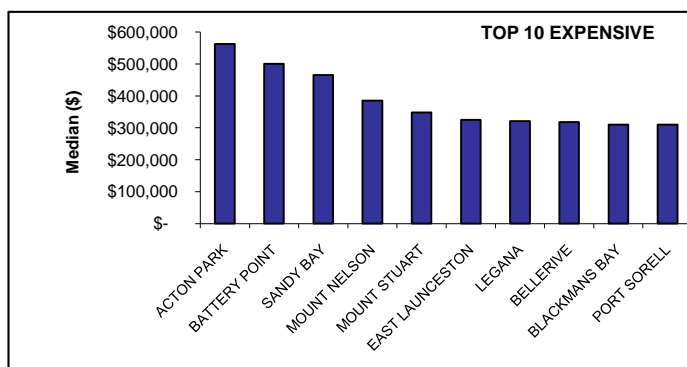


RESIDENTIAL SNAPSHOT: House Prices - June Quarter 2004



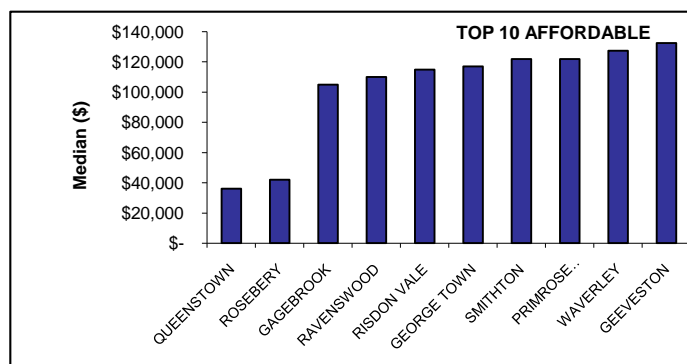
Top 10 Most Expensive Tasmanian Suburbs

Suburb	No of Sales	Median price	% Median change Jun-03 to Jun-04
ACTON PARK	5	\$ 562,000	75.8%
BATTERY POINT	5	\$ 500,000	-25.9%
SANDY BAY	42	\$ 465,000	9.4%
MOUNT NELSON	6	\$ 384,975	27.5%
MOUNT STUART	10	\$ 347,500	na
EAST LAUNCESTON	7	\$ 325,000	37.7%
LEGANA	5	\$ 321,000	75.9%
BELLERIVE	14	\$ 317,500	41.1%
BLACKMANS BAY	26	\$ 310,000	40.9%
PORT SORELL	5	\$ 310,000	55.0%



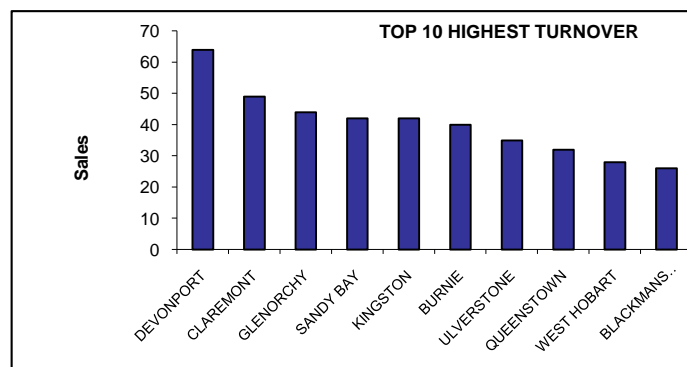
Top 10 Most Affordable Tasmanian Suburbs

Suburb	No of Sales	Median price	% Median change Jun-03 to Jun-04
QUEENSTOWN	32	\$ 36,000	50.0%
ROSEBERY	17	\$ 42,000	47.4%
GAGEBROOK	2	\$ 105,000	90.9%
RAVENSWOOD	15	\$ 110,000	69.2%
RISDON VALE	7	\$ 115,000	51.8%
GEORGE TOWN	5	\$ 117,000	37.6%
SMITHTON	19	\$ 122,000	53.5%
PRIMROSE SANDS	8	\$ 122,000	86.3%
WAVERLEY	4	\$ 127,500	74.7%
GEEVESTON	3	\$ 132,500	42.5%



Top 10 Highest Turnover Suburbs

Suburb	No of Sales	Median price	% Median change Jun-03 to Jun-04
DEVONPORT	64	\$ 169,750	47.0%
CLAREMONT	49	\$ 165,000	50.0%
GLENORCHY	44	\$ 186,500	43.5%
SANDY BAY	42	\$ 465,000	9.4%
KINGSTON	42	\$ 270,000	33.3%
BURNIE	40	\$ 136,500	62.5%
ULVERSTONE	35	\$ 165,000	26.9%
QUEENSTOWN	32	\$ 36,000	50.0%
WEST HOBART	28	\$ 309,750	1.2%
BLACKMANS BAY	26	\$ 310,000	40.9%



Top 10 Median Price Growth Suburbs Over Quarter

Suburb	No of Sales	Median price	% Median change Mar-04 to Jun-04
PORT SORELL	5	\$ 310,000	59.0%
AUSTINS FERRY	11	\$ 250,000	51.5%
LEGANA	5	\$ 321,000	44.9%
SHEARWATER	7	\$ 259,000	40.0%
SCAMANDER	3	\$ 240,000	39.1%
LUTANA	7	\$ 232,000	38.9%
ACTON PARK	5	\$ 562,500	38.0%
LONGFORD	13	\$ 222,500	33.2%
MOUNT STUART	10	\$ 347,500	25.3%
EAST LAUNCESTON	7	\$ 325,000	25.0%

Top 10 Median Price Growth Suburbs Over Year

Suburb	No of Sales	Median price	% Median change Jun-03 to Jun-04
BRIDGEWATER	11	\$ 145,000	123.1%
LONGFORD	13	\$ 222,500	108.9%
SOMERSET	12	\$ 163,000	107.6%
CYGNET	11	\$ 200,000	94.2%
GAGEBROOK	2	\$ 105,000	90.9%
PRIMROSE SANDS	8	\$ 122,000	86.3%
PERTH	8	\$ 206,000	79.1%
LAUNCESTON CITY	10	\$ 275,000	78.6%
LEGANA	5	\$ 321,000	75.9%
MARGATE	8	\$ 299,000	75.9%

Disclaimer

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