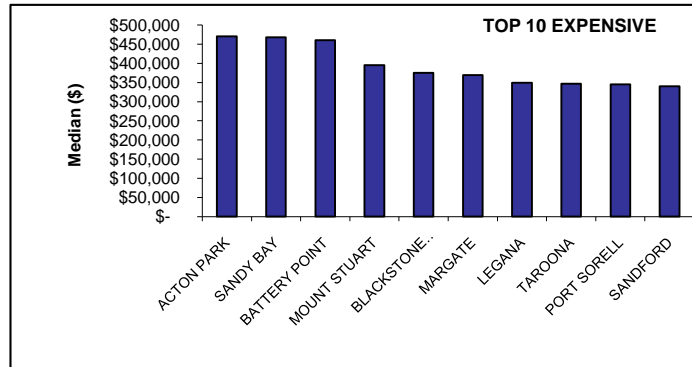


RESIDENTIAL SNAPSHOT: House Prices - June Quarter 2005



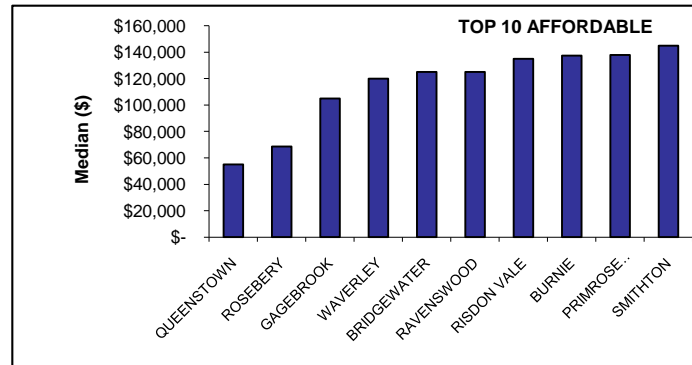
Top 10 Most Expensive Tasmanian Suburbs

Suburb	No of Sales	Median price	% Median change Jun-04 to Jun-05
ACTON PARK	3	\$ 470,000	-16.4%
SANDY BAY	38	\$ 467,500	0.5%
BATTERY POINT	3	\$ 460,000	-8.0%
MOUNT STUART	9	\$ 395,000	13.7%
BLACKSTONE HEIGHTS	5	\$ 375,000	24.0%
MARGATE	6	\$ 368,750	23.3%
LEGANA	9	\$ 349,000	8.7%
TAROONA	8	\$ 346,250	11.7%
PORT SORELL	5	\$ 345,000	11.3%
SANDFORD	5	\$ 340,000	15.3%



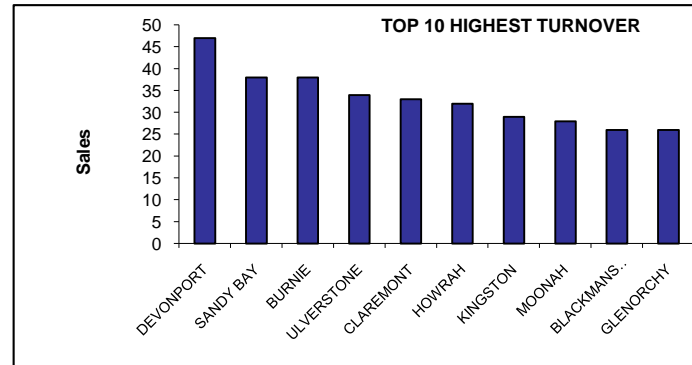
Top 10 Most Affordable Tasmanian Suburbs

Suburb	No of Sales	Median price	% Median change Jun-04 to Jun-05
QUEENSTOWN	13	\$ 55,000	52.8%
ROSEBERY	12	\$ 68,500	63.1%
GAGEBROOK	3	\$ 105,000	-
WAVERLEY	5	\$ 120,000	-5.9%
BRIDGEWATER	11	\$ 125,000	-13.8%
RAVENSWOOD	17	\$ 125,000	13.6%
RISDON VALE	7	\$ 135,000	17.4%
BURNIE	38	\$ 137,500	0.7%
PRIMROSE SANDS	7	\$ 138,000	13.1%
SMITHTON	17	\$ 145,000	18.9%



Top 10 Highest Turnover Suburbs

Suburb	No of Sales	Median price	% Median change Jun-04 to Jun-05
DEVONPORT	47	\$ 180,000	6.0%
SANDY BAY	38	\$ 467,500	0.5%
BURNIE	38	\$ 137,500	0.7%
ULVERSTONE	34	\$ 175,000	6.1%
CLAREMONT	33	\$ 173,500	5.2%
HOWRAH	32	\$ 321,500	7.1%
KINGSTON	29	\$ 267,000	-1.1%
MOONAH	28	\$ 205,500	17.4%
BLACKMANS BAY	26	\$ 320,000	3.2%
GLENORCHY	26	\$ 179,500	-3.8%



Top 10 Median Price Growth Suburbs Over Quarter

Suburb	No of Sales	Median price	% Median change Mar-05 to Jun-05
SCOTTSDALE	6	\$ 210,000	68.0%
BLACKSTONE HEIGHTS	5	\$ 375,000	45.9%
AUSTINS FERRY	9	\$ 260,000	34.7%
EVANDALE	4	\$ 298,500	29.8%
ROSEBERY	12	\$ 68,500	28.0%
MARGATE	6	\$ 368,750	24.9%
SHEARWATER	6	\$ 245,000	24.8%
ST HELENS	5	\$ 260,000	23.8%
WEST MOONAH	15	\$ 239,950	21.8%
LEGANA	9	\$ 349,000	20.3%

Top 10 Median Price Growth Suburbs Over Year

Suburb	No of Sales	Median price	% Median change Jun-04 to Jun-05
ROSEBERY	12	\$ 68,500	63.1%
QUEENSTOWN	13	\$ 55,000	52.8%
EVANDALE	4	\$ 298,500	50.0%
TURNERS BEACH	4	\$ 290,000	45.0%
ROSETTA	7	\$ 275,000	44.7%
SCOTTSDALE	6	\$ 210,000	40.0%
YOUNGTOWN	14	\$ 234,250	33.9%
WESTBURY	7	\$ 195,000	32.2%
ST HELENS	5	\$ 260,000	31.0%
BERRIEDALE	18	\$ 212,500	28.8%

Disclaimer

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