



REIT

REAL ESTATE INSTITUTE
OF TASMANIA

MUNICIPALITY REPORT
for
DERWENT VALLEY

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.

REIT Statistics - Municipality Report

DERWENT VALLEY



HOUSES

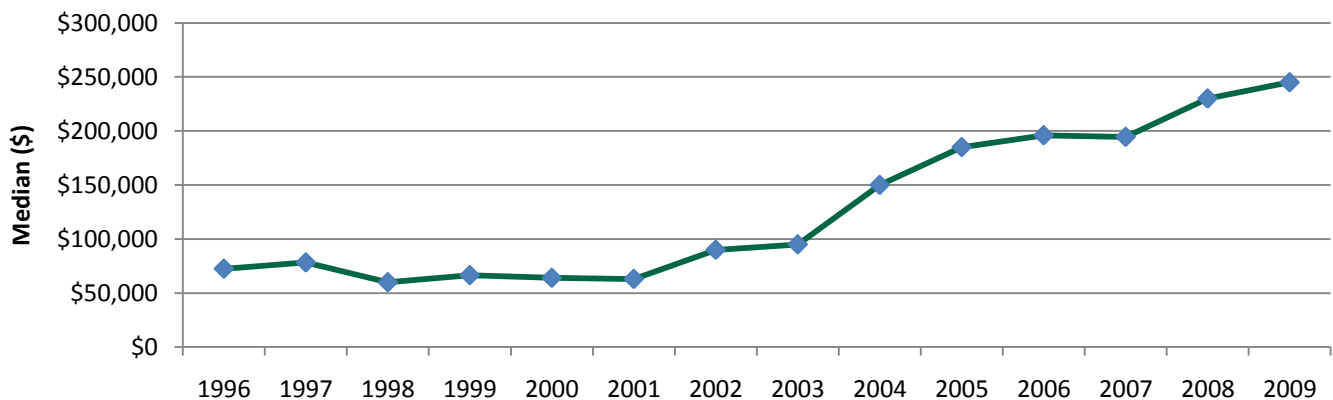
Statistical Information - 2009 (year to date)

Sales:	57	Percentage Change	
Median:	\$245,000	last year:	6.5%
Lower Quartile:	\$202,500	2 years prior:	26.0%
Upper Quartile:	\$320,000	5 years prior:	63.3%
Median Days on Market:	64	10 years prior:	268.4%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	51	\$72,500	\$57,725	\$86,975	66.5
1997	26	\$78,250	\$65,875	\$90,375	79.5
1998	29	\$59,950	\$46,000	\$80,000	93.5
1999	56	\$66,500	\$51,125	\$94,375	89
2000	43	\$64,000	\$51,000	\$90,750	105
2001	49	\$63,000	\$52,000	\$96,000	58
2002	61	\$90,000	\$57,000	\$125,000	69
2003	51	\$95,000	\$85,000	\$126,250	48
2004	33	\$150,000	\$127,500	\$182,500	48.5
2005	37	\$185,000	\$144,500	\$280,000	71
2006	33	\$196,000	\$149,000	\$260,000	149.5
2007	38	\$194,500	\$167,750	\$288,000	131.5
2008	44	\$230,000	\$180,000	\$321,250	104
2009	57	\$245,000	\$202,500	\$320,000	64

Note: 2009 includes from 01/01/09 to 31/10/09

Market Trend - Median House Price



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REIT Statistics - Municipality Report

DERWENT VALLEY



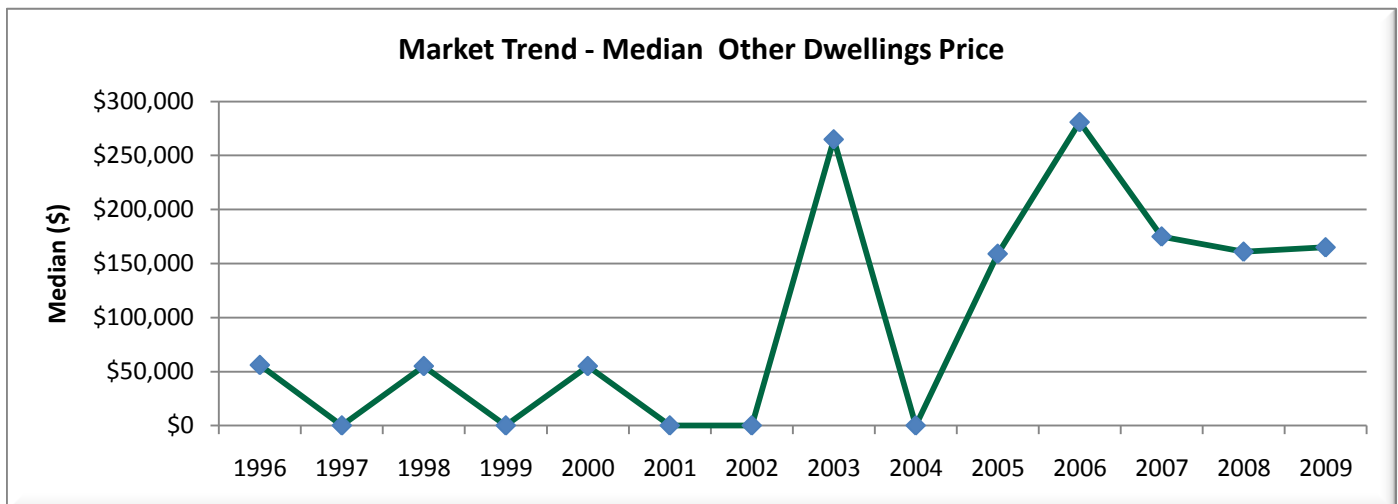
OTHER DWELLINGS

Statistical Information - 2009 (year to date)

Sales:	1	Percentage Change	
Median:	\$165,000	last year:	2.5%
Lower Quartile:	\$165,000	2 years prior:	-5.7%
Upper Quartile:	\$165,000	5 years prior:	NA
Median Days on Market:	40	10 years prior:	NA

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	2	\$56,000	\$55,000	\$57,000	55
1997	NA	NA	NA	NA	NA
1998	1	\$55,000	\$55,000	\$55,000	34
1999	NA	NA	NA	NA	NA
2000	1	\$55,000	\$55,000	\$55,000	138
2001	NA	NA	NA	NA	NA
2002	NA	NA	NA	NA	NA
2003	1	\$265,000	\$265,000	\$265,000	93
2004	NA	NA	NA	NA	NA
2005	2	\$159,000	\$153,500	\$164,500	96
2006	1	\$281,000	\$281,000	\$281,000	42
2007	1	\$175,000	\$175,000	\$175,000	84
2008	2	\$160,950	\$158,975	\$162,925	212.5
2009	1	\$165,000	\$165,000	\$165,000	40

Note: 2009 includes from 01/01/09 to 31/10/09



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REIT Statistics - Municipality Report

BRIGHTON



LAND

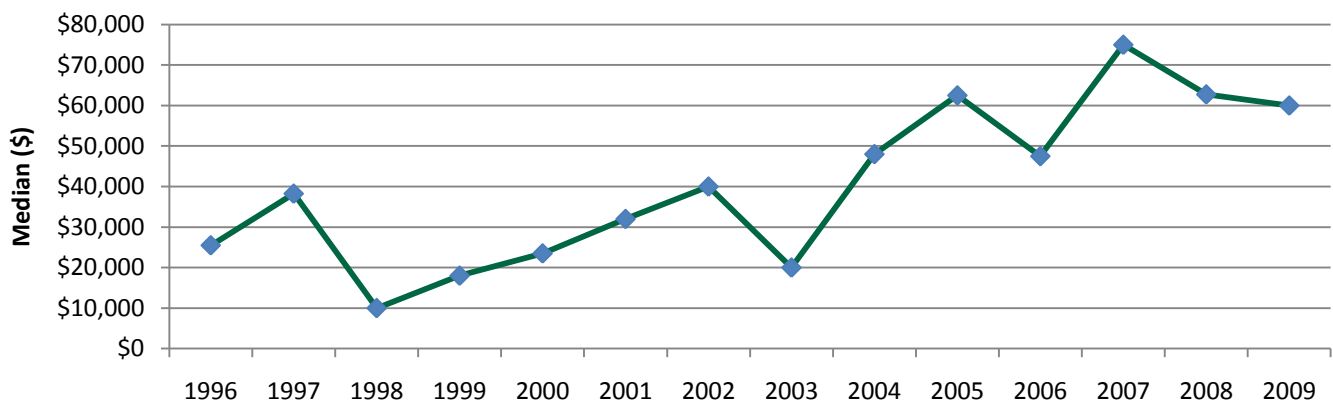
Statistical Information - 2009 (year to date)

Sales:	21	Percentage Change	
Median:	\$60,000	last year:	-4.4%
Lower Quartile:	\$52,000	2 years prior:	-20.0%
Upper Quartile:	\$85,000	5 years prior:	25.0%
Median Days on Market:	99	10 years prior:	233.3%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	13	\$25,500	\$23,000	\$35,000	129
1997	6	\$38,250	\$25,625	\$58,375	27
1998	5	\$10,000	\$10,000	\$48,000	41
1999	15	\$18,000	\$11,000	\$38,500	107.5
2000	6	\$23,500	\$20,250	\$33,500	49.5
2001	9	\$32,000	\$15,500	\$35,000	64
2002	8	\$40,000	\$21,500	\$49,250	66.5
2003	17	\$20,000	\$15,000	\$25,000	150.5
2004	17	\$48,000	\$40,000	\$62,500	68
2005	3	\$62,500	\$52,750	\$65,250	84
2006	4	\$47,500	\$38,750	\$96,250	239.5
2007	21	\$75,000	\$52,000	\$100,000	164
2008	30	\$62,750	\$55,000	\$106,000	169.5
2009	21	\$60,000	\$52,000	\$85,000	99

Note: 2009 includes from 01/01/09 to 31/10/09

Market Trend - Median Land Price



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REIT

REAL ESTATE INSTITUTE
OF TASMANIA

INDIVIDUAL SUBURB / TOWN WITHIN THE DERWENT VALLEY MUNICIPALITY

MEDIAN HOUSE PRICES

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REIT Statistics - Municipality Report

HOUSES

LACHLAN



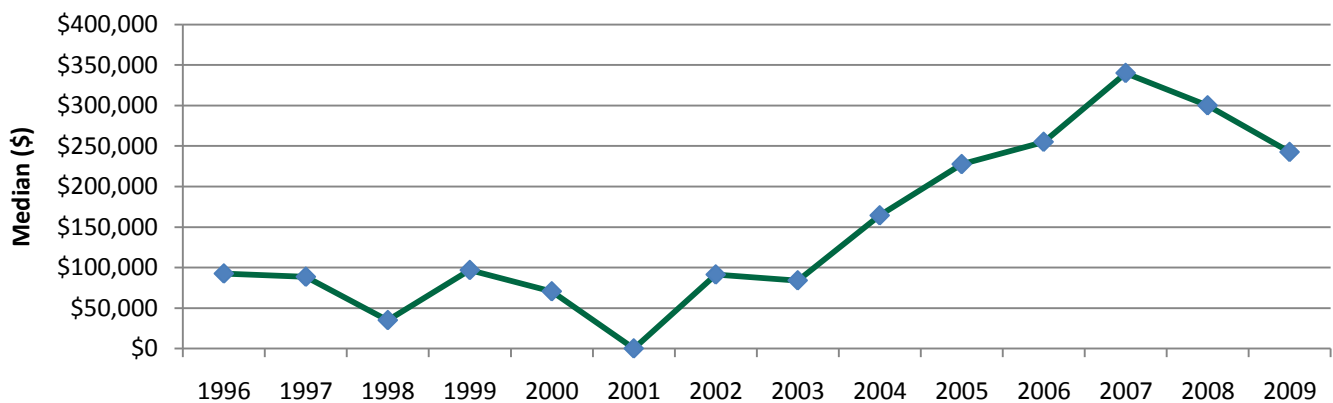
Statistical Information - 2009 (year to date)

Sales:	4	Percentage Change	
Median:	\$242,500	last year:	-19.2%
Lower Quartile:	\$186,000	2 years prior:	-28.7%
Upper Quartile:	\$327,500	5 years prior:	47.6%
Median Days on Market:	101.5	10 years prior:	150.5%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	2	\$92,475	\$89,713	\$95,238	24
1997	4	\$88,500	\$82,125	\$102,375	143.5
1998	1	\$35,000	\$35,000	\$35,000	14
1999	6	\$96,800	\$72,900	\$120,250	92.5
2000	2	\$70,500	\$69,500	\$71,500	342
2001	NA	NA	NA	NA	NA
2002	6	\$91,250	\$73,750	\$118,125	161.5
2003	3	\$84,000	\$84,000	\$101,250	45
2004	2	\$164,250	\$161,375	\$167,125	108.5
2005	4	\$227,500	\$176,750	\$247,500	90.5
2006	3	\$255,000	\$209,250	\$297,500	160
2007	3	\$340,000	\$232,500	\$380,000	56
2008	5	\$300,000	\$280,000	\$400,000	154
2009	4	\$242,500	\$186,000	\$327,500	101.5

Note: 2009 includes from 01/01/09 to 31/10/09

Market Trend - Median House Price



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REIT Statistics - Municipality Report

HOUSES



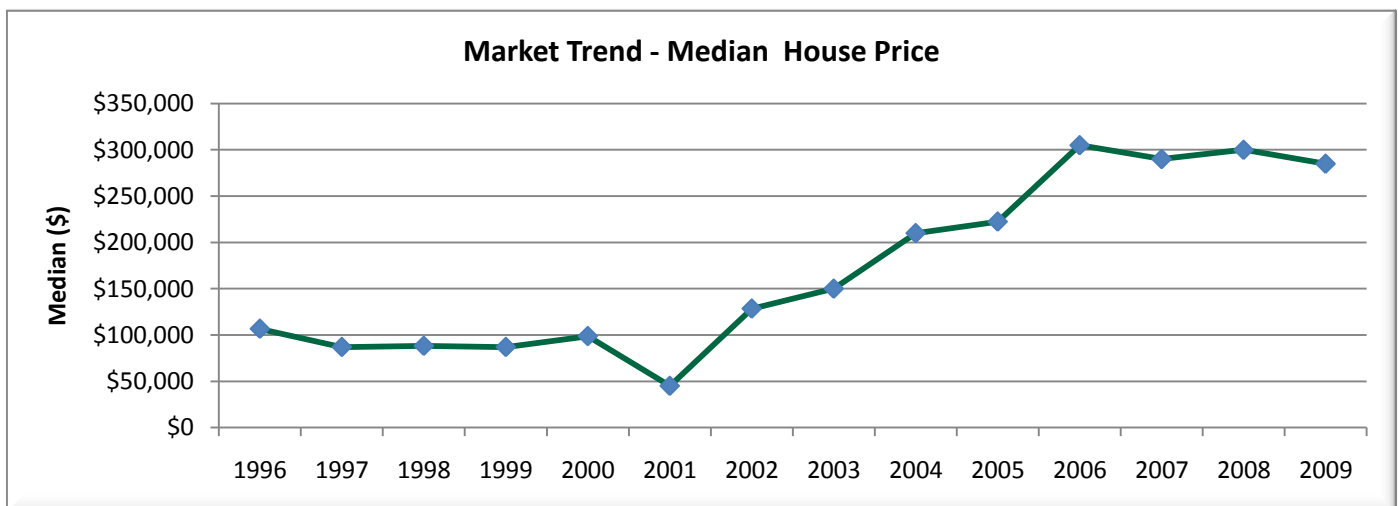
MAGRA

Statistical Information - 2009 (year to date)

Sales:	3	Percentage Change	
Median:	\$285,000	last year:	-5.0%
Lower Quartile:	\$252,500	2 years prior:	-1.7%
Upper Quartile:	\$341,500	5 years prior:	35.7%
Median Days on Market:	48	10 years prior:	227.6%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	4	\$106,725	\$84,963	\$128,125	58.5
1997	3	\$87,000	\$83,500	\$96,000	40
1998	2	\$88,250	\$87,375	\$89,125	258
1999	3	\$87,000	\$81,075	\$89,750	54
2000	2	\$98,750	\$78,375	\$119,125	154.5
2001	3	\$45,000	\$45,000	\$55,000	33
2002	3	\$128,500	\$110,250	\$152,750	215
2003	3	\$150,000	\$114,500	\$277,500	71
2004	4	\$210,000	\$190,027	\$252,500	121
2005	4	\$222,500	\$186,125	\$256,375	196.5
2006	3	\$305,000	\$220,000	\$387,500	149
2007	3	\$290,000	\$270,000	\$330,000	214
2008	1	\$300,000	\$300,000	\$300,000	123
2009	3	\$285,000	\$252,500	\$341,500	48

Note: 2009 includes from 01/01/09 to 31/10/09



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REIT Statistics - Municipality Report

HOUSES



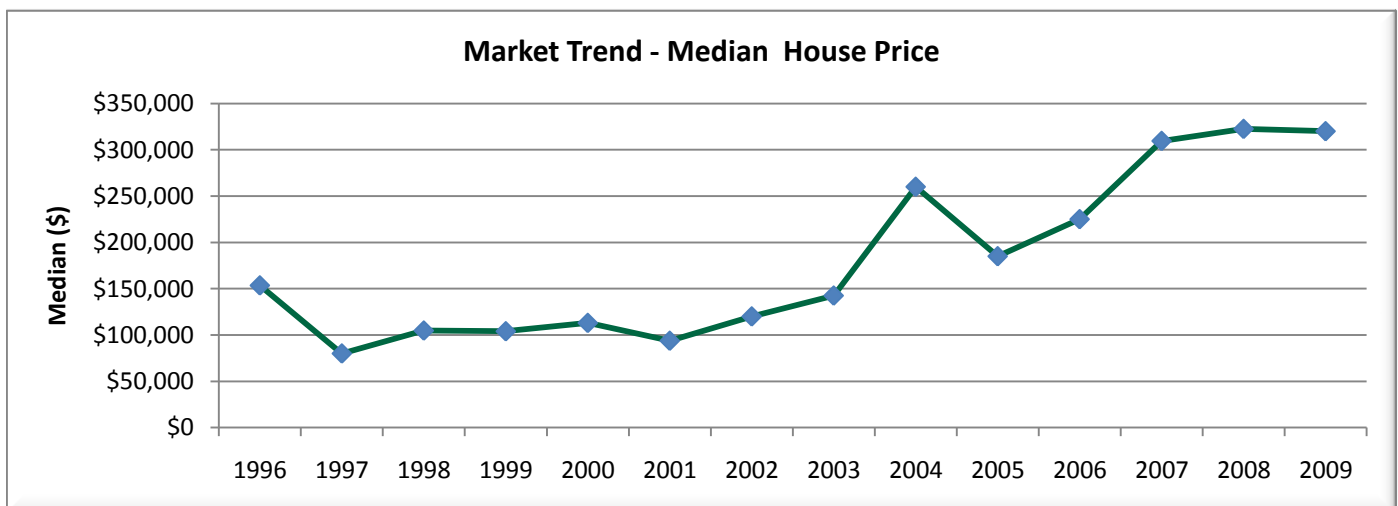
MOLESWORTH

Statistical Information - 2009 (year to date)

Sales:	5	Percentage Change
Median:	\$320,000	last year: -0.8%
Lower Quartile:	\$295,000	2 years prior: 3.4%
Upper Quartile:	\$345,000	5 years prior: 23.1%
Median Days on Market:	84	10 years prior: 207.7%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	2	\$153,500	\$142,750	\$164,250	46.5
1997	3	\$80,000	\$62,500	\$83,500	176
1998	2	\$104,750	\$95,875	\$113,625	174.5
1999	10	\$104,000	\$86,750	\$135,000	103.5
2000	8	\$113,000	\$86,875	\$140,500	48
2001	4	\$93,750	\$73,125	\$112,375	84
2002	9	\$120,000	\$116,000	\$145,000	86
2003	3	\$142,500	\$128,750	\$143,250	108
2004	3	\$260,000	\$221,250	\$285,000	18
2005	5	\$185,000	\$150,000	\$265,000	50.5
2006	5	\$225,000	\$215,000	\$260,000	140
2007	4	\$309,500	\$245,500	\$371,250	216
2008	6	\$322,500	\$267,500	\$358,750	124.5
2009	5	\$320,000	\$295,000	\$345,000	84

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HOUSES



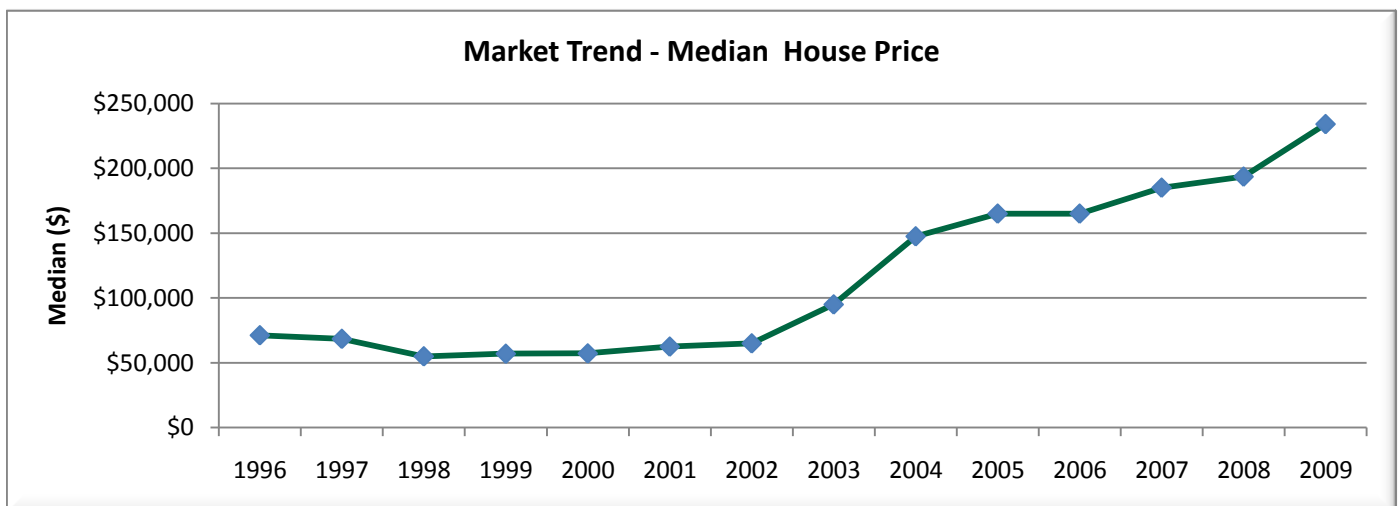
NEW NORFOLK

Statistical Information - 2009 (year to date)

Sales:	37	Percentage Change
Median:	\$234,000	last year: 20.9%
Lower Quartile:	\$190,000	2 years prior: 26.5%
Upper Quartile:	\$285,000	5 years prior: 58.6%
Median Days on Market:	61	10 years prior: 310.5%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	36	\$71,250	\$62,625	\$82,125	85
1997	11	\$68,500	\$53,500	\$75,500	71
1998	17	\$55,000	\$50,000	\$68,000	47
1999	25	\$57,000	\$51,500	\$69,000	105.5
2000	26	\$57,250	\$50,000	\$65,000	150
2001	32	\$62,500	\$53,125	\$87,750	73
2002	37	\$65,000	\$55,000	\$95,000	60
2003	34	\$95,000	\$85,000	\$106,500	36.5
2004	20	\$147,500	\$123,000	\$157,500	18
2005	20	\$165,000	\$133,500	\$246,250	68
2006	17	\$165,000	\$145,000	\$219,950	110
2007	19	\$185,000	\$173,000	\$212,500	117
2008	26	\$193,500	\$176,250	\$251,250	65
2009	37	\$234,000	\$190,000	\$285,000	61

Note: 2009 includes from 01/01/09 to 31/10/09



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