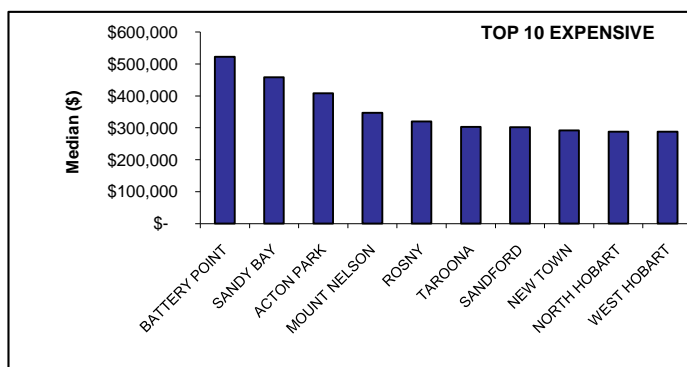


RESIDENTIAL SNAPSHOT: House Prices - March Quarter 2004



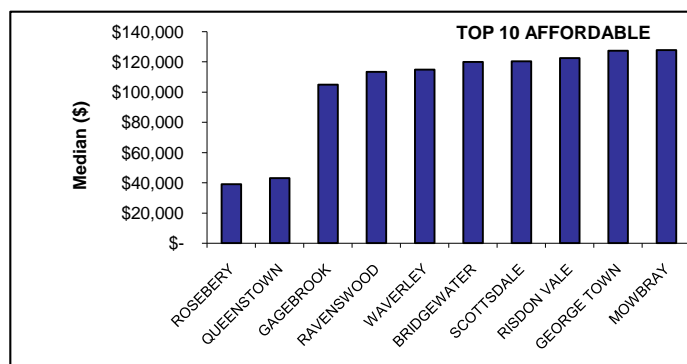
Top 10 Most Expensive Tasmanian Suburbs

Suburb	No of Sales	Median price	% Median change Mar-03 to Mar-04
BATTERY POINT	8	\$ 521,750	37.3%
SANDY BAY	36	\$ 457,500	25.3%
ACTON PARK	4	\$ 407,500	27.3%
MOUNT NELSON	8	\$ 346,250	42.8%
ROSNY	7	\$ 320,000	na
TAROONA	17	\$ 303,000	28.9%
SANDFORD	5	\$ 302,000	35.9%
NEW TOWN	22	\$ 291,000	29.3%
NORTH HOBART	14	\$ 287,500	55.4%
WEST HOBART	16	\$ 287,500	24.2%



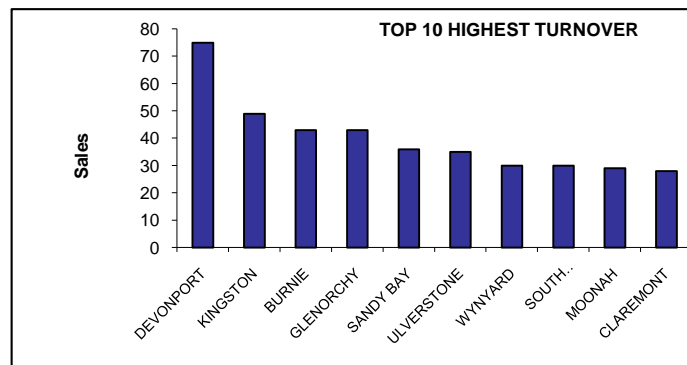
Top 10 Most Affordable Tasmanian Suburbs

Suburb	No of Sales	Median price	% Median change Mar-03 to Mar-04
ROSEBERY	13	\$ 39,000	34.5%
QUEENSTOWN	9	\$ 43,000	120.5%
GAGEBROOK	7	\$ 105,000	98.1%
RAVENSWOOD	13	\$ 113,500	69.4%
WAVERLEY	7	\$ 115,000	91.7%
BRIDGEWATER	15	\$ 120,000	112.4%
SCOTTSDALE	13	\$ 120,500	28.2%
RISDON VALE	14	\$ 122,500	75.0%
GEORGE TOWN	10	\$ 127,500	99.2%
MOWBRAY	20	\$ 128,000	56.1%



Top 10 Highest Turnover Suburbs

Suburb	No of Sales	Median price	% Median change Mar-03 to Mar-04
DEVONPORT	75	\$ 179,000	84.5%
KINGSTON	49	\$ 245,000	40.0%
BURNIE	43	\$ 140,000	102.9%
GLENORCHY	43	\$ 167,000	47.8%
SANDY BAY	36	\$ 457,500	25.3%
ULVERSTONE	35	\$ 190,000	118.4%
WYNYARD	30	\$ 130,000	16.1%
SOUTH HOBART	30	\$ 266,000	14.4%
MOONAH	29	\$ 162,500	45.1%
CLAREMONT	28	\$ 170,000	47.8%



Top 10 Median Price Growth Suburbs Over Quarter

Suburb	No of Sales	Median price	% Median change Dec-03 to Mar-04
ROSEBERY	13	\$ 39,000	56.0%
BRIDPORT	14	\$ 263,250	48.7%
PENGUIN	11	\$ 240,000	43.7%
ULVERSTONE	35	\$ 190,000	40.7%
PERTH	11	\$ 205,000	34.9%
EAST DEVONPORT	24	\$ 210,000	32.5%
QUEENSTOWN	9	\$ 43,000	32.3%
NEW NORFOLK	9	\$ 145,000	31.8%
SNUG	5	\$ 235,000	30.6%
PRIMROSE SANDS	14	\$ 130,000	26.8%

Top 10 Median Price Growth Suburbs Over Year

Suburb	No of Sales	Median price	% Median change Mar-03 to Mar-04
PENGUIN	11	\$ 240,000	155.3%
EAST DEVONPORT	24	\$ 210,000	133.3%
QUEENSTOWN	9	\$ 43,000	120.5%
ULVERSTONE	35	\$ 190,000	118.4%
BRIDGEWATER	15	\$ 120,000	112.4%
PRIMROSE SANDS	14	\$ 130,000	108.0%
BURNIE	43	\$ 140,000	102.9%
BRIDPORT	14	\$ 263,250	102.5%
GEORGE TOWN	10	\$ 127,000	99.2%
GAGEBROOK	7	\$ 105,000	98.1%

Disclaimer

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