



REIT

REAL ESTATE INSTITUTE
OF TASMANIA

MUNICIPALITY REPORT
for
HUON 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

HUON VALLEY



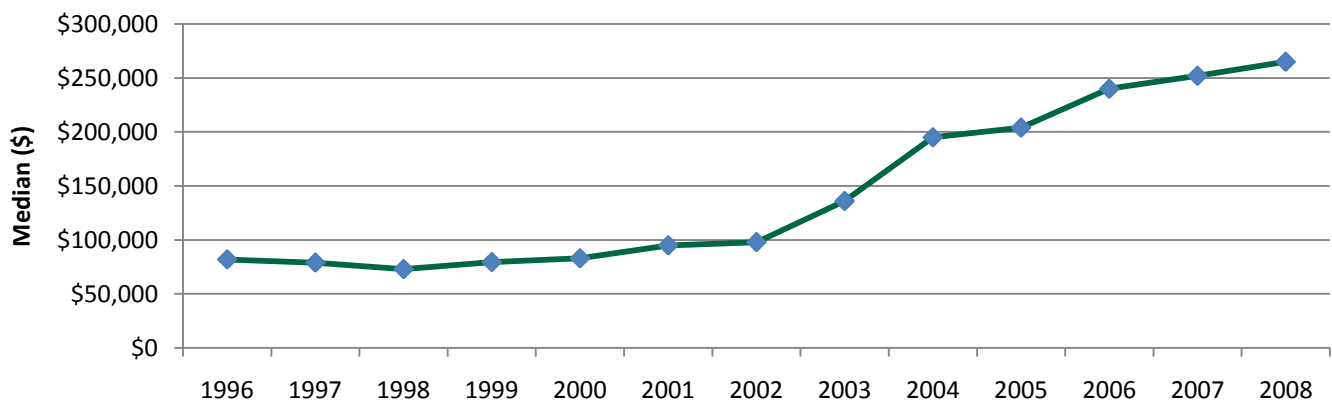
HOUSES

Statistical Information - 2008

Sales:	247	Percentage Change	
Median:	\$265,000	last year:	5.2%
Lower Quartile:	\$214,500	2 years prior:	10.4%
Upper Quartile:	\$330,000	5 years prior:	94.9%
Median Days on Market:	54.5	10 years prior:	263.0%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	143	\$82,000	\$64,500	\$119,250	120.5
1997	162	\$79,000	\$59,250	\$104,000	163
1998	161	\$73,000	\$58,000	\$95,000	158
1999	220	\$79,500	\$58,125	\$111,250	168
2000	181	\$83,000	\$62,500	\$125,000	115
2001	387	\$95,000	\$68,500	\$130,500	113
2002	499	\$98,000	\$72,500	\$138,000	93
2003	567	\$136,000	\$98,000	\$185,000	44
2004	357	\$195,000	\$156,500	\$265,000	55
2005	319	\$204,000	\$165,000	\$280,000	70.5
2006	331	\$240,000	\$180,000	\$295,000	72
2007	393	\$252,000	\$195,000	\$330,000	66
2008	247	\$265,000	\$214,500	\$330,000	54.5

Market Trend - Median House Price



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REIT Statistics - Municipality Report

HUON VALLEY

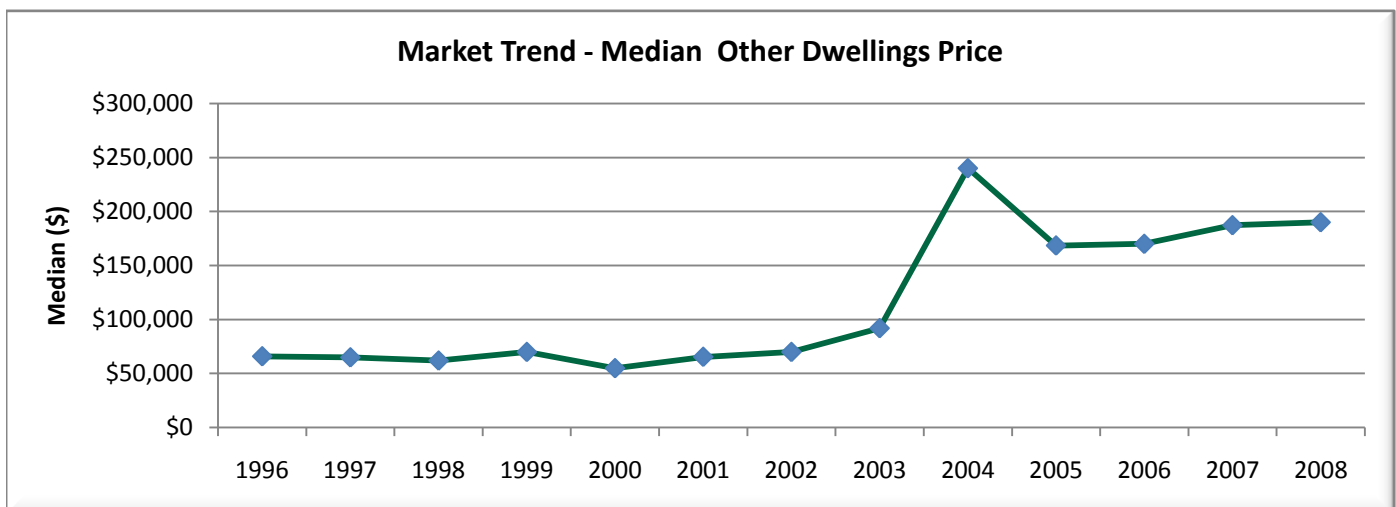


OTHER DWELLINGS

Statistical Information - 2008

Sales:	19	Percentage Change	
Median:	\$190,000	last year:	1.5%
Lower Quartile:	\$154,500	2 years prior:	11.8%
Upper Quartile:	\$221,000	5 years prior:	106.5%
Median Days on Market:	59	10 years prior:	206.5%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	3	\$66,000	\$65,000	\$328,000	88
1997	5	\$65,000	\$45,000	\$65,000	25
1998	1	\$62,000	\$62,000	\$62,000	258
1999	7	\$70,000	\$67,000	\$72,000	249
2000	3	\$55,000	\$55,000	\$66,500	315
2001	9	\$65,500	\$60,000	\$72,000	66
2002	16	\$70,000	\$60,338	\$86,250	151.5
2003	21	\$92,000	\$63,500	\$110,000	32
2004	13	\$240,000	\$175,000	\$250,000	104
2005	12	\$168,500	\$139,750	\$196,375	99
2006	17	\$170,000	\$155,000	\$199,000	40
2007	28	\$187,250	\$168,750	\$211,875	67
2008	19	\$190,000	\$154,500	\$221,000	59



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REIT Statistics - Municipality Report

HUON VALLEY

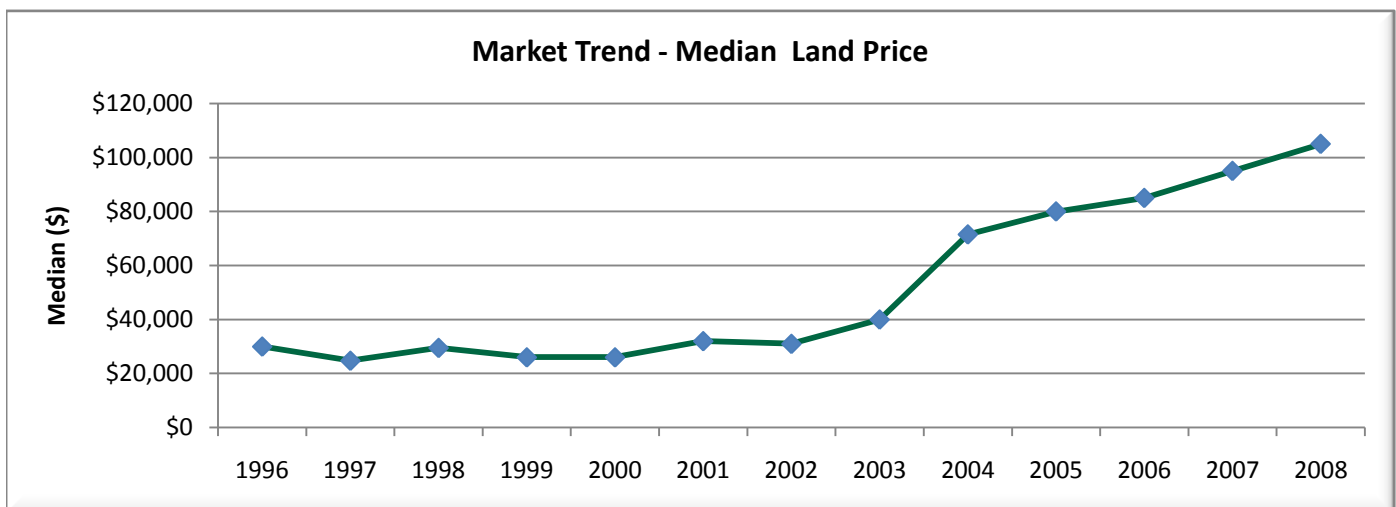


LAND

Statistical Information - 2008

Sales:	167	Percentage Change	
Median:	\$105,000	last year:	10.5%
Lower Quartile:	\$77,500	2 years prior:	23.5%
Upper Quartile:	\$162,500	5 years prior:	162.5%
Median Days on Market:	71	10 years prior:	255.9%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	66	\$30,000	\$20,375	\$41,625	116.5
1997	38	\$24,750	\$19,625	\$35,750	254.5
1998	48	\$29,500	\$21,500	\$45,250	197
1999	63	\$26,000	\$17,000	\$37,000	204
2000	73	\$26,000	\$12,000	\$54,000	51.5
2001	143	\$32,000	\$20,000	\$50,500	107
2002	174	\$31,000	\$18,000	\$55,750	130
2003	437	\$40,000	\$25,000	\$73,000	64
2004	275	\$71,500	\$45,000	\$110,000	63
2005	187	\$80,000	\$60,000	\$123,750	99
2006	225	\$85,000	\$60,000	\$130,000	103
2007	303	\$95,000	\$69,000	\$145,500	93
2008	167	\$105,000	\$77,500	\$162,500	71



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REIT

REAL ESTATE INSTITUTE
OF TASMANIA

INDIVIDUAL SUBURB / TOWN
WITHIN THE HUON VALLEY MUNICIPALITY

MEDIAN HOUSE PRICES

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REIT Statistics - Municipality Report

HOUSES

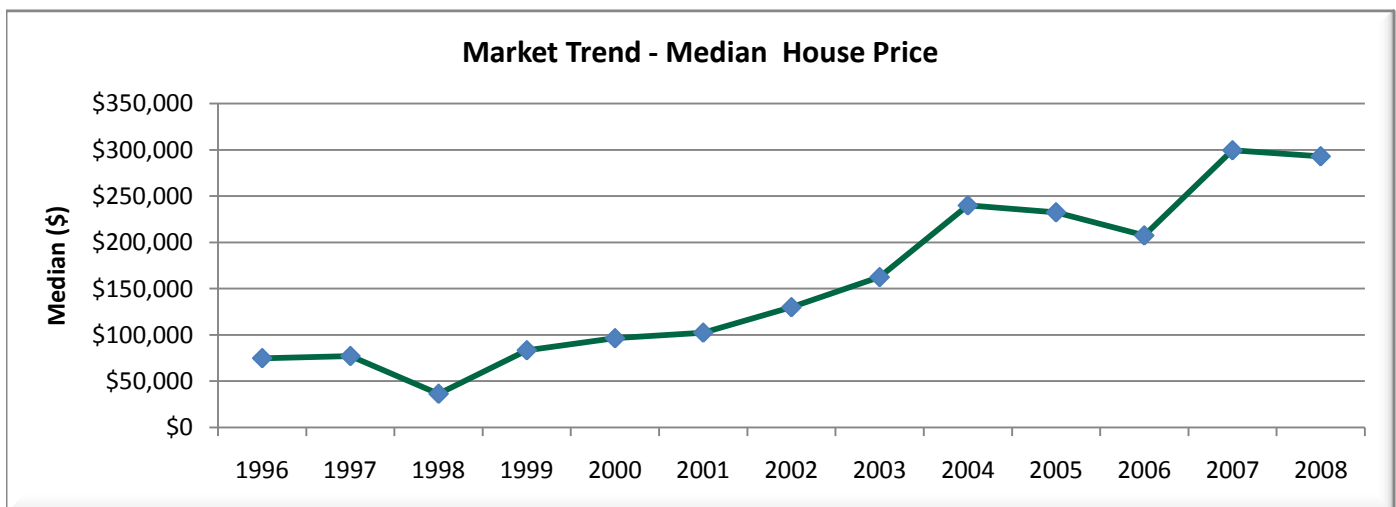
CRADOC



Statistical Information - 2008

Sales:	10	Percentage Change	
Median:	\$293,000	last year:	-2.2%
Lower Quartile:	\$232,250	2 years prior:	41.2%
Upper Quartile:	\$344,000	5 years prior:	80.3%
Median Days on Market:	65.5	10 years prior:	702.7%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	1	\$75,000	\$75,000	\$75,000	114
1997	4	\$77,250	\$63,750	\$89,625	292
1998	4	\$36,500	\$35,000	\$44,750	155
1999	10	\$83,500	\$73,500	\$109,750	164
2000	4	\$96,500	\$75,000	\$118,500	406
2001	18	\$102,500	\$67,625	\$182,125	130.5
2002	16	\$130,000	\$104,875	\$169,125	71
2003	16	\$162,500	\$113,625	\$193,750	41
2004	11	\$240,000	\$199,000	\$317,500	39.5
2005	8	\$232,500	\$214,750	\$341,250	45.5
2006	14	\$207,500	\$166,250	\$292,500	58
2007	9	\$299,500	\$283,000	\$350,000	75
2008	10	\$293,000	\$232,250	\$344,000	65.5



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REIT Statistics - Municipality Report

HOUSES

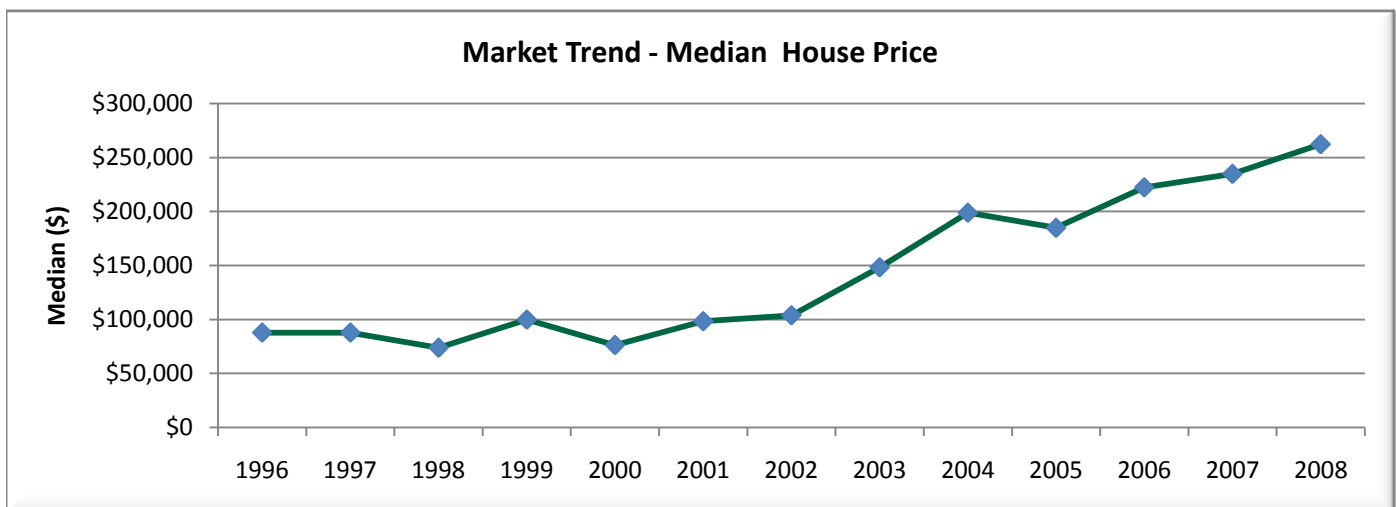
CYGNET



Statistical Information - 2008

Sales:	20	Percentage Change	
Median:	\$262,500	last year:	11.7%
Lower Quartile:	\$236,250	2 years prior:	18.0%
Upper Quartile:	\$315,000	5 years prior:	76.8%
Median Days on Market:	67.5	10 years prior:	254.7%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	17	\$88,000	\$63,000	\$125,000	54
1997	13	\$88,000	\$77,000	\$105,000	171
1998	20	\$74,000	\$62,250	\$95,000	315.5
1999	25	\$100,000	\$74,000	\$125,000	175
2000	16	\$76,500	\$61,750	\$105,750	70.5
2001	29	\$98,500	\$60,000	\$144,000	89
2002	49	\$104,000	\$75,000	\$135,000	102
2003	61	\$148,500	\$103,000	\$195,000	34
2004	34	\$199,000	\$176,750	\$243,250	44
2005	22	\$185,000	\$165,000	\$262,000	43
2006	28	\$222,500	\$177,250	\$280,294	50.5
2007	21	\$235,000	\$187,000	\$305,000	124
2008	20	\$262,500	\$236,250	\$315,000	67.5



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REIT Statistics - Municipality Report

HOUSES



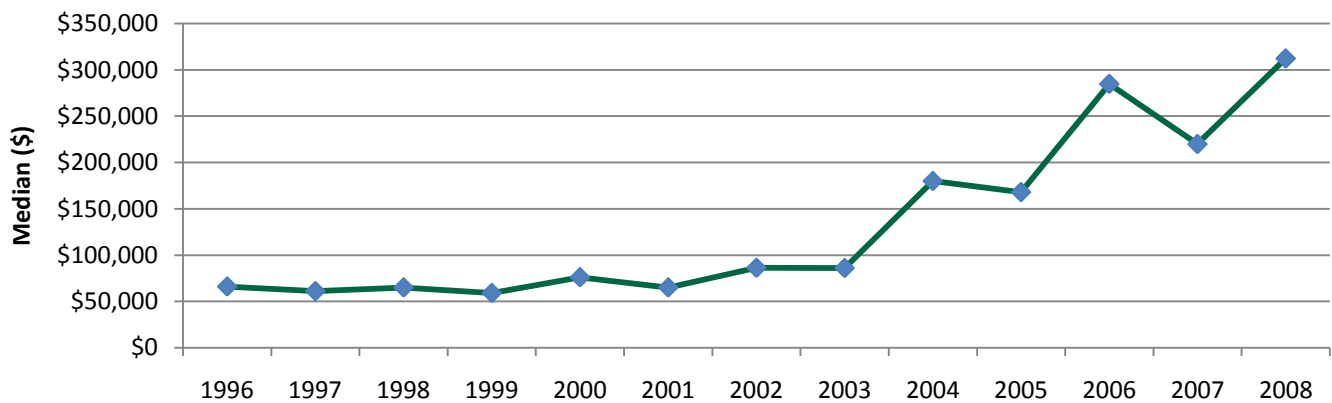
DOVER

Statistical Information - 2008

Sales:	12	Percentage Change	
Median:	\$312,500	last year:	42.0%
Lower Quartile:	\$238,750	2 years prior:	9.6%
Upper Quartile:	\$403,125	5 years prior:	263.4%
Median Days on Market:	57	10 years prior:	380.8%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	11	\$66,000	\$54,000	\$74,000	51
1997	13	\$61,000	\$55,000	\$68,000	262
1998	11	\$65,000	\$54,000	\$75,750	215
1999	12	\$59,000	\$44,375	\$83,750	187
2000	11	\$76,000	\$53,000	\$130,000	113
2001	24	\$65,000	\$50,750	\$110,500	289.5
2002	20	\$86,250	\$77,000	\$115,700	59
2003	35	\$86,000	\$76,500	\$152,500	50.5
2004	27	\$180,000	\$142,500	\$239,000	110
2005	21	\$168,000	\$144,000	\$215,000	74.5
2006	22	\$285,000	\$207,250	\$351,000	43
2007	20	\$220,000	\$192,250	\$287,500	67.5
2008	12	\$312,500	\$238,750	\$403,125	57

Market Trend - Median House Price



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REIT Statistics - Municipality Report

HOUSES

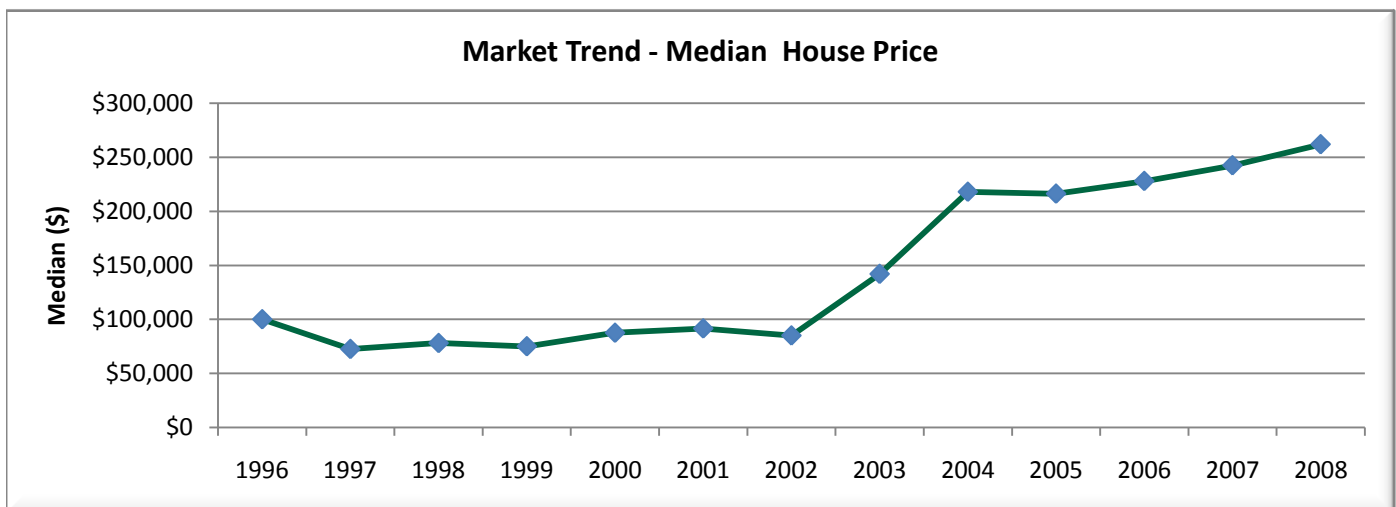


FRANKLIN

Statistical Information - 2008

Sales:	14	Percentage Change	
Median:	\$262,000	last year:	8.0%
Lower Quartile:	\$222,250	2 years prior:	14.9%
Upper Quartile:	\$318,750	5 years prior:	84.5%
Median Days on Market:	75	10 years prior:	235.9%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	11	\$100,000	\$63,250	\$128,500	72
1997	10	\$72,500	\$55,000	\$79,750	118.5
1998	11	\$78,000	\$63,250	\$95,250	193.5
1999	11	\$75,000	\$54,250	\$128,000	84.5
2000	8	\$87,500	\$73,125	\$96,000	115
2001	21	\$91,500	\$75,000	\$126,000	143
2002	27	\$85,000	\$71,000	\$114,500	103
2003	33	\$142,000	\$110,000	\$165,000	62
2004	27	\$218,000	\$154,750	\$300,000	43.5
2005	26	\$216,275	\$181,250	\$302,500	78
2006	21	\$228,000	\$169,000	\$260,000	72
2007	20	\$242,500	\$202,500	\$326,250	72
2008	14	\$262,000	\$222,250	\$318,750	75



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REIT Statistics - Municipality Report

HOUSES

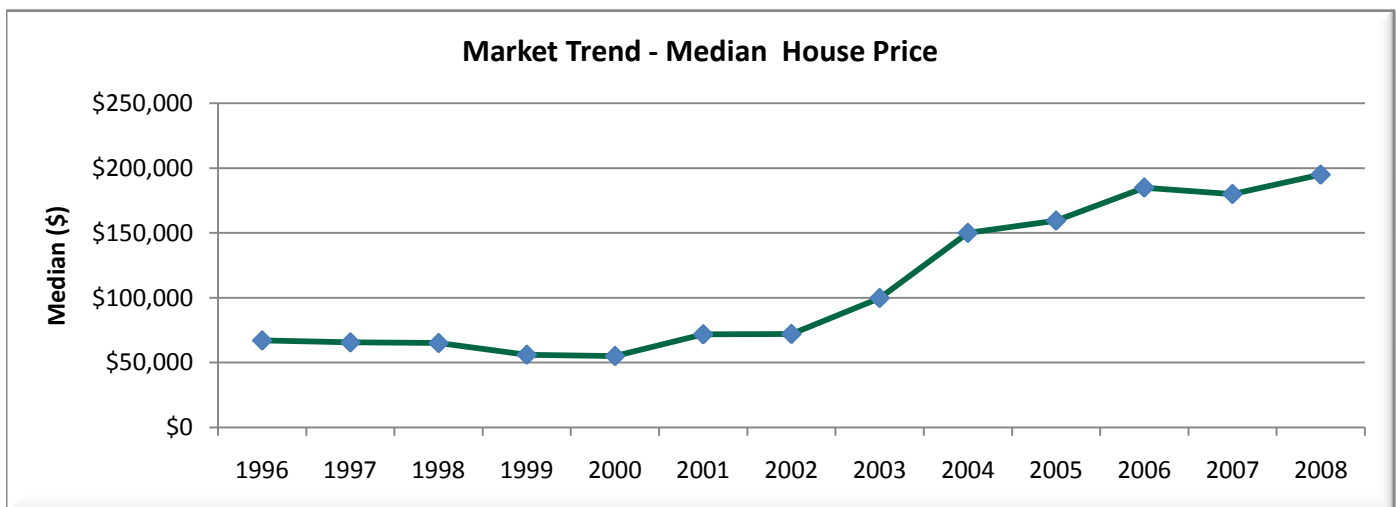
GEEVESTON



Statistical Information - 2008

Sales:	33	Percentage Change	
Median:	\$195,000	last year:	8.3%
Lower Quartile:	\$172,000	2 years prior:	5.4%
Upper Quartile:	\$242,000	5 years prior:	95.5%
Median Days on Market:	33	10 years prior:	200.0%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	19	\$67,000	\$57,400	\$85,000	279.5
1997	16	\$65,500	\$52,250	\$80,000	130
1998	11	\$65,000	\$49,000	\$95,250	250.5
1999	25	\$56,000	\$37,000	\$70,000	319
2000	16	\$55,000	\$35,500	\$82,750	147.5
2001	42	\$71,750	\$52,625	\$117,000	105.5
2002	59	\$72,000	\$60,000	\$98,000	93.5
2003	56	\$99,750	\$75,750	\$135,000	42.5
2004	35	\$150,000	\$133,000	\$213,500	76
2005	30	\$159,500	\$135,625	\$222,500	117
2006	37	\$185,000	\$152,000	\$232,500	76
2007	39	\$180,000	\$145,000	\$237,500	69
2008	33	\$195,000	\$172,000	\$242,000	33



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REIT Statistics - Municipality Report

HOUSES



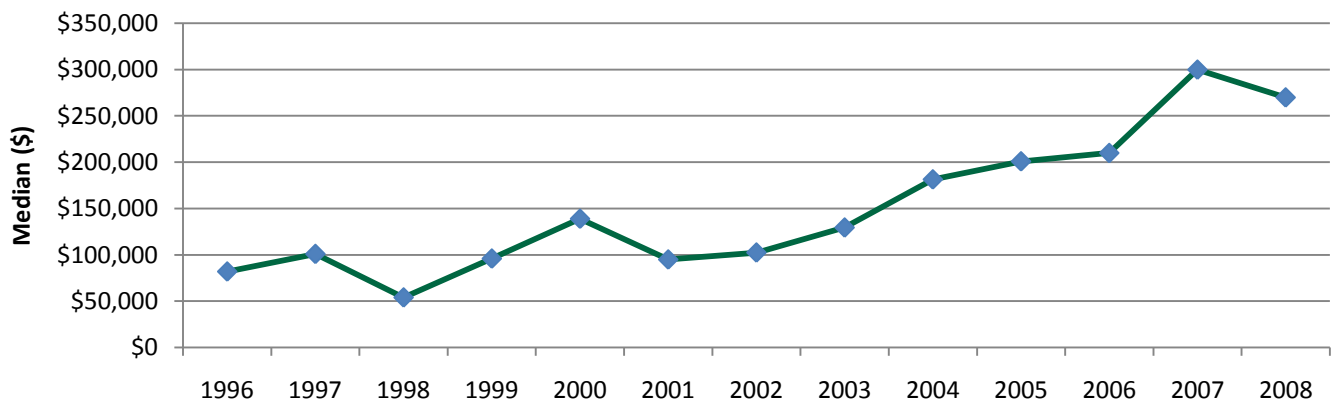
GLEN HUON

Statistical Information - 2008

Sales:	8	Percentage Change	
Median:	\$270,000	last year:	-10.0%
Lower Quartile:	\$245,000	2 years prior:	28.6%
Upper Quartile:	\$322,500	5 years prior:	108.5%
Median Days on Market:	22.5	10 years prior:	400.0%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	9	\$82,000	\$66,500	\$97,000	95
1997	10	\$101,000	\$88,750	\$105,000	147
1998	3	\$54,000	\$36,750	\$57,000	42
1999	4	\$96,000	\$82,500	\$145,000	220.5
2000	4	\$139,000	\$104,750	\$206,875	154
2001	15	\$95,000	\$75,750	\$116,500	64
2002	24	\$102,500	\$74,250	\$127,000	153.5
2003	26	\$129,500	\$90,750	\$174,250	75
2004	16	\$181,500	\$157,000	\$193,750	67
2005	12	\$201,000	\$173,250	\$272,500	77
2006	6	\$210,000	\$172,500	\$273,000	51
2007	11	\$300,000	\$186,500	\$331,500	35
2008	8	\$270,000	\$245,000	\$322,500	22.5

Market Trend - Median House Price



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REIT Statistics - Municipality Report

HOUSES



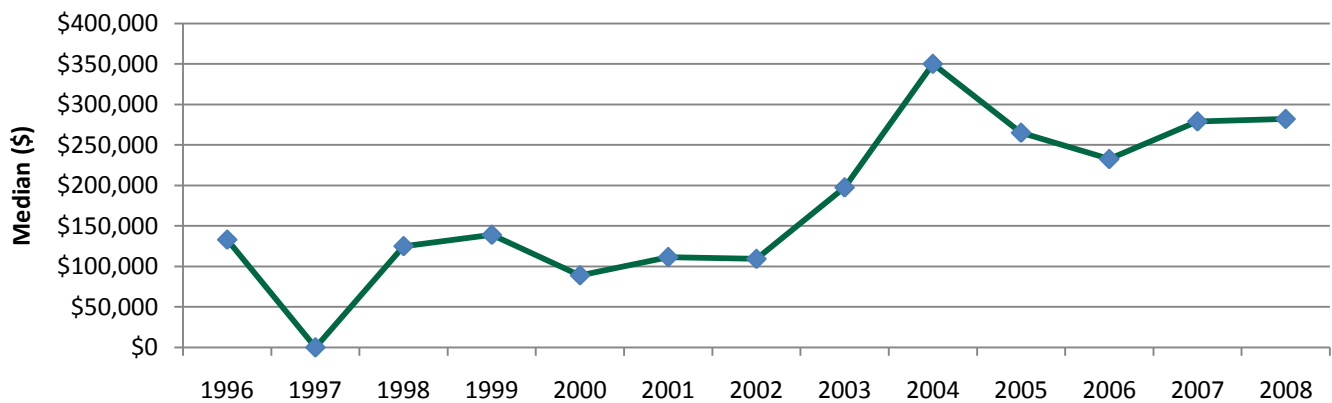
GROVE

Statistical Information - 2008

Sales:	7	Percentage Change	
Median:	\$282,000	last year:	1.1%
Lower Quartile:	\$259,500	2 years prior:	21.3%
Upper Quartile:	\$320,000	5 years prior:	42.8%
Median Days on Market:	48	10 years prior:	125.6%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	5	\$133,000	\$120,000	\$139,000	51
1997	NA	NA	NA	NA	NA
1998	5	\$125,000	\$95,000	\$165,000	153
1999	4	\$139,000	\$121,250	\$158,500	362
2000	6	\$89,000	\$73,750	\$98,250	42
2001	10	\$111,500	\$93,750	\$181,875	35.5
2002	16	\$109,250	\$92,000	\$158,500	57
2003	12	\$197,500	\$131,250	\$276,000	47
2004	6	\$350,000	\$241,250	\$443,750	22.5
2005	9	\$265,000	\$238,000	\$280,000	89
2006	6	\$232,500	\$196,250	\$272,500	37.5
2007	13	\$279,000	\$225,000	\$480,000	104
2008	7	\$282,000	\$259,500	\$320,000	48

Market Trend - Median House Price



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REIT Statistics - Municipality Report

HOUSES

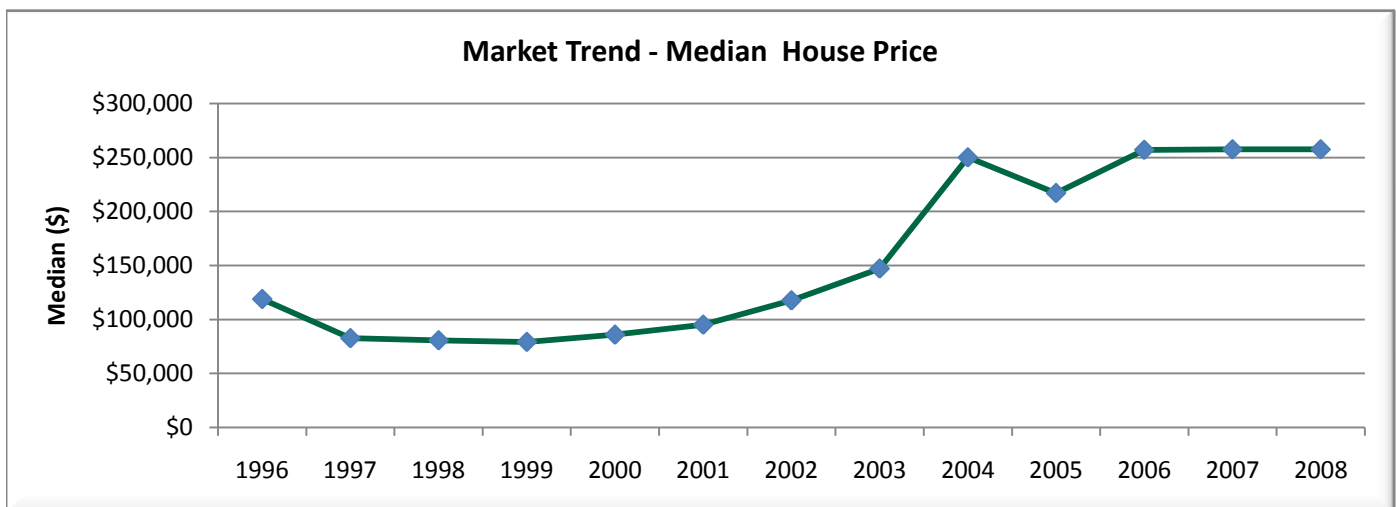


HUONVILLE

Statistical Information - 2008

Sales:	40	Percentage Change	
Median:	\$257,500	last year:	0.0%
Lower Quartile:	\$229,125	2 years prior:	0.2%
Upper Quartile:	\$303,000	5 years prior:	75.2%
Median Days on Market:	71	10 years prior:	219.9%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	12	\$118,750	\$78,000	\$151,875	98
1997	22	\$82,500	\$73,000	\$100,000	312
1998	20	\$80,500	\$65,000	\$89,750	112.5
1999	27	\$79,000	\$63,000	\$96,500	106
2000	26	\$85,750	\$72,750	\$108,750	122.5
2001	57	\$95,000	\$72,000	\$123,000	57
2002	84	\$117,500	\$86,000	\$153,500	55
2003	79	\$147,000	\$125,500	\$196,750	33
2004	43	\$250,000	\$179,500	\$316,250	45
2005	51	\$217,000	\$172,500	\$282,500	61
2006	52	\$257,000	\$227,500	\$276,250	72
2007	72	\$257,500	\$214,250	\$350,500	53.5
2008	40	\$257,500	\$229,125	\$303,000	71



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REIT Statistics - Municipality Report

HOUSES

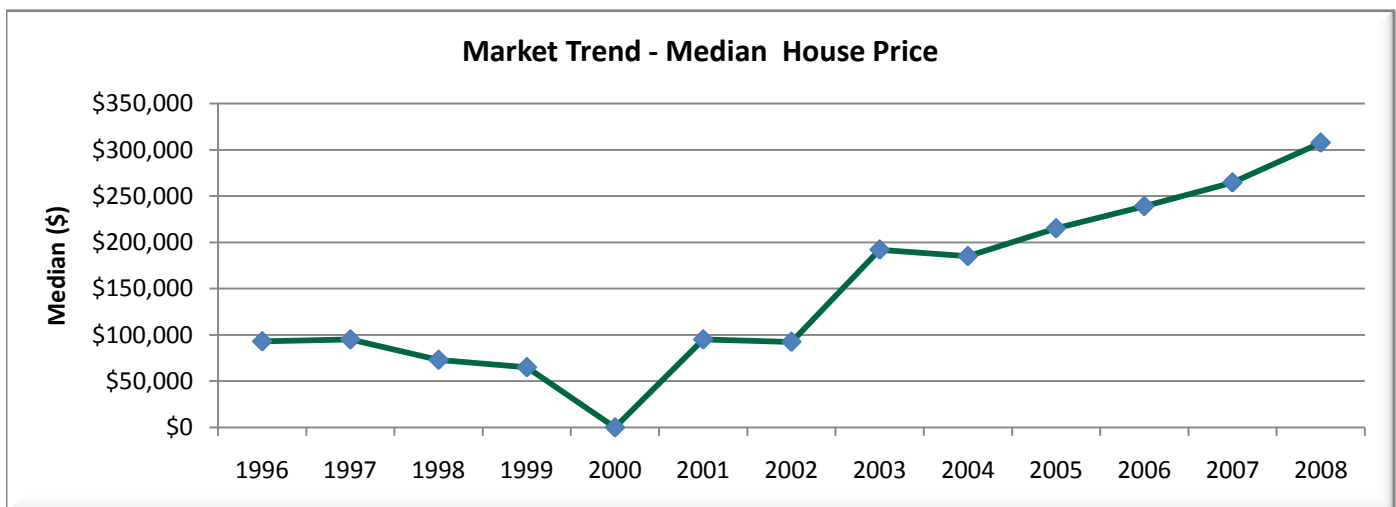


JUDBURY

Statistical Information - 2008

Sales:	8	Percentage Change	
Median:	\$307,500	last year:	16.3%
Lower Quartile:	\$258,750	2 years prior:	28.7%
Upper Quartile:	\$319,000	5 years prior:	60.2%
Median Days on Market:	62.5	10 years prior:	321.2%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	4	\$93,000	\$87,375	\$115,000	411
1997	1	\$95,000	\$95,000	\$95,000	917
1998	3	\$73,000	\$72,750	\$73,500	87
1999	3	\$65,000	\$58,750	\$69,000	141
2000	NA	NA	NA	NA	NA
2001	11	\$95,000	\$75,000	\$125,000	60
2002	17	\$92,500	\$85,000	\$102,000	90
2003	13	\$192,000	\$118,000	\$237,000	86
2004	9	\$185,000	\$178,500	\$255,000	106
2005	13	\$215,000	\$190,000	\$240,000	92
2006	7	\$239,000	\$203,500	\$317,500	49
2007	10	\$264,500	\$207,500	\$273,750	112.5
2008	8	\$307,500	\$258,750	\$319,000	62.5



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REIT Statistics - Municipality Report

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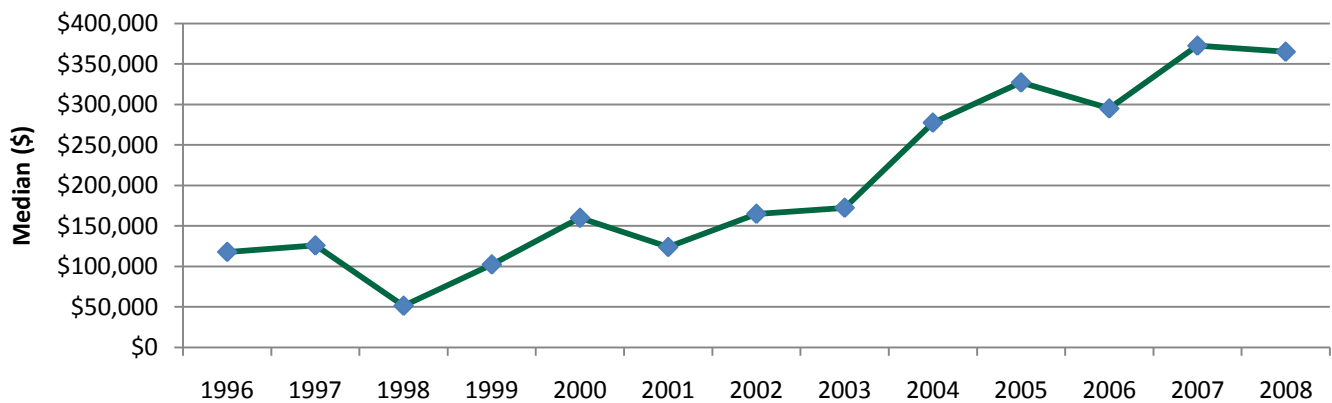
MOUNTAIN RIVER

Statistical Information - 2008

Sales:	5	Percentage Change
Median:	\$365,000	last year: -2.0%
Lower Quartile:	\$235,000	2 years prior: 23.7%
Upper Quartile:	\$395,000	5 years prior: 111.6%
Median Days on Market:	157	10 years prior: 608.7%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	3	\$118,000	\$83,750	\$120,500	86
1997	6	\$126,000	\$102,500	\$130,750	62.5
1998	4	\$51,500	\$50,000	\$63,500	66.5
1999	10	\$102,500	\$76,250	\$124,250	90.5
2000	7	\$160,000	\$112,500	\$191,000	23
2001	16	\$124,000	\$105,750	\$150,625	69
2002	7	\$165,000	\$117,000	\$222,500	62
2003	16	\$172,500	\$109,750	\$205,750	45
2004	11	\$277,500	\$252,000	\$325,000	134.5
2005	9	\$327,000	\$200,000	\$400,000	59.5
2006	9	\$295,000	\$270,000	\$310,000	80
2007	20	\$372,500	\$316,250	\$420,000	62
2008	5	\$365,000	\$235,000	\$395,000	157

Market Trend - Median House Price



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REIT Statistics - Municipality Report

HOUSES

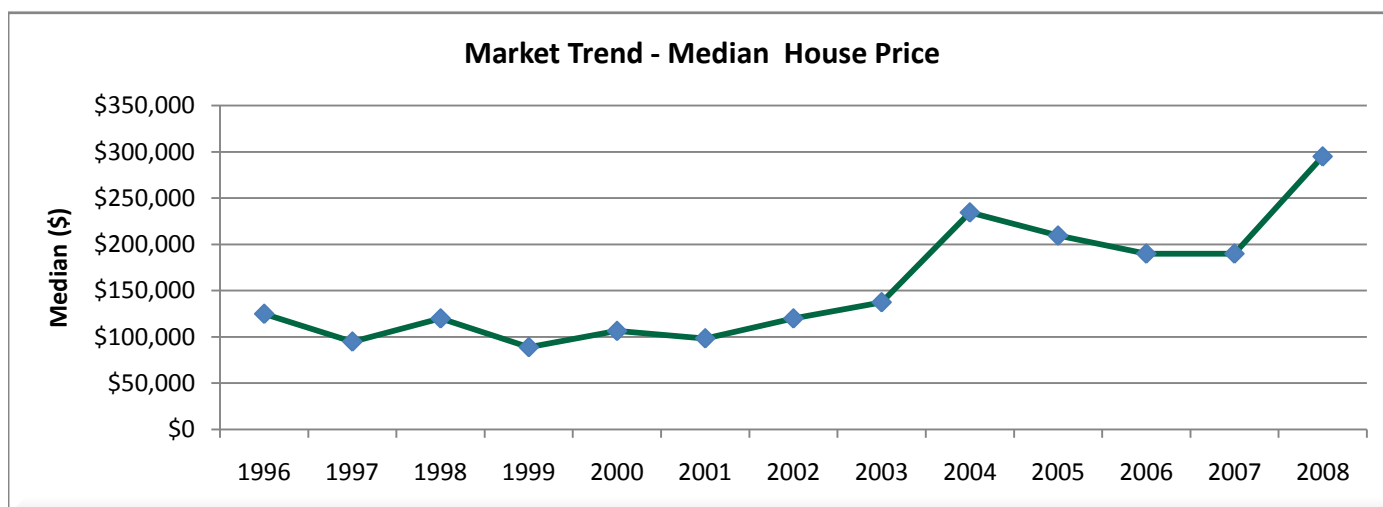


PORT HUON

Statistical Information - 2008

Sales:	5	Percentage Change	
Median:	\$295,000	last year:	55.3%
Lower Quartile:	\$255,000	2 years prior:	55.3%
Upper Quartile:	\$299,000	5 years prior:	114.5%
Median Days on Market:	49	10 years prior:	145.8%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	5	\$125,000	\$89,000	\$165,000	121
1997	5	\$95,000	\$87,500	\$95,000	125
1998	3	\$120,000	\$82,500	\$125,000	164
1999	5	\$89,000	\$68,000	\$95,000	602
2000	8	\$106,500	\$66,625	\$133,250	143
2001	14	\$98,500	\$78,750	\$130,250	100
2002	17	\$120,000	\$79,000	\$137,000	134
2003	22	\$137,500	\$105,750	\$193,125	52.5
2004	14	\$234,500	\$145,250	\$273,750	63
2005	4	\$209,500	\$190,500	\$215,000	98
2006	13	\$190,000	\$160,000	\$250,000	42
2007	19	\$190,000	\$160,000	\$270,000	23
2008	5	\$295,000	\$255,000	\$299,000	49



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REIT Statistics - Municipality Report

HOUSES

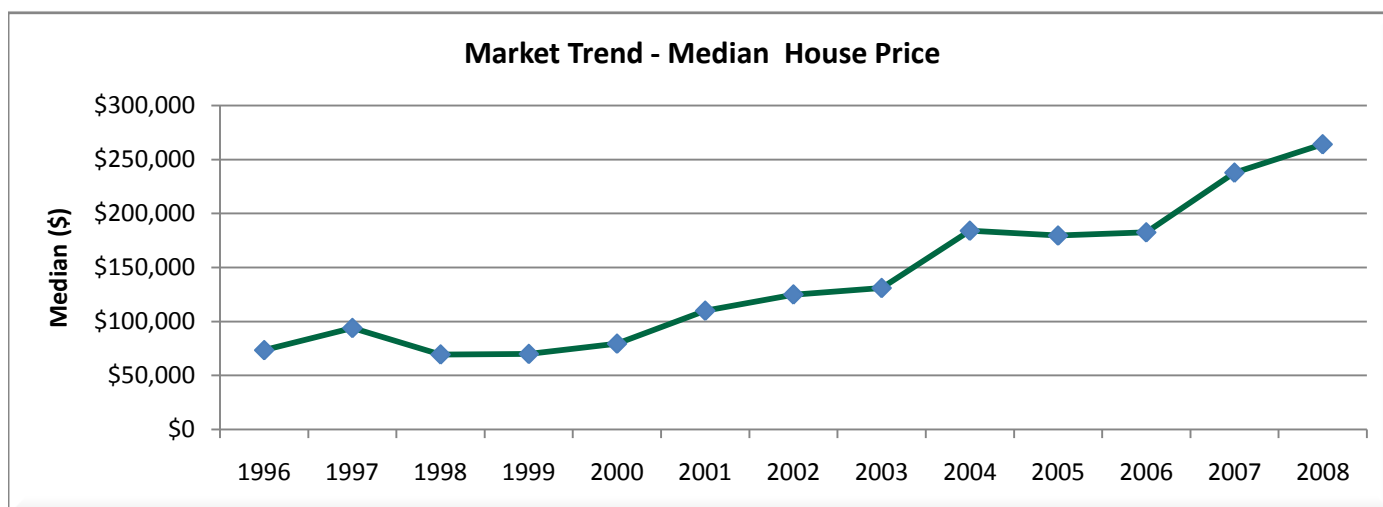


RANELAGH

Statistical Information - 2008

Sales:	17	Percentage Change	
Median:	\$264,000	last year:	11.0%
Lower Quartile:	\$225,000	2 years prior:	44.7%
Upper Quartile:	\$330,000	5 years prior:	101.5%
Median Days on Market:	54	10 years prior:	279.9%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	6	\$73,500	\$51,875	\$92,500	112
1997	7	\$94,000	\$82,500	\$95,000	91
1998	8	\$69,500	\$61,988	\$79,000	191.5
1999	19	\$70,000	\$53,500	\$133,000	97
2000	12	\$79,500	\$57,750	\$101,375	113
2001	23	\$110,000	\$78,000	\$135,000	198.5
2002	20	\$125,000	\$79,750	\$142,500	47
2003	26	\$131,000	\$103,125	\$161,000	60
2004	23	\$184,000	\$158,000	\$207,500	50
2005	24	\$179,500	\$151,500	\$270,000	47.5
2006	16	\$182,500	\$167,250	\$220,000	63.5
2007	28	\$237,750	\$203,750	\$272,750	48
2008	17	\$264,000	\$225,000	\$330,000	54



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