



REIT

REAL ESTATE INSTITUTE
OF TASMANIA

MUNICIPALITY REPORT

for

BREAK O'DAY

While REIT has full confidence in its figures, no warranty, no guarantee, or holding out, either expressed or implied is given and persons or companies who pursue financial investment or otherwise who act on the basis of this data do so at their own risk.

Statistical Information - 2009

Houses

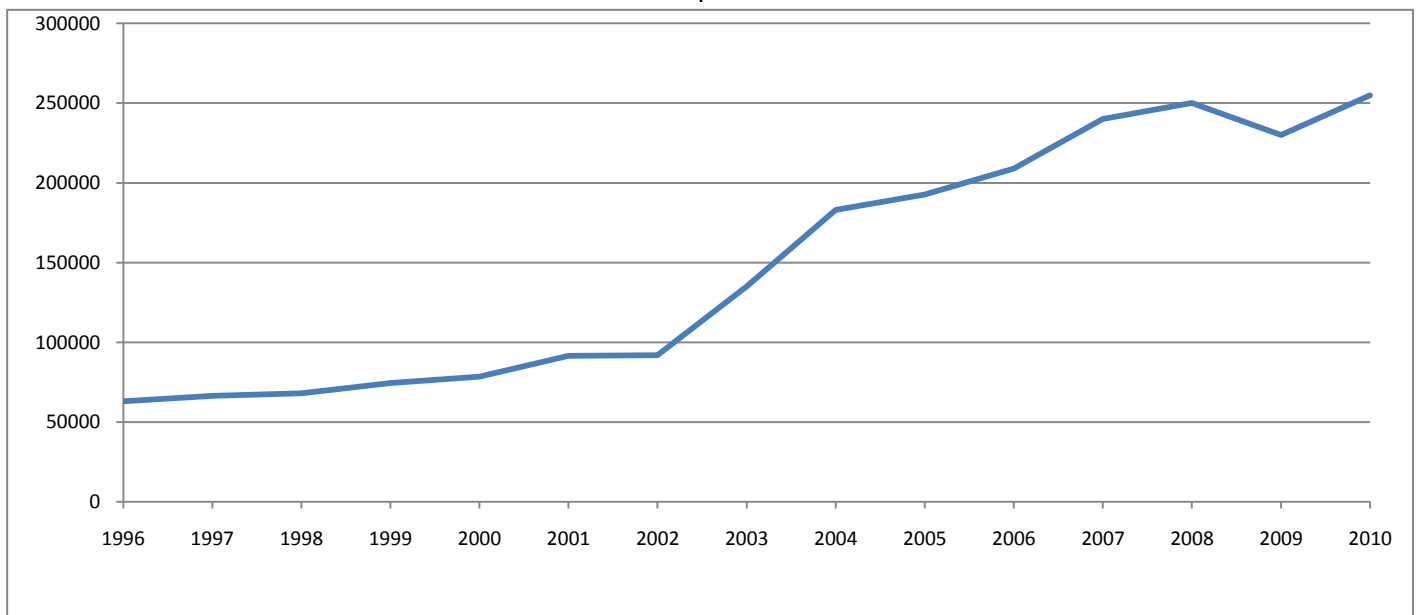
Sales:	117	Percentage Change	
Median:	\$230,000	last year:	-8.0%
Lower Quartile:	\$162,000	2 years prior:	-4.2%
Upper Quartile:	\$297,000	5 years prior:	25.7%
Median Days on Market:	76	10 years prior:	208.7%

Year	Sales	Sell Price			Quartile		Days on Market
		Median	Min Price	Max Price	Lower	Upper	
1996	38	\$63,000	\$14,500	\$242,000	\$50,250	\$85,000	211
1997	53	\$66,500	\$16,000	\$150,000	\$52,500	\$92,000	191
1998	55	\$68,000	\$12,000	\$200,000	\$52,000	\$85,500	199.5
1999	44	\$74,500	\$18,000	\$300,000	\$56,500	\$94,375	198
2000	66	\$78,500	\$15,000	\$240,000	\$63,625	\$109,250	126
2001	109	\$91,500	\$4,000	\$1,440,000	\$62,000	\$125,000	101
2002	180	\$92,000	\$15,000	\$385,000	\$65,000	\$145,000	104
2003	190	\$135,000	\$16,000	\$1,440,000	\$76,750	\$187,500	51
2004	133	\$183,000	\$35,000	\$535,000	\$120,000	\$248,000	59
2005	92	\$192,750	\$53,500	\$1,100,000	\$134,750	\$246,250	72.5
2006	101	\$209,000	\$81,000	\$1,000,000	\$161,200	\$270,000	77
2007	111	\$240,000	\$64,000	\$760,000	\$180,000	\$288,500	90.5
2008	81	\$250,000	\$95,000	\$840,000	\$190,000	\$290,000	92
2009	117	\$230,000	\$42,000	\$590,000	\$162,000	\$297,000	76
2010 *	35	\$255,000	\$99,500	\$550,000	\$208,750	\$305,000	115.5

Note: 2010 includes from 01/01/2010 to 30/06/2010

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Median House price movement



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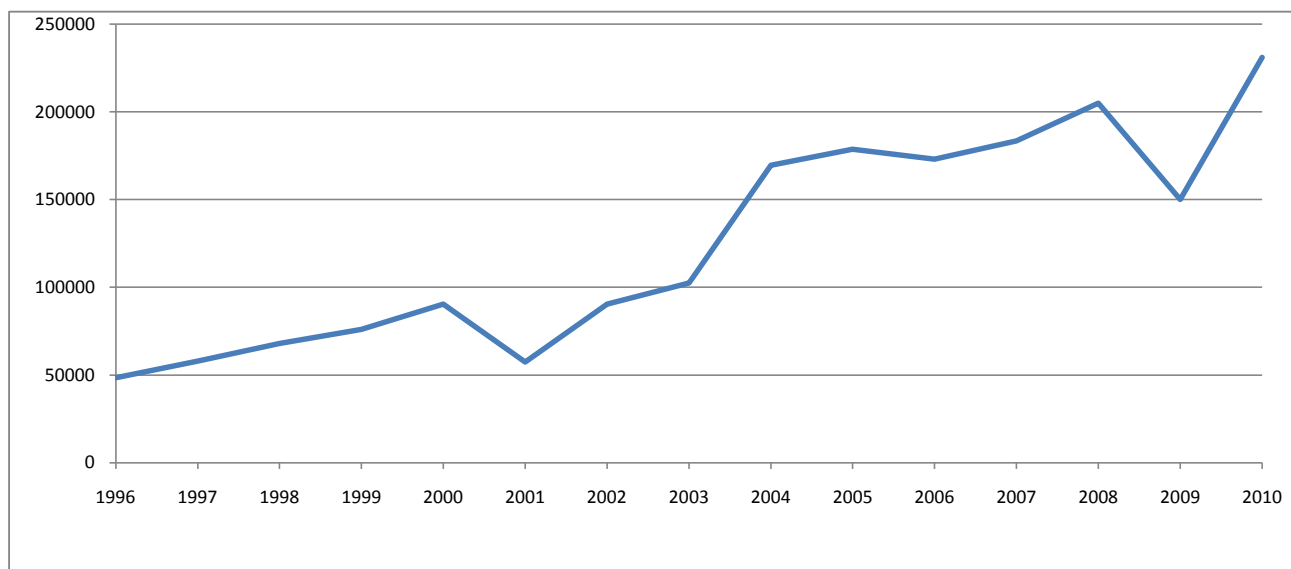
Statistical Information - 2009			
Other Dwellings			
Sales:	11	Percentage Change	
Median:	\$150,000	last year:	-26.8%
Lower Quartile:	\$129,750	2 years prior:	-18.3%
Upper Quartile:	\$362,000	5 years prior:	-11.5%
Median Days on Market:	101	10 years prior:	97.4%

Year	Sales	Sell Price			Quartile		Days on Market
		Median	Min Price	Max Price	Lower	Upper	
1996	2	\$48,500	\$25,000	\$72,000	\$36,750	\$60,250	85.5
1997	5	\$58,000	\$15,000	\$430,000	\$45,000	\$127,000	217
1998	1	\$68,000	\$68,000	\$68,000	\$68,000	\$68,000	382
1999	3	\$76,000	\$53,000	\$78,000	\$64,500	\$77,000	274
2000	4	\$90,500	\$45,000	\$197,500	\$50,250	\$146,125	360
2001	2	\$57,500	\$45,000	\$70,000	\$51,250	\$63,750	189
2002	3	\$90,500	\$74,000	\$184,000	\$82,250	\$137,250	228
2003	14	\$102,500	\$60,000	\$640,000	\$78,500	\$124,750	28.5
2004	12	\$169,575	\$85,000	\$230,000	\$158,000	\$182,750	139.5
2005	14	\$178,750	\$85,000	\$232,000	\$177,125	\$189,750	103
2006	11	\$173,000	\$77,000	\$620,000	\$147,500	\$233,000	64
2007	20	\$183,500	\$92,000	\$660,000	\$158,250	\$205,000	51
2008	15	\$205,000	\$95,000	\$239,000	\$173,000	\$222,500	145.5
2009	11	\$150,000	\$90,000	\$535,000	\$129,750	\$362,000	101
2010 *	4	\$231,000	\$160,000	\$535,000	\$197,500	\$322,750	16

Note: 2010 includes from 01/01/2010 to 30/06/2010

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Median Land Price Movement



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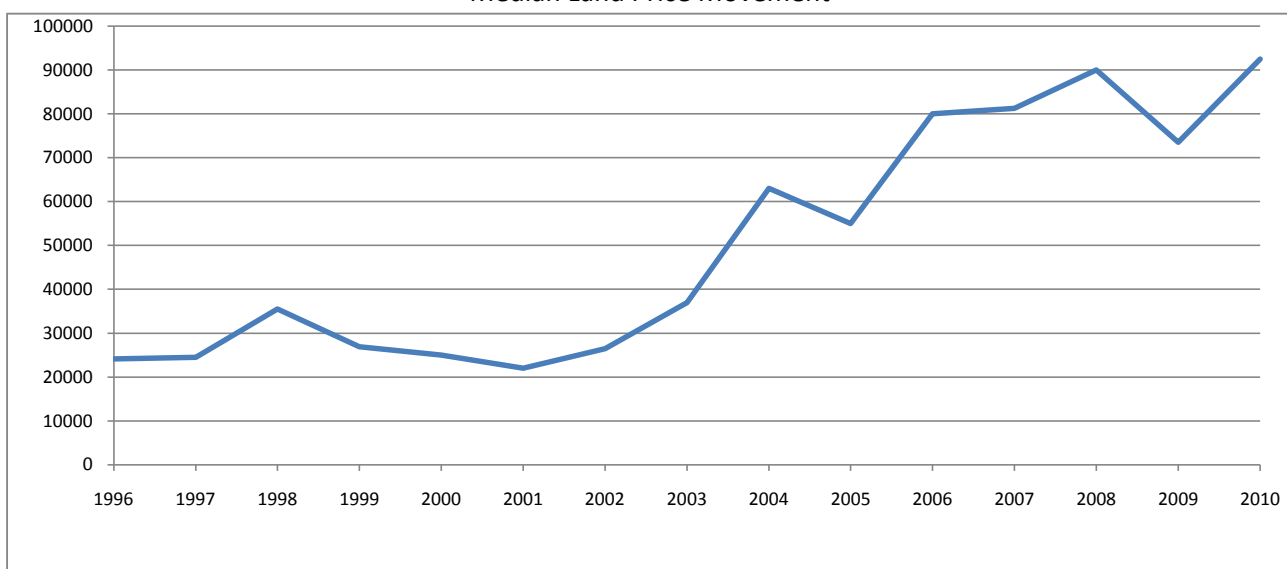
Statistical Information - 2009		
Land		
Sales:	68	Percentage Change
Median:	\$73,500	last year: -18.3%
Lower Quartile:	\$52,250	2 years prior: -9.5%
Upper Quartile:	\$146,250	5 years prior: 16.7%
Median Days on Market:	113.5	10 years prior: 173.2%

Year	Sales	Sell Price			Quartile		Days on Market
		Median	Min Price	Max Price	Lower	Upper	
1996	16	\$24,125	\$11,000	\$156,000	\$16,325	\$33,750	337
1997	34	\$24,500	\$5,000	\$300,000	\$19,000	\$45,250	300
1998	39	\$35,500	\$5,000	\$300,000	\$15,250	\$65,000	223
1999	29	\$26,900	\$6,000	\$215,000	\$18,000	\$31,500	575.5
2000	29	\$25,000	\$10,000	\$425,000	\$20,000	\$48,000	311.5
2001	38	\$22,000	\$3,000	\$280,000	\$15,000	\$50,000	323
2002	117	\$26,500	\$7,000	\$330,000	\$17,000	\$38,000	235
2003	152	\$37,000	\$5,000	\$415,000	\$21,750	\$70,000	92
2004	99	\$63,000	\$1,100	\$350,000	\$50,000	\$89,500	65
2005	93	\$55,000	\$1,300	\$4,850,000	\$27,000	\$132,500	65
2006	69	\$80,000	\$7,000	\$635,000	\$52,000	\$130,000	92
2007	90	\$81,250	\$28,500	\$480,000	\$62,750	\$125,000	187
2008	78	\$90,000	\$10,000	\$540,000	\$61,125	\$133,750	190.5
2009	68	\$73,500	\$15,000	\$410,000	\$52,250	\$146,250	113.5
2010 *	34	\$92,500	\$20,500	\$380,000	\$64,750	\$139,000	104

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Median Land Price Movement



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