



REIT

REAL ESTATE INSTITUTE
OF TASMANIA

MUNICIPALITY REPORT

for

GLAMORGAN / SPRING BAY

REIT Statistics - Municipality Report GLAMORGAN / SPRING BAY



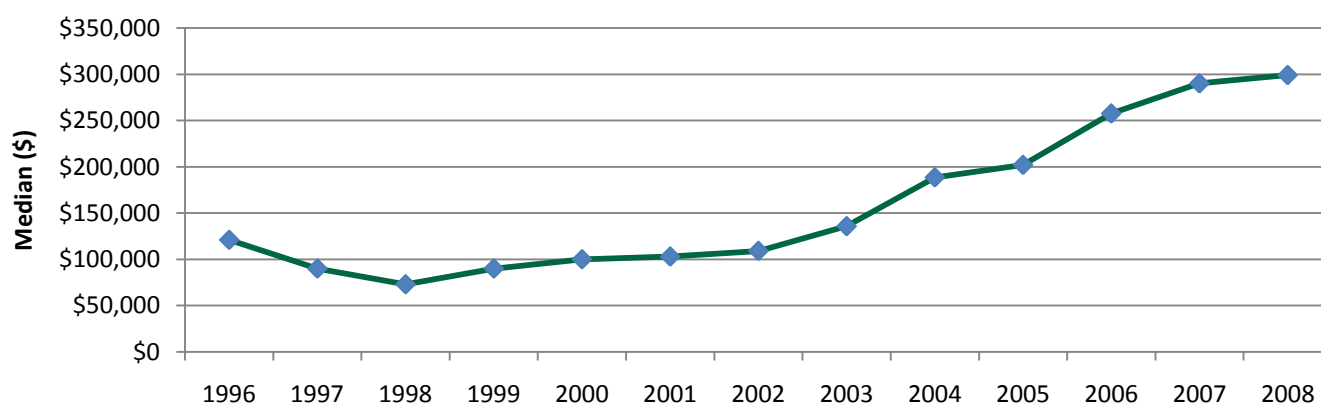
HOUSES

Statistical Information - 2008

Sales:	58	Percentage Change	
Median:	\$299,000	last year:	3.1%
Lower Quartile:	\$210,000	2 years prior:	16.1%
Upper Quartile:	\$432,500	5 years prior:	120.3%
Median Days on Market:	61	10 years prior:	309.6%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	11	\$121,000	\$97,250	\$171,000	52
1997	16	\$90,000	\$74,875	\$125,250	55.5
1998	15	\$73,000	\$67,500	\$111,000	59
1999	25	\$90,000	\$65,000	\$122,000	53
2000	37	\$100,000	\$75,000	\$137,500	84
2001	50	\$103,000	\$71,875	\$148,000	53
2002	70	\$109,100	\$75,250	\$136,500	52
2003	106	\$135,750	\$94,250	\$215,000	31
2004	27	\$188,500	\$142,500	\$232,500	34.5
2005	44	\$202,000	\$153,750	\$291,250	49
2006	50	\$257,500	\$195,000	\$353,750	60
2007	49	\$290,000	\$205,000	\$395,000	49.5
2008	58	\$299,000	\$210,000	\$432,500	61

Market Trend - Median House Price



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 perseue financial investment or otherwise who act on the basis of this data do so at their own risk.

REIT Statistics - Municipality Report

GLAMORGAN / SPRING BAY

OTHER DWELLINGS

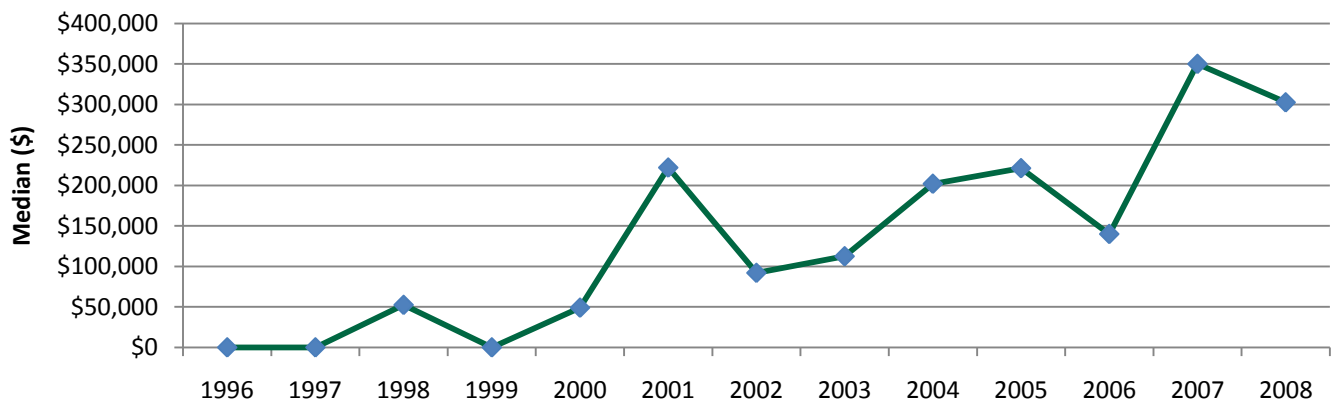


Statistical Information - 2008

Sales:	4	Percentage Change
Median:	\$302,500	last year: -13.6%
Lower Quartile:	\$196,250	2 years prior: 116.1%
Upper Quartile:	\$387,500	5 years prior: 168.9%
Median Days on Market:	22	10 years prior: 476.5%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	NA	NA	NA	NA	NA
1997	NA	NA	NA	NA	NA
1998	2	\$52,475	\$51,213	\$53,738	160.5
1999	NA	NA	NA	NA	NA
2000	1	\$49,000	\$49,000	\$49,000	45
2001	1	\$222,000	\$222,000	\$222,000	119
2002	5	\$92,000	\$72,000	\$220,000	75
2003	4	\$112,500	\$93,750	\$213,750	34
2004	7	\$202,000	\$161,500	\$297,500	30
2005	6	\$221,250	\$164,750	\$272,500	35
2006	4	\$140,000	\$122,000	\$162,250	243.5
2007	3	\$350,000	\$307,500	\$352,500	123
2008	4	\$302,500	\$196,250	\$387,500	22

Market Trend - Median Other Dwellings Price



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GLAMORGAN / SPRING BAY



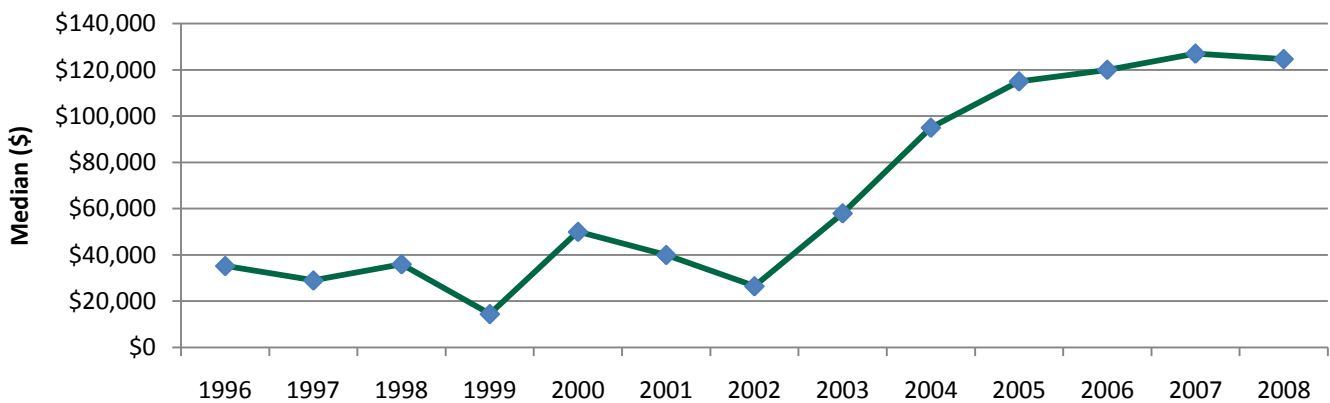
LAND

Statistical Information - 2008

Sales:	32	Percentage Change	
Median:	\$124,650	last year:	-1.9%
Lower Quartile:	\$108,750	2 years prior:	3.9%
Upper Quartile:	\$170,000	5 years prior:	114.9%
Median Days on Market:	117	10 years prior:	246.3%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	10	\$35,250	\$31,500	\$41,750	113
1997	11	\$29,000	\$23,500	\$48,500	111
1998	12	\$36,000	\$19,125	\$103,750	68
1999	20	\$14,500	\$12,688	\$22,375	363
2000	18	\$50,000	\$17,750	\$76,875	61
2001	37	\$40,000	\$19,500	\$61,000	95
2002	43	\$26,500	\$19,500	\$47,000	82.5
2003	74	\$58,000	\$33,000	\$85,750	41
2004	23	\$95,000	\$74,000	\$115,000	32
2005	23	\$115,000	\$93,750	\$155,000	67.5
2006	47	\$120,000	\$95,500	\$162,000	95
2007	64	\$127,000	\$96,500	\$182,250	84
2008	32	\$124,650	\$108,750	\$170,000	117

Market Trend - Median Land Price



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REIT

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OF TASMANIA

INDIVIDUAL SUBURB / TOWN
WITHIN THE GLAMORGAN/SPRING BAY
MUNICIPALITY

MEDIAN HOUSE PRICES

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REIT Statistics - Municipality Report

HOUSES



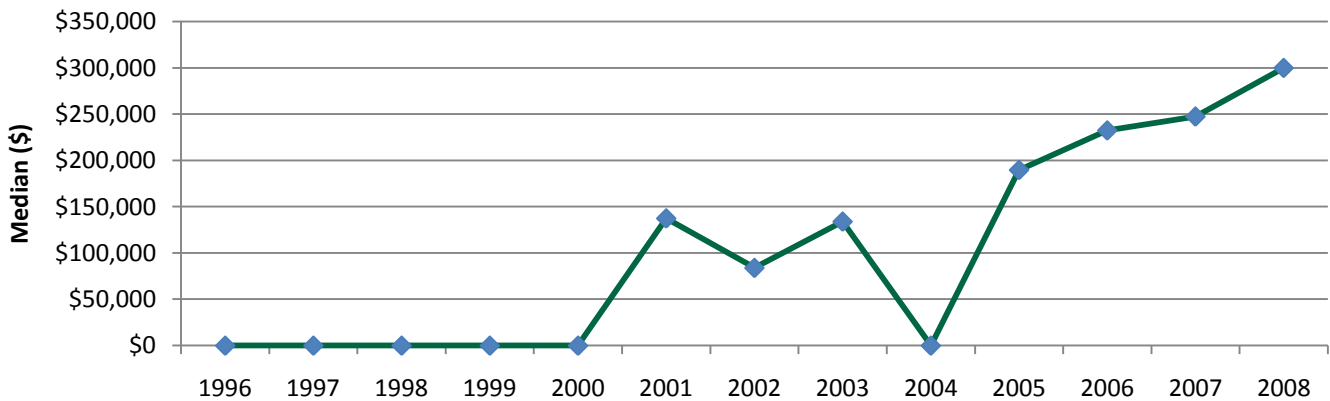
BICHENO

Statistical Information - 2008

Sales:	21	Percentage Change	
Median:	\$300,000	last year:	21.2%
Lower Quartile:	\$230,000	2 years prior:	29.0%
Upper Quartile:	\$500,000	5 years prior:	123.9%
Median Days on Market:	74	10 years prior:	NA

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	NA	NA	NA	NA	NA
1997	NA	NA	NA	NA	NA
1998	NA	NA	NA	NA	NA
1999	NA	NA	NA	NA	NA
2000	NA	NA	NA	NA	NA
2001	8	\$137,500	\$104,375	\$156,750	8.5
2002	13	\$84,000	\$71,000	\$129,000	147
2003	29	\$134,000	\$99,500	\$154,000	18.5
2004	NA	NA	NA	NA	NA
2005	10	\$189,750	\$169,750	\$203,500	31
2006	12	\$232,500	\$197,250	\$312,500	116
2007	14	\$247,500	\$212,500	\$362,500	44.5
2008	21	\$300,000	\$230,000	\$500,000	74

Market Trend - Median House Price



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REIT Statistics - Municipality Report

HOUSES

ORFORD

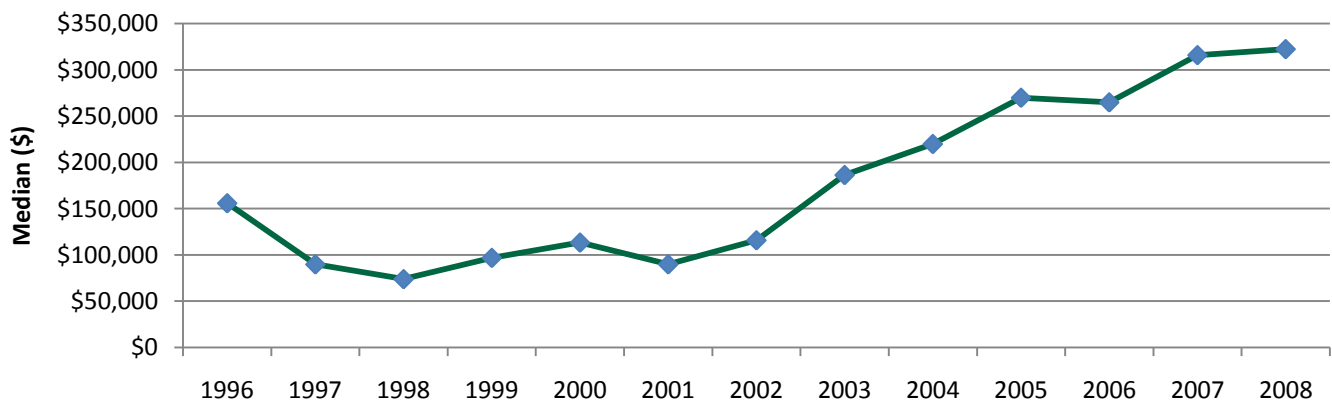


Statistical Information - 2008

Sales:	14	Percentage Change	
Median:	\$322,500	last year:	2.1%
Lower Quartile:	\$227,000	2 years prior:	21.7%
Upper Quartile:	\$372,500	5 years prior:	72.9%
Median Days on Market:	61	10 years prior:	335.8%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	4	\$156,000	\$137,750	\$229,000	67
1997	8	\$90,000	\$78,000	\$98,250	52
1998	11	\$74,000	\$71,000	\$113,500	59
1999	16	\$97,000	\$72,500	\$124,500	58.5
2000	24	\$113,500	\$78,250	\$150,625	90
2001	24	\$90,000	\$75,125	\$159,500	80.5
2002	40	\$116,000	\$89,200	\$137,550	53
2003	28	\$186,500	\$123,750	\$280,000	29
2004	7	\$220,000	\$194,250	\$232,500	58
2005	17	\$270,000	\$245,000	\$310,000	72
2006	15	\$265,000	\$212,500	\$310,000	40.5
2007	16	\$316,000	\$261,375	\$383,750	39.5
2008	14	\$322,500	\$227,000	\$372,500	61

Market Trend - Median House Price



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HOUSES

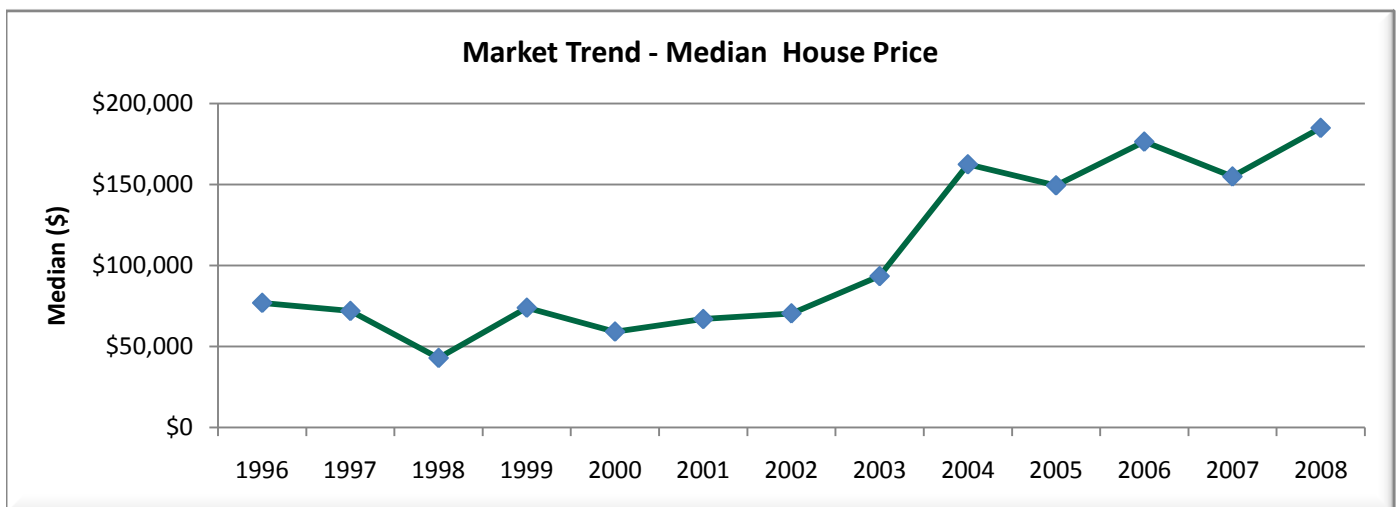
TRIABUNNA



Statistical Information - 2008

Sales:	9	Percentage Change	
Median:	\$185,000	last year:	19.4%
Lower Quartile:	\$155,000	2 years prior:	4.8%
Upper Quartile:	\$230,000	5 years prior:	97.9%
Median Days on Market:	61	10 years prior:	330.2%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	3	\$77,000	\$61,250	\$85,250	26
1997	3	\$72,000	\$57,500	\$73,500	57
1998	3	\$43,000	\$41,500	\$57,250	75
1999	5	\$74,000	\$55,000	\$89,000	31
2000	4	\$59,250	\$43,000	\$79,125	92
2001	10	\$67,000	\$60,750	\$98,750	42.5
2002	10	\$70,500	\$53,000	\$82,750	44
2003	34	\$93,500	\$71,250	\$145,625	31.5
2004	14	\$162,500	\$136,250	\$210,000	29.5
2005	8	\$149,500	\$116,375	\$151,250	63
2006	10	\$176,500	\$147,500	\$214,500	49.5
2007	6	\$155,000	\$146,250	\$257,500	48
2008	9	\$185,000	\$155,000	\$230,000	61



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