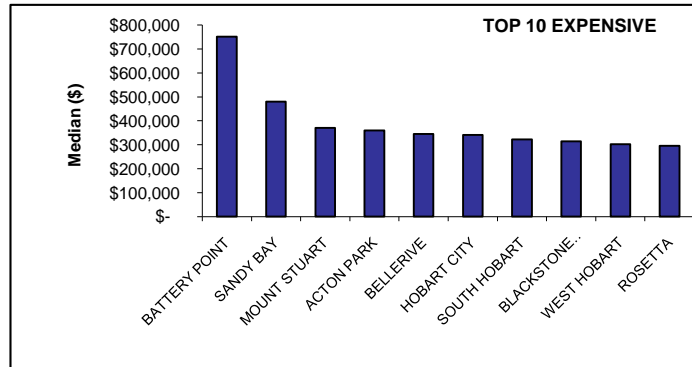


RESIDENTIAL SNAPSHOT: House Prices - December Quarter 2003



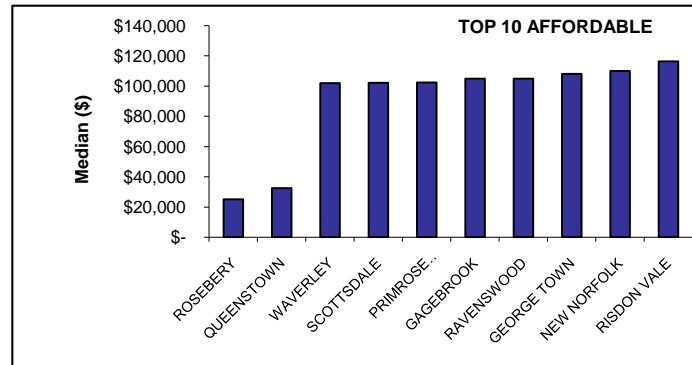
Top 10 Most Expensive Tasmanian Suburbs

Suburb	No of Sales	Median price	% Median change Dec-02 to Dec-03
BATTERY POINT	7	\$ 750,000	57.9%
SANDY BAY	43	\$ 480,000	45.5%
MOUNT STUART	7	\$ 370,000	54.2%
ACTON PARK	4	\$ 359,000	42.5%
BELLERIVE	10	\$ 345,000	40.8%
HOBART CITY	3	\$ 340,000	23.6%
SOUTH HOBART	22	\$ 321,500	84.8%
BLACKSTONE HEIGHTS	6	\$ 314,000	37.7%
WEST HOBART	26	\$ 302,500	52.0%
ROSETTA	7	\$ 295,000	140.8%



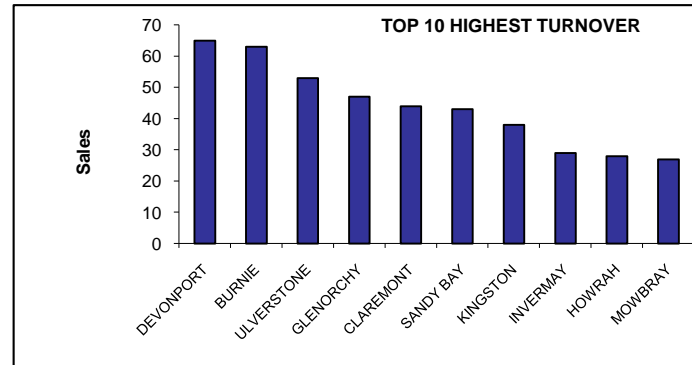
Top 10 Most Affordable Tasmanian Suburbs

Suburb	No of Sales	Median price	% Median change Dec-02 to Dec-03
ROSEBERY	19	\$ 25,000	19.0%
QUEENSTOWN	18	\$ 32,500	75.7%
WAVERLEY	11	\$ 102,000	85.5%
SCOTTSDALE	22	\$ 102,250	-13.0%
PRIMROSE SANDS	12	\$ 102,500	64.0%
GAGEBROOK	9	\$ 105,000	121.1%
RAVENSWOOD	22	\$ 105,000	68.0%
GEORGE TOWN	18	\$ 108,118	74.4%
NEW NORFOLK	9	\$ 110,000	20.2%
RISDON VALE	10	\$ 116,500	119.8%



Top 10 Highest Turnover Suburbs

Suburb	No of Sales	Median price	% Median change Dec-02 to Dec-03
DEVONPORT	65	\$ 165,000	85.4%
BURNIE	63	\$ 125,000	56.7%
ULVERSTONE	53	\$ 135,000	42.1%
GLENORCHY	47	\$ 157,000	46.7%
CLAREMONT	44	\$ 150,000	71.4%
SANDY BAY	43	\$ 480,000	45.5%
KINGSTON	38	\$ 224,860	47.9%
INVERMAY	29	\$ 140,000	71.3%
HOWRAH	28	\$ 266,000	60.7%
MOWBRAY	27	\$ 141,000	88.0%



Top 10 Median Price Growth Suburbs Over Quarter

Suburb	No of Sales	Median price	% Median change Sep-03 to Dec-03
WESTBURY	8	\$ 202,500	102.5%
SOMERSET	16	\$ 152,000	52.0%
SCAMANDER	5	\$ 210,000	51.1%
RIVERSIDE	20	\$ 282,500	51.1%
GAGEBROOK	9	\$ 105,000	50.0%
HADSPEN	7	\$ 200,000	48.1%
BRIDGEWATER	26	\$ 128,000	40.7%
ORFORD	5	\$ 220,000	39.7%
BELLERIVE	10	\$ 345,000	38.0%
AUSTINS FERRY	9	\$ 240,000	35.2%

Top 10 Median Price Growth Suburbs Over Year

Suburb	No of Sales	Median price	% Median change Dec-02 to Dec-03
ROSETTA	7	\$ 295,000	104.8%
WESTBURY	8	\$ 202,500	138.2%
RIVERSIDE	20	\$ 282,500	133.5%
BRIDGEWATER	26	\$ 128,000	130.2%
GAGEBROOK	9	\$ 105,000	121.1%
RISDON VALE	10	\$ 116,500	119.8%
WYNYARD	25	\$ 159,000	119.3%
SMITHTON	24	\$ 127,500	112.5%
BERRIEDALE	13	\$ 190,000	111.7%
GEEVESTON	9	\$ 125,000	108.3%

Disclaimer

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