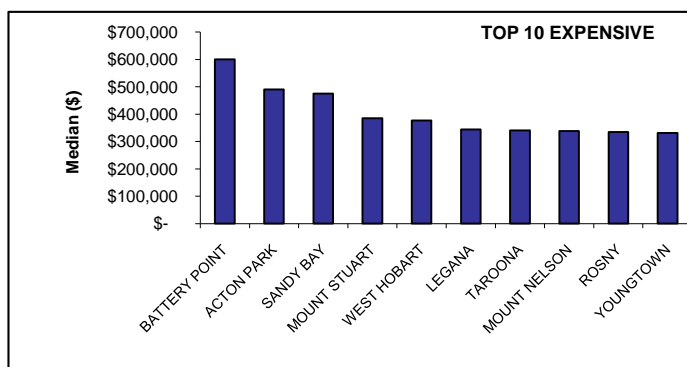


RESIDENTIAL SNAPSHOT: House Prices - December Quarter 2004



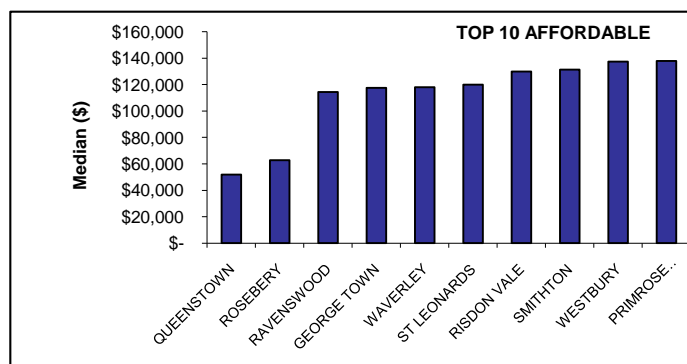
Top 10 Most Expensive Tasmanian Suburbs

Suburb	No of Sales	Median price	% Median change Dec-03 to Dec-04
BATTERY POINT	7	\$ 600,000	-20.0%
ACTON PARK	4	\$ 490,000	36.5%
SANDY BAY	34	\$ 475,000	-1.0%
MOUNT STUART	7	\$ 385,000	4.1%
WEST HOBART	15	\$ 376,000	24.3%
LEGANA	4	\$ 343,000	25.0%
TAROONA	17	\$ 340,000	26.9%
MOUNT NELSON	8	\$ 337,500	20.5%
ROSNY	3	\$ 334,000	na
YOUNGTOWN	6	\$ 331,250	76.2%



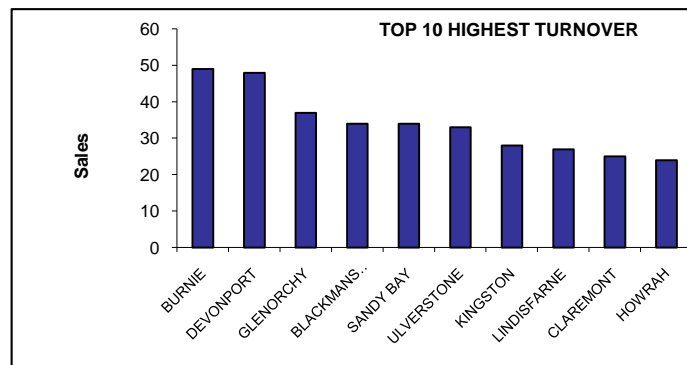
Top 10 Most Affordable Tasmanian Suburbs

Suburb	No of Sales	Median price	% Median change Dec-03 to Dec-04
QUEENSTOWN	9	\$ 52,000	60.0%
ROSEBERY	16	\$ 62,750	151.0%
RAVENSWOOD	14	\$ 114,500	9.0%
GEORGE TOWN	6	\$ 117,500	8.7%
WAVERLEY	9	\$ 118,000	15.7%
ST LEONARDS	2	\$ 120,000	-4.0%
RISDON VALE	17	\$ 130,000	11.6%
SMITHTON	16	\$ 131,500	3.1%
WESTBURY	4	\$ 137,500	-32.1%
PRIMROSE SANDS	7	\$ 138,000	34.6%



Top 10 Highest Turnover Suburbs

Suburb	No of Sales	Median price	% Median change Dec-03 to Dec-04
BURNIE	49	\$ 170,000	36.0%
DEVONPORT	48	\$ 173,000	4.8%
GLENORCHY	37	\$ 182,000	15.9%
BLACKMANS BAY	34	\$ 326,000	11.1%
SANDY BAY	34	\$ 475,000	-1.0%
ULVERSTONE	33	\$ 195,000	44.4%
KINGSTON	28	\$ 262,698	16.8%
LINDISFARNE	27	\$ 275,000	23.9%
CLAREMONT	25	\$ 170,000	13.3%
HOWRAH	24	\$ 285,000	7.3%



Top 10 Median Price Growth Suburbs Over Quarter

Suburb	No of Sales	Median price	% Median change Sep-04 to Dec-04
YOUNGTOWN	6	\$ 331,250	74.3%
WYNYARD	6	\$ 196,000	49.0%
ST HELENS	11	\$ 275,000	44.7%
LUTANA	5	\$ 236,500	41.6%
PRIMROSE SANDS	7	\$ 138,000	38.0%
ROSETTA	12	\$ 260,500	37.1%
CARLTON	10	\$ 175,000	34.6%
NEWSTEAD	23	\$ 265,000	28.3%
EAST DEVONPORT	13	\$ 182,000	28.2%
GEILSTON BAY	12	\$ 288,500	25.9%

Top 10 Median Price Growth Suburbs Over Year

Suburb	No of Sales	Median price	% Median change Dec-03 to Dec-04
ROSEBERY	16	\$ 62,750	151.0%
YOUNGTOWN	6	\$ 331,250	76.2%
ST HELENS	11	\$ 275,000	63.4%
HUONVILLE	7	\$ 300,000	62.2%
QUEENSTOWN	9	\$ 52,000	60.0%
SNUG	8	\$ 271,250	50.7%
NEW NORFOLK	4	\$ 165,000	50.0%
GEILSTON BAY	12	\$ 286,500	49.6%
SHEARWATER	2	\$ 280,000	48.9%
SCOTTS DALE	12	\$ 151,500	48.2%

Disclaimer

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