



REIT

REAL ESTATE INSTITUTE
OF TASMANIA

MUNICIPALITY REPORT

for

LATROBE

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

LATROBE

HOUSES

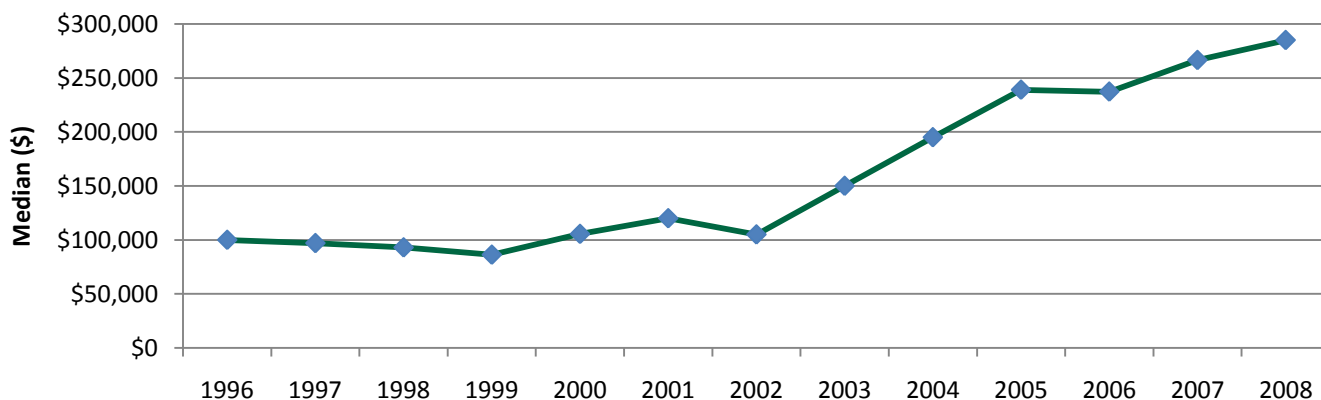


Statistical Information - 2008

Sales:	128	Percentage Change	
Median:	\$285,000	last year:	6.9%
Lower Quartile:	\$235,000	2 years prior:	20.1%
Upper Quartile:	\$349,250	5 years prior:	90.0%
Median Days on Market:	63	10 years prior:	206.5%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	88	\$100,000	\$61,750	\$127,875	55.5
1997	96	\$97,000	\$68,750	\$130,750	71.5
1998	91	\$93,000	\$68,750	\$126,500	98.5
1999	82	\$86,250	\$70,625	\$119,000	113.5
2000	122	\$105,500	\$75,000	\$131,500	113
2001	67	\$120,000	\$80,750	\$152,000	94
2002	165	\$105,000	\$79,000	\$147,000	100.5
2003	181	\$150,000	\$109,000	\$200,000	38.5
2004	105	\$195,000	\$150,000	\$259,000	60
2005	99	\$239,000	\$160,500	\$313,000	53
2006	110	\$237,250	\$190,000	\$283,750	67
2007	147	\$266,500	\$213,000	\$349,250	87
2008	128	\$285,000	\$235,000	\$349,250	63

Market Trend - Median House Price



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REIT Statistics - Municipality Report

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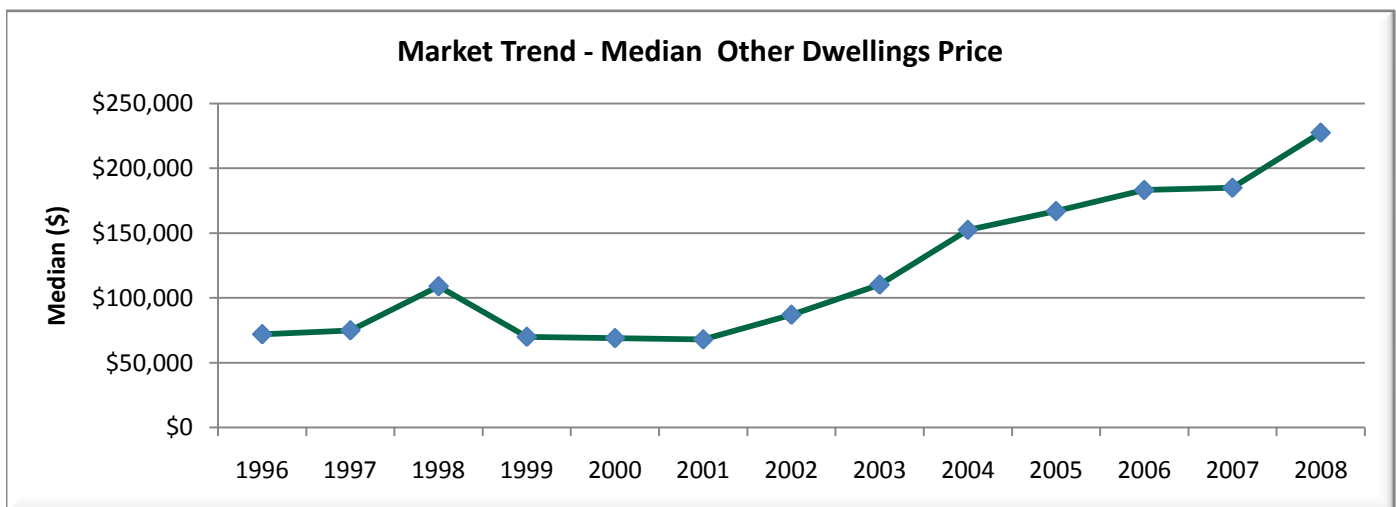


OTHER DWELLINGS

Statistical Information - 2008

Sales:	22	Percentage Change	
Median:	\$227,500	last year:	23.0%
Lower Quartile:	\$197,000	2 years prior:	NA
Upper Quartile:	\$275,000	5 years prior:	106.3%
Median Days on Market:	125	10 years prior:	NA

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	19	\$72,000	\$68,950	\$88,000	54
1997	13	\$75,000	\$70,000	\$95,000	73
1998	9	\$109,000	\$79,000	\$114,000	42.5
1999	11	\$70,000	\$63,250	\$85,500	342
2000	13	\$69,000	\$65,000	\$78,300	75
2001	7	\$68,000	\$65,500	\$92,500	489
2002	17	\$87,000	\$68,000	\$106,000	36
2003	24	\$110,250	\$77,500	\$141,000	32.5
2004	16	\$152,500	\$138,750	\$177,750	118
2005	11	\$167,000	\$140,000	\$178,000	100
2006	14	\$183,250	\$154,750	\$242,625	130
2007	42	\$185,000	\$146,250	\$214,750	134.5
2008	22	\$227,500	\$197,000	\$275,000	125



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REIT Statistics - Municipality Report

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LAND

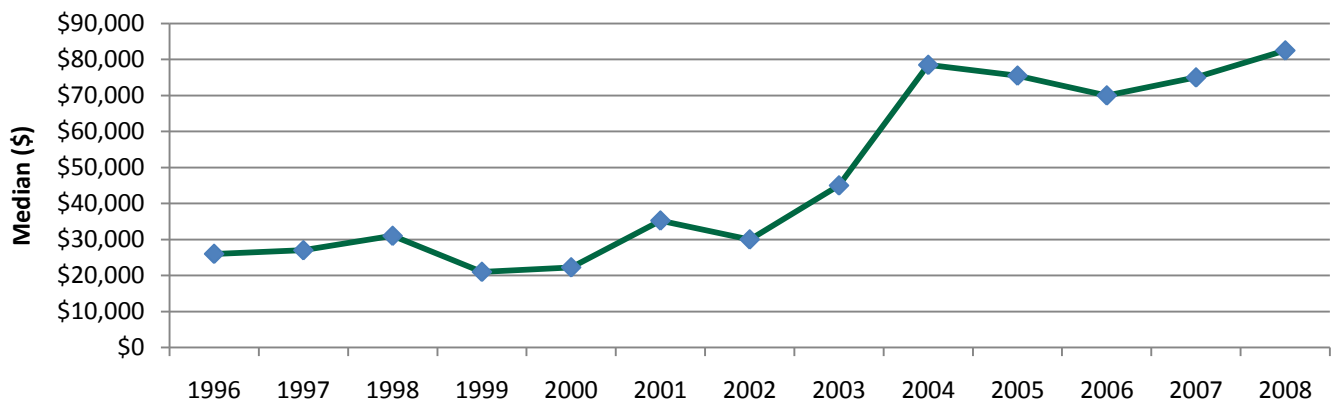


Statistical Information - 2008

Sales:	123	Percentage Change
Median:	\$82,500	last year: 10.0%
Lower Quartile:	\$71,000	2 years prior: 17.9%
Upper Quartile:	\$115,000	5 years prior: 83.3%
Median Days on Market:	105.5	10 years prior: 166.1%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	53	\$26,000	\$16,000	\$34,250	57
1997	41	\$27,000	\$17,500	\$37,000	71
1998	52	\$31,000	\$24,750	\$38,250	181
1999	47	\$21,000	\$16,000	\$32,000	197.5
2000	40	\$22,250	\$19,000	\$33,625	233
2001	24	\$35,250	\$25,000	\$41,250	188
2002	85	\$30,000	\$23,000	\$42,500	304
2003	205	\$45,000	\$32,500	\$65,000	46
2004	99	\$78,500	\$59,250	\$95,000	44
2005	50	\$75,500	\$64,250	\$120,000	100
2006	68	\$70,000	\$62,750	\$88,000	177.5
2007	114	\$75,000	\$65,000	\$99,750	134
2008	123	\$82,500	\$71,000	\$115,000	105.5

Market Trend - Median Land Price



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REIT

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OF TASMANIA

INDIVIDUAL SUBURB / TOWN
WITHIN THE LATROBE
MUNICIPALITY
MEDIAN HOUSE PRICES

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REIT Statistics - Municipality Report

HOUSES

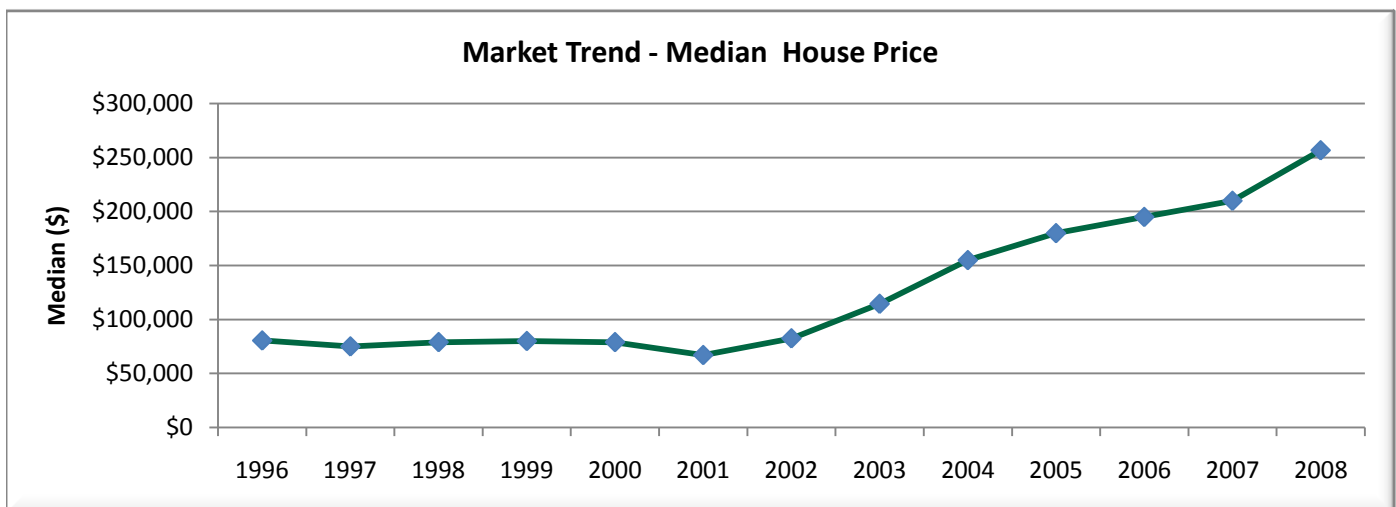


LATROBE

Statistical Information - 2008

Sales:	46	Percentage Change	
Median:	\$256,825	last year:	22.3%
Lower Quartile:	\$192,500	2 years prior:	31.7%
Upper Quartile:	\$290,750	5 years prior:	124.3%
Median Days on Market:	59	10 years prior:	225.1%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	33	\$80,500	\$56,000	\$108,000	46
1997	35	\$75,000	\$58,500	\$95,000	67
1998	31	\$79,000	\$65,500	\$94,000	99
1999	33	\$80,000	\$61,000	\$110,000	85
2000	37	\$79,000	\$56,000	\$90,000	57
2001	15	\$67,000	\$55,500	\$84,000	118
2002	45	\$82,500	\$60,000	\$110,000	84
2003	60	\$114,500	\$78,000	\$156,250	27.5
2004	49	\$155,000	\$133,000	\$199,000	70
2005	46	\$180,000	\$130,500	\$250,750	46
2006	41	\$195,000	\$150,000	\$240,000	34
2007	53	\$210,000	\$165,000	\$258,000	68
2008	46	\$256,825	\$192,500	\$290,750	59



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REIT Statistics - Municipality Report

HOUSES



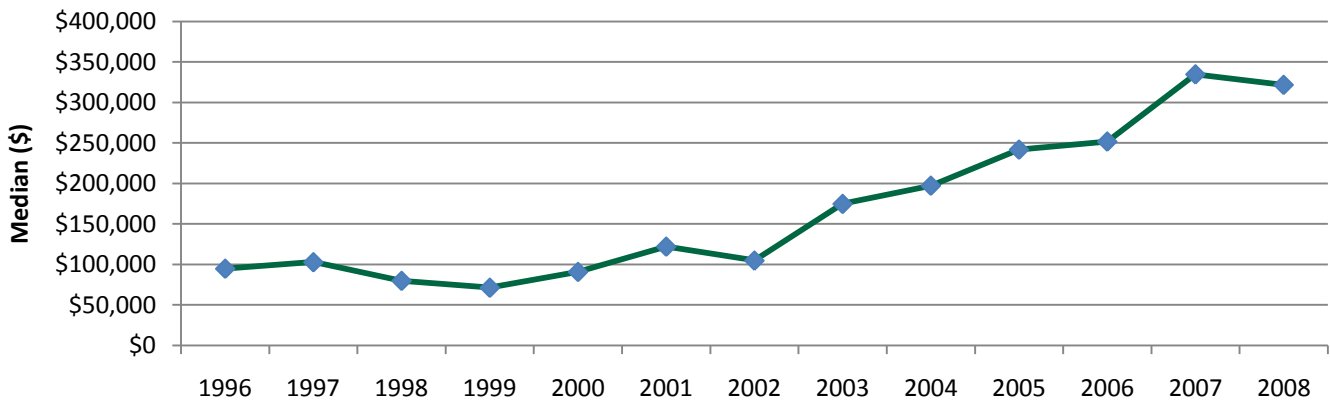
PORT SORELL

Statistical Information - 2008

Sales:	33	Percentage Change	
Median:	\$322,000	last year:	-3.9%
Lower Quartile:	\$268,000	2 years prior:	27.8%
Upper Quartile:	\$437,000	5 years prior:	84.0%
Median Days on Market:	57.5	10 years prior:	302.5%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	19	\$95,000	\$61,000	\$118,750	140
1997	22	\$103,000	\$83,250	\$141,875	78
1998	27	\$80,000	\$64,250	\$128,500	65
1999	16	\$71,500	\$56,250	\$129,500	212
2000	23	\$91,000	\$66,500	\$129,750	100
2001	18	\$122,250	\$78,375	\$184,500	96
2002	48	\$105,000	\$75,000	\$153,875	153
2003	53	\$175,000	\$135,000	\$230,000	45
2004	14	\$197,500	\$159,000	\$223,000	56
2005	24	\$242,000	\$186,500	\$321,000	119
2006	26	\$252,000	\$220,000	\$298,750	102.5
2007	36	\$335,000	\$252,250	\$375,500	106
2008	33	\$322,000	\$268,000	\$437,000	57.5

Market Trend - Median House Price



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HOUSES

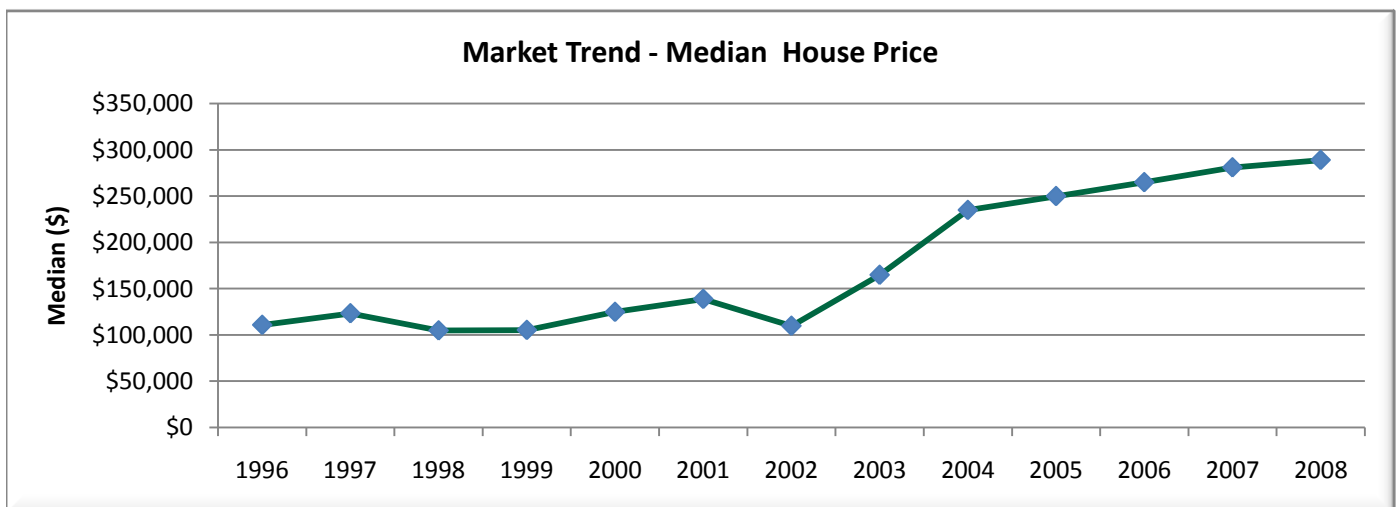


SHEARWATER

Statistical Information - 2008

Sales:	30	Percentage Change	
Median:	\$289,000	last year:	2.8%
Lower Quartile:	\$258,000	2 years prior:	9.1%
Upper Quartile:	\$347,375	5 years prior:	75.2%
Median Days on Market:	65.5	10 years prior:	175.2%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	17	\$111,000	\$97,500	\$154,000	51
1997	24	\$123,500	\$97,250	\$142,125	72
1998	23	\$105,000	\$87,450	\$124,500	216
1999	22	\$105,500	\$88,125	\$119,000	145
2000	36	\$125,000	\$107,625	\$160,000	223
2001	21	\$139,000	\$120,000	\$154,000	70
2002	44	\$110,000	\$93,750	\$146,125	83
2003	35	\$165,000	\$140,500	\$217,500	41
2004	23	\$235,000	\$177,500	\$287,000	47.5
2005	15	\$250,000	\$233,500	\$347,500	50
2006	31	\$265,000	\$220,000	\$295,000	105
2007	30	\$281,000	\$259,000	\$316,250	134.5
2008	30	\$289,000	\$258,000	\$347,375	65.5



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