



**REIT**

REAL ESTATE INSTITUTE  
**OF TASMANIA**

MUNICIPALITY REPORT

for

**DEVONPORT**

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

## DEVONPORT

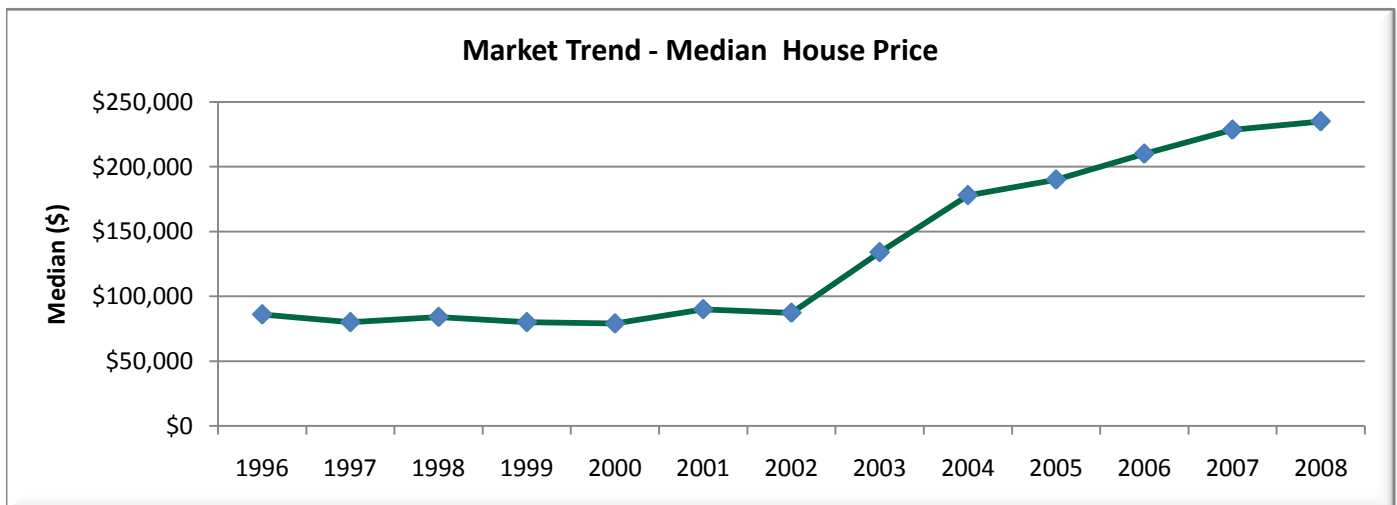


### HOUSES

#### Statistical Information - 2008

Sales:	<b>301</b>	Percentage Change	
Median:	<b>\$235,000</b>	last year:	<b>2.8%</b>
Lower Quartile:	<b>\$190,000</b>	2 years prior:	<b>11.9%</b>
Upper Quartile:	<b>\$295,000</b>	5 years prior:	<b>75.4%</b>
Median Days on Market:	<b>61</b>	10 years prior:	<b>179.8%</b>

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	363	\$86,000	\$68,000	\$113,000	64.5
1997	367	\$80,000	\$63,000	\$105,000	76
1998	301	\$84,000	\$64,000	\$113,500	75
1999	336	\$80,000	\$60,000	\$110,250	92.5
2000	380	\$79,000	\$61,875	\$104,000	81.5
2001	169	\$90,000	\$72,000	\$122,000	50
2002	504	\$87,250	\$69,000	\$123,625	83
2003	605	\$134,000	\$95,000	\$170,000	30
2004	353	\$178,000	\$148,000	\$225,000	53
2005	370	\$190,000	\$158,625	\$242,250	71
2006	348	\$210,000	\$165,000	\$280,375	57
2007	382	\$228,500	\$184,250	\$285,000	63
2008	301	\$235,000	\$190,000	\$295,000	61



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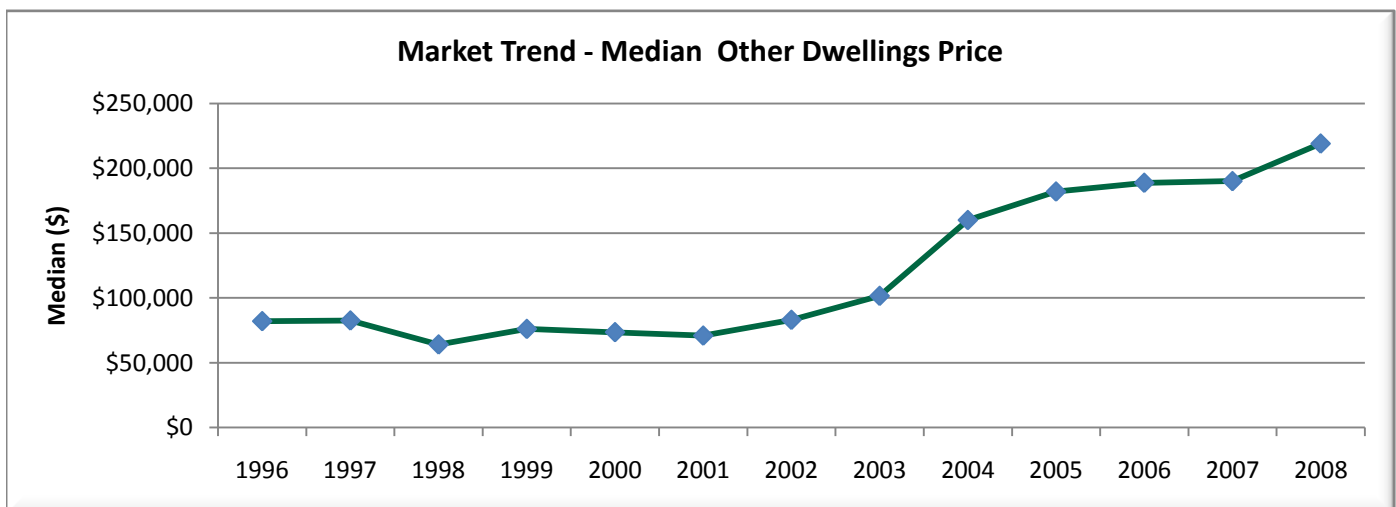


### OTHER DWELLINGS

#### Statistical Information - 2008

Sales:	<b>50</b>	<b>Percentage Change</b>	
Median:	<b>\$219,000</b>	last year:	<b>15.3%</b>
Lower Quartile:	<b>\$175,375</b>	2 years prior:	<b>16.0%</b>
Upper Quartile:	<b>\$238,250</b>	5 years prior:	<b>115.8%</b>
Median Days on Market:	<b>76</b>	10 years prior:	<b>242.2%</b>

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	37	\$82,000	\$69,000	\$95,000	142
1997	31	\$82,500	\$71,500	\$98,500	81.5
1998	33	\$64,000	\$56,000	\$82,000	57
1999	36	\$76,000	\$65,000	\$85,500	109
2000	30	\$73,500	\$62,500	\$87,750	97
2001	30	\$70,833	\$70,833	\$89,250	16.5
2002	75	\$83,000	\$64,500	\$108,250	152.5
2003	76	\$101,500	\$70,833	\$144,250	11
2004	43	\$160,000	\$135,500	\$171,000	50
2005	46	\$182,000	\$160,000	\$211,500	62
2006	28	\$188,750	\$130,000	\$220,000	57.5
2007	49	\$190,000	\$158,000	\$220,000	68.5
2008	50	\$219,000	\$175,375	\$238,250	76



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# REIT Statistics - Municipality Report

## DEVONPORT



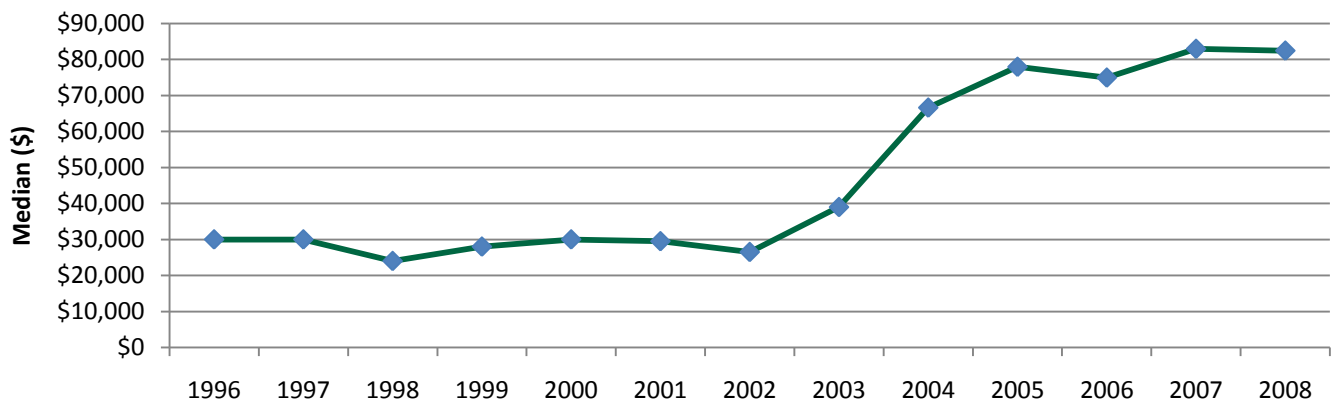
### LAND

#### Statistical Information - 2008

Sales:	<b>46</b>	Percentage Change	
Median:	<b>\$82,500</b>	last year:	<b>-0.6%</b>
Lower Quartile:	<b>\$70,000</b>	2 years prior:	<b>10.0%</b>
Upper Quartile:	<b>\$112,250</b>	5 years prior:	<b>111.5%</b>
Median Days on Market:	<b>111.5</b>	10 years prior:	<b>243.8%</b>

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	45	\$30,000	\$25,000	\$35,000	187
1997	28	\$30,000	\$25,000	\$46,250	102
1998	27	\$24,000	\$16,750	\$37,500	89
1999	47	\$28,000	\$27,500	\$39,000	111
2000	36	\$30,000	\$21,750	\$61,000	191.5
2001	38	\$29,500	\$19,250	\$37,000	116
2002	58	\$26,500	\$16,250	\$40,750	215
2003	248	\$39,000	\$29,750	\$53,360	52
2004	152	\$66,650	\$51,750	\$94,063	119
2005	71	\$78,000	\$66,275	\$91,000	121
2006	72	\$75,000	\$65,875	\$96,125	248.5
2007	63	\$83,000	\$75,500	\$106,000	209.5
2008	46	\$82,500	\$70,000	\$112,250	111.5

Market Trend - Median Land Price



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**REIT**

REAL ESTATE INSTITUTE  
OF TASMANIA

INDIVIDUAL SUBURB / TOWN  
WITHIN THE DEVONPORT MUNICIPALITY

**MEDIAN HOUSE PRICES**

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# REIT Statistics - Municipality Report

## HOUSES

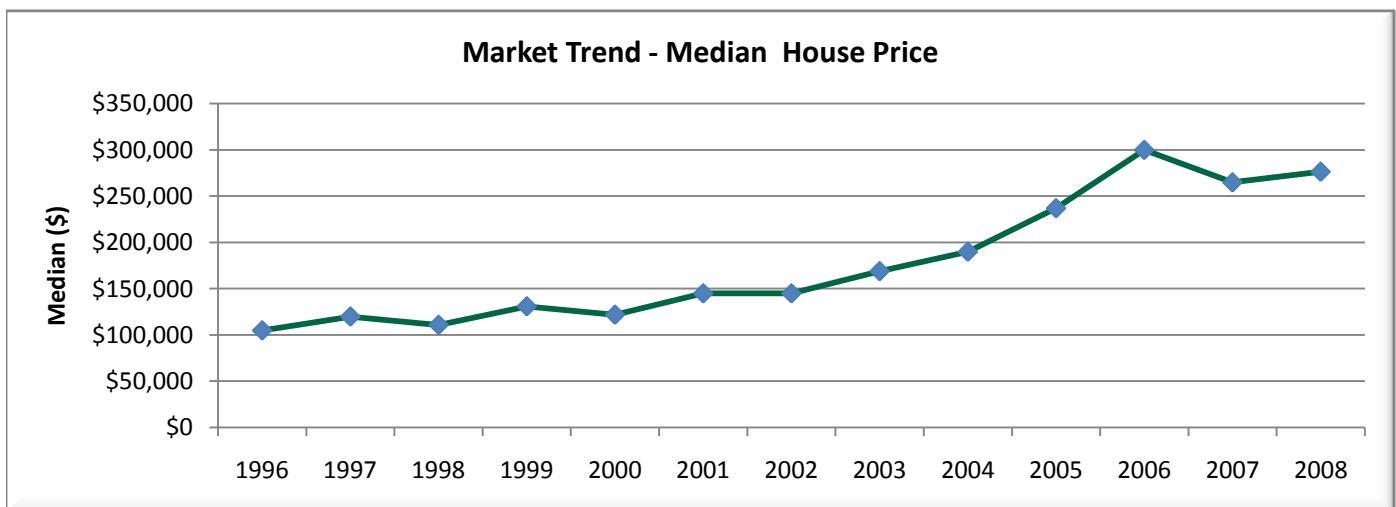


# AMBLESIDE

### Statistical Information - 2008

Sales:	<b>12</b>	<b>Percentage Change</b>	
Median:	<b>\$276,500</b>	last year:	<b>4.3%</b>
Lower Quartile:	<b>\$250,000</b>	2 years prior:	<b>-7.8%</b>
Upper Quartile:	<b>\$295,250</b>	5 years prior:	<b>63.6%</b>
Median Days on Market:	<b>89</b>	10 years prior:	<b>149.1%</b>

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	12	\$105,000	\$95,625	\$138,125	60.5
1997	5	\$120,000	\$114,000	\$125,000	121
1998	9	\$111,000	\$86,000	\$120,000	134
1999	6	\$131,000	\$105,500	\$143,750	68.5
2000	12	\$122,000	\$106,125	\$140,850	57
2001	1	\$145,000	\$145,000	\$145,000	86
2002	5	\$145,000	\$95,000	\$150,000	52
2003	19	\$169,000	\$137,500	\$196,250	29.5
2004	9	\$190,000	\$178,500	\$245,000	131
2005	15	\$237,000	\$211,000	\$337,500	102
2006	6	\$300,000	\$263,750	\$389,500	154
2007	5	\$265,000	\$263,000	\$290,000	224
2008	12	\$276,500	\$250,000	\$295,250	89



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# REIT Statistics - Municipality Report

## HOUSES

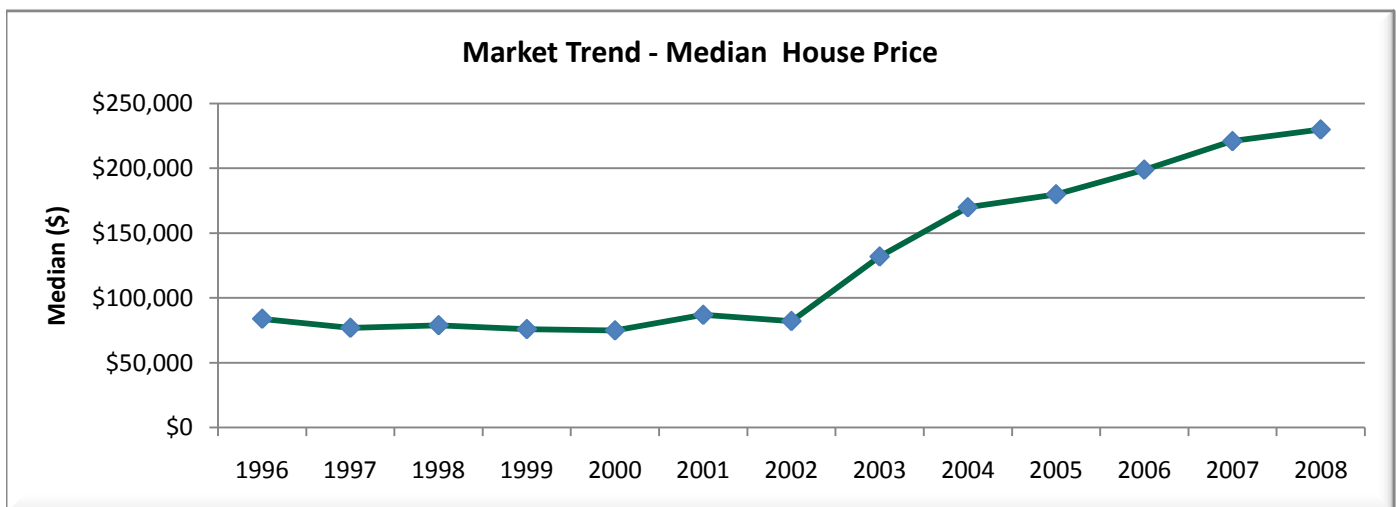


# DEVONPORT

### Statistical Information - 2008

Sales:	<b>157</b>	<b>Percentage Change</b>	
Median:	<b>\$230,000</b>	last year:	<b>4.1%</b>
Lower Quartile:	<b>\$192,000</b>	2 years prior:	<b>15.6%</b>
Upper Quartile:	<b>\$270,000</b>	5 years prior:	<b>74.2%</b>
Median Days on Market:	<b>52</b>	10 years prior:	<b>191.1%</b>

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	233	\$84,000	\$67,500	\$108,000	64
1997	250	\$77,000	\$64,000	\$97,450	75.5
1998	180	\$79,000	\$60,000	\$98,500	73.5
1999	209	\$76,000	\$60,000	\$103,000	91
2000	238	\$75,000	\$63,000	\$92,375	77
2001	107	\$87,000	\$72,500	\$108,500	38.5
2002	312	\$82,250	\$68,750	\$110,500	80
2003	359	\$132,000	\$95,000	\$164,000	25
2004	220	\$170,000	\$148,750	\$210,125	48
2005	222	\$180,000	\$157,250	\$225,000	64
2006	195	\$199,000	\$166,000	\$255,000	51.5
2007	235	\$221,000	\$180,000	\$282,000	51
2008	157	\$230,000	\$192,000	\$270,000	52



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# REIT Statistics - Municipality Report

## HOUSES

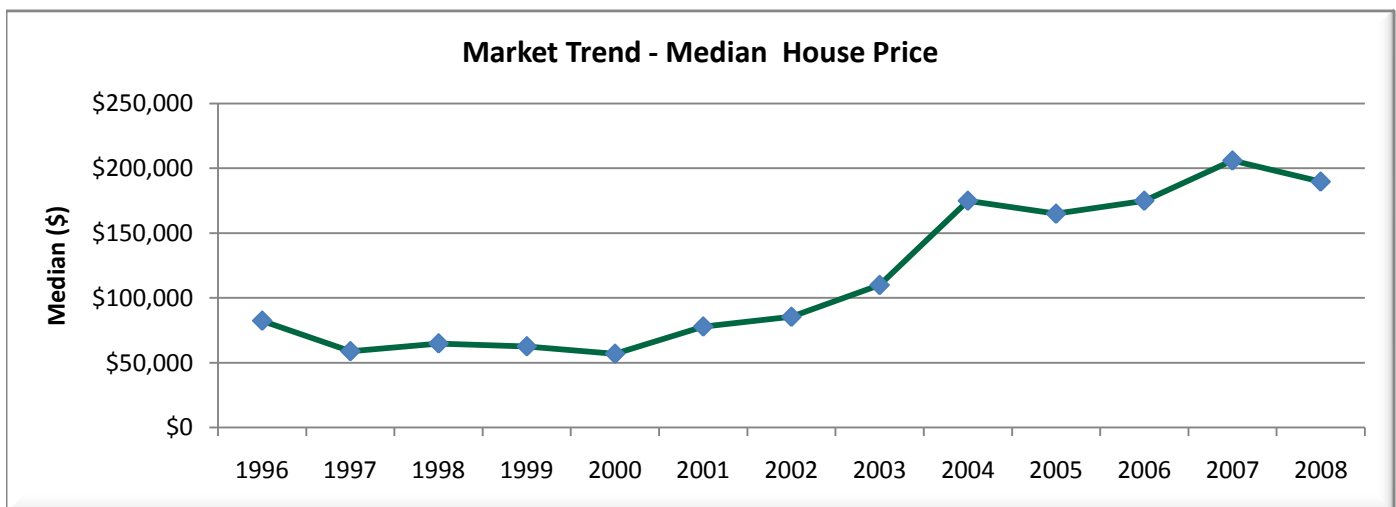


### EAST DEVONPORT

#### Statistical Information - 2008

Sales:	<b>52</b>	<b>Percentage Change</b>	
Median:	<b>\$189,750</b>	last year:	<b>-7.9%</b>
Lower Quartile:	<b>\$155,500</b>	2 years prior:	<b>8.4%</b>
Upper Quartile:	<b>\$217,750</b>	5 years prior:	<b>72.5%</b>
Median Days on Market:	<b>78</b>	10 years prior:	<b>191.9%</b>

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	56	\$82,500	\$53,000	\$97,000	97
1997	44	\$59,000	\$48,000	\$95,750	84
1998	49	\$65,000	\$50,000	\$91,000	54
1999	54	\$62,750	\$42,000	\$88,250	95.5
2000	57	\$57,000	\$45,000	\$85,000	113
2001	29	\$78,000	\$58,100	\$118,000	52.5
2002	100	\$85,500	\$59,750	\$117,750	105.5
2003	118	\$110,000	\$78,000	\$141,500	30
2004	58	\$175,000	\$130,000	\$225,000	57
2005	61	\$165,000	\$130,000	\$223,500	101
2006	67	\$175,000	\$145,000	\$220,000	48.5
2007	58	\$206,000	\$153,000	\$255,750	79.5
2008	52	\$189,750	\$155,500	\$217,750	78



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# REIT Statistics - Municipality Report

## HOUSES

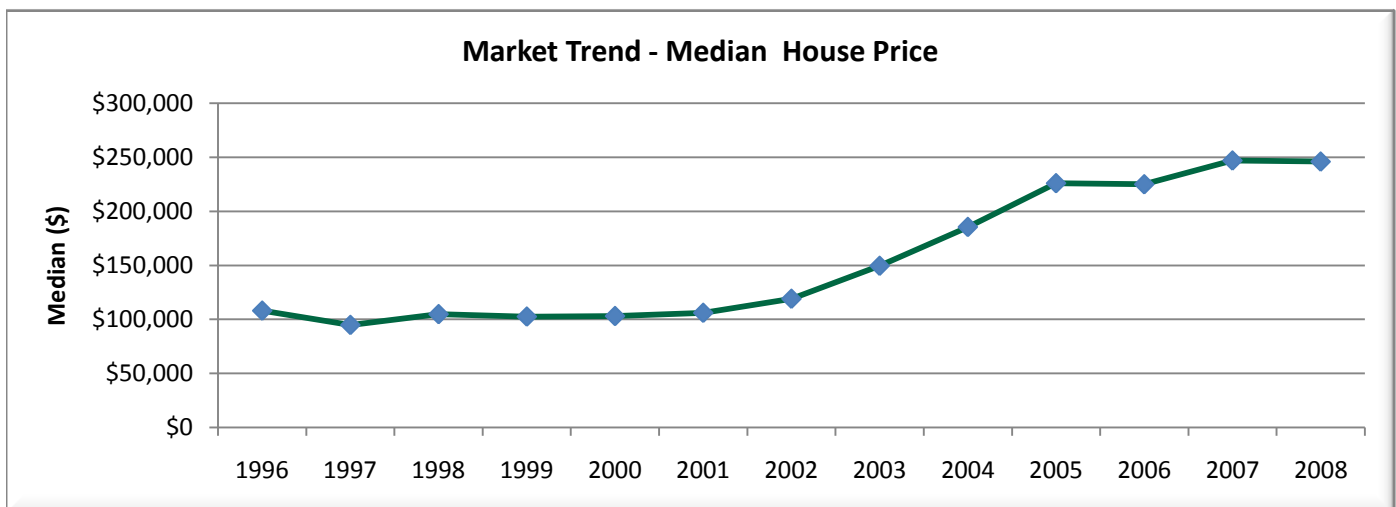


### MIANDETTA

#### Statistical Information - 2008

Sales:	<b>24</b>	Percentage Change	
Median:	<b>\$246,000</b>	last year:	<b>-0.4%</b>
Lower Quartile:	<b>\$229,500</b>	2 years prior:	<b>9.3%</b>
Upper Quartile:	<b>\$293,500</b>	5 years prior:	<b>64.5%</b>
Median Days on Market:	<b>64.5</b>	10 years prior:	<b>134.8%</b>

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	23	\$108,000	\$86,500	\$128,250	48
1997	32	\$94,750	\$79,000	\$114,000	87.5
1998	24	\$104,750	\$90,000	\$120,000	50
1999	28	\$102,500	\$88,750	\$125,000	127
2000	27	\$103,000	\$84,000	\$130,750	57
2001	12	\$106,000	\$89,438	\$154,500	38
2002	39	\$119,000	\$90,500	\$140,750	59
2003	43	\$149,500	\$116,500	\$180,250	41.5
2004	22	\$185,500	\$160,750	\$225,625	59
2005	30	\$226,000	\$209,250	\$253,750	94
2006	19	\$225,000	\$205,000	\$280,750	60
2007	32	\$247,000	\$224,375	\$271,375	67
2008	24	\$246,000	\$229,500	\$293,500	64.5



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# REIT Statistics - Municipality Report

## HOUSES

### SPREYTON

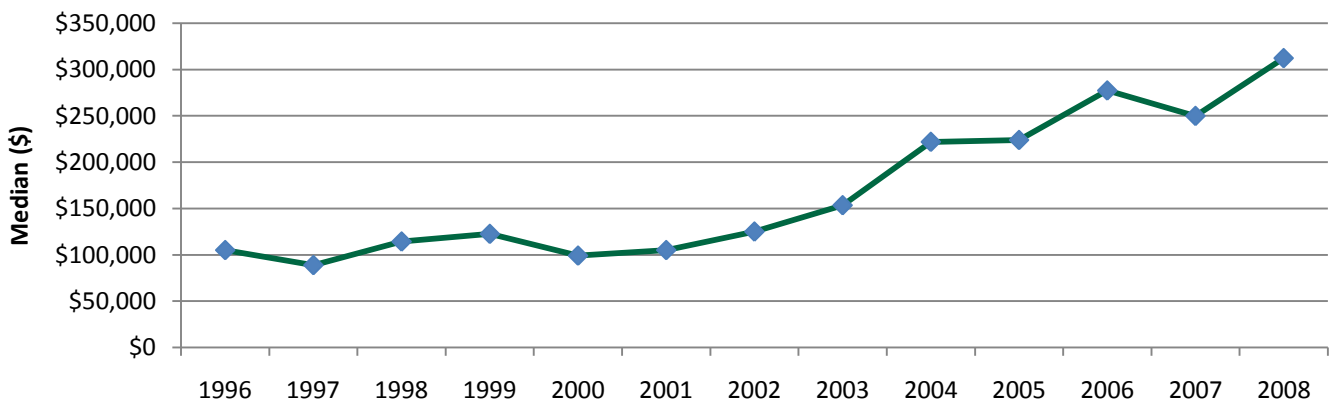


#### Statistical Information - 2008

Sales:	<b>22</b>	Percentage Change	
Median:	<b>\$312,500</b>	last year:	<b>25.0%</b>
Lower Quartile:	<b>\$273,750</b>	2 years prior:	<b>12.6%</b>
Upper Quartile:	<b>\$353,750</b>	5 years prior:	<b>103.6%</b>
Median Days on Market:	<b>56</b>	10 years prior:	<b>173.5%</b>

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	17	\$105,000	\$73,000	\$140,000	91
1997	20	\$88,750	\$77,875	\$122,250	85.5
1998	18	\$114,250	\$95,000	\$125,750	104.5
1999	18	\$122,500	\$98,625	\$148,750	71
2000	21	\$99,000	\$79,000	\$130,000	68
2001	12	\$105,000	\$68,875	\$125,250	63
2002	22	\$125,000	\$101,500	\$146,000	84
2003	34	\$153,500	\$116,875	\$213,250	44.5
2004	22	\$222,000	\$166,625	\$294,500	56
2005	24	\$224,000	\$183,500	\$266,250	95
2006	30	\$277,500	\$190,125	\$302,500	59
2007	15	\$250,000	\$204,250	\$333,750	127.5
2008	22	\$312,500	\$273,750	\$353,750	56

#### Market Trend - Median House Price



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