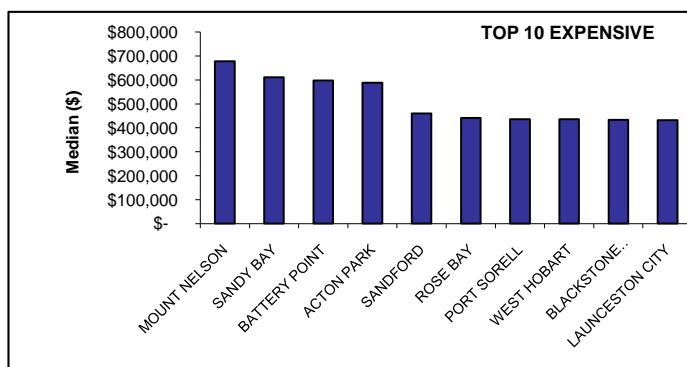


# RESIDENTIAL SNAPSHOT: House Prices - December Quarter 2007



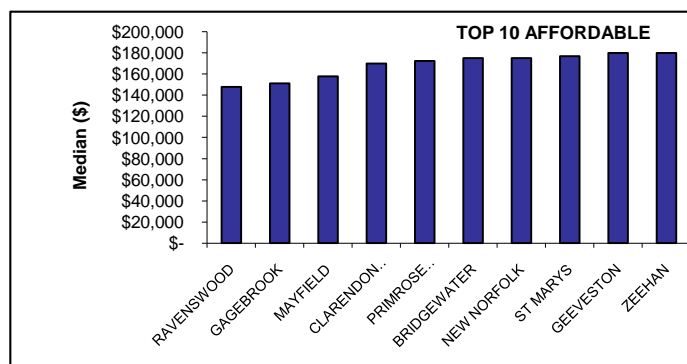
## Top 10 Most Expensive Tasmanian Suburbs

| Suburb             | No of Sales | Median price | % Median change Dec-06 to Dec-07 |
|--------------------|-------------|--------------|----------------------------------|
| MOUNT NELSON       | 5           | \$ 677,000   | 93.4%                            |
| SANDY BAY          | 52          | \$ 610,000   | 19.4%                            |
| BATTERY POINT      | 8           | \$ 597,500   | -33.6%                           |
| ACTON PARK         | 8           | \$ 587,500   | 23.7%                            |
| SANDFORD           | 8           | \$ 459,000   | 31.1%                            |
| ROSE BAY           | 6           | \$ 441,000   | -3.1%                            |
| PORT SORELL        | 6           | \$ 436,000   | 58.8%                            |
| WEST HOBART        | 18          | \$ 435,000   | 13.0%                            |
| BLACKSTONE HEIGHTS | 8           | \$ 432,500   | 32.9%                            |
| LAUNCESTON CITY    | 10          | \$ 431,000   | 70.4%                            |



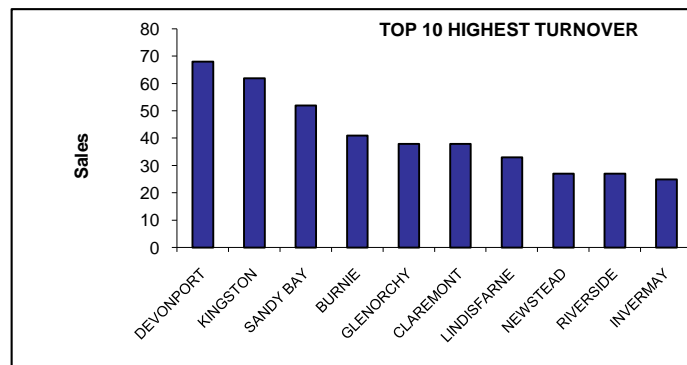
## Top 10 Most Affordable Tasmanian Suburbs

| Suburb         | No of Sales | Median price | % Median change Dec-06 to Dec-07 |
|----------------|-------------|--------------|----------------------------------|
| RAVENSWOOD     | 15          | \$ 148,000   | 10.0%                            |
| GAGEBROOK      | 8           | \$ 151,250   | 49.2%                            |
| MAYFIELD       | 5           | \$ 158,000   | 31.7%                            |
| CLARENDON VALE | 5           | \$ 170,000   | 25.9%                            |
| PRIMROSE SANDS | 16          | \$ 172,500   | 3.0%                             |
| BRIDGEWATER    | 14          | \$ 175,000   | 20.3%                            |
| NEW NORFOLK    | 9           | \$ 175,000   | 1.4%                             |
| ST MARYS       | 7           | \$ 177,000   | 60.9%                            |
| GEEVESTON      | 9           | \$ 180,000   | -2.7%                            |
| ZEEHAN         | 5           | \$ 180,000   | 133.8%                           |



## Top 10 Highest Turnover Suburbs

| Suburb      | No of Sales | Median price | % Median change Dec-06 to Dec-07 |
|-------------|-------------|--------------|----------------------------------|
| DEVONPORT   | 68          | \$ 260,000   | 42.9%                            |
| KINGSTON    | 62          | \$ 319,000   | 11.1%                            |
| SANDY BAY   | 52          | \$ 610,000   | 19.4%                            |
| BURNIE      | 41          | \$ 217,000   | 29.2%                            |
| GLENORCHY   | 38          | \$ 231,000   | 9.0%                             |
| CLAREMONT   | 38          | \$ 242,500   | 12.8%                            |
| LINDISFARNE | 33          | \$ 350,000   | 5.4%                             |
| NEWSTEAD    | 27          | \$ 275,000   | 3.8%                             |
| RIVERSIDE   | 27          | \$ 280,000   | 21.7%                            |
| INVERMAY    | 25          | \$ 217,500   | 26.1%                            |



## Top 10 Median Price Growth Suburbs Over Quarter

| Suburb             | No of Sales | Median price | % Median change Sep-07 to Dec-07 |
|--------------------|-------------|--------------|----------------------------------|
| MOUNT NELSON       | 5           | \$ 677,000   | 114.2%                           |
| RAILTON            | 5           | \$ 287,500   | 69.1%                            |
| ROSE BAY           | 6           | \$ 441,000   | 51.3%                            |
| WYNYARD            | 13          | \$ 295,000   | 40.5%                            |
| DODGES FERRY       | 21          | \$ 225,800   | 36.8%                            |
| PORT SORELL        | 6           | \$ 436,000   | 28.2%                            |
| BLACKSTONE HEIGHTS | 8           | \$ 432,500   | 27.6%                            |
| BRIGHTON           | 5           | \$ 305,000   | 24.5%                            |
| SEVEN MILE BEACH   | 8           | \$ 410,000   | 24.2%                            |
| SMITHTON           | 17          | \$ 190,000   | 22.6%                            |

## Top 10 Median Price Growth Suburbs Over Year

| Suburb          | No of Sales | Median price | % Median change Dec-06 to Dec-07 |
|-----------------|-------------|--------------|----------------------------------|
| ZEEHAN          | 5           | \$ 180,000   | 133.8%                           |
| TURNERS BEACH   | 6           | \$ 354,500   | 96.9%                            |
| MOUNT NELSON    | 5           | \$ 677,000   | 93.4%                            |
| RAILTON         | 5           | \$ 287,500   | 91.7%                            |
| LAUNCESTON CITY | 10          | \$ 431,000   | 70.4%                            |
| WYNYARD         | 13          | \$ 295,000   | 68.6%                            |
| ST MARYS        | 7           | \$ 177,000   | 60.9%                            |
| PORT SORELL     | 6           | \$ 436,000   | 58.8%                            |
| GAGEBROOK       | 8           | \$ 151,250   | 49.2%                            |
| MIANDETTA       | 5           | \$ 265,000   | 48.3%                            |

\*Suburbs must contain at least 5 sales to be eligible for top 10 lists

## Disclaimer

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