

METROPOLITAN PROPERTY MARKET

TABLE 8

LARGE INDUSTRIAL SITES SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	AREA HECTARES	1996 (\$)	2006 (\$)	2007 (\$)	2008 (\$)	2009 (\$)	2010 (\$)	2011 (\$)	% CHANGE 10-11
ALEXANDRIA	2.0	3,570,000	10,500,000	20,000,000	22,000,000	16,500,000	17,200,000	17,200,000	0%
BANKSMEADOW	3.9	4,770,000	19,000,000	19,900,000	25,500,000	24,700,000	22,000,000	22,000,000	0%
BLACKTOWN	3.4	1,625,000	6,800,000	7,280,000	7,280,000	6,920,000	7,060,000	7,020,000	-1%
BOTANY	2.18	3,050,000	10,800,000	11,300,000	11,300,000	11,300,000	14,100,000	14,100,000	0%
CAMPBELLTOWN	2.9	785,000	5,080,000	5,510,000	5,510,000	4,840,000	4,450,000	4,040,000	-9%
CARRINGTON	2.81	605,000	2,000,000	2,000,000	2,100,000	2,420,000	2,320,000	2,320,000	0%
MOOREBANK	3.85	1,890,000	9,080,000	9,080,000	9,080,000	9,080,000	9,080,000	9,530,000	5%
MARRICKVILLE	2.4	3,500,000	8,230,000	8,640,000	9,760,000	8,780,000	8,950,000	8,950,000	0%
NORTH RYDE	3.0	9,500,000	15,000,000	16,900,000	16,900,000	16,900,000	16,900,000	16,900,000	0%
PORT KEMBLA	0.76	425,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	0%
RIVERWOOD	2.1	2,200,000	6,030,000	6,030,000	6,330,000	6,800,000	6,800,000	6,840,000	1%
RYDALMERE	2.75	3,650,000	8,400,000	8,400,000	8,780,000	8,780,000	8,780,000	8,780,000	0%
TAREN POINT	2.0	2,140,000	6,500,000	7,250,000	8,000,000	8,000,000	8,000,000	8,000,000	0%
UNANDERRA	1.26	370,000	1,200,000	1,200,000	1,200,000	1,200,000	1,180,000	1,180,000	0%
WETHERILL PARK	2.04	1,270,000	6,000,000	6,000,000	6,000,000	6,000,000	5,560,000	5,560,000	0%
Average		2,623,333	7,741,333	8,732,667	9,416,000	8,914,667	8,925,333	8,928,000	
% Variation From Previous Year			16%	13%	8%	-5%	0%	0%	
Index (1996=100)		100	295	333	359	340	340	340	