



REIT

REAL ESTATE INSTITUTE
OF TASMANIA

MUNICIPALITY REPORT
for
KINGBOROUGH

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

KINGBOROUGH



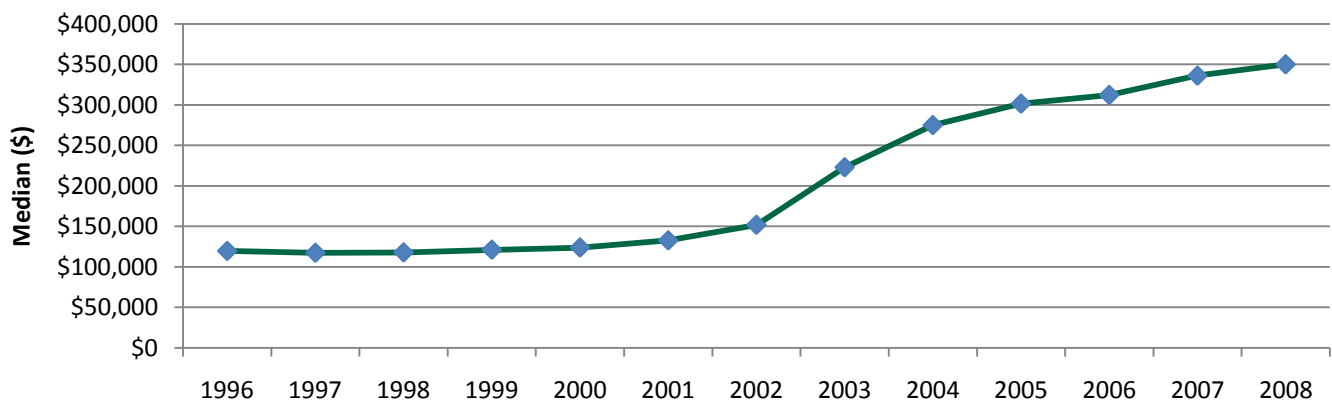
HOUSES

Statistical Information - 2008

Sales:	429	Percentage Change	
Median:	\$350,000	last year:	4.2%
Lower Quartile:	\$290,000	2 years prior:	12.1%
Upper Quartile:	\$425,000	5 years prior:	57.0%
Median Days on Market:	61	10 years prior:	196.6%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	426	\$119,750	\$98,250	\$151,500	69
1997	434	\$117,500	\$90,250	\$148,000	76
1998	426	\$118,000	\$96,125	\$150,000	84
1999	520	\$121,250	\$98,000	\$156,375	86
2000	597	\$124,000	\$97,500	\$165,000	69
2001	718	\$132,750	\$104,000	\$175,000	52
2002	710	\$152,000	\$125,000	\$195,000	32
2003	721	\$223,000	\$170,000	\$280,000	27
2004	540	\$275,000	\$225,000	\$350,000	51
2005	456	\$301,500	\$245,000	\$380,000	57.5
2006	578	\$312,250	\$255,000	\$394,250	53.5
2007	579	\$336,000	\$283,100	\$421,500	46
2008	429	\$350,000	\$290,000	\$425,000	61

Market Trend - Median House Price



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KINGBOROUGH

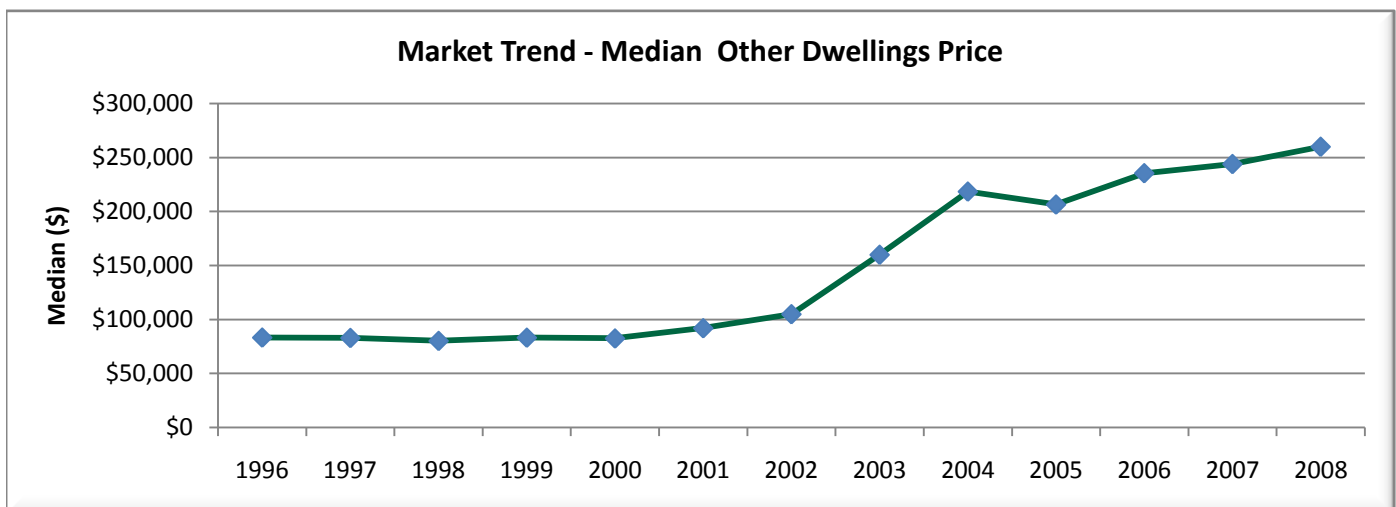


OTHER DWELLINGS

Statistical Information - 2008

Sales:	93	Percentage Change	
Median:	\$260,000	last year:	6.6%
Lower Quartile:	\$225,000	2 years prior:	10.4%
Upper Quartile:	\$296,000	5 years prior:	62.5%
Median Days on Market:	59	10 years prior:	224.0%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	54	\$83,350	\$73,875	\$94,500	59
1997	66	\$83,000	\$67,875	\$94,063	84
1998	66	\$80,250	\$68,625	\$98,300	110.5
1999	76	\$83,250	\$73,375	\$98,625	98
2000	83	\$82,500	\$70,000	\$92,000	108
2001	131	\$92,000	\$76,125	\$116,750	47
2002	124	\$105,000	\$88,000	\$125,250	23.5
2003	105	\$160,000	\$139,000	\$195,000	19.5
2004	93	\$218,500	\$180,000	\$252,000	29
2005	72	\$206,500	\$179,750	\$246,000	51
2006	122	\$235,500	\$201,000	\$260,000	60
2007	92	\$244,000	\$200,000	\$277,500	47
2008	93	\$260,000	\$225,000	\$296,000	59



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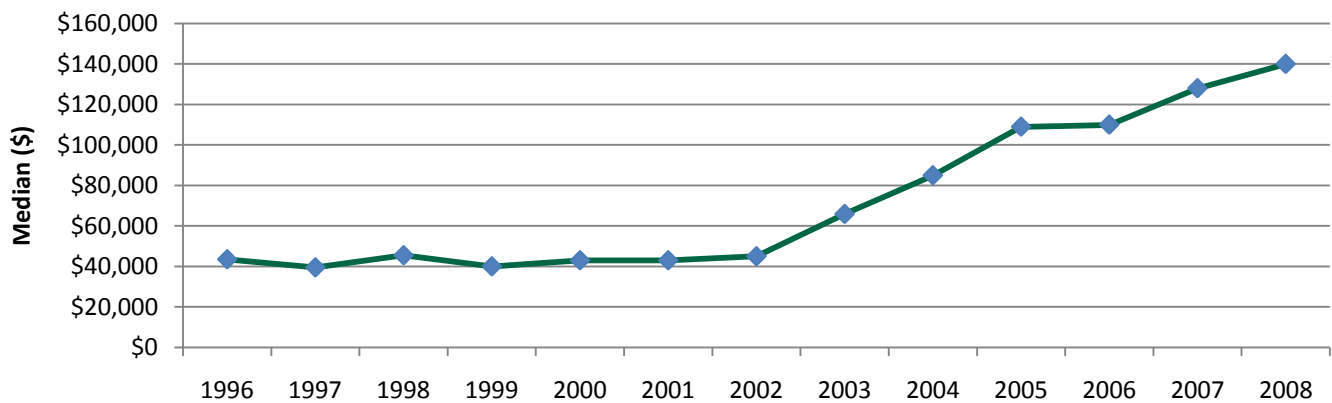
LAND

Statistical Information - 2008

Sales:	168	Percentage Change	
Median:	\$140,000	last year:	9.4%
Lower Quartile:	\$124,500	2 years prior:	27.3%
Upper Quartile:	\$182,500	5 years prior:	112.5%
Median Days on Market:	89	10 years prior:	207.7%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	153	\$43,500	\$32,000	\$58,500	125
1997	151	\$39,500	\$28,250	\$52,000	185
1998	121	\$45,500	\$27,500	\$58,000	199
1999	143	\$40,000	\$28,000	\$60,000	185
2000	180	\$43,000	\$28,000	\$60,000	198
2001	269	\$43,000	\$29,000	\$65,000	205
2002	344	\$45,000	\$36,000	\$57,375	115.5
2003	388	\$65,888	\$44,750	\$90,000	38
2004	267	\$85,000	\$70,000	\$130,000	66
2005	245	\$109,000	\$85,000	\$130,000	89
2006	288	\$110,000	\$90,000	\$140,000	137.5
2007	313	\$128,000	\$105,000	\$159,000	79
2008	168	\$140,000	\$124,500	\$182,500	89

Market Trend - Median Land Price



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REIT

REAL ESTATE INSTITUTE
OF TASMANIA

INDIVIDUAL SUBURB / TOWN WITHIN THE KINGBOROUGH MUNICIPALITY

MEDIAN HOUSE PRICES

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REIT Statistics - Municipality Report

HOUSES

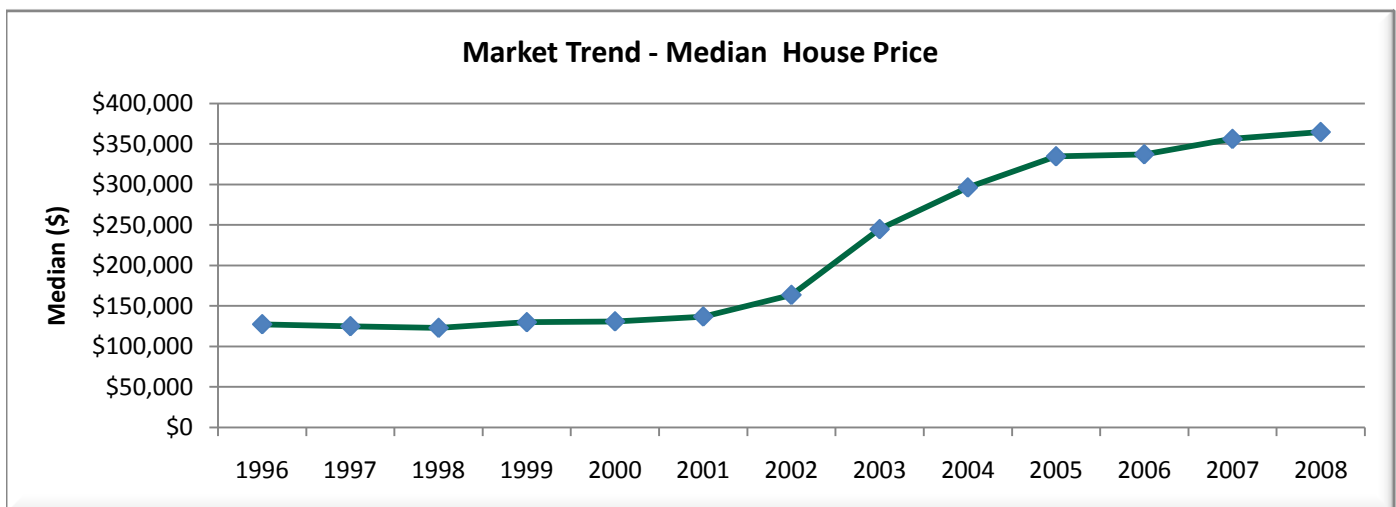


BLACKMANS BAY

Statistical Information - 2008

Sales:	91	Percentage Change	
Median:	\$365,000	last year:	2.4%
Lower Quartile:	\$291,500	2 years prior:	8.1%
Upper Quartile:	\$448,000	5 years prior:	49.0%
Median Days on Market:	52	10 years prior:	196.7%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	128	\$127,500	\$99,500	\$165,750	81
1997	110	\$125,000	\$93,000	\$148,000	80
1998	121	\$123,000	\$102,000	\$167,500	93
1999	126	\$130,000	\$103,000	\$170,000	71
2000	159	\$131,000	\$99,750	\$179,000	68
2001	171	\$137,000	\$111,500	\$184,000	48.5
2002	166	\$163,750	\$136,625	\$218,750	27
2003	164	\$245,000	\$187,400	\$302,500	21
2004	112	\$296,500	\$252,250	\$391,250	49
2005	94	\$335,000	\$258,750	\$431,250	68
2006	124	\$337,500	\$285,750	\$412,750	65
2007	118	\$356,500	\$296,250	\$465,000	44
2008	91	\$365,000	\$291,500	\$448,000	52



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REIT Statistics - Municipality Report

HOUSES

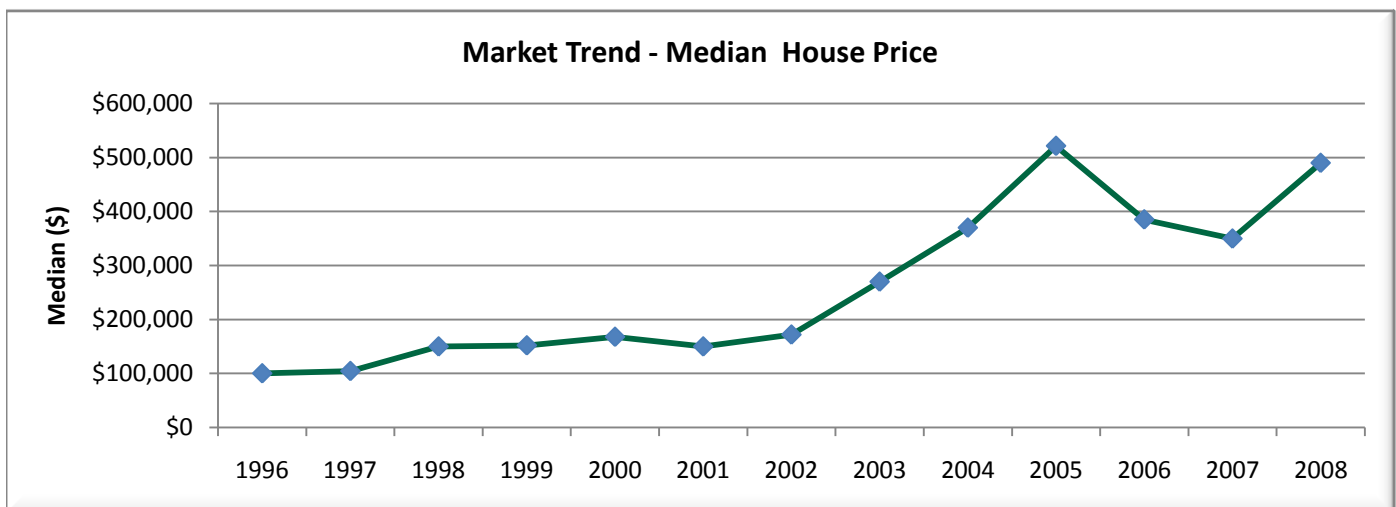


HOWDEN

Statistical Information - 2008

Sales:	1	Percentage Change	
Median:	\$490,000	last year:	40.1%
Lower Quartile:	\$490,000	2 years prior:	27.2%
Upper Quartile:	\$490,000	5 years prior:	81.5%
Median Days on Market:	20	10 years prior:	226.7%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	2	\$100,250	\$97,875	\$102,625	59.5
1997	8	\$104,500	\$92,250	\$127,000	45
1998	4	\$150,000	\$124,375	\$162,500	34
1999	2	\$152,000	\$148,000	\$156,000	337.5
2000	8	\$167,875	\$117,250	\$217,750	162
2001	9	\$150,000	\$133,000	\$185,000	89
2002	9	\$172,000	\$168,000	\$275,000	34
2003	13	\$270,000	\$265,000	\$352,500	37
2004	7	\$370,000	\$334,500	\$381,500	89
2005	10	\$521,500	\$335,750	\$642,500	96
2006	12	\$385,250	\$340,750	\$472,500	56
2007	6	\$349,750	\$301,125	\$426,500	58
2008	1	\$490,000	\$490,000	\$490,000	20



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REIT Statistics - Municipality Report

HOUSES

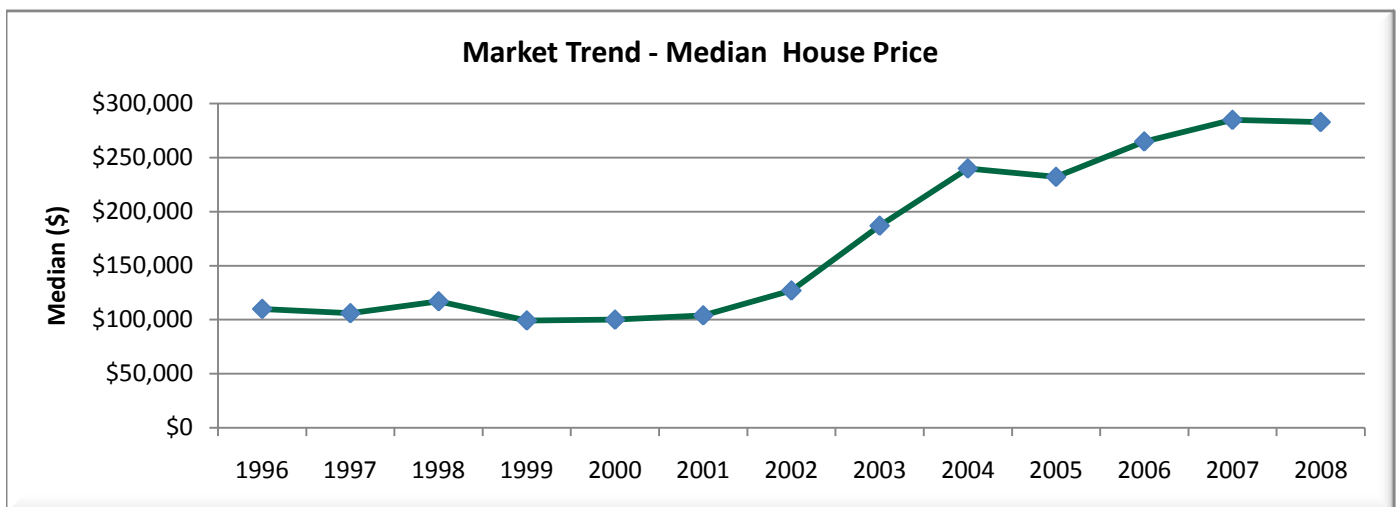


HUNTINGFIELD

Statistical Information - 2008

Sales:	6	Percentage Change	
Median:	\$283,000	last year:	-0.7%
Lower Quartile:	\$280,250	2 years prior:	6.8%
Upper Quartile:	\$360,000	5 years prior:	51.3%
Median Days on Market:	56	10 years prior:	141.9%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	6	\$109,944	\$101,222	\$119,500	89
1997	10	\$106,000	\$90,750	\$117,500	89
1998	3	\$117,000	\$113,500	\$122,500	214
1999	18	\$99,250	\$96,250	\$102,750	100.5
2000	14	\$100,000	\$91,750	\$115,000	55
2001	21	\$104,000	\$101,000	\$115,000	31
2002	11	\$127,000	\$124,000	\$132,250	26.5
2003	19	\$187,000	\$160,000	\$201,000	20
2004	19	\$240,000	\$231,000	\$255,500	48
2005	11	\$232,250	\$226,000	\$257,500	42
2006	16	\$265,000	\$240,000	\$276,500	33.5
2007	15	\$285,000	\$269,000	\$329,250	41
2008	6	\$283,000	\$280,250	\$360,000	56



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REIT Statistics - Municipality Report

HOUSES

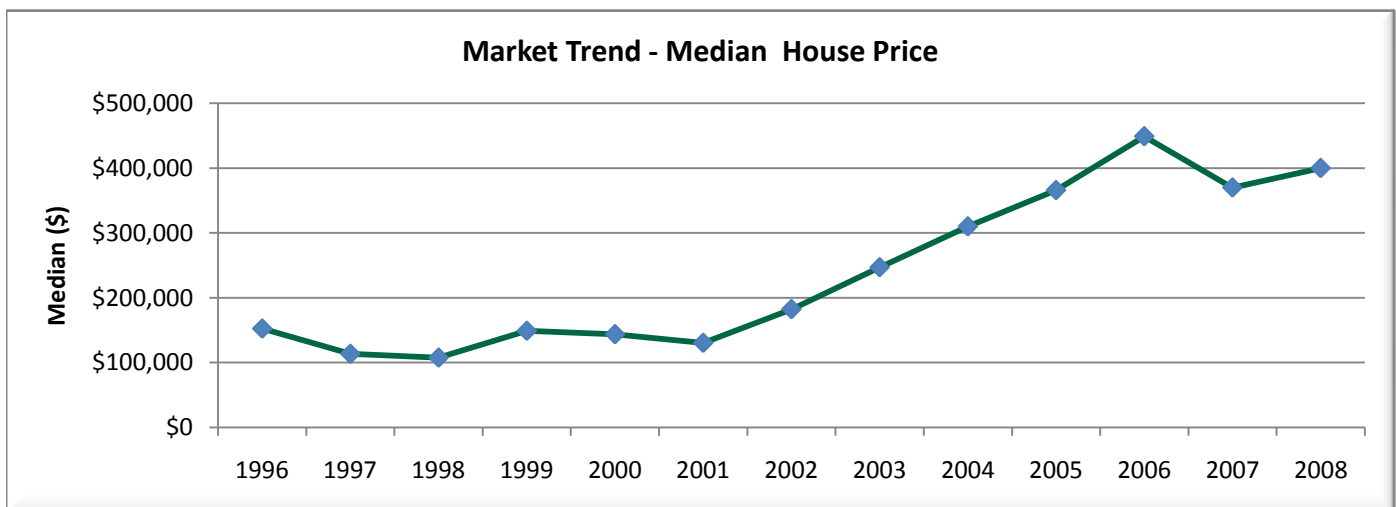


KETTERING

Statistical Information - 2008

Sales:	12	Percentage Change
Median:	\$400,000	last year: 8.1%
Lower Quartile:	\$345,000	2 years prior: -10.9%
Upper Quartile:	\$443,750	5 years prior: 61.9%
Median Days on Market:	73.5	10 years prior: 271.5%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	6	\$152,500	\$111,000	\$185,000	123
1997	4	\$113,500	\$98,000	\$154,250	131
1998	12	\$107,675	\$91,750	\$158,000	119.5
1999	14	\$149,000	\$115,063	\$212,500	214.5
2000	6	\$143,750	\$124,375	\$148,500	171
2001	18	\$130,500	\$108,750	\$209,750	50
2002	18	\$182,500	\$139,125	\$233,750	64
2003	21	\$247,000	\$157,000	\$320,000	52
2004	16	\$310,000	\$255,500	\$380,625	84
2005	13	\$366,000	\$265,000	\$435,000	83
2006	12	\$449,000	\$408,750	\$566,250	174
2007	21	\$370,000	\$300,000	\$470,000	91
2008	12	\$400,000	\$345,000	\$443,750	73.5



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REIT Statistics - Municipality Report

HOUSES

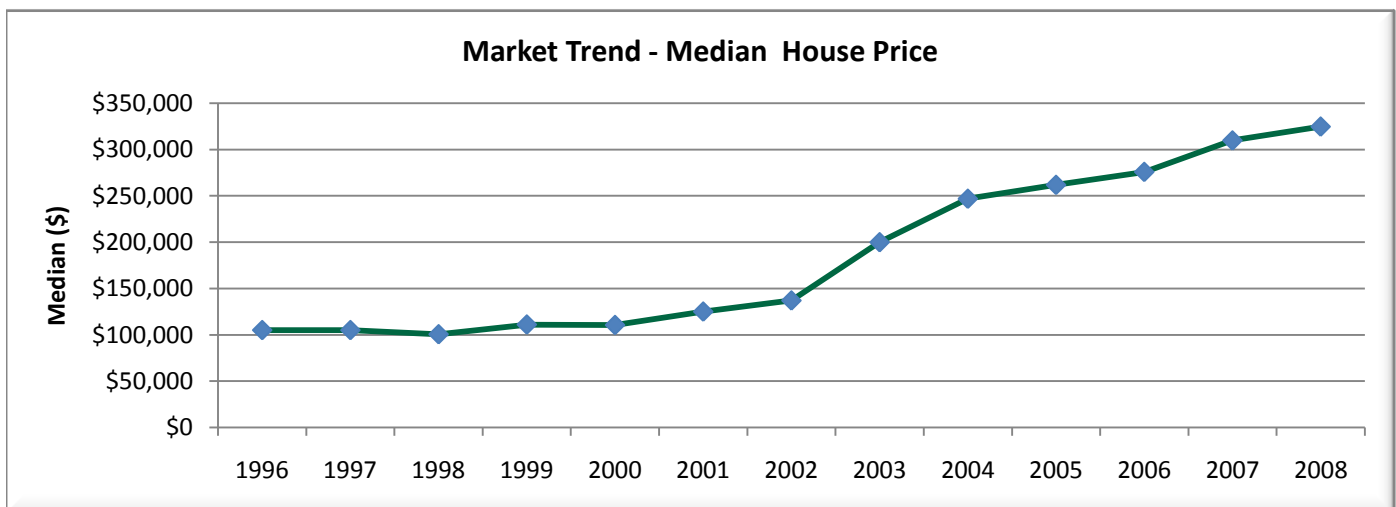
KINGSTON



Statistical Information - 2008

Sales:	147	Percentage Change	
Median:	\$325,000	last year:	4.8%
Lower Quartile:	\$272,500	2 years prior:	17.8%
Upper Quartile:	\$375,000	5 years prior:	62.5%
Median Days on Market:	76	10 years prior:	223.4%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	108	\$105,000	\$93,875	\$125,250	48
1997	104	\$105,000	\$90,000	\$134,250	96
1998	106	\$100,500	\$87,250	\$125,000	77
1999	135	\$111,000	\$95,000	\$133,500	86
2000	175	\$110,500	\$89,250	\$139,000	58
2001	203	\$125,000	\$98,000	\$161,000	54
2002	209	\$137,000	\$114,000	\$168,000	28
2003	204	\$200,000	\$170,000	\$252,288	24
2004	141	\$247,000	\$217,500	\$320,000	53.5
2005	155	\$262,000	\$230,000	\$320,000	54
2006	162	\$276,000	\$240,000	\$342,500	41
2007	202	\$310,000	\$272,625	\$366,500	40
2008	147	\$325,000	\$272,500	\$375,000	76



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REIT Statistics - Municipality Report

HOUSES

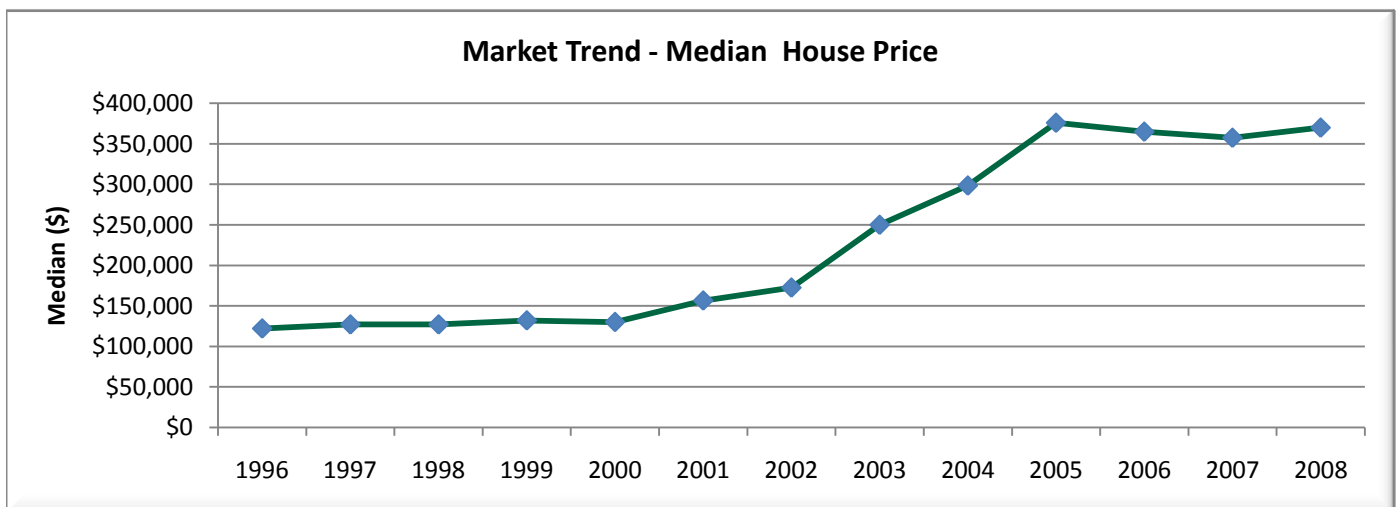


KINGSTON BEACH

Statistical Information - 2008

Sales:	21	Percentage Change	
Median:	\$370,000	last year:	3.5%
Lower Quartile:	\$320,000	2 years prior:	1.4%
Upper Quartile:	\$390,000	5 years prior:	48.0%
Median Days on Market:	79.5	10 years prior:	191.3%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	29	\$122,000	\$107,000	\$166,000	97
1997	26	\$127,000	\$105,875	\$169,500	55.5
1998	29	\$127,000	\$110,000	\$135,000	72.5
1999	39	\$132,000	\$108,000	\$172,000	84
2000	41	\$130,000	\$114,000	\$185,000	74
2001	50	\$156,500	\$117,125	\$235,250	52
2002	44	\$172,500	\$144,500	\$237,250	22
2003	39	\$250,000	\$211,500	\$371,250	21
2004	20	\$298,500	\$267,000	\$350,000	65.5
2005	17	\$376,000	\$286,000	\$425,000	59
2006	24	\$365,000	\$286,500	\$570,125	26.5
2007	30	\$357,500	\$320,563	\$481,950	29
2008	21	\$370,000	\$320,000	\$390,000	79.5



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REIT Statistics - Municipality Report

HOUSES



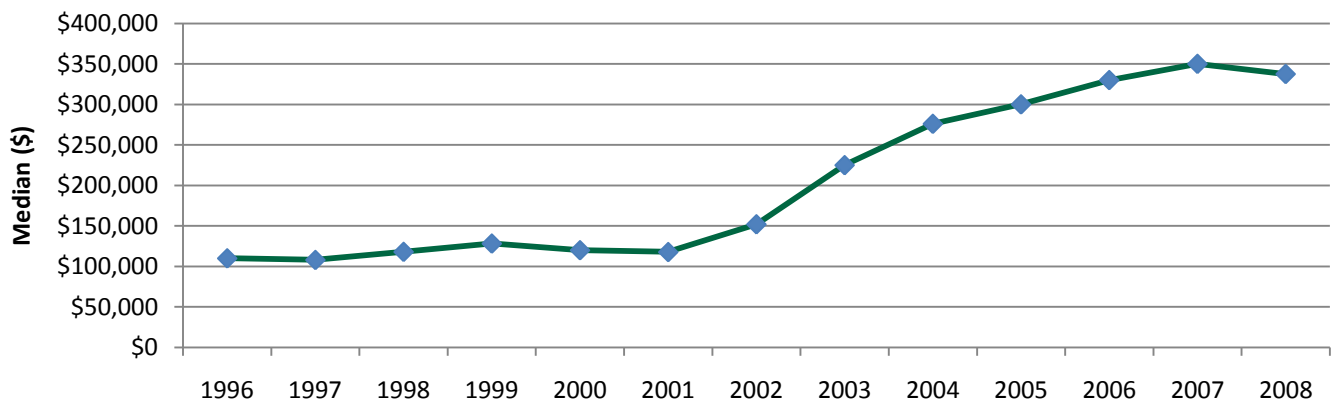
MARGATE

Statistical Information - 2008

Sales:	45	Percentage Change	
Median:	\$337,500	last year:	-3.6%
Lower Quartile:	\$310,000	2 years prior:	2.3%
Upper Quartile:	\$420,000	5 years prior:	50.0%
Median Days on Market:	45	10 years prior:	186.0%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	34	\$110,000	\$100,500	\$135,000	57
1997	42	\$108,000	\$88,500	\$136,875	77
1998	33	\$118,000	\$105,000	\$160,000	126.5
1999	54	\$128,250	\$102,000	\$154,625	98.5
2000	53	\$120,000	\$98,000	\$155,000	93.5
2001	64	\$117,750	\$102,854	\$159,000	36.5
2002	59	\$152,000	\$128,500	\$200,000	41
2003	51	\$225,000	\$166,000	\$276,000	28
2004	49	\$276,000	\$230,000	\$355,000	30
2005	37	\$300,000	\$270,000	\$355,000	45
2006	76	\$330,000	\$261,500	\$372,125	64.5
2007	49	\$350,000	\$300,000	\$454,500	46
2008	45	\$337,500	\$310,000	\$420,000	45

Market Trend - Median House Price



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REIT Statistics - Municipality Report

HOUSES

SNUG

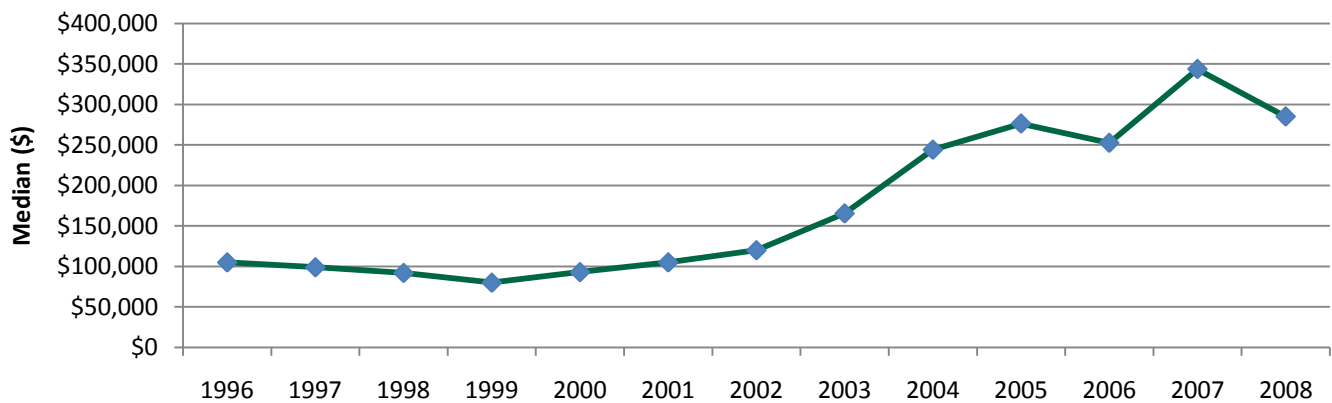


Statistical Information - 2008

Sales:	7	Percentage Change	
Median:	\$285,000	last year:	-17.0%
Lower Quartile:	\$271,500	2 years prior:	12.9%
Upper Quartile:	\$330,000	5 years prior:	72.3%
Median Days on Market:	74.5	10 years prior:	209.8%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	11	\$105,000	\$87,000	\$119,000	175
1997	9	\$99,000	\$92,000	\$118,000	56.5
1998	7	\$92,000	\$85,500	\$107,250	93
1999	7	\$80,000	\$77,250	\$110,000	50
2000	10	\$93,000	\$63,750	\$110,750	75
2001	13	\$105,000	\$95,000	\$117,000	75.5
2002	19	\$120,000	\$108,000	\$160,000	42
2003	15	\$165,400	\$160,000	\$182,500	10
2004	17	\$244,000	\$210,000	\$285,000	55
2005	12	\$276,250	\$227,500	\$343,750	51.5
2006	16	\$252,500	\$214,500	\$278,750	46
2007	12	\$343,500	\$298,750	\$375,625	43.5
2008	7	\$285,000	\$271,500	\$330,000	74.5

Market Trend - Median House Price



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REIT Statistics - Municipality Report

HOUSES



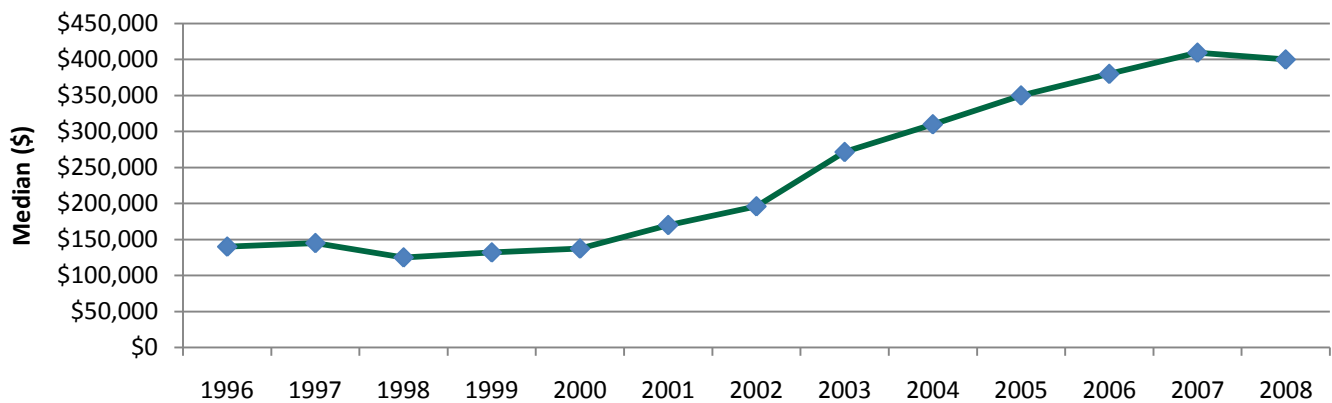
TAROONA

Statistical Information - 2008

Sales:	26	Percentage Change	
Median:	\$400,000	last year:	-2.3%
Lower Quartile:	\$362,500	2 years prior:	5.3%
Upper Quartile:	\$477,500	5 years prior:	47.3%
Median Days on Market:	28	10 years prior:	220.0%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	49	\$140,000	\$112,000	\$170,000	55
1997	54	\$145,000	\$118,875	\$177,375	54.5
1998	56	\$125,000	\$109,250	\$162,500	56.5
1999	56	\$131,925	\$114,375	\$170,500	55
2000	48	\$137,250	\$107,875	\$169,750	51
2001	73	\$170,000	\$135,000	\$210,000	29.5
2002	58	\$196,000	\$170,000	\$255,000	21.5
2003	64	\$271,500	\$235,000	\$380,000	25
2004	51	\$310,000	\$266,250	\$375,000	34
2005	35	\$350,000	\$304,000	\$455,000	53
2006	40	\$380,000	\$353,000	\$484,000	42
2007	41	\$409,500	\$375,000	\$480,000	39
2008	26	\$400,000	\$362,500	\$477,500	28

Market Trend - Median House Price



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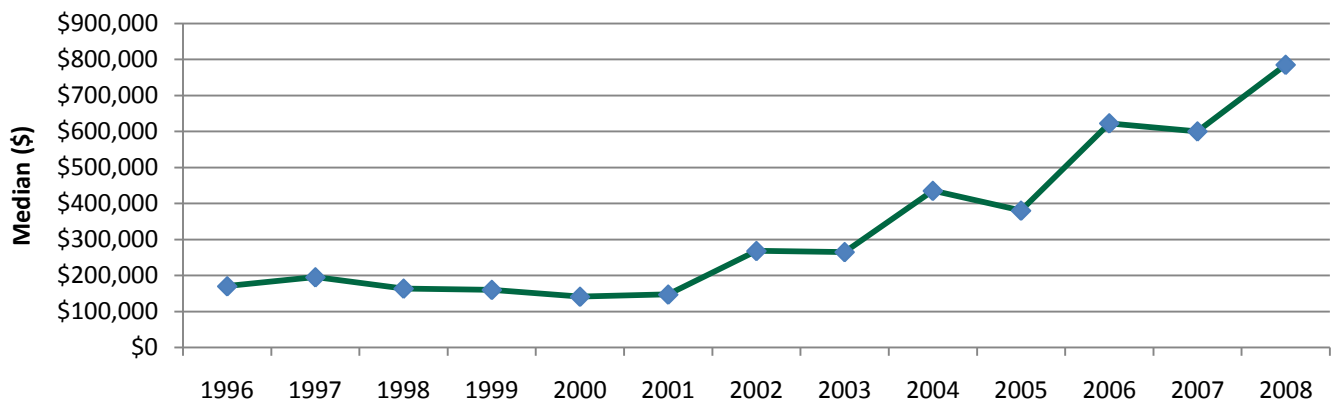
TINDERBOX

Statistical Information - 2008

Sales:	4	Percentage Change	
Median:	\$785,000	last year:	30.8%
Lower Quartile:	\$712,500	2 years prior:	26.1%
Upper Quartile:	\$895,000	5 years prior:	196.2%
Median Days on Market:	64.5	10 years prior:	380.1%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	2	\$170,000	\$147,500	\$192,500	91
1997	5	\$195,000	\$149,000	\$200,000	108
1998	4	\$163,500	\$152,500	\$220,250	169.5
1999	7	\$160,000	\$150,000	\$196,500	101
2000	5	\$141,000	\$87,500	\$197,000	42
2001	3	\$147,000	\$141,000	\$206,000	36
2002	7	\$268,000	\$250,000	\$282,500	68
2003	5	\$265,000	\$255,000	\$296,000	36
2004	6	\$435,000	\$325,000	\$612,500	59.5
2005	1	\$380,000	\$380,000	\$380,000	15
2006	4	\$622,500	\$574,250	\$700,000	56.5
2007	2	\$600,000	\$512,500	\$687,500	167.5
2008	4	\$785,000	\$712,500	\$895,000	64.5

Market Trend - Median House Price



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HOUSES

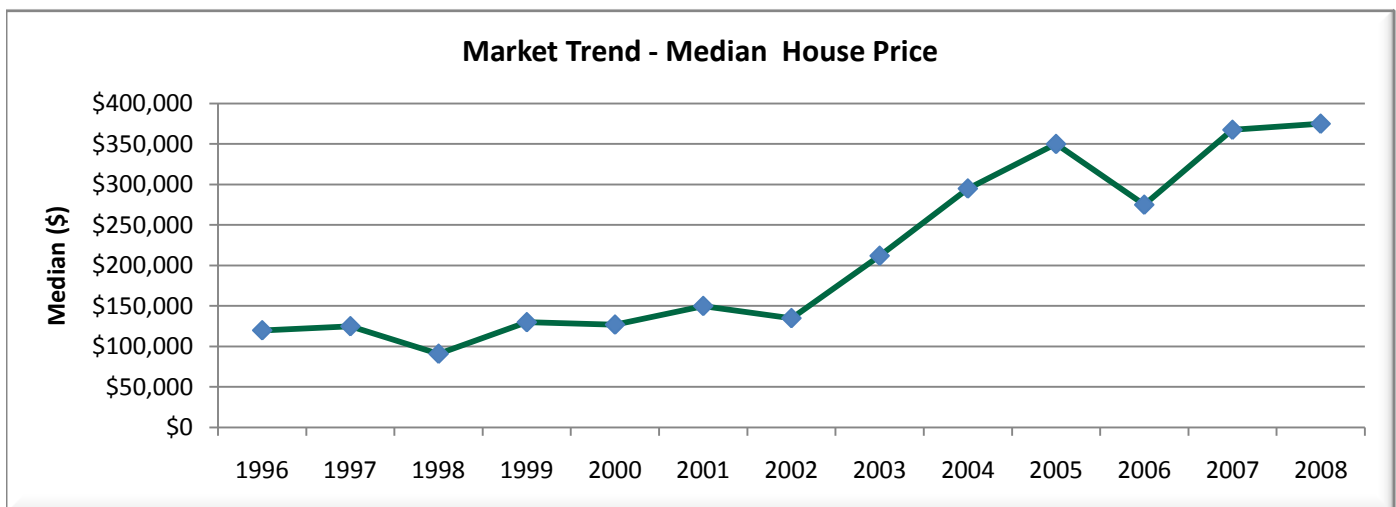


WOODBRIIDGE

Statistical Information - 2008

Sales:	9	Percentage Change	
Median:	\$375,000	last year:	2.0%
Lower Quartile:	\$355,000	2 years prior:	36.4%
Upper Quartile:	\$410,000	5 years prior:	76.9%
Median Days on Market:	41	10 years prior:	312.1%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	7	\$120,000	\$118,500	\$137,500	91
1997	7	\$125,000	\$95,500	\$221,000	64
1998	6	\$91,000	\$80,250	\$100,100	28
1999	5	\$130,000	\$121,000	\$135,000	242
2000	3	\$127,000	\$121,000	\$155,500	20
2001	7	\$150,000	\$110,000	\$224,000	115
2002	7	\$135,000	\$102,000	\$165,000	112
2003	9	\$212,000	\$180,000	\$265,000	29
2004	6	\$295,000	\$217,000	\$370,000	20.5
2005	12	\$350,000	\$310,750	\$427,750	89.5
2006	9	\$275,000	\$220,000	\$315,000	85
2007	10	\$367,500	\$350,250	\$389,500	52
2008	9	\$375,000	\$355,000	\$410,000	41



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