

COUNTRY PROPERTY MARKET

TABLE 3

RETAIL SHOP SITE

TOWNS & CITIES

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

SUBURB	FRONTAGE (METRES)	1996 (\$)	2006 (\$)	2007 (\$)	2008 (\$)	2009 (\$)	2010 (\$)	2011 (\$)	% CHANGE 10-11
ALBURY	5.0	163,000	414,000	497,000	448,000	448,000	448,000	493,000	10%
ARMIDALE	6.0	211,000	426,000	417,000	417,000	417,000	375,000	375,000	0%
BALLINA	4.9	177,000	350,000	350,000	350,000	350,000	350,000	332,000	-5%
BATEMANS BAY	6.1	190,000	340,000	385,000	373,000	339,000	322,000	312,000	-3%
BATHURST	5.4	163,000	218,000	258,000	258,000	232,000	232,000	232,000	0%
BEGA	8.4	155,000	302,000	302,000	302,000	280,000	252,000	234,000	-7%
BROKEN HILL	5.4	22,800	22,800	34,200	51,300	51,300	51,300	51,300	0%
COFFS HARBOUR	7.3	236,000	490,000	490,000	490,000	490,000	490,000	490,000	0%
COOMA	6.1	71,000	177,000	177,000	150,000	150,000	158,000	150,000	-5%
COWRA	6.1	57,000	70,000	70,000	70,000	70,000	70,000	70,000	0%
DENILQUIN	5.0	60,000	64,200	64,200	64,200	57,700	54,800	54,800	0%
DUBBO	6.4	159,500	196,000	205,000	205,000	205,000	205,000	205,000	0%
GOULBURN	6.7	102,000	200,000	180,000	180,000	180,000	180,000	180,000	0%
GRAFTON	6.4	107,000	119,000	119,000	119,000	119,000	130,000	113,000	-13%
GRIFFITH	9.1	217,000	487,000	487,000	506,000	481,000	433,000	433,000	0%
LISMORE	5.4	269,000	209,000	209,000	209,000	188,000	188,000	188,000	0%
LITHGOW	4.5	77,500	90,000	90,000	90,000	90,000	90,000	90,000	0%
MAITLAND	5.9	98,000	78,400	82,300	84,400	82,700	92,600	83,300	-10%
MERIMBULA	9.3	185,000	445,000	445,000	445,000	760,000	684,000	650,000	-5%

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TABLE 3 (Continued)

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

SUBURB	FRONTAGE (METRES)	1996 (\$)	2006 (\$)	2007 (\$)	2008 (\$)	2009 (\$)	2010 (\$)	2011 (\$)	% CHANGE 10-11
MOREE	6.8	110,000	135,000	135,000	135,000	135,000	135,000	135,000	0%
MUDGEE	5.3	90,000	200,000	200,000	200,000	200,000	184,000	184,000	0%
MUSWELLBROOK	7.6	129,000	127,000	159,000	195,000	195,000	195,000	195,000	0%
NOWRA	6.7	275,000	512,000	515,000	515,000	515,000	515,000	515,000	0%
ORANGE	4.9	163,000	206,000	206,000	206,000	206,000	206,000	206,000	0%
PARKES	6.6	81,000	73,000	73,000	73,000	73,000	73,000	73,000	0%
PORT MACQUARIE	6.3	400,000	611,000	611,000	626,000	641,000	641,000	641,000	0%
QUEANBEYAN	10.0	146,000	165,000	165,000	180,000	217,000	232,000	246,000	6%
TAMWORTH	6.3	201,000	492,000	492,000	492,000	492,000	492,000	492,000	0%
TAREE	6.2	250,000	127,000	133,000	133,000	133,000	133,000	133,000	0%
TWEED HEADS	5.6	170,000	289,000	298,000	283,000	255,000	255,000	255,000	0%
WAGGA WAGGA	8.0	1,036,000	1,320,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	0%
YOUNG	5.6	85,000	109,000	114,000	114,000	114,000	114,000	114,000	0%
Average		183,025	283,263	287,897	287,934	294,272	288,459	286,731	
% Variation From Previous Year			18%	2%	0%	2%	-2%	-1%	
Index (1996=100)		100	155	157	157	161	158	157	