,263	\$509,981	-2.8%	33	\$480	4.8%
Wollongong	1,227	\$340,640	-4.2%	61	\$350	5.3%
Canada Bay	1,215	\$625,006	-3.4%	62	\$550	4.5%
Ryde	1,168	\$494,759	-2.5%	24	\$420	4.2%
Rockdale	1,150	\$487,904	-3.1%	38	\$460	4.6%
Canterbury	1,139	\$371,350	-5.0%	35	\$360	5.1%
Blacktown	997	\$328,887	-3.8%	36	\$360	5.9%
Gosford	990	\$324,681	-3.5%	59	\$360	5.9%
Holroyd	924	\$363,626	-3.9%	33	\$395	5.6%
Penrith	867	\$299,166	-3.7%	48	\$340	6.0%
Auburn	850	\$421,324	-4.0%	44	\$430	5.4%
Newcastle	835	\$348,736	-4.1%	57	\$373	5.5%
Bankstown	831	\$384,781	-4.3%	33	\$400	5.7%
Woollahra	819	\$762,025	-4.2%	56	\$620	4.5%
Willoughby	788	\$637,481	-3.1%	26	\$550	4.4%

Statistics for all council regions can be found in the report appendix

Thematic value guide, New South Wales council regions



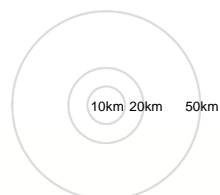
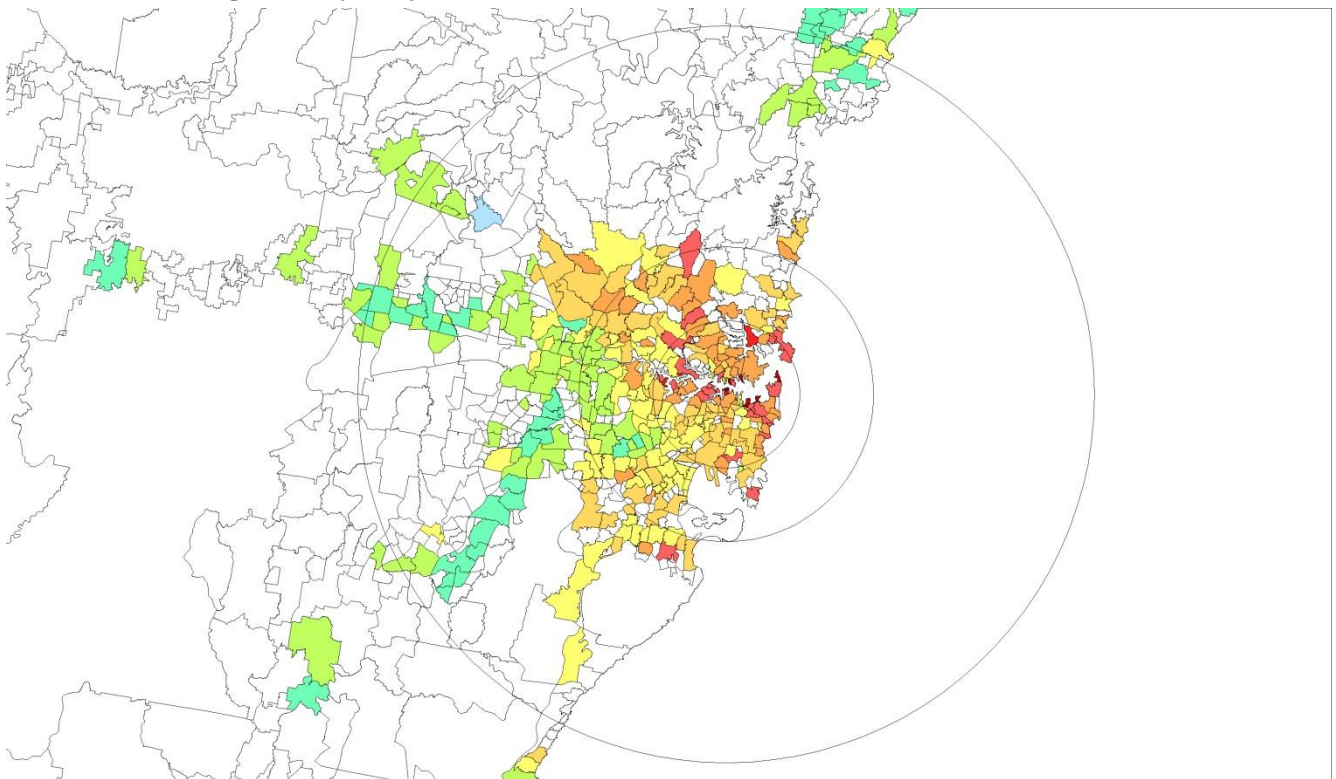
Sydney suburbs UNITS

Top 10 most affordable and most expensive suburbs (based on median value)

Suburb	Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Vineyard	Hawkesbury	15	\$147,902	-	-	-	-
Winston Hills	Parramatta	24	\$200,741	-	-	-	-
Spencer	Gosford	17	\$221,901	-	-	-	-
Gorokan	Wyong	50	\$224,435	-2.9%	61	\$275	6.3%
Katoomba	Blue Mountains	18	\$231,852	-	-	\$290	5.7%
Warwick Farm	Liverpool	63	\$233,132	-5.3%	31	\$290	6.4%
Ambarvale	Campbelltown	20	\$234,610	-1.9%	42	\$315	6.7%
Carramar	Fairfield	35	\$235,421	-6.3%	51	\$310	7.2%
Berkeley Vale	Wyong	24	\$235,778	-2.4%	8	\$345	7.6%
Bradbury	Campbelltown	20	\$238,666	-3.4%	87	\$310	6.9%
Longueville	Lane Cove	26	\$2,239,446	-	-	\$1,225	3.4%
Palm Beach	Pittwater	42	\$2,300,377	-12.2%	172	\$800	2.5%
Rose Bay	Woollahra	51	\$2,308,802	-7.5%	108	\$1,200	3.3%
Dawes Point	Sydney	18	\$2,365,670	-3.9%	146	-	-
Kirribilli	North Sydney	14	\$2,565,872	-	-	\$1,150	2.6%
Double Bay	Woollahra	36	\$2,691,531	-14.1%	119	\$1,373	2.6%
Tamarama	Waverley	17	\$2,700,979	-	-	\$1,500	2.8%
Dover Heights	Waverley	55	\$2,827,066	-8.9%	83	\$1,550	3.4%
Vaucluse	Woollahra	108	\$2,940,286	-9.6%	148	\$1,795	3.4%
Bellevue Hill	Woollahra	83	\$3,172,390	-13.3%	121	\$1,600	2.9%

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Thematic value guide, Sydney suburbs



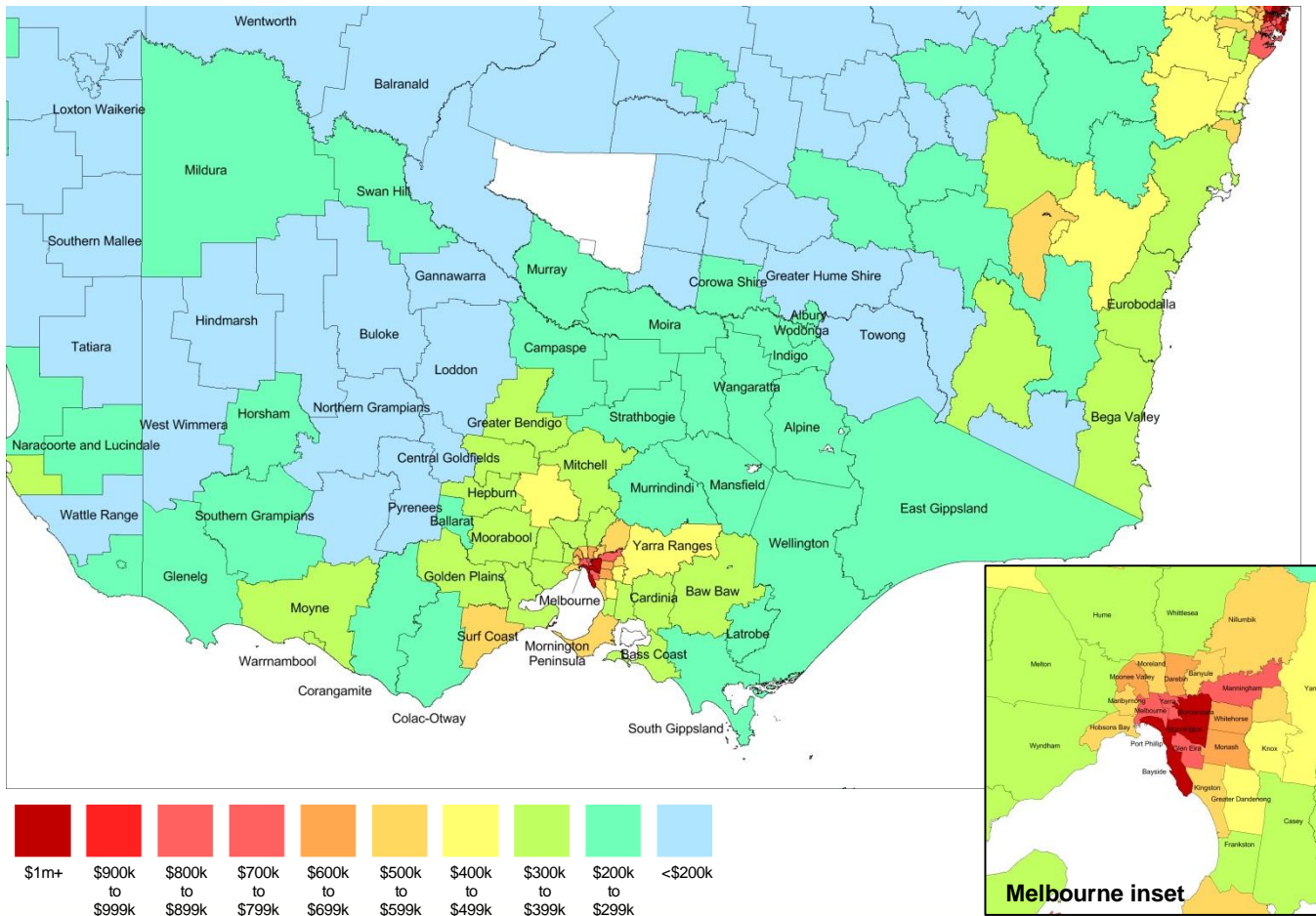
Victoria, Council regions HOUSES

Top 20 most active council regions (based on number of house sales over past 12 months)

Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Greater Geelong	3,504	\$366,807	-5.1%	51	\$320	4.6%
Casey	3,366	\$376,153	-4.4%	45	\$330	4.6%
Mornington Peninsula	3,237	\$506,631	-6.5%	67	\$330	3.5%
Wyndham	2,612	\$356,586	-5.8%	63	\$295	4.4%
Frankston	2,121	\$370,146	-4.5%	46	\$320	4.6%
Yarra Ranges	2,088	\$417,832	-4.6%	36	\$350	4.4%
Hume	2,086	\$353,427	-5.3%	56	\$320	4.8%
Brimbank	1,931	\$382,022	-6.4%	63	\$310	4.2%
Ballarat	1,922	\$281,434	-4.3%	56	\$275	5.1%
Whitehorse	1,905	\$656,318	-3.9%	41	\$400	3.2%
Boroondara	1,862	\$1,220,802	-7.5%	68	\$595	2.6%
Moreland	1,803	\$579,889	-4.5%	43	\$390	3.9%
Melton	1,757	\$363,983	-6.0%	68	\$295	4.4%
Knox	1,755	\$455,940	-3.9%	22	\$370	4.1%
Greater Bendigo	1,707	\$300,923	-4.3%	60	\$290	5.1%
Monash	1,700	\$682,665	-5.6%	54	\$400	3.1%
Whittlesea	1,616	\$388,856	-5.1%	61	\$330	4.5%
Kingston	1,574	\$577,448	-4.5%	51	\$420	3.8%
Banyule	1,509	\$527,761	-4.6%	40	\$365	3.5%
Greater Dandenong	1,343	\$408,880	-5.2%	52	\$325	4.2%

Statistics for all council regions can be found in the report appendix

Thematic value guide, Victoria council regions



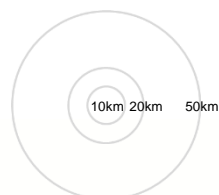
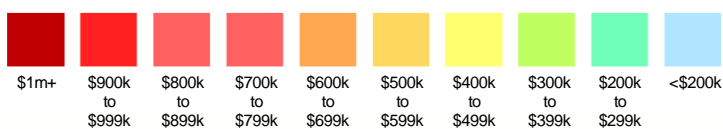
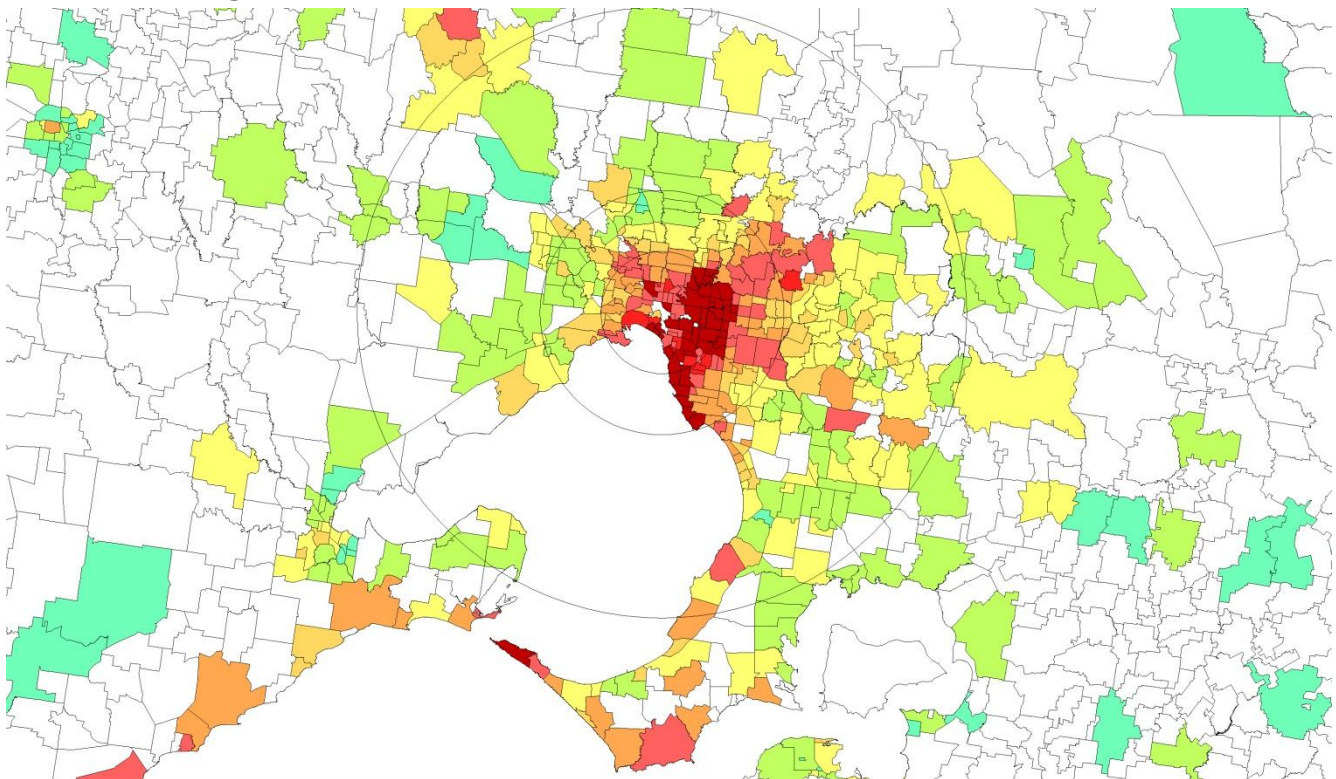
Melbourne suburbs HOUSES

Top 10 most affordable and most expensive suburbs (based on median value)

Suburb	Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Millgrove	Yarra Ranges	41	\$236,580	-3.6%	62	\$253	5.6%
Frankston North	Frankston	96	\$256,433	-4.8%	50	\$260	5.5%
Melton	Melton	109	\$257,199	-7.6%	64	\$250	5.4%
Melton South	Melton	142	\$262,967	-6.7%	79	\$250	5.7%
Coolaroo	Hume	29	\$269,448	-6.5%	118	\$300	5.6%
Dallas	Hume	63	\$278,109	-6.4%	122	\$300	5.8%
Rockbank	Melton	12	\$288,521	-	-	-	-
Diggers Rest	Melton	24	\$289,771	-5.3%	53	\$283	5.3%
Meadow Heights	Hume	115	\$300,312	-7.4%	95	\$320	5.4%
Kurunjang	Melton	116	\$301,412	-7.9%	78	\$265	5.1%
Eaglemont	Banyule	45	\$1,384,505	-4.0%	64	\$550	2.2%
Kew	Boroondara	264	\$1,483,098	-7.6%	67	\$673	2.5%
St Kilda West	Port Phillip	23	\$1,509,209	-	-	\$725	3.1%
Balwyn	Boroondara	181	\$1,557,213	-8.9%	91	\$550	2.2%
Brighton	Bayside	295	\$1,601,414	-8.6%	77	\$1,000	3.1%
Malvern	Stonnington	131	\$1,649,849	-6.1%	63	\$740	2.6%
Canterbury	Boroondara	111	\$1,826,502	-7.5%	78	\$890	2.7%
East Melbourne	Melbourne	24	\$2,023,535	-	-	\$693	1.4%
Deepdene	Boroondara	17	\$2,043,290	-	-	-	-
Toorak	Stonnington	124	\$2,733,931	-9.8%	151	\$900	1.8%

Statistics for all suburbs can be found in the report appendix

Thematic value guide, Melbourne suburbs



Victoria, Council regions

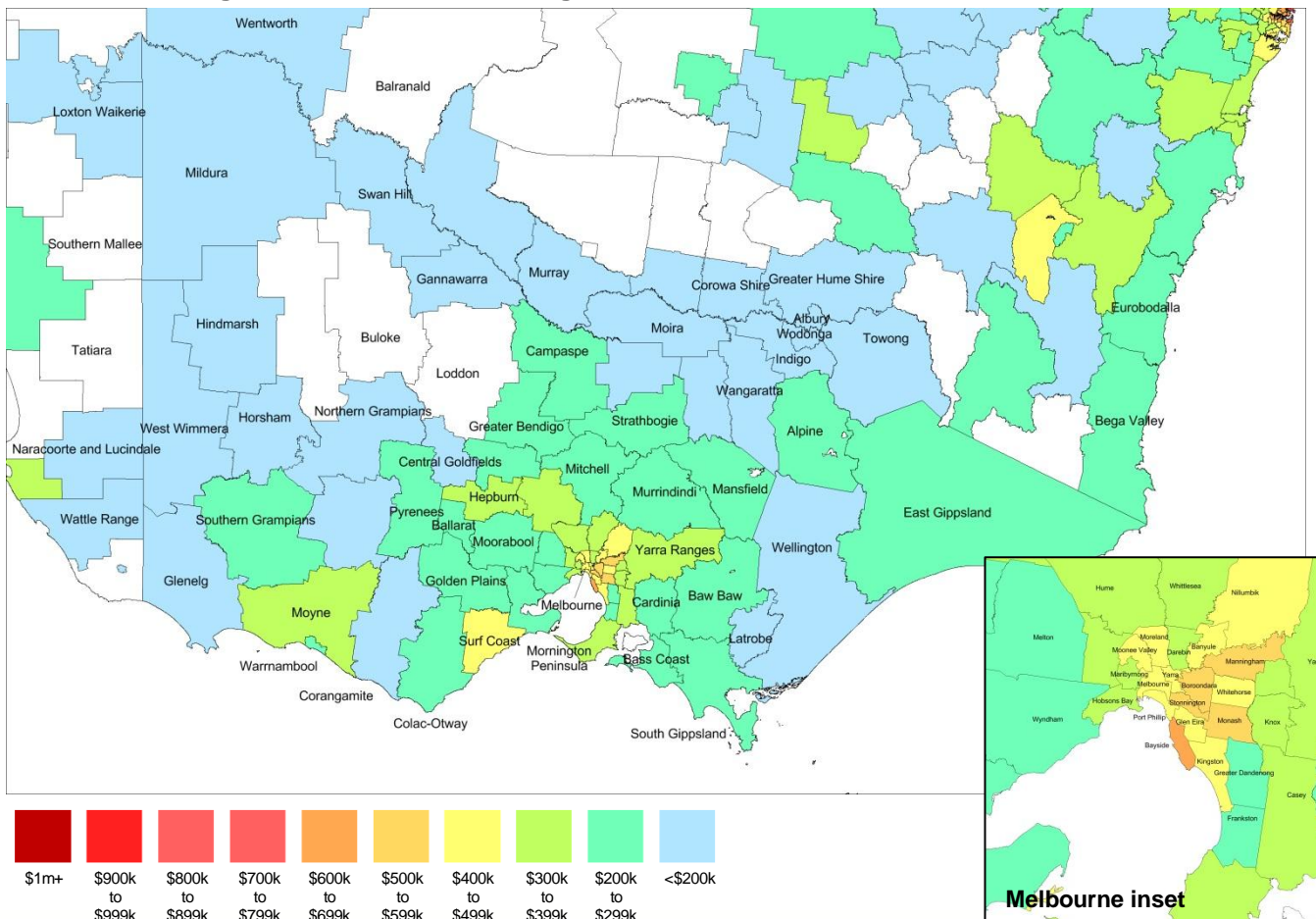
UNITS

Top 20 most active council regions (based on number of house sales over past twelve months)

Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Melbourne	2,676	\$462,181	-5.1%	63	\$460	5.0%
Glen Eira	1,267	\$474,756	-4.3%	39	\$350	3.7%
Port Phillip	1,221	\$492,150	-4.6%	51	\$400	4.0%
Stonnington	1,203	\$513,633	-5.1%	50	\$380	3.7%
Kingston	1,101	\$412,535	-4.7%	43	\$330	4.2%
Boroondara	1,060	\$515,598	-4.6%	43	\$385	3.7%
Whitehorse	841	\$485,785	-4.4%	39	\$350	3.7%
Moreland	744	\$408,385	-4.7%	58	\$330	4.4%
Darebin	730	\$380,946	-4.7%	42	\$320	4.4%
Greater Geelong	730	\$288,430	-4.7%	49	\$275	5.0%
Monash	727	\$501,991	-4.9%	41	\$370	4.0%
Maroondah	700	\$356,997	-3.6%	32	\$320	4.5%
Bayside	651	\$633,345	-5.3%	48	\$430	3.6%
Banyule	619	\$421,729	-5.0%	46	\$330	3.9%
Yarra	603	\$494,616	-4.5%	39	\$400	4.1%
Mornington Peninsula	600	\$363,187	-5.4%	71	\$295	4.3%
Frankston	587	\$290,403	-5.2%	53	\$280	5.0%
Greater Dandenong	586	\$289,003	-6.1%	59	\$280	4.9%
Moonee Valley	559	\$419,825	-4.3%	53	\$330	3.9%
Knox	515	\$362,070	-4.3%	30	\$330	4.7%

Statistics for all council regions can be found in the report appendix

Thematic value guide, Victoria council regions



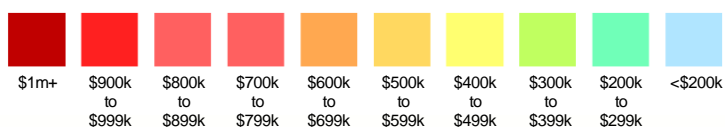
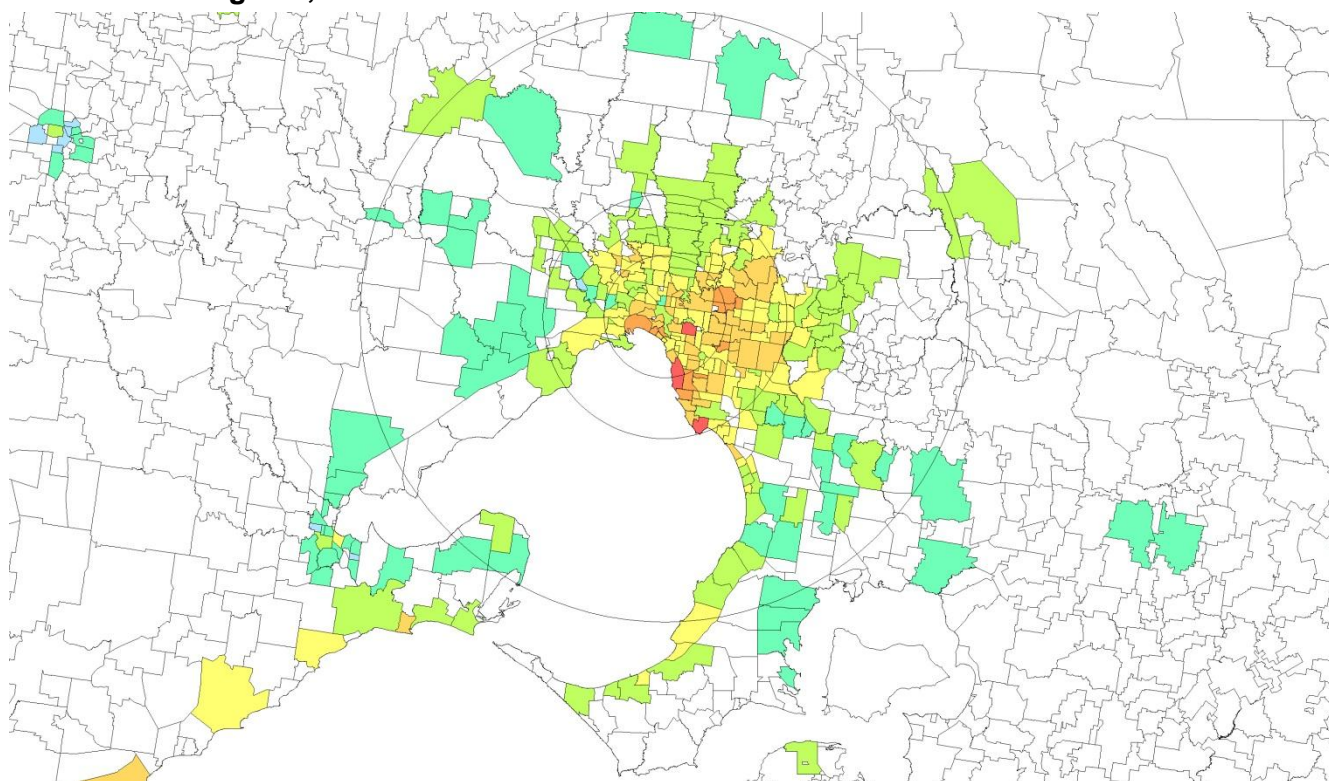
Melbourne suburbs UNITS

Top 10 most affordable and most expensive suburbs (based on median value)

Suburb	Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Albion	Brimbank	25	\$195,795	-	-	\$210	4.4%
Melton South	Melton	28	\$221,855	-8.9%	106	\$240	5.8%
Carlton	Melbourne	241	\$229,691	-5.3%	58	\$353	6.8%
Koo Wee Rup	Cardinia	14	\$234,812	-	-	\$255	5.9%
Melton	Melton	40	\$241,828	-8.1%	143	\$250	5.5%
Cranbourne	Casey	61	\$245,950	-4.6%	56	\$260	5.6%
Werribee	Wyndham	95	\$254,957	-4.3%	62	\$255	5.3%
Sunshine	Brimbank	29	\$255,220	-3.9%	83	\$238	3.9%
Pakenham	Cardinia	73	\$259,060	-5.3%	70	\$270	5.4%
Dandenong	Greater Dandenong	183	\$265,580	-9.3%	72	\$270	5.3%
Brighton East	Bayside	78	\$624,771	-7.0%	58	\$478	3.8%
Mckinnon	Glen Eira	21	\$629,906	-	-	\$380	3.1%
Hampton	Bayside	88	\$635,051	-3.9%	47	\$420	3.8%
Port Melbourne	Port Phillip	231	\$661,291	-5.7%	85	\$530	4.3%
Balwyn North	Boroondara	36	\$665,907	-4.8%	57	\$400	2.9%
Mont Albert North	Whitehorse	20	\$688,130	-7.5%	64	\$400	3.3%
Ashburton	Boroondara	25	\$690,715	-	-	\$428	3.5%
Beaumaris	Bayside	59	\$701,527	-7.3%	93	\$398	2.8%
Toorak	Stonnington	194	\$736,200	-10.0%	91	\$420	3.1%
Brighton	Bayside	159	\$738,243	-9.6%	70	\$495	3.3%

Statistics for all suburbs can be found in the report appendix

Thematic value guide, Melbourne suburbs



Queensland, Council regions

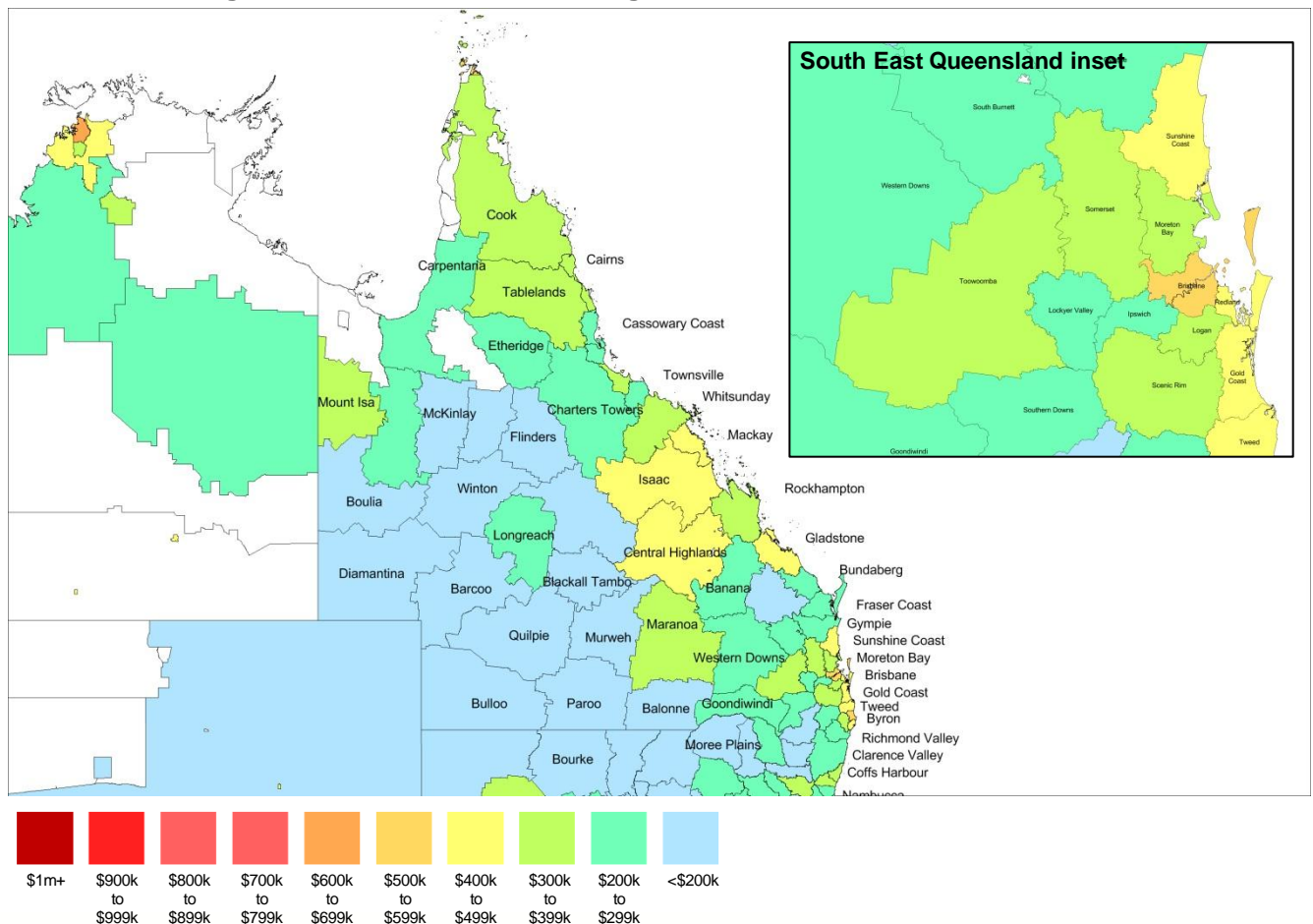
HOUSES

Top 20 most active council regions (based on number of house sales over past 12 months)

Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Brisbane	14,042	\$524,100	-5.4%	49	\$440	4.4%
Moreton Bay	6,026	\$377,779	-5.7%	59	\$350	4.7%
Gold Coast	5,916	\$479,669	-6.3%	67	\$450	4.8%
Sunshine Coast	5,302	\$458,216	-6.3%	83	\$400	4.6%
Logan	3,488	\$344,408	-5.7%	66	\$350	5.1%
Toowoomba	3,101	\$313,295	-4.5%	46	\$300	4.8%
Townsville	2,775	\$344,650	-6.5%	63	\$370	5.3%
Ipswich	2,480	\$281,578	-6.8%	67	\$300	5.2%
Cairns	2,423	\$347,146	-6.0%	59	\$360	5.2%
Redland	2,385	\$445,589	-5.4%	60	\$420	4.8%
Rockhampton	2,122	\$329,855	-6.0%	67	\$350	5.4%
Mackay	1,822	\$421,317	-5.1%	54	\$490	5.9%
Fraser Coast	1,688	\$291,961	-6.9%	92	\$280	4.9%
Bundaberg	1,645	\$289,304	-5.5%	58	\$285	5.1%
Gladstone	1,034	\$431,622	-7.1%	84	\$550	6.3%
Gympie	749	\$290,638	-8.5%	94	\$260	4.7%
Tablelands	559	\$318,118	-8.4%	93	\$290	4.7%
Scenic Rim	539	\$388,696	-7.6%	125	\$350	4.8%
Western Downs	512	\$282,697	-4.8%	90	\$345	5.7%
Southern Downs	485	\$251,900	-7.0%	128	\$250	5.2%

Statistics for all council regions can be found in the report appendix

Thematic value guide, Queensland council regions



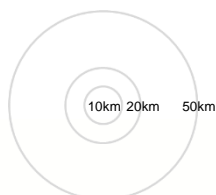
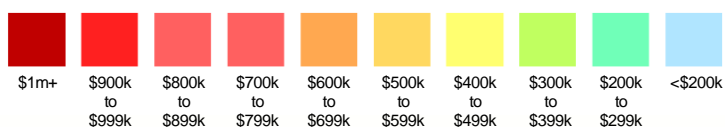
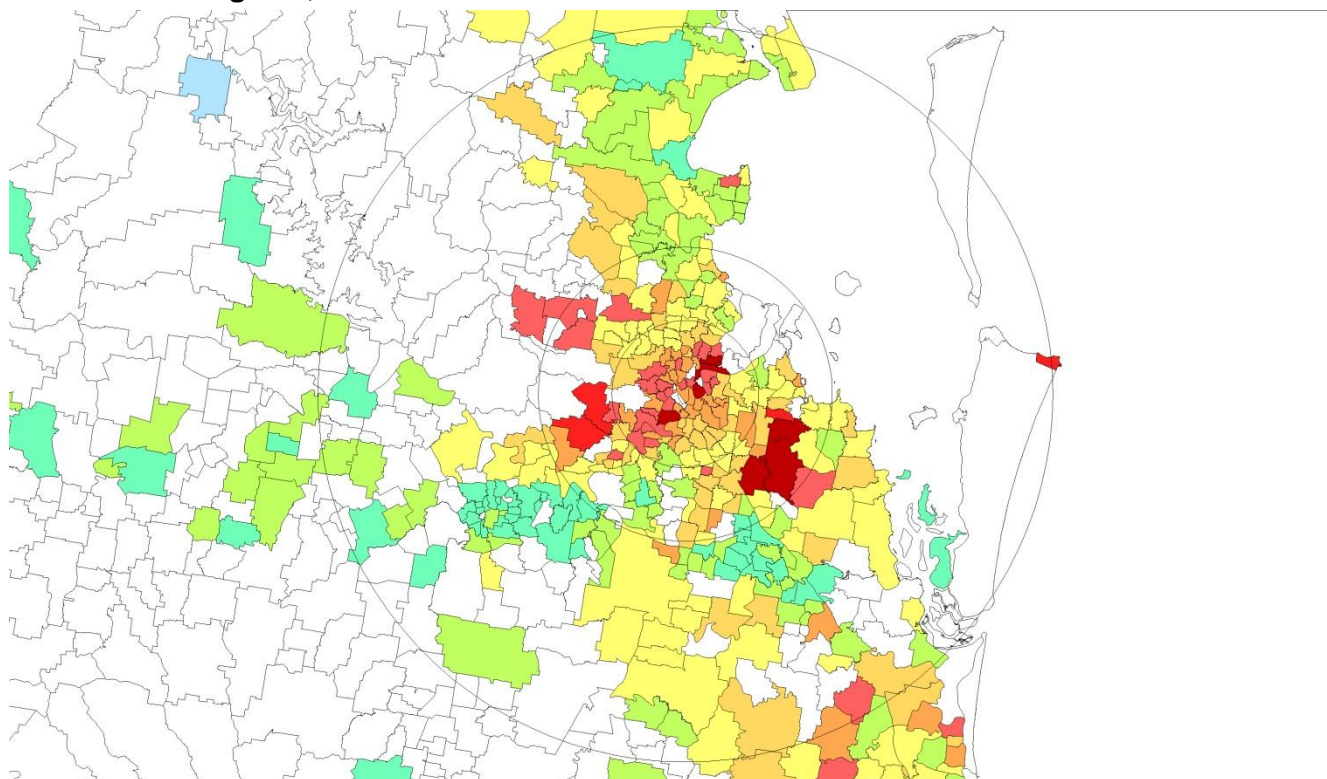
Brisbane suburbs HOUSES

Top 10 most affordable and most expensive suburbs (based on median value)

Suburb	Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Russell Island	Redland	58	\$209,504	-20.0%	119	\$220	6.5%
Ebbw Vale	Ipswich	16	\$216,727	-	-	\$260	6.9%
Leichhardt	Ipswich	48	\$217,920	-8.3%	75	\$260	6.8%
Dinmore	Ipswich	12	\$223,056	-	-	\$283	7.4%
Riverview	Ipswich	20	\$224,297	-6.3%	75	\$270	6.4%
One Mile	Ipswich	28	\$224,949	-10.0%	81	\$260	6.9%
Gailes	Ipswich	26	\$226,037	-9.8%	48	\$283	6.8%
Macleay Island	Redland	62	\$227,465	-11.1%	155	\$235	5.3%
Basin Pocket	Ipswich	16	\$234,128	-5.4%	94	\$260	6.3%
North Booval	Ipswich	27	\$237,037	-7.7%	47	\$275	6.2%
Brookfield	Brisbane	48	\$942,253	-9.5%	82	\$790	4.7%
Pullenvale	Brisbane	41	\$951,130	-6.0%	117	\$825	4.5%
St Lucia	Brisbane	56	\$1,008,810	-6.0%	66	\$630	3.7%
Rochedale	Brisbane	26	\$1,016,681	-2.8%	136	-	-
New Farm	Brisbane	69	\$1,029,747	-7.6%	125	\$650	3.7%
Burbank	Brisbane	13	\$1,075,744	-	-	-	-
Newstead	Brisbane	24	\$1,143,927	-4.4%	95	\$793	3.9%
Chandler	Brisbane	19	\$1,164,438	-	-	\$650	2.7%
Hamilton	Brisbane	49	\$1,243,844	-8.8%	139	\$520	2.0%
Ascot	Brisbane	66	\$1,307,796	-4.0%	92	\$600	3.3%

Statistics for all suburbs can be found in the report appendix

Thematic value guide, Brisbane suburbs



Queensland, Council regions

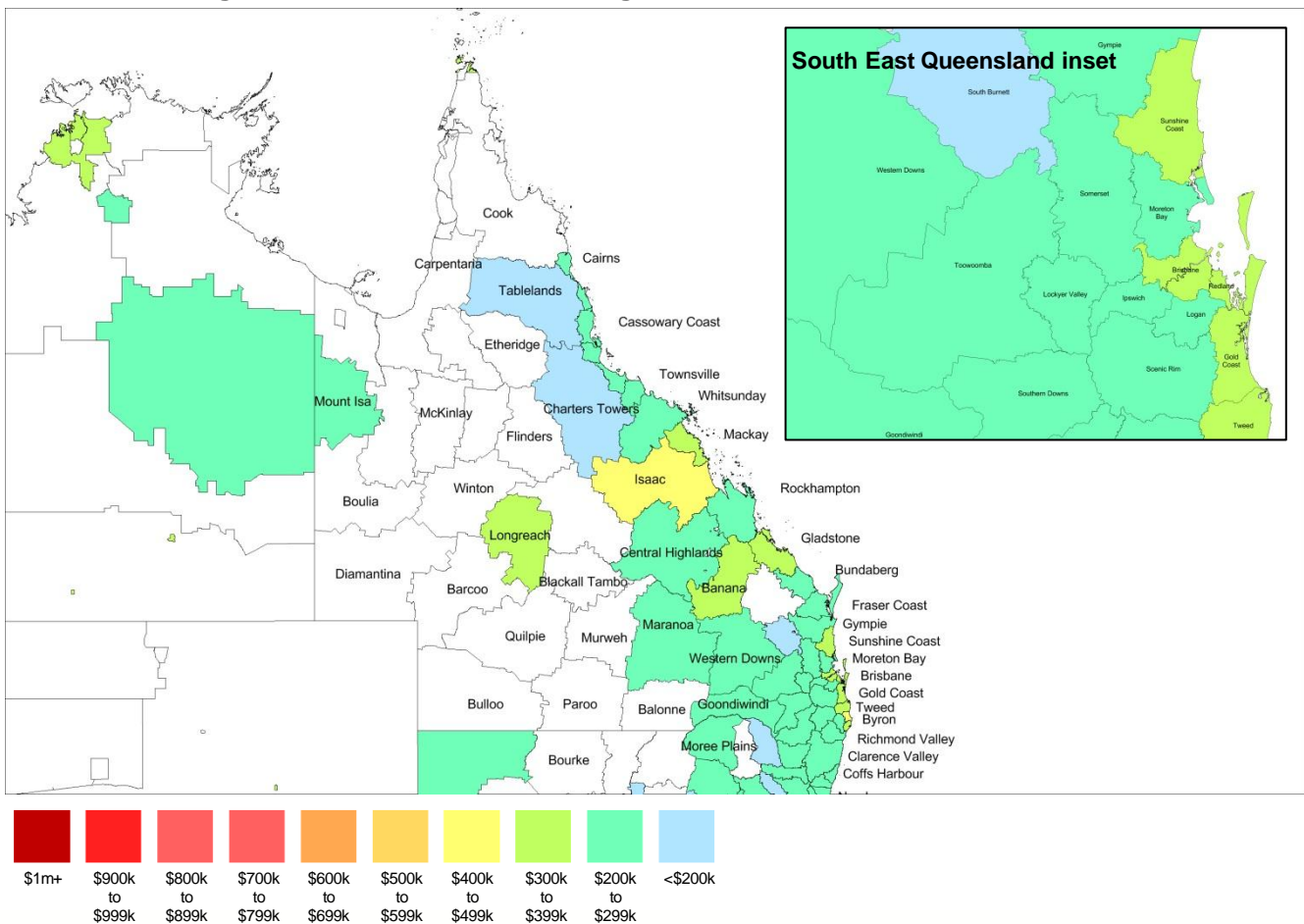
UNITS

Top 20 most active council regions (based on number of house sales over past twelve months)

Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Brisbane	8,825	\$384,147	-4.6%	58	\$400	5.2%
Gold Coast	7,469	\$320,740	-7.3%	89	\$350	5.4%
Sunshine Coast	2,984	\$338,819	-6.8%	102	\$330	5.0%
Cairns	1,473	\$208,925	-7.7%	98	\$260	6.9%
Moreton Bay	1,277	\$290,287	-6.9%	97	\$310	5.2%
Logan	818	\$240,440	-6.4%	100	\$290	5.8%
Townsville	623	\$271,434	-7.8%	99	\$340	5.9%
Toowoomba	501	\$239,088	-4.0%	56	\$260	5.2%
Redland	496	\$320,959	-4.9%	97	\$365	5.7%
Mackay	342	\$316,442	-5.8%	72	\$400	6.4%
Gladstone	262	\$349,604	-5.4%	90	\$480	7.8%
Ipswich	252	\$237,351	-8.5%	126	\$275	5.2%
Fraser Coast	235	\$253,820	-7.0%	105	\$270	5.3%
Rockhampton	212	\$285,863	-4.4%	84	\$330	6.3%
Whitsunday	194	\$294,061	-9.7%	143	\$330	6.0%
Bundaberg	193	\$251,240	-5.9%	78	\$280	5.9%
Central Highlands	77	\$293,700	-2.7%	34	\$410	5.8%
Western Downs	69	\$280,044			\$450	6.7%
Mount Isa	63	\$289,852	-2.9%	76	\$495	8.7%
Scenic Rim	50	\$247,737			\$220	4.0%

Statistics for all council regions can be found in the report appendix

Thematic value guide, Queensland council regions



Brisbane suburbs

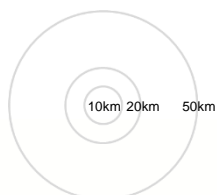
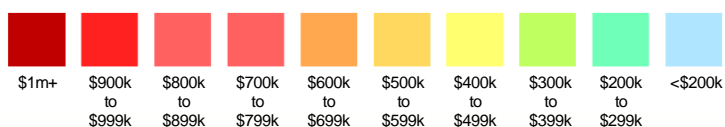
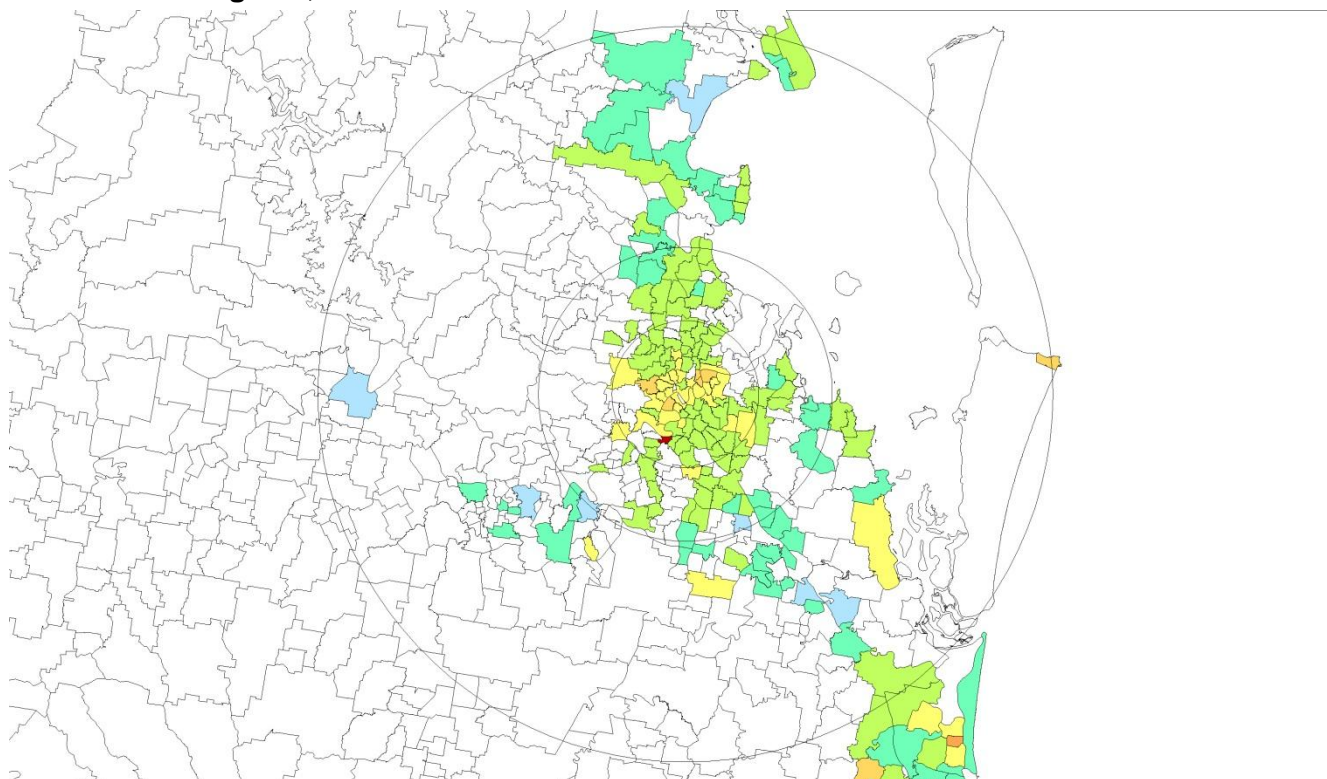
UNITS

Top 10 most affordable and most expensive suburbs (based on median value)

Suburb	Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Beachmere	Moreton Bay	10	\$91,112	-	-	-	-
Logan Central	Logan	20	\$170,755	-5.6%	36	\$250	7.9%
Bundamba	Ipswich	11	\$171,997	-	-	\$245	5.0%
Woodridge	Logan	99	\$175,922	-7.0%	57	\$260	7.5%
Beenleigh	Logan	38	\$188,547	-8.2%	99	\$258	7.6%
Goodna	Ipswich	21	\$194,973	-	-	\$280	8.1%
Waterford West	Logan	20	\$207,114	-	-	\$260	8.0%
Booval	Ipswich	10	\$207,406	-	-	\$250	5.0%
East Ipswich	Ipswich	10	\$215,151	-	-	-	-
Lawnton	Moreton Bay	47	\$215,981	-	-	\$285	7.2%
Brisbane City	Brisbane	543	\$481,514	-5.8%	87	\$650	7.4%
Kenmore	Brisbane	17	\$482,442	-	-	\$460	5.1%
New Farm	Brisbane	367	\$490,522	-5.3%	47	\$435	4.7%
Point Lookout	Redland	19	\$507,293	-	-	-	-
West End	Brisbane	157	\$521,741	-5.1%	80	\$460	4.7%
Bulimba	Brisbane	163	\$524,435	-2.7%	87	\$555	5.1%
Bardon	Brisbane	26	\$534,589	-4.3%	79	\$420	4.1%
Teneriffe	Brisbane	23	\$537,327	-5.6%	105	\$490	4.4%
Newstead	Brisbane	257	\$566,042	-3.6%	95	\$540	5.0%
Tennyson	Brisbane	23	\$1,002,272	-	-	-	-

Statistics for all suburbs can be found in the report appendix

Thematic value guide, Brisbane suburbs



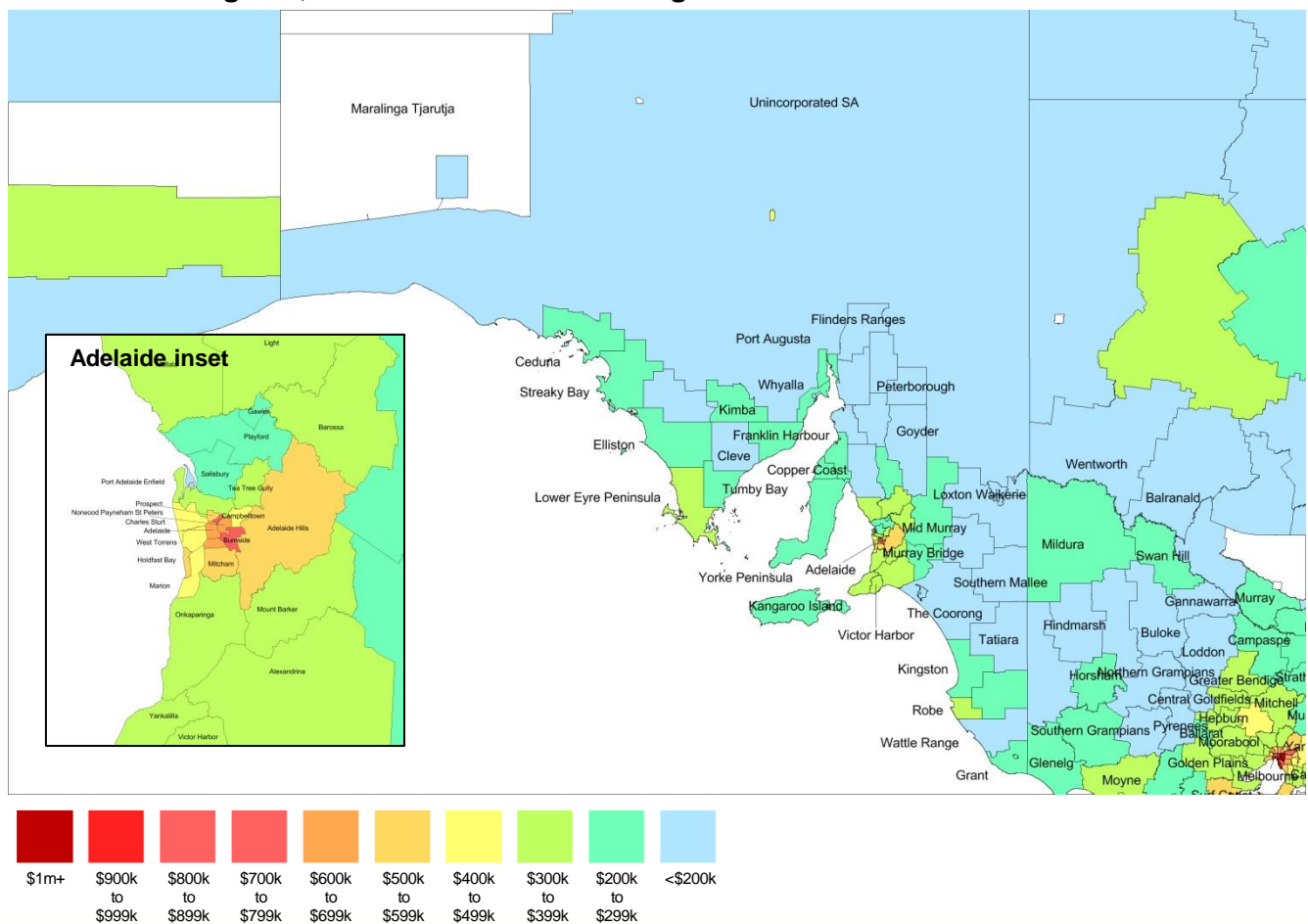
South Australia, Council regions HOUSES

Top 20 most active council regions (based on number of house sales over past 12 months)

Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Onkaparinga	2,986	\$316,814	-5.0%	59	\$300	4.8%
Salisbury	2,018	\$274,715	-5.5%	69	\$300	5.4%
Port Adelaide Enfield	1,767	\$361,273	-5.5%	64	\$340	4.8%
Charles Sturt	1,519	\$443,852	-6.1%	66	\$360	4.3%
Tea Tree Gully	1,505	\$349,822	-4.9%	60	\$330	4.8%
Marion	1,472	\$400,113	-4.4%	58	\$355	4.6%
Playford	1,329	\$214,066	-6.5%	85	\$261	5.3%
Mitcham	1,017	\$502,973	-5.5%	68	\$385	4.0%
West Torrens	790	\$454,613	-5.7%	65	\$370	4.2%
Campbelltown	718	\$442,742	-6.0%	69	\$350	4.0%
Burnside	625	\$756,673	-6.6%	80	\$465	3.3%
Adelaide Hills	595	\$511,180	-6.4%	97	\$393	4.1%
Alexandrina	588	\$323,672	-6.4%	98	\$275	4.4%
Mount Barker	571	\$351,826	-5.6%	80	\$330	4.8%
Unley	523	\$672,820	-4.8%	69	\$480	3.7%
Holdfast Bay	497	\$583,544	-4.9%	67	\$420	3.9%
Norwood Payneham St Peters	397	\$602,696	-5.8%	83	\$420	3.7%
Gawler	392	\$288,358	-5.5%	87	\$290	5.1%
Mount Gambier	365	\$221,925	-6.6%	113	\$240	5.5%
Barossa	359	\$308,250	-4.5%	88	\$280	4.7%

Statistics for all council regions can be found in the report appendix

Thematic value guide, South Australia council regions



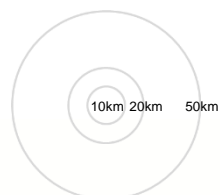
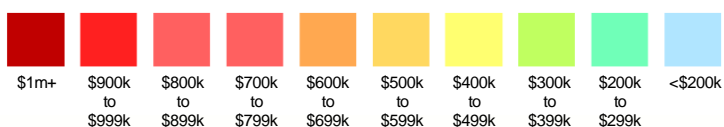
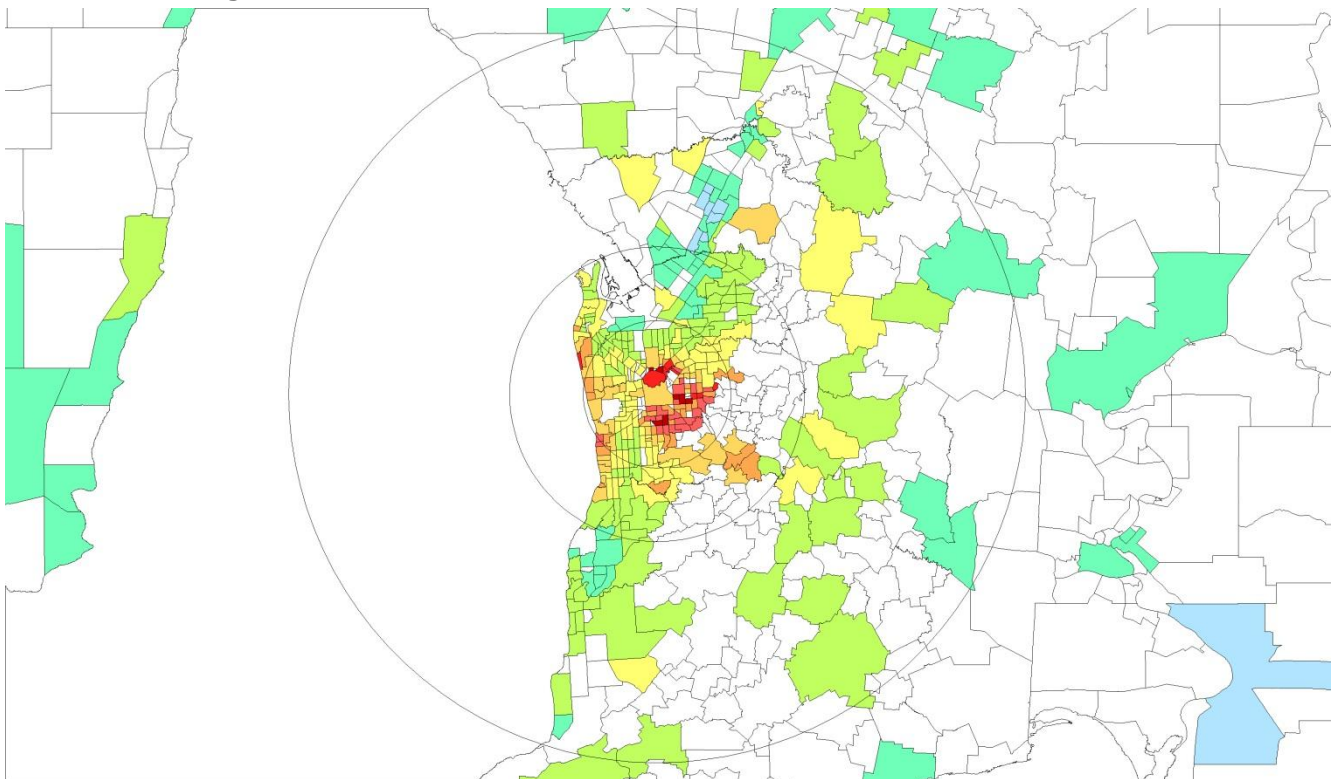
Adelaide suburbs HOUSES

Top 10 most affordable and most expensive suburbs (based on median value)

Suburb	Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Davoren Park	Playford	77	\$170,201	-8.2%	72	\$245	7.0%
Elizabeth North	Playford	33	\$173,006	-11.4%	90	\$240	7.1%
Smithfield Plains	Playford	36	\$178,355	-7.1%	63	\$248	7.1%
Elizabeth South	Playford	23	\$182,478	-6.3%	62	\$258	7.4%
Elizabeth Downs	Playford	80	\$186,271	-9.1%	82	\$250	7.0%
Elizabeth Park	Playford	54	\$190,048	-8.2%	91	\$251	6.5%
Elizabeth Grove	Playford	20	\$199,931	-6.4%	57	\$250	6.3%
Elizabeth East	Playford	60	\$200,910	-7.1%	73	\$260	6.6%
Elizabeth	Playford	17	\$203,353	-9.8%	96	\$245	6.2%
Munno Para	Playford	84	\$204,763	-6.2%	93	\$280	4.7%
Leabrook	Burnside	24	\$964,807	-	-	\$560	3.6%
North Adelaide	Adelaide	33	\$973,076	-6.2%	56	\$525	3.0%
Auldana	Burnside	14	\$984,933	-	-	-	-
Tusmore	Burnside	19	\$1,020,101	-	-	-	-
Malvern	Unley	53	\$1,032,078	-4.8%	64	\$535	2.9%
Rose Park	Burnside	12	\$1,049,013	-	-	\$610	3.7%
Fitzroy	Prospect	11	\$1,089,012	-	-	-	-
Unley Park	Unley	17	\$1,128,512	-7.5%	76	\$610	2.9%
Toorak Gardens	Burnside	32	\$1,207,148	-7.8%	95	\$570	2.6%
Medindie	Walkerville	24	\$1,576,626	-	-	\$675	2.6%

Statistics for all suburbs can be found in the report appendix

Thematic value guide, Adelaide suburbs



South Australia, Council regions

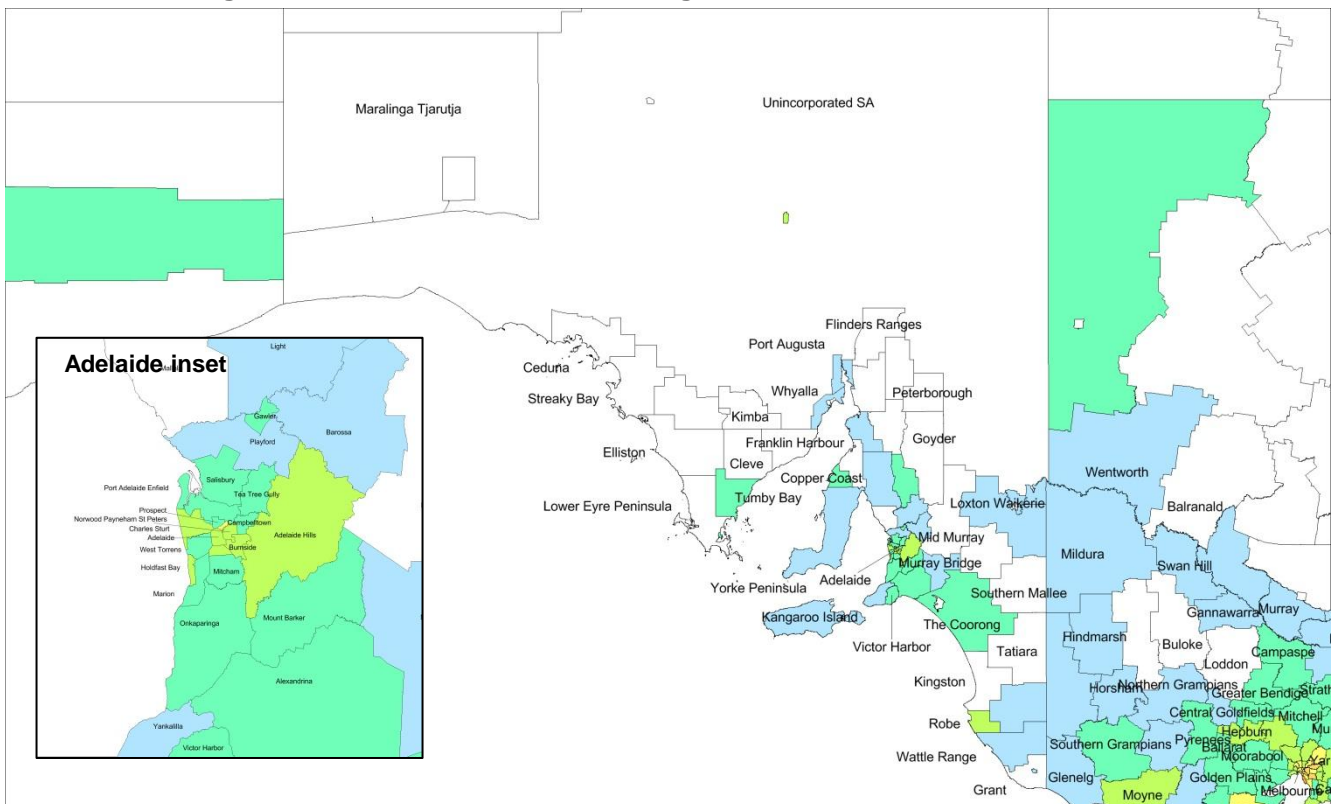
UNITS

Top 20 most active council regions (based on number of house sales over past twelve months)

Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Charles Sturt	797	\$307,816	-5.7%	71	\$295	4.4%
Marion	622	\$293,027	-4.6%	63	\$298	4.4%
Port Adelaide Enfield	521	\$266,589	-5.3%	62	\$275	5.0%
Adelaide	486	\$388,908	-4.7%	76	\$400	4.9%
Holdfast Bay	458	\$344,659	-6.8%	77	\$310	4.1%
West Torrens	354	\$275,829	-5.6%	55	\$275	4.9%
Norwood Payneham St Peters	348	\$327,455	-4.5%	59	\$310	4.5%
Salisbury	337	\$222,502	-5.1%	70	\$250	5.7%
Unley	337	\$338,160	-5.5%	63	\$310	4.3%
Burnside	330	\$346,635	-5.2%	54	\$300	3.9%
Onkaparinga	283	\$232,697	-5.7%	74	\$260	5.4%
Mitcham	203	\$286,666	-4.7%	71	\$270	4.5%
Playford	200	\$147,472	-5.4%	60	\$200	7.4%
Whyalla	173	\$155,146	-5.7%	55	\$230	8.0%
Campbelltown	160	\$291,091	-4.6%	63	\$285	4.6%
Tea Tree Gully	128	\$257,805	-5.8%	71	\$275	5.3%
Prospect	70	\$286,329	-4.0%	56	\$280	4.6%
Mount Gambier	69	\$167,346	-8.9%	190	\$180	7.0%
Port Lincoln	62	\$237,520	-5.6%	127	\$230	5.2%
Gawler	50	\$205,657	-6.2%	91	\$235	5.9%

Statistics for all council regions can be found in the report appendix

Thematic value guide, South Australia council regions



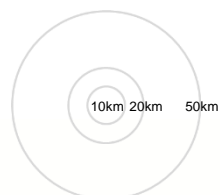
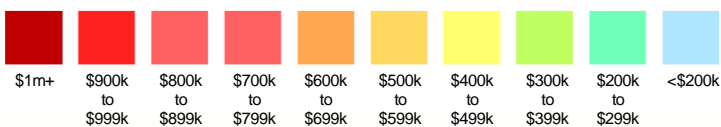
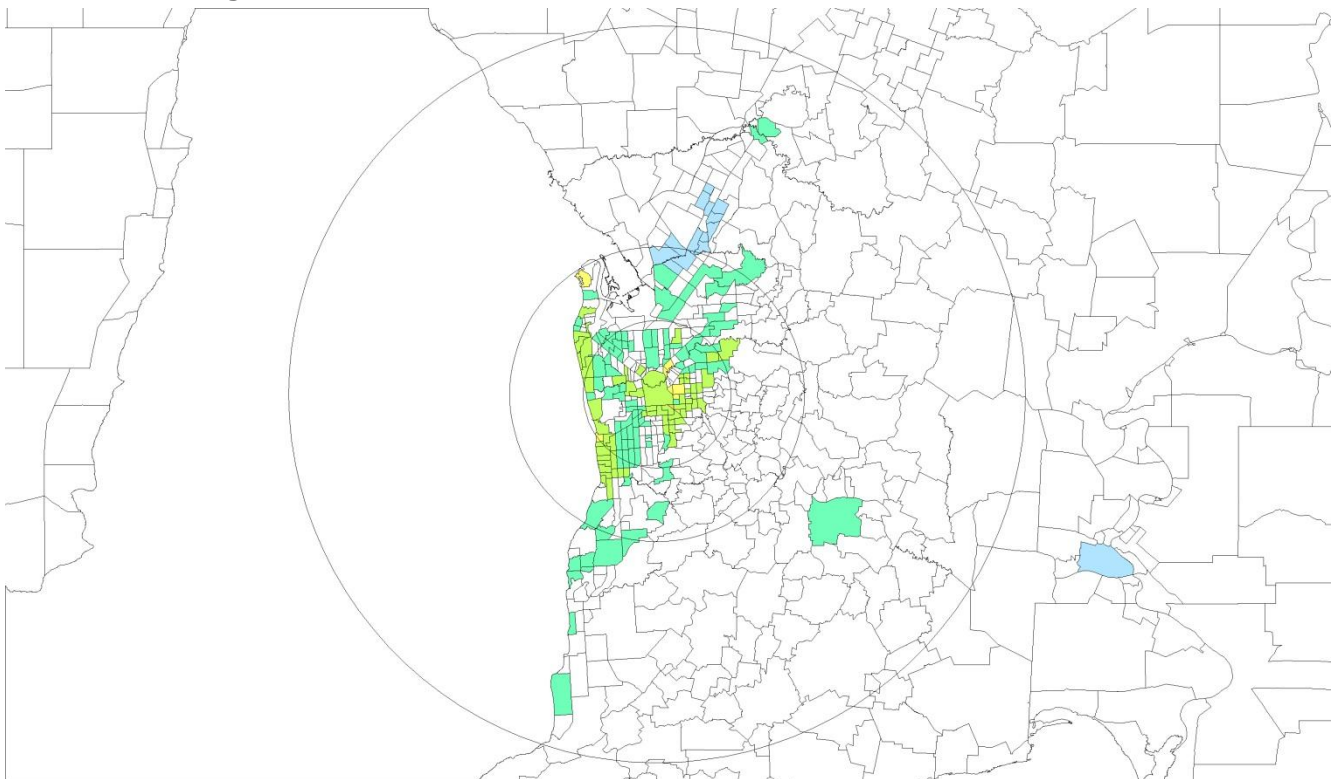
Adelaide suburbs UNITS

Top 10 most affordable and most expensive suburbs (based on median value)

Suburb	Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Elizabeth Downs	Playford	25	\$127,556	-5.7%	47	\$199	8.6%
Elizabeth East	Playford	16	\$135,266	-5.9%	56	\$201	7.1%
Elizabeth Vale	Playford	11	\$137,382	-	-	\$198	6.6%
Davoren Park	Playford	25	\$143,945	-4.9%	45	\$196	7.9%
Elizabeth South	Playford	15	\$147,210	-	-	\$198	7.7%
Elizabeth North	Playford	38	\$151,442	-7.5%	72	\$210	7.5%
Elizabeth Grove	Playford	26	\$151,909	-4.6%	53	\$200	6.8%
Salisbury	Salisbury	57	\$181,075	-6.1%	71	\$210	5.9%
Salisbury North	Salisbury	32	\$182,045	-8.1%	116	\$240	7.2%
Salisbury Downs	Salisbury	25	\$193,101	-4.7%	84	\$233	5.9%
North Adelaide	Adelaide	119	\$396,744	-4.5%	63	\$365	4.2%
North Haven	Port Adelaide Enfield	24	\$403,470	-6.1%	77	\$335	4.2%
Frewville	Burnside	11	\$403,482	-	-	\$350	4.0%
Gilberton	Walkerville	15	\$403,543	-	-	\$353	3.7%
Walkerville	Walkerville	18	\$411,161	-11.4%	60	\$320	4.0%
Glenelg	Holdfast Bay	112	\$429,227	-6.0%	106	\$395	4.7%
Rose Park	Burnside	13	\$429,284	-2.5%	112	\$448	6.6%
Norwood	Norwood Payneham St Peters	106	\$429,598	-3.4%	61	\$350	4.0%
Kent Town	Norwood Payneham St Peters	18	\$465,162	-4.3%	104	\$295	3.0%
Eastwood	Burnside	16	\$512,636	-8.1%	50	\$500	4.7%

Statistics for all suburbs can be found in the report appendix

Thematic value guide, Adelaide suburbs



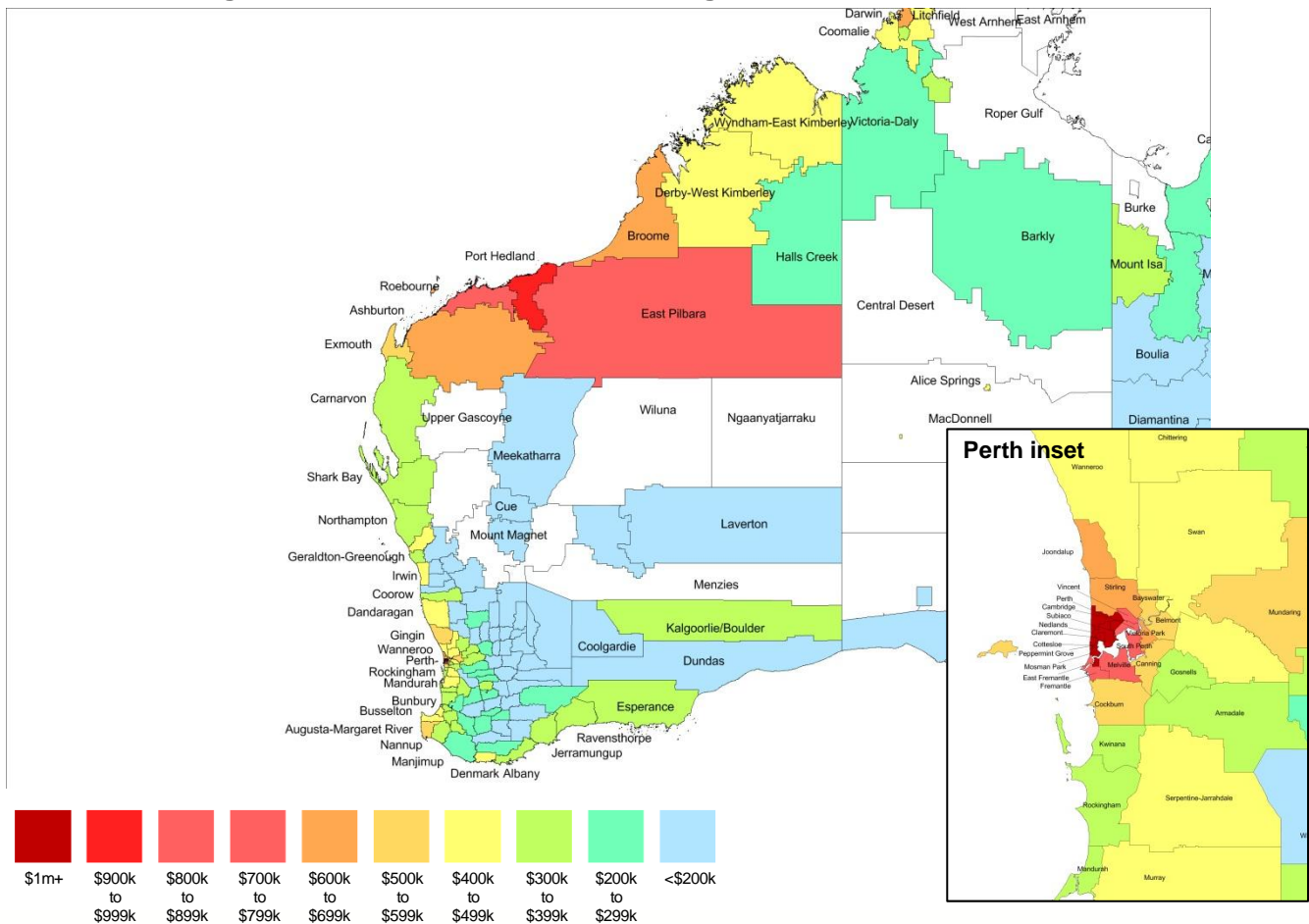
Western Australia, Council regions HOUSES

Top 20 most active council regions (based on number of house sales over past 12 months)

Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Stirling	4,422	\$641,118	-3.8%	33	\$500	4.5%
Wanneroo	3,802	\$466,288	-3.1%	36	\$440	5.0%
Joondalup	2,915	\$600,880	-3.3%	22	\$510	4.6%
Rockingham	2,774	\$392,145	-3.7%	48	\$390	5.1%
Swan	2,347	\$444,470	-3.3%	37	\$420	5.1%
Gosnells	2,070	\$388,705	-3.3%	26	\$390	5.3%
Canning	1,993	\$582,330	-3.4%	24	\$480	4.7%
Cockburn	1,928	\$524,630	-3.5%	32	\$470	4.8%
Mandurah	1,923	\$399,122	-4.6%	61	\$350	4.7%
Melville	1,708	\$751,206	-4.6%	42	\$580	4.1%
Armadale	1,505	\$358,930	-3.3%	39	\$360	5.1%
Bayswater	1,276	\$558,362	-3.5%	30	\$470	4.4%
Kalamunda	1,062	\$496,945	-3.4%	31	\$450	4.8%
Busseton	780	\$486,668	-4.0%	76	\$350	4.0%
Kwinana	777	\$326,818	-3.3%	40	\$350	5.3%
Kalgoorlie/Boulder	775	\$339,426	-5.0%	54	\$450	6.8%
Mundaring	762	\$508,022	-3.9%	50	\$470	4.8%
Belmont	749	\$521,977	-3.8%	20	\$450	4.7%
Victoria Park	617	\$612,072	-3.0%	26	\$475	4.3%
Bunbury	578	\$345,793	-5.1%	89	\$320	4.9%

Statistics for all council regions can be found in the report appendix

Thematic value guide, Western Australia council regions



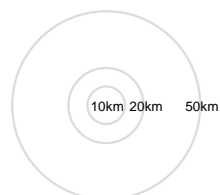
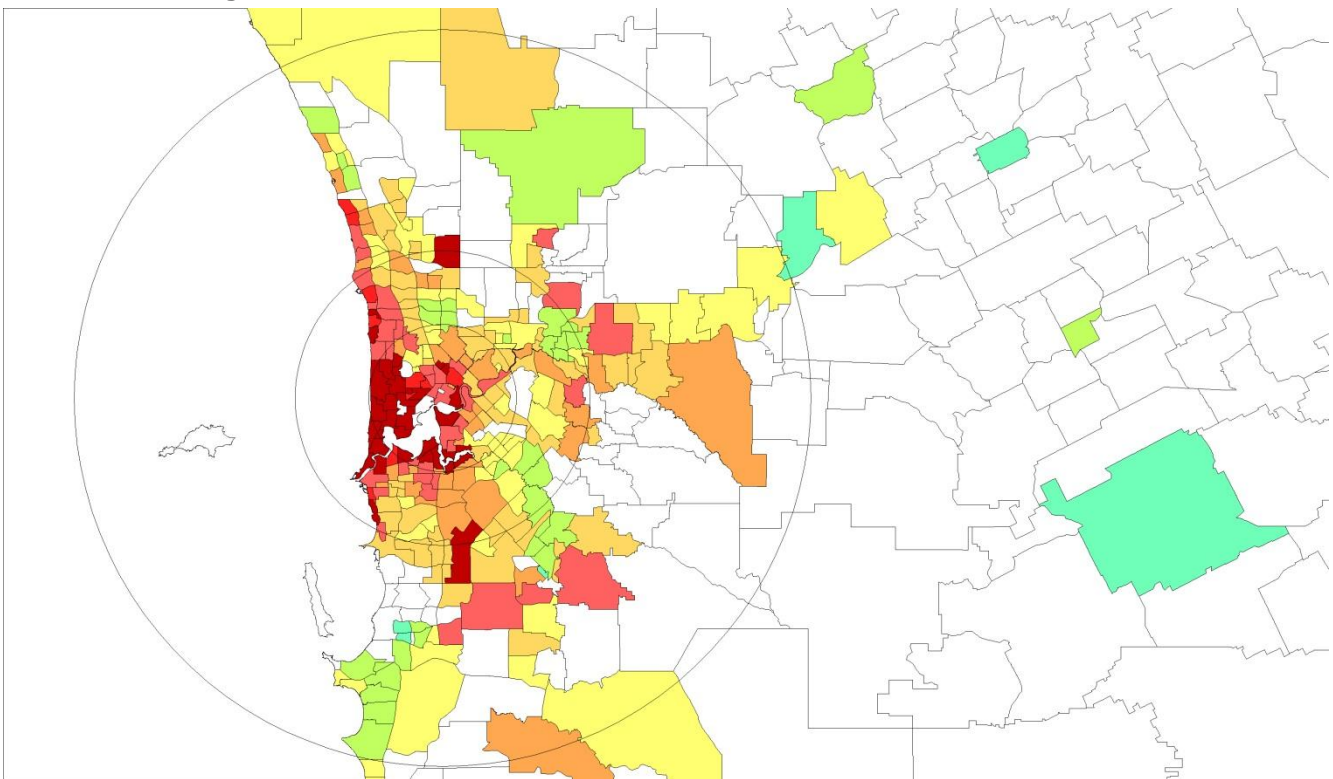
Perth suburbs HOUSES

Top 10 most affordable and most expensive suburbs (based on median value)

Suburb	Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Medina	Kwinana	71	\$262,439	-4.0%	31	\$300	6.3%
Brookdale	Armadale	61	\$295,390	-3.9%	47	\$360	6.8%
Calista	Kwinana	43	\$299,648	-3.5%	40	\$320	6.2%
Armadale	Armadale	298	\$300,176	-3.2%	34	\$330	6.0%
Camillo	Armadale	102	\$301,848	-3.1%	49	\$350	6.1%
Parmelia	Kwinana	150	\$304,536	-3.3%	40	\$330	5.9%
Orelia	Kwinana	94	\$316,151	-2.8%	42	\$333	5.6%
Cooloongup	Rockingham	186	\$317,956	-3.2%	39	\$345	5.9%
Hillman	Rockingham	30	\$318,460	-2.9%	20	\$330	5.8%
Koongamia	Swan	18	\$334,969	-2.9%	46	\$340	5.4%
Mount Claremont	Nedlands	86	\$1,267,527	-9.9%	81	\$1,063	4.6%
Churchlands	Stirling	37	\$1,290,751	-6.3%	61	\$963	4.0%
North Coogee	Cockburn	15	\$1,346,158	-8.7%	151	-	-
Swanbourne	Nedlands	69	\$1,500,812	-7.5%	52	\$875	3.3%
Nedlands	Nedlands	139	\$1,529,176	-6.5%	40	\$975	3.6%
Applecross	Melville	103	\$1,555,761	-8.6%	81	\$888	3.7%
City Beach	Cambridge	100	\$1,766,976	-8.8%	67	\$1,200	3.7%
Cottesloe	Cottesloe	111	\$1,827,270	-9.1%	95	\$1,050	3.2%
Dalkeith	Nedlands	66	\$2,547,089	-9.5%	111	\$1,600	3.7%
Peppermint Grove	Peppermint Grove	18	\$3,869,724	-9.1%	90	\$1,800	2.6%

Statistics for all suburbs can be found in the report appendix

Thematic value guide, Perth suburbs



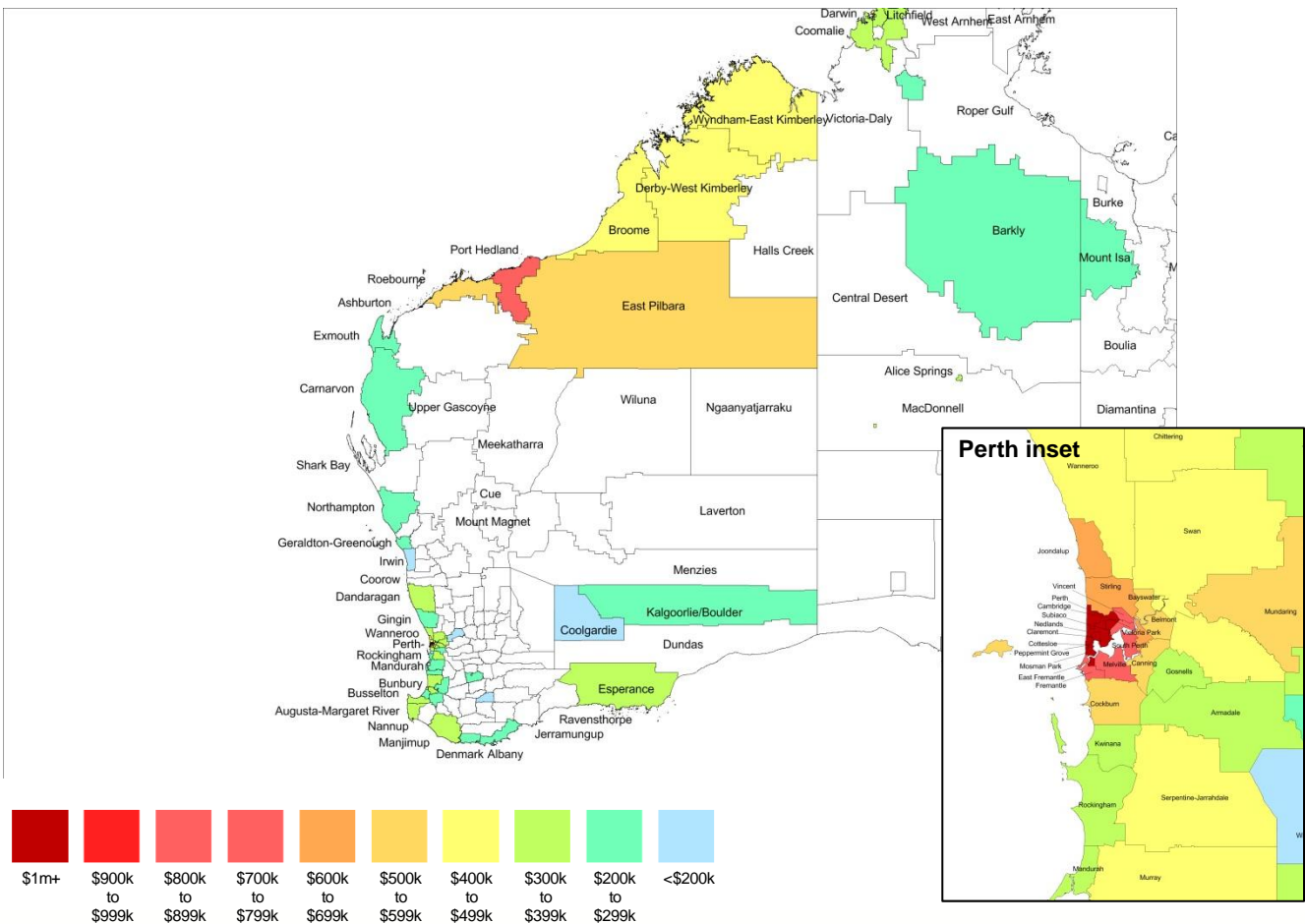
Western Australia, Council regions UNITS

Top 20 most active council regions (based on number of house sales over past twelve months)

Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Stirling	1,567	\$452,849	-3.1%	24	\$395	5.3%
Perth	1,230	\$537,602	-2.9%	38	\$650	6.3%
South Perth	554	\$567,763	-3.8%	29	\$450	4.7%
Bayswater	441	\$415,832	-4.4%	20	\$350	5.2%
Victoria Park	424	\$466,448	-3.6%	36	\$410	4.8%
Melville	398	\$530,190	-3.3%	48	\$425	4.7%
Mandurah	343	\$287,424	-6.4%	90	\$345	5.1%
Cockburn	297	\$363,938	-2.6%	37	\$420	5.6%
Rockingham	289	\$294,180	-4.0%	54	\$300	5.6%
Fremantle	271	\$540,778	-3.6%	59	\$500	4.8%
Joondalup	261	\$403,914	-2.7%	46	\$420	5.6%
Cambridge	257	\$348,824	-3.4%	31	\$360	6.0%
Subiaco	250	\$647,645	-4.7%	27	\$550	4.8%
Belmont	209	\$424,879	-2.3%	36	\$450	5.5%
Swan	191	\$343,740	-3.1%	54	\$388	5.9%
Canning	173	\$412,620	-3.6%	22	\$420	5.4%
Vincent	157	\$531,687	-2.3%	13	\$450	5.0%
Bunbury	153	\$303,819	-4.4%	74	\$340	6.3%
Busselton	145	\$351,811	-3.5%	82	\$333	4.6%
Wanneroo	130	\$363,181	-3.4%	46	\$385	6.3%

Statistics for all council regions can be found in the report appendix

Thematic value guide, Western Australia council regions



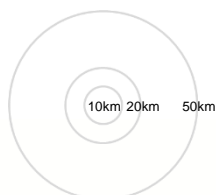
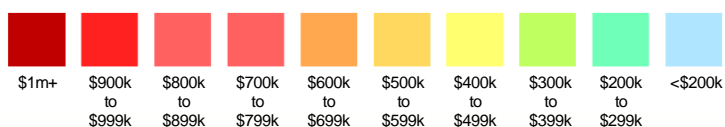
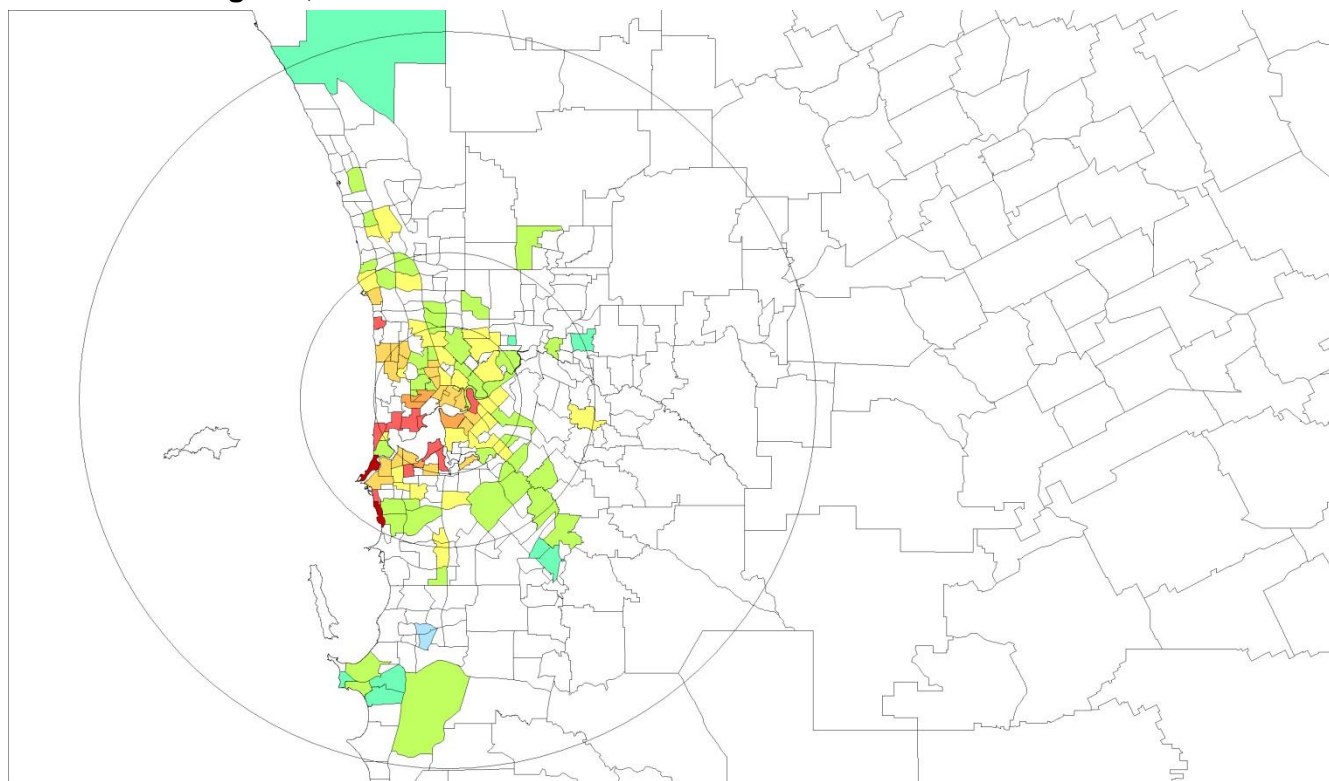
Perth suburbs UNITS

Top 10 most affordable and most expensive suburbs (based on median value)

Suburb	Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Orelia	Kwinana	42	\$196,891	-6.0%	78	\$260	7.1%
Parmelia	Kwinana	14	\$198,586	-6.0%	65	-	-
Shoalwater	Rockingham	33	\$245,580	-4.1%	74	\$273	5.7%
Lockridge	Swan	10	\$259,792	-6.6%	57	-	-
Cooloongup	Rockingham	12	\$265,066	-4.8%	31	-	-
Armadale	Armadale	71	\$280,078	-3.4%	47	\$290	6.4%
Seville Grove	Armadale	14	\$291,305	-2.3%	40	-	-
Waikiki	Rockingham	15	\$291,467	-1.4%	39	\$320	5.7%
Swan View	Mundaring	10	\$292,626	-	-	-	-
Kelmscott	Armadale	23	\$300,269	-2.9%	38	\$313	5.9%
Crawley	Subiaco	50	\$720,840	-5.7%	37	\$495	4.2%
North Beach	Stirling	18	\$742,851	-4.8%	80	\$418	4.6%
Claremont	Claremont	108	\$759,835	-4.5%	45	\$495	3.9%
Burswood	Victoria Park	77	\$761,366	-4.6%	48	\$700	5.2%
Nedlands	Nedlands	32	\$773,146	-1.3%	39	\$500	4.3%
Applecross	Melville	71	\$775,598	-4.9%	56	\$460	4.3%
South Fremantle	Fremantle	17	\$780,623	-	-	\$575	5.3%
Mount Pleasant	Melville	21	\$788,183	-3.6%	63	\$470	4.3%
North Fremantle	Fremantle	88	\$1,020,095	-6.5%	58	\$713	4.7%
North Coogee	Cockburn	20	\$1,244,556	-2.6%	87	\$788	4.5%

Statistics for all suburbs can be found in the report appendix

Thematic value guide, Perth suburbs



Tasmania, Council regions

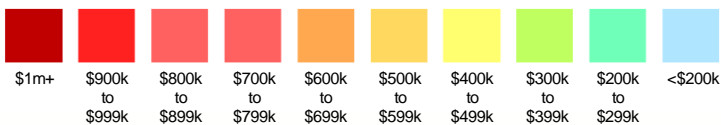
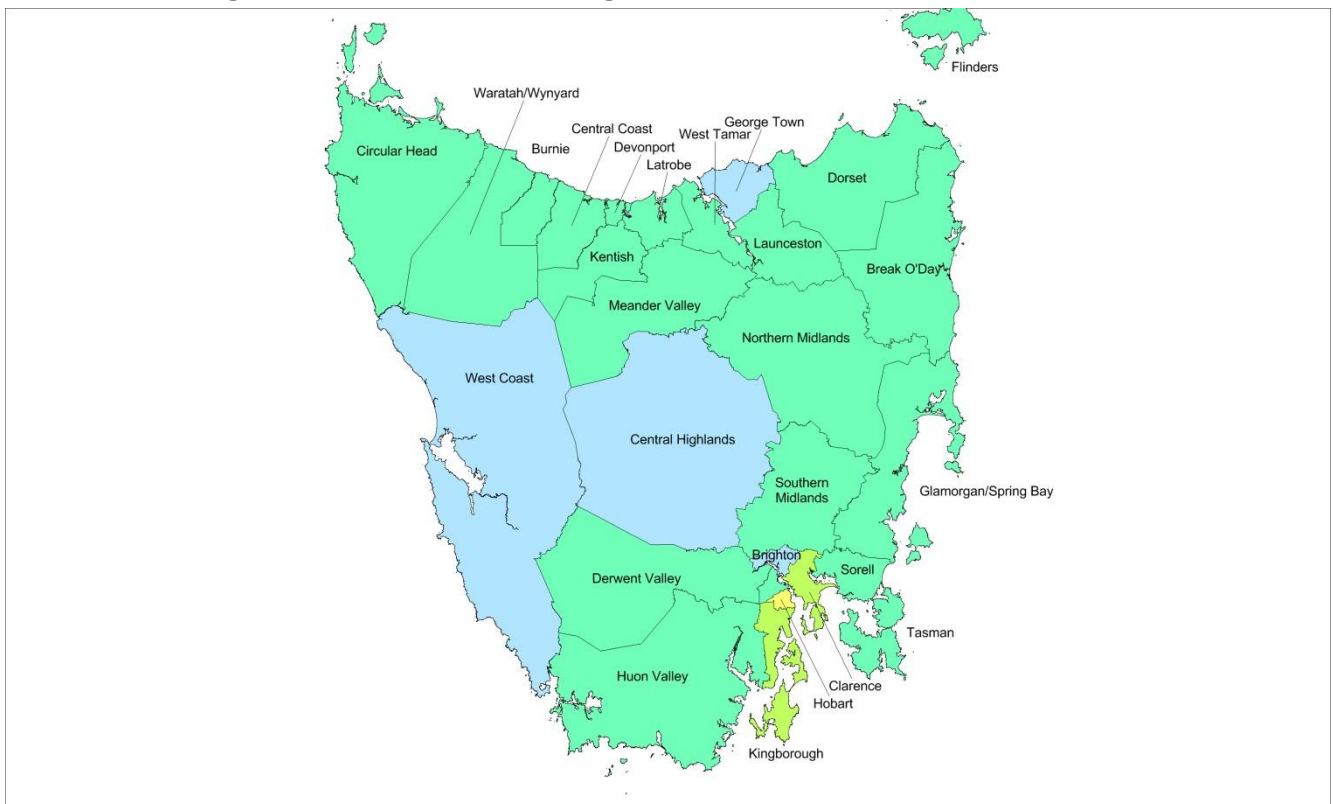
HOUSES

Top 20 most active council regions (based on number of house sales over past 12 months)

Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Launceston	863	\$244,953	-8.0%	88	\$270	5.6%
Clarence	707	\$332,288	-6.3%	78	\$325	5.0%
Hobart	653	\$427,386	-6.5%	64	\$380	4.4%
Glenorchy	549	\$251,777	-7.1%	76	\$290	6.0%
Kingborough	500	\$363,556	-6.5%	84	\$350	4.9%
West Tamar	431	\$279,883	-8.0%	93	\$285	5.2%
Devonport	351	\$233,478	-6.8%	87	\$255	5.8%
Burnie	303	\$205,014	-7.2%	109	\$240	5.7%
Central Coast	272	\$243,874	-7.1%	113	\$250	5.0%
Huon Valley	255	\$284,200	-6.7%	129	\$253	4.8%
Meander Valley	229	\$274,506	-7.2%	95	\$268	4.9%
Sorell	228	\$253,244	-6.8%	111	\$280	5.5%
Waratah/Wynyard	204	\$233,732	-8.0%	116	\$250	5.5%
Latrobe	166	\$271,302	-7.3%	120	\$265	4.4%
Northern Midlands	163	\$237,756	-9.1%	125	\$280	5.7%
Brighton	152	\$194,688	-6.0%	88	\$265	5.3%
Derwent Valley	143	\$212,458	-7.2%	97	\$245	6.4%
Break O'Day	113	\$239,293	-10.5%	122	\$220	4.7%
Glamorgan/Spring Bay	108	\$297,902	-8.8%	162	\$220	4.6%
West Coast	104	\$92,671	-10.2%	89	\$145	10.2%

Statistics for all council regions can be found in the report appendix

Thematic value guide, Tasmania council regions



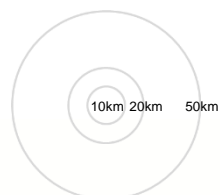
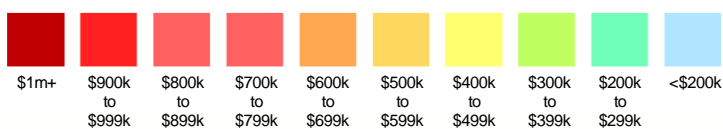
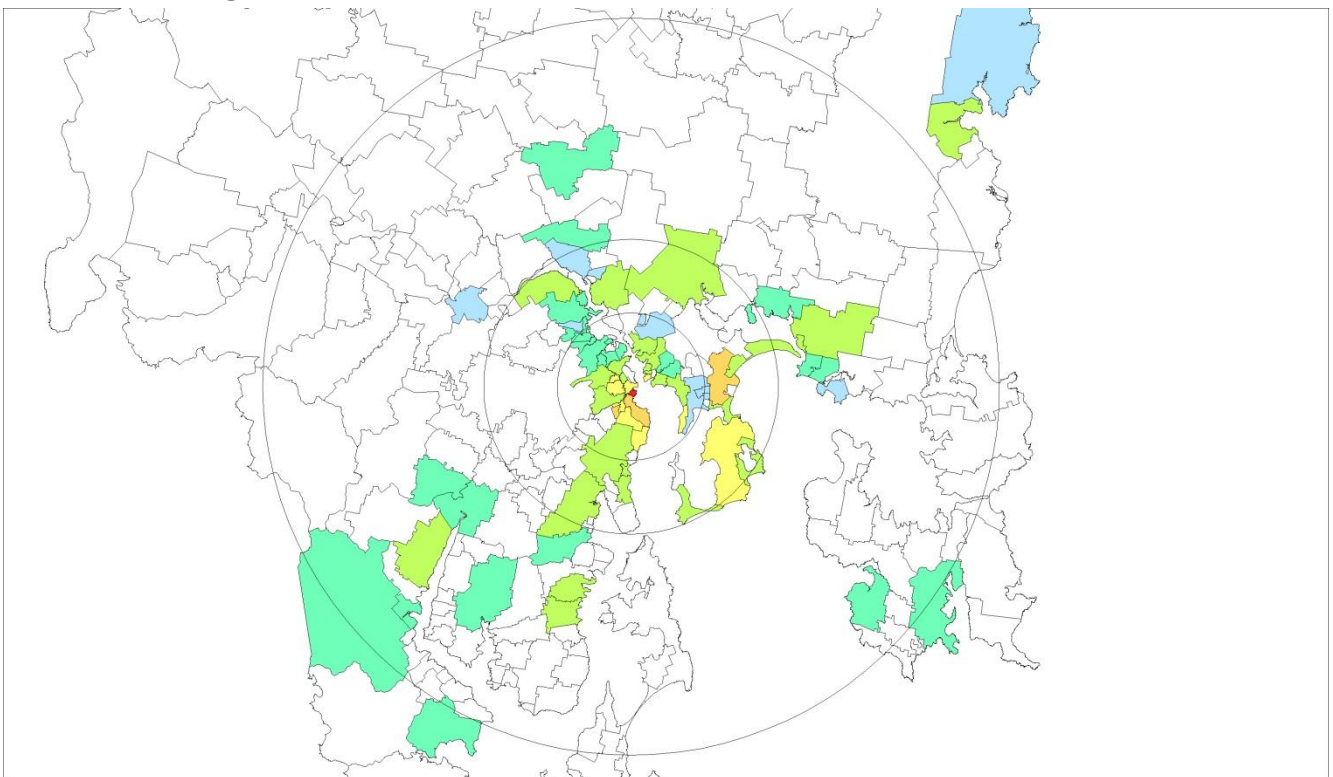
Hobart suburbs HOUSES

Top 10 most affordable and most expensive suburbs (based on median value)

Suburb	Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Gagebrook	Brighton	13	\$135,184	-9.2%	175	\$215	10.2%
Clarendon Vale	Clarence	10	\$148,830	-	-	\$210	8.4%
Risdon Vale	Clarence	35	\$166,755	-6.4%	79	\$250	7.6%
Bridgewater	Brighton	24	\$168,583	-9.7%	88	\$240	8.5%
Primrose Sands	Sorell	37	\$181,702	-7.9%	125	\$230	6.9%
Rokeby	Clarence	30	\$188,481	-6.7%	133	\$243	6.8%
New Norfolk	Derwent Valley	78	\$193,975	-6.7%	95	\$245	6.9%
Chigwell	Glenorchy	37	\$195,670	-6.1%	48	\$268	7.1%
Goodwood	Glenorchy	14	\$204,096	-	-	\$260	6.3%
Warrane	Clarence	34	\$215,686	-6.1%	35	\$290	7.0%
Rosny	Clarence	10	\$429,803	-	-	\$398	4.9%
Dynnyrne	Hobart	14	\$430,416	-9.1%	91	\$395	4.8%
West Hobart	Hobart	83	\$441,356	-5.9%	53	\$390	4.9%
Mount Nelson	Hobart	25	\$447,835	-5.2%	103	\$383	4.2%
Hobart	Hobart	10	\$453,211	-	-	\$360	3.7%
Tranmere	Clarence	17	\$473,731	-3.5%	48	\$410	4.4%
Acton Park	Clarence	25	\$548,487	-5.8%	157	\$495	4.4%
Sandy Bay	Hobart	169	\$582,243	-7.4%	99	\$450	4.0%
Tolmans Hill	Hobart	10	\$591,365	-10.0%	80	-	-
Battery Point	Hobart	21	\$927,543	-	-	\$438	3.0%

Statistics for all suburbs can be found in the report appendix

Thematic value guide, Hobart suburbs



Tasmania, Council regions

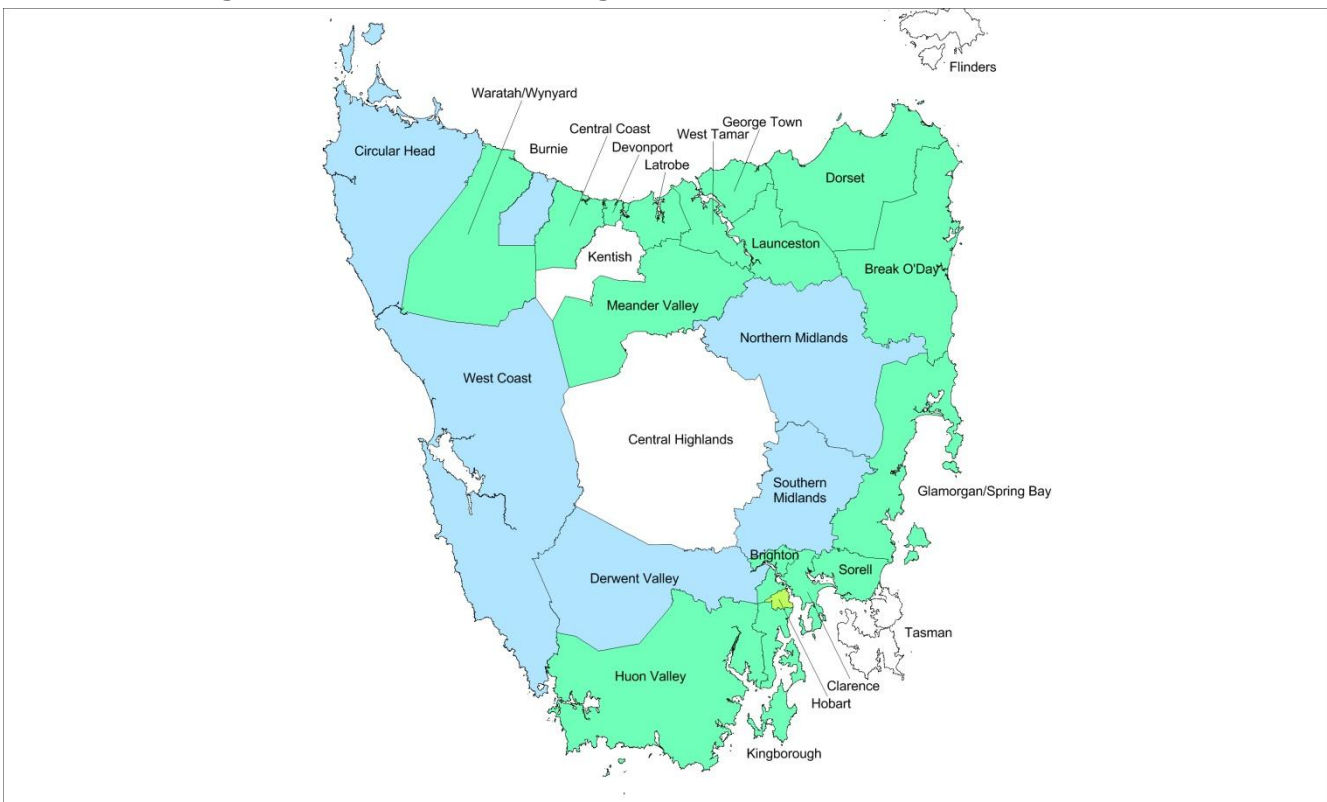
UNITS

Top 20 most active council regions (based on number of house sales over past twelve months)

Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Hobart	278	\$314,055	-7.0%	72	\$290	4.5%
Clarence	182	\$264,014	-7.6%	69	\$270	4.9%
Launceston	166	\$209,038	-7.8%	80	\$225	5.3%
Glenorchy	158	\$200,402	-6.9%	68	\$230	5.8%
Kingborough	132	\$264,480	-7.3%	86	\$280	5.7%
West Tamar	75	\$224,544	-8.9%	119	\$220	4.8%
Devonport	54	\$202,350	-7.7%	120	\$220	5.7%
Meander Valley	51	\$201,654	-6.8%	98	\$220	5.4%
Latrobe	50	\$224,355	-3.6%	59	\$220	4.9%
Brighton	31	\$209,178	-8.5%	82	\$260	6.4%
Burnie	31	\$171,690	-5.8%	105	\$180	5.0%
Central Coast	30	\$219,598	-5.2%	84	\$200	4.7%
Waratah/Wynyard	29	\$205,598	-7.1%	126	\$210	4.7%
Northern Midlands	21	\$193,033	-5.5%	115	\$195	4.9%
Break O'Day	19	\$202,547			\$190	3.0%
Sorell	18	\$225,653			\$260	5.2%
Derwent Valley	15	\$191,429			\$185	4.8%
Dorset	10	\$208,702			\$205	6.9%
Glamorgan/Spring Bay	10	\$248,269				
Huon Valley	10	\$215,718			\$250	7.1%

Statistics for all council regions can be found in the report appendix

Thematic value guide, Tasmania council regions



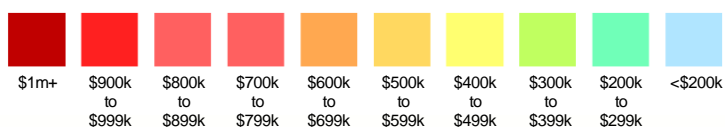
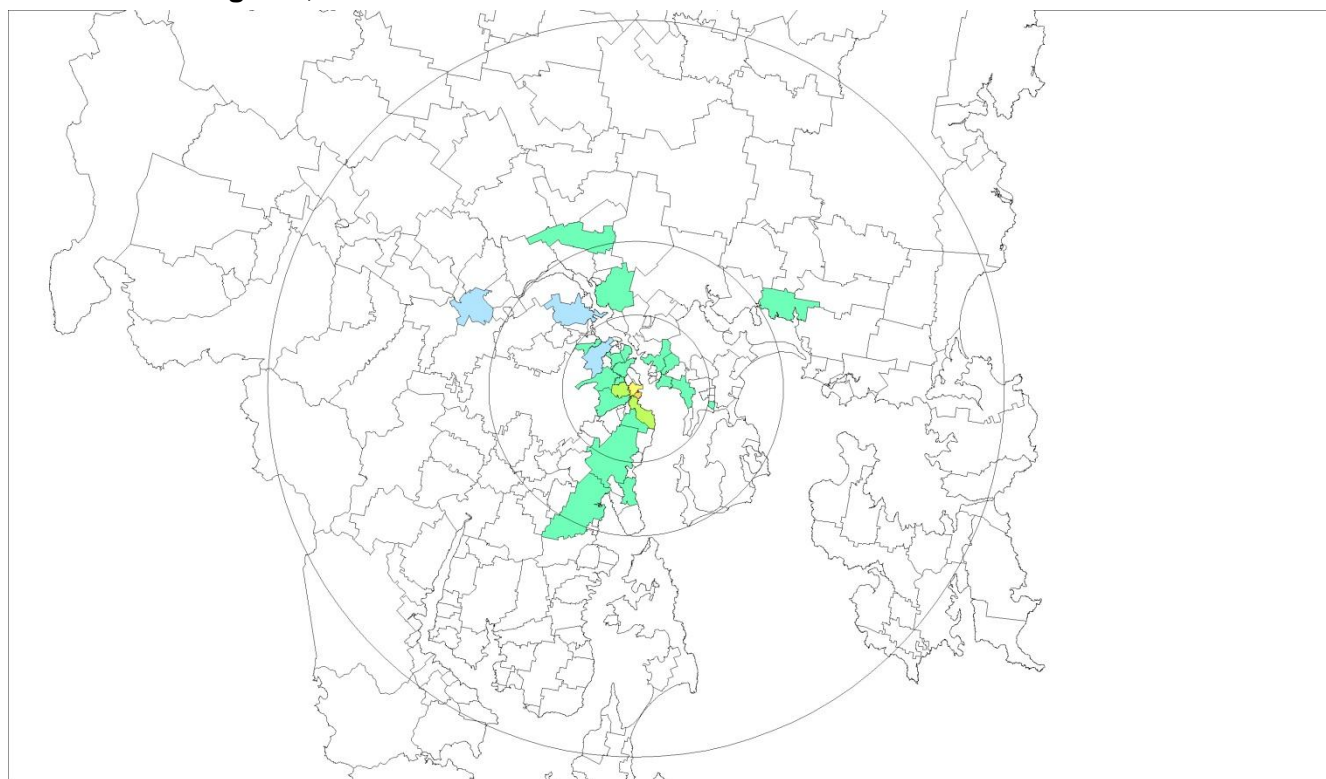
Hobart suburbs UNITS

Top 10 most affordable and most expensive suburbs (based on median value)

Suburb	Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
New Norfolk	Derwent Valley	10	\$176,474	-	-	\$180	4.9%
Claremont	Glenorchy	34	\$182,232	-6.1%	57	\$218	5.8%
Glenorchy	Glenorchy	56	\$195,224	-6.6%	77	\$235	6.1%
Montrose	Glenorchy	10	\$202,398	-	-	\$220	5.5%
Brighton	Brighton	17	\$205,161	-	-	\$260	6.9%
Lutana	Glenorchy	11	\$210,557	-	-	\$220	5.3%
Moonah	Glenorchy	12	\$212,696	-	-	\$228	5.8%
Sorell	Sorell	13	\$227,613	-	-	\$260	5.2%
Mount Nelson	Hobart	11	\$236,270	-	-	\$233	4.5%
Warrane	Clarence	12	\$238,644	-	-	\$273	6.1%
Oakdowns	Clarence	16	\$253,974	-	-	-	-
Bellerive	Clarence	28	\$254,020	-5.8%	42	\$255	4.7%
South Hobart	Hobart	18	\$265,289	-9.4%	80	\$290	5.3%
Howrah	Clarence	50	\$266,721	-9.4%	125	\$285	5.3%
Kingston	Kingborough	63	\$269,345	-9.0%	90	\$285	5.7%
Lindisfarne	Clarence	29	\$278,172	-7.6%	127	\$275	4.5%
West Hobart	Hobart	17	\$323,174	-	-	\$298	3.9%
Sandy Bay	Hobart	80	\$342,572	-6.7%	76	\$300	4.6%
Hobart	Hobart	38	\$425,872	-	-	\$450	5.6%
Battery Point	Hobart	33	\$555,171	-8.8%	141	\$399	4.1%

Statistics for all suburbs can be found in the report appendix

Thematic value guide, Hobart suburbs



Northern Territory, Council regions

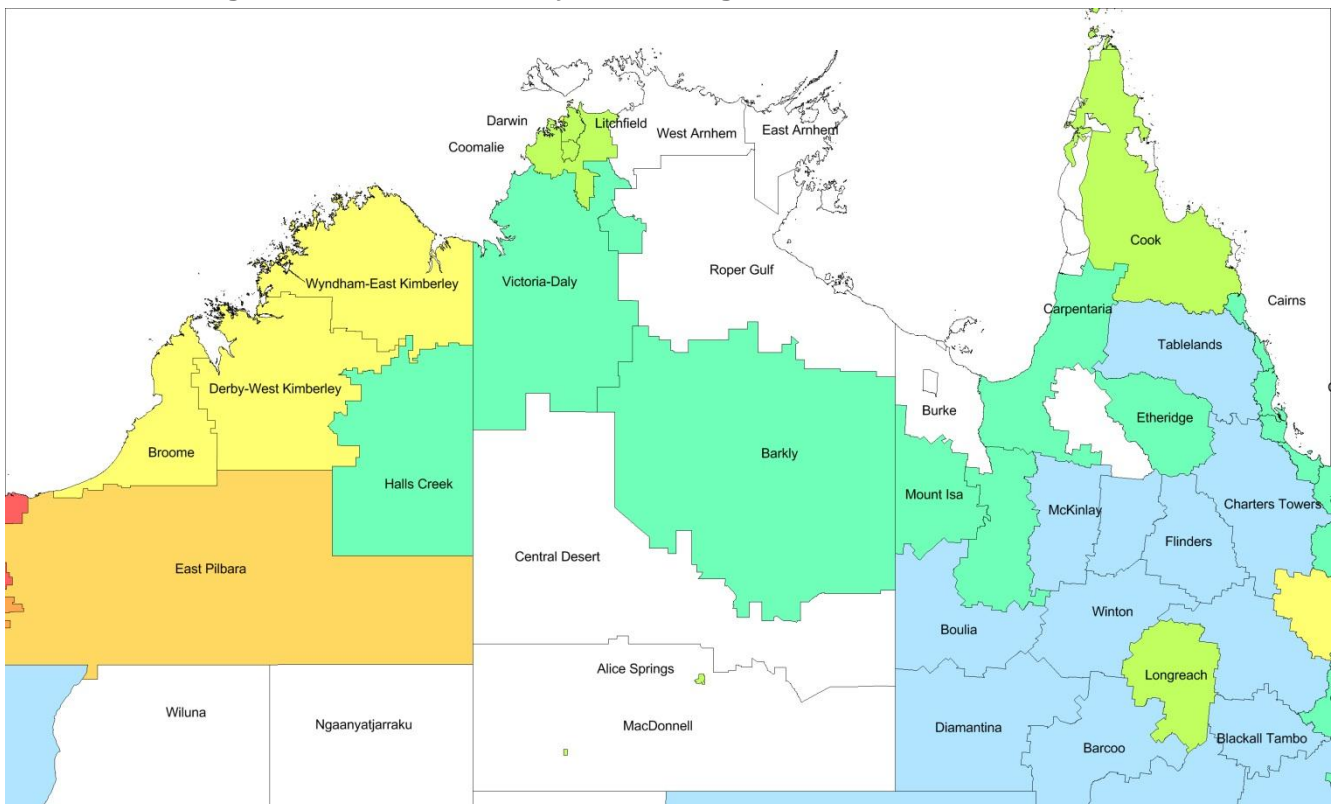
HOUSES

Top 20 most active council regions (based on number of house sales over past 12 months)

Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Palmerston	1,078	\$509,200	-3.0%	57	\$620	7.2%
Darwin	866	\$585,438	-3.0%	53	\$640	5.7%
Alice Springs	376	\$441,145	-4.7%	80	\$520	6.2%
Litchfield	239	\$661,575	-2.9%	74	\$650	5.6%
Katherine	140	\$336,785	-3.7%	69	\$430	6.5%
Barkly	68	\$258,056	-6.3%	103		
Coomalie	11	\$323,665				

Statistics for all council regions can be found in the report appendix

Thematic value guide, Northern Territory council regions



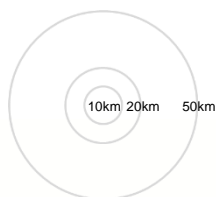
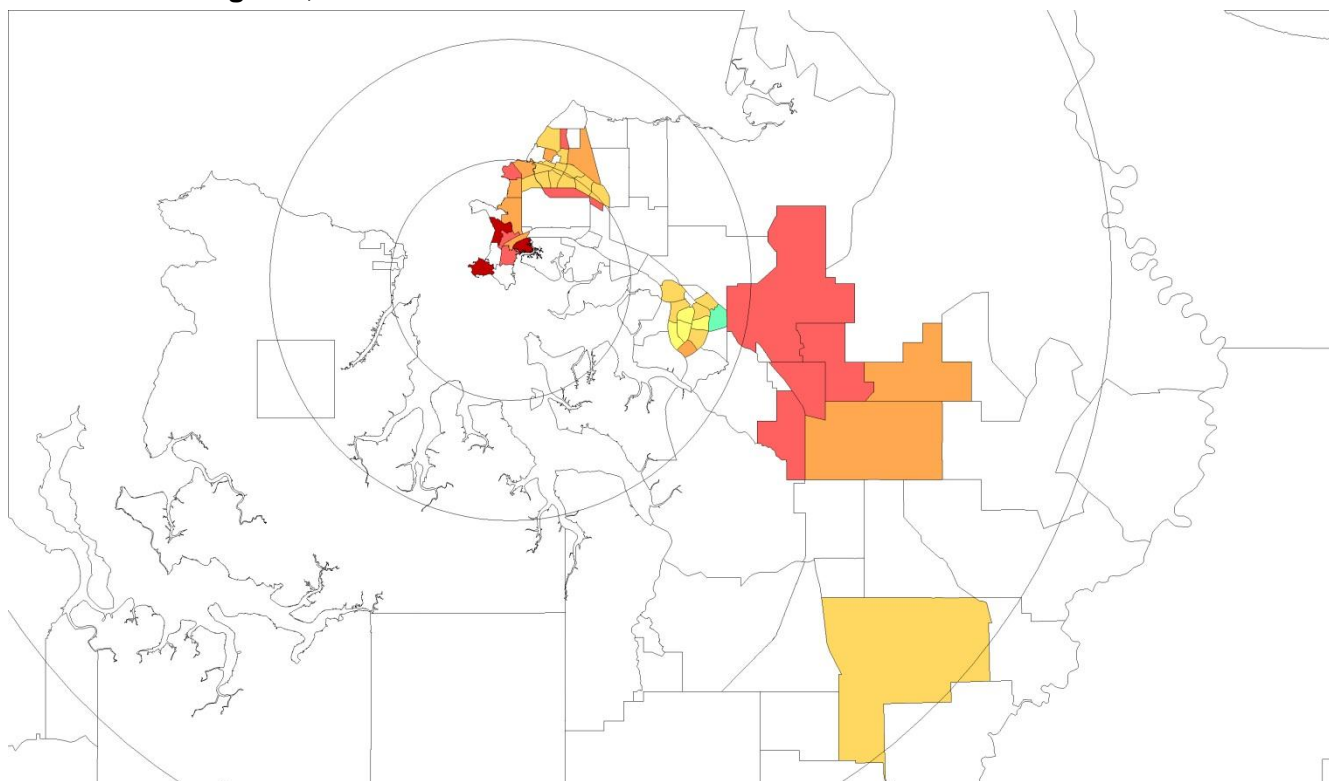
Darwin suburbs HOUSES

Top 10 most affordable and most expensive suburbs (based on median value)

Suburb	Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Johnston	Palmerston	170	\$276,276	-5.6%	97	\$740	15.4%
Moulden	Palmerston	60	\$436,444	-2.7%	52	\$500	5.8%
Gray	Palmerston	47	\$479,111	-2.7%	71	\$530	5.9%
Woodroffe	Palmerston	58	\$489,402	-3.1%	55	\$520	5.5%
Bakewell	Palmerston	54	\$491,909	-3.0%	46	\$560	5.7%
Farrar	Palmerston	101	\$501,343	-3.5%	85	\$700	9.0%
Driver	Palmerston	64	\$513,737	-2.8%	49	\$540	5.7%
Acacia Hills	Litchfield	13	\$520,439	-3.8%	142	-	-
Moil	Darwin	25	\$526,406	-2.8%	61	\$580	5.6%
Karama	Darwin	55	\$526,969	-2.6%	39	\$550	5.4%
Howard Springs	Litchfield	41	\$738,311	-2.5%	46	\$625	5.5%
Marrara	Darwin	14	\$751,433	-	-	\$650	4.4%
McMinns Lagoon	Litchfield	13	\$802,218	-	-	-	-
Stuart Park	Darwin	33	\$809,978	-	-	\$660	4.7%
Parap	Darwin	103	\$829,538	-5.5%	84	\$825	5.1%
Nightcliff	Darwin	24	\$848,044	-	-	\$700	5.0%
Lyons	Darwin	26	\$856,580	-	-	\$900	6.2%
Fannie Bay	Darwin	34	\$1,095,713	-4.5%	126	\$1,000	5.7%
Bayview	Darwin	10	\$1,127,793	-3.0%	116	\$1,000	4.6%
Larrakeyah	Darwin	25	\$1,222,700	-	-	\$945	8.3%

Statistics for all suburbs can be found in the report appendix

Thematic value guide, Darwin suburbs



Northern Territory, Council regions

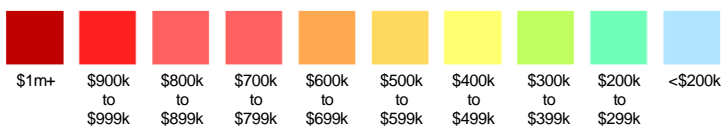
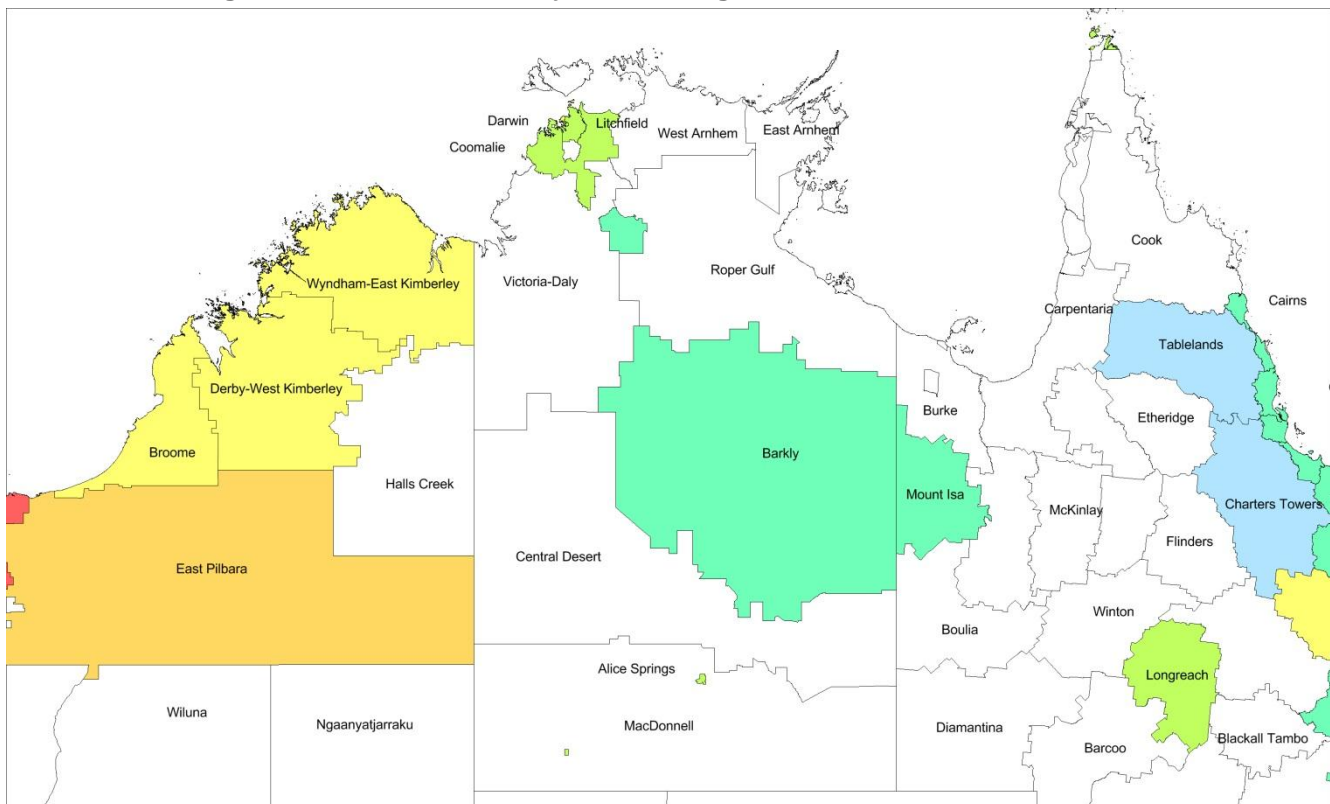
UNITS

Top 20 most active council regions (based on number of house sales over past twelve months)

Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Darwin	909	\$436,286	-3.3%	63	\$500	5.9%
Alice Springs	199	\$326,362	-4.6%	87	\$420	6.6%
Palmerston	181	\$367,873	-2.2%	49	\$430	6.0%
Katherine	21	\$253,948	-3.5%	133	\$353	7.1%

Statistics for all council regions can be found in the report appendix

Thematic value guide, Northern Territory council regions



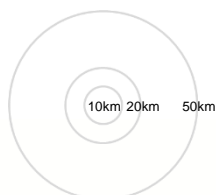
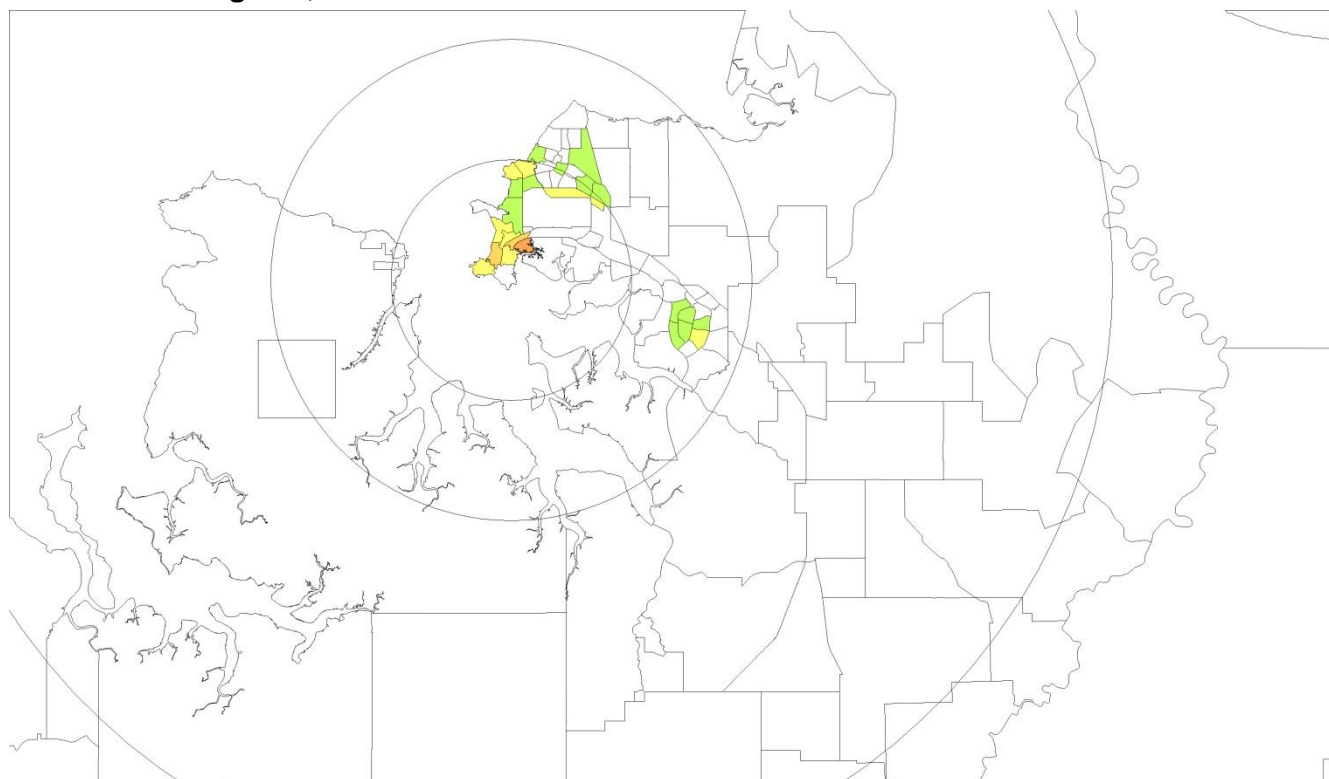
Darwin suburbs UNITS

Top 10 most affordable and most expensive suburbs (based on median value)

Suburb	Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Wagaman	Darwin	11	\$304,986	-	-	-	-
Woodroffe	Palmerston	10	\$331,029	-2.1%	41	\$380	5.9%
Gray	Palmerston	42	\$351,714	-2.0%	48	\$440	6.1%
Moulden	Palmerston	15	\$355,251	-3.1%	39	\$420	6.2%
Malak	Darwin	18	\$364,095	-2.1%	61	\$450	6.2%
Millner	Darwin	32	\$364,914	-3.9%	68	\$450	6.2%
Karama	Darwin	22	\$370,295	-2.5%	65	\$450	6.4%
Coconut Grove	Darwin	68	\$374,056	-3.3%	62	\$460	5.9%
Driver	Palmerston	27	\$377,525	-3.4%	48	\$415	6.1%
Bakewell	Palmerston	56	\$377,898	-2.0%	53	\$420	6.0%
Marrara	Darwin	22	\$424,398	-2.4%	72	\$480	5.8%
Nightcliff	Darwin	63	\$426,157	-3.8%	56	\$420	6.3%
Rapid Creek	Darwin	42	\$465,161	-2.6%	41	\$440	5.1%
Fannie Bay	Darwin	41	\$476,440	-4.9%	57	\$525	5.4%
Stuart Park	Darwin	93	\$483,091	-3.1%	59	\$540	5.6%
Larrakeyah	Darwin	80	\$483,409	-3.8%	53	\$600	6.3%
Darwin	Darwin	186	\$514,199	-4.5%	100	\$560	6.1%
Woolner	Darwin	22	\$521,086	-4.2%	49	\$555	5.9%
The Gardens	Darwin	19	\$572,173	-4.1%	67	\$570	5.6%
Bayview	Darwin	31	\$637,744	-2.9%	60	\$730	5.7%

Statistics for all suburbs can be found in the report appendix

Thematic value guide, Darwin suburbs



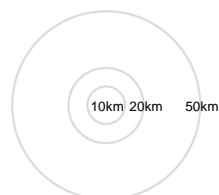
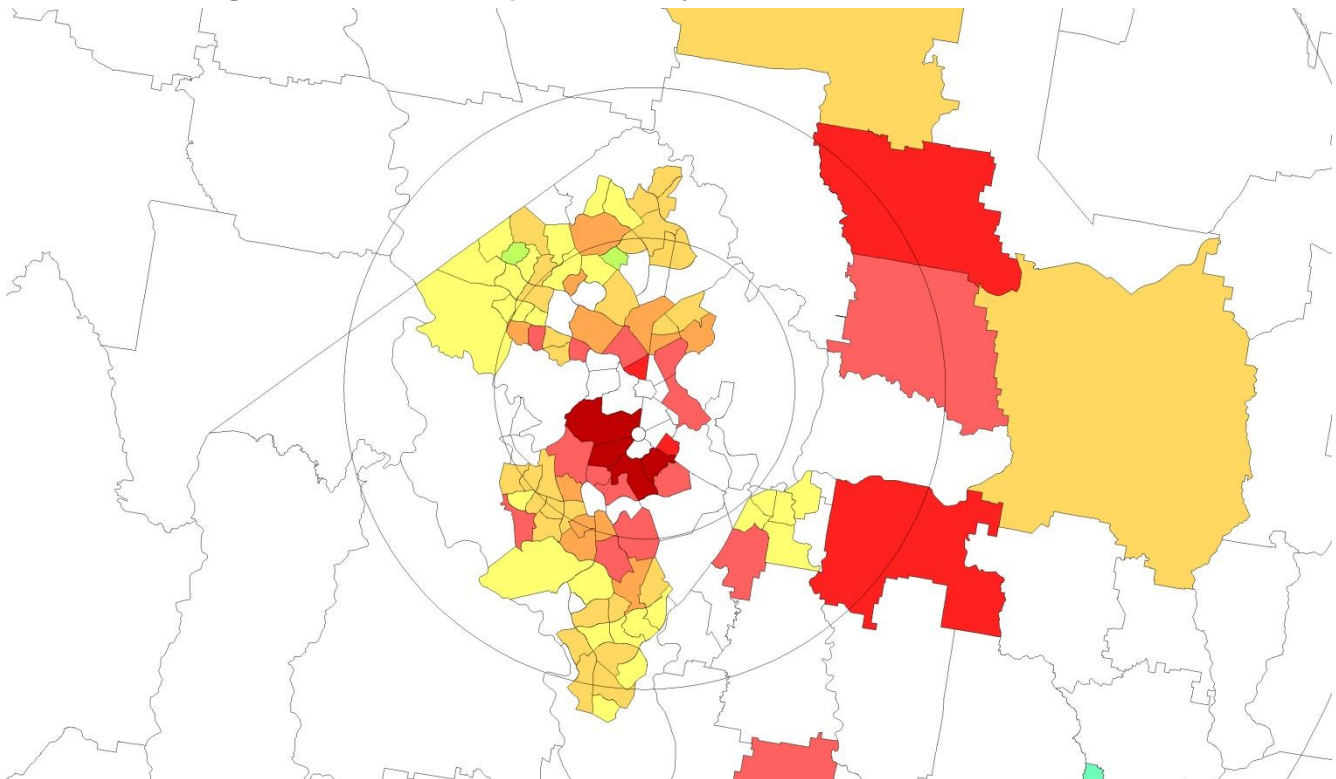
Australian Capital Territory suburbs HOUSES

Top 10 most affordable and most expensive suburbs (based on median value)

Suburb	Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Charnwood	Unincorporated ACT	43	\$385,852	-4.3%	42	\$413	5.9%
Crace	Unincorporated ACT	77	\$392,308	-3.1%	80	\$490	4.5%
Ngunnawal	Unincorporated ACT	105	\$421,261	-2.5%	40	\$450	5.5%
Holt	Unincorporated ACT	45	\$431,361	-2.1%	37	\$450	5.3%
Macgregor	Unincorporated ACT	144	\$437,826	-2.2%	41	\$440	5.3%
Casey	Unincorporated ACT	111	\$439,233	-2.2%	84	\$535	5.2%
Higgins	Unincorporated ACT	50	\$441,604	-2.7%	27	\$450	5.3%
Richardson	Unincorporated ACT	46	\$444,071	-3.2%	42	\$433	5.0%
Scullin	Unincorporated ACT	39	\$446,806	-4.4%	34	\$440	5.1%
Latham	Unincorporated ACT	39	\$455,727	-2.4%	25	\$475	5.5%
Garran	Unincorporated ACT	25	\$758,919	-	-	\$630	4.3%
O'Connor	Unincorporated ACT	47	\$772,333	-3.0%	75	\$550	3.8%
Isaacs	Unincorporated ACT	11	\$815,898	-	-	\$750	4.9%
Campbell	Unincorporated ACT	34	\$867,852	-9.2%	95	\$750	4.4%
Kingston	Unincorporated ACT	10	\$922,620	-	-	\$650	2.6%
Turner	Unincorporated ACT	27	\$966,313	-	-	\$470	2.6%
Deakin	Unincorporated ACT	39	\$1,068,081	-9.5%	116	\$690	4.2%
Yarralumla	Unincorporated ACT	34	\$1,159,227	-5.8%	91	\$720	4.2%
Red Hill	Unincorporated ACT	39	\$1,180,016	-4.5%	133	\$793	3.7%
Griffith	Unincorporated ACT	45	\$1,205,922	-5.0%	81	\$755	3.4%

Statistics for all suburbs can be found in the report appendix

Thematic value guide, Australian Capital Territory suburbs



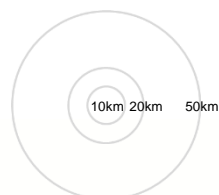
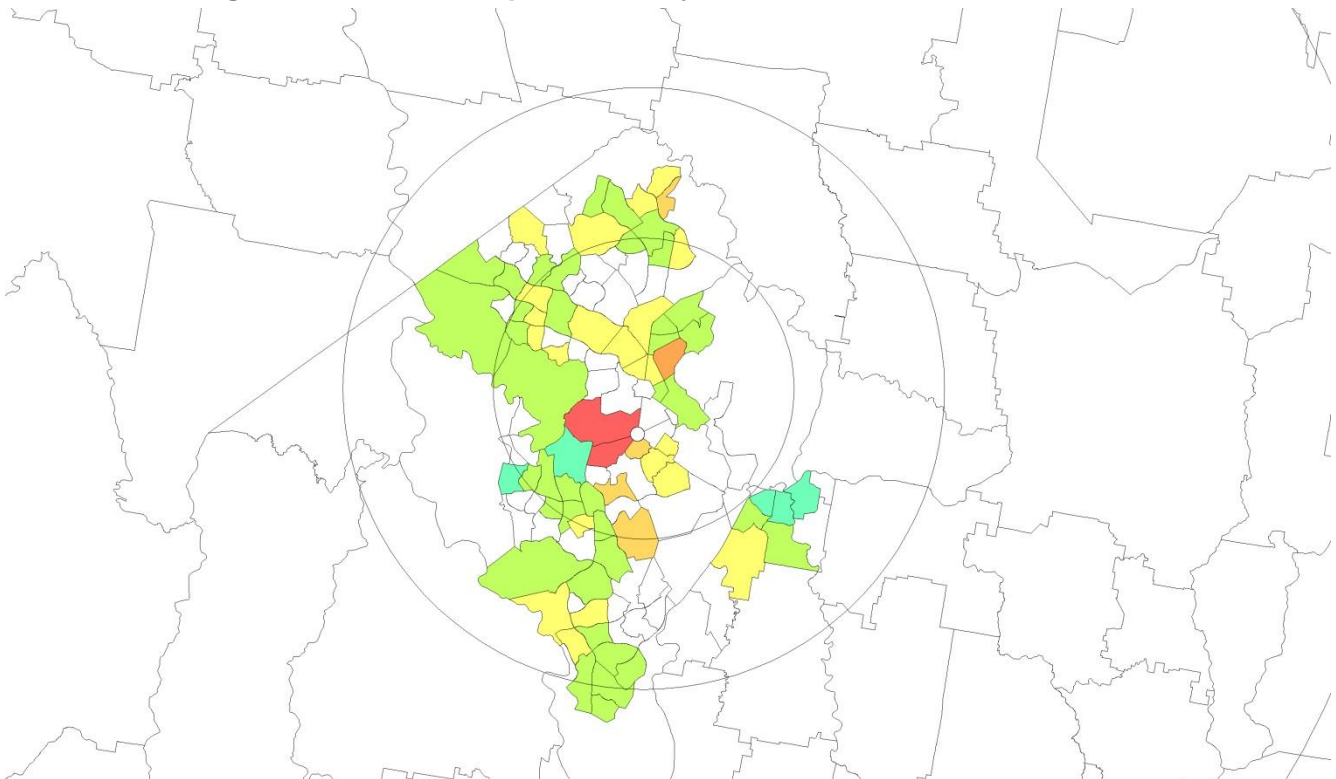
Australian Capital Territory suburbs UNITS

Top 10 most affordable and most expensive suburbs (based on median value)

Suburb	Council region	Num sales (past 12 months)	Median value	Median vendor discount	Median days on market	Median asking rent	Gross indicative rental yield
Curtin	Unincorporated ACT	28	\$289,100	-	-	\$335	5.5%
Duffy	Unincorporated ACT	10	\$296,131	-	-	-	-
Lyons	Unincorporated ACT	19	\$301,027	-	-	\$330	4.8%
Chifley	Unincorporated ACT	18	\$311,657	-	-	\$345	5.5%
Holder	Unincorporated ACT	12	\$313,641	-	-	\$425	4.7%
Scullin	Unincorporated ACT	19	\$317,041	-2.3%	43	\$410	5.5%
Hawker	Unincorporated ACT	31	\$321,656	-5.7%	38	\$353	5.0%
Waramanga	Unincorporated ACT	16	\$324,301	-	-	-	-
Campbell	Unincorporated ACT	27	\$327,198	-	-	\$350	4.6%
Franklin	Unincorporated ACT	88	\$331,135	-	-	\$370	6.2%
Kingston	Unincorporated ACT	228	\$487,716	-3.5%	81	\$480	5.1%
Nicholls	Unincorporated ACT	33	\$496,711	-4.9%	67	\$450	4.8%
Garran	Unincorporated ACT	33	\$525,024	-3.2%	74	\$500	4.8%
Forde	Unincorporated ACT	15	\$531,379	-	-	\$550	5.4%
Isaacs	Unincorporated ACT	14	\$542,705	-	-	\$580	5.8%
Forrest	Unincorporated ACT	41	\$556,873	-7.1%	100	\$600	5.2%
Barton	Unincorporated ACT	72	\$574,489	-	-	\$550	4.6%
Ainslie	Unincorporated ACT	15	\$682,949	-	-	\$590	4.6%
Deakin	Unincorporated ACT	17	\$785,105	-	-	\$450	3.6%
Yarralumla	Unincorporated ACT	25	\$804,342	-	-	\$430	2.7%

Statistics for all suburbs can be found in the report appendix

Thematic value guide, Australian Capital Territory suburbs



About RP Data

RP Data is 100% owned by CoreLogic, NYSE listed which is a leading provider of consumer, financial and property information, analytics and services to business and government. We combine public, contributory and proprietary data to develop predictive decision analytics and provide business services that bring dynamic insight and transparency to the markets we serve.

At RP Data, we continually collect, manage and process property-based data and imagery from over 300 sources across Australia including government agencies, media partners and industry professionals. RP Data is the biggest provider of property information, analytics and risk management services in Australia and New Zealand with a database of 220 million property records. RP Data serves customers ranging from real estate agents and consumers to banks, mortgage brokers, financial planners and governments.

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Our Mortgage Platforms cover more than 90% of the mortgage lending activity in Australia. We estimate the value of every residential property in Australia each week via our automated valuation models which support our industry leading RP Data Rismark Daily Home Value Index. On average, we issue over 30 million automated valuation assessments every month. We're Australia's leading source for mobile property information too – with over 500,000 mobile devices accessing our services each month.

Using public and proprietary data, we bring insight and transparency to the Australian property market. We employ over 300 people at 9 locations in Australia and New Zealand.

For more information call 1300 734 318



The Spring Buyer's Guide appendix one

Local council tables
<see separate download file>



The Spring Buyer's Guide appendix two

Suburb tables
<see separate download file>