



REIT

REAL ESTATE INSTITUTE
OF TASMANIA

MUNICIPALITY REPORT

for

NORTHERN MIDLANDS

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

NORTHERN MIDLANDS



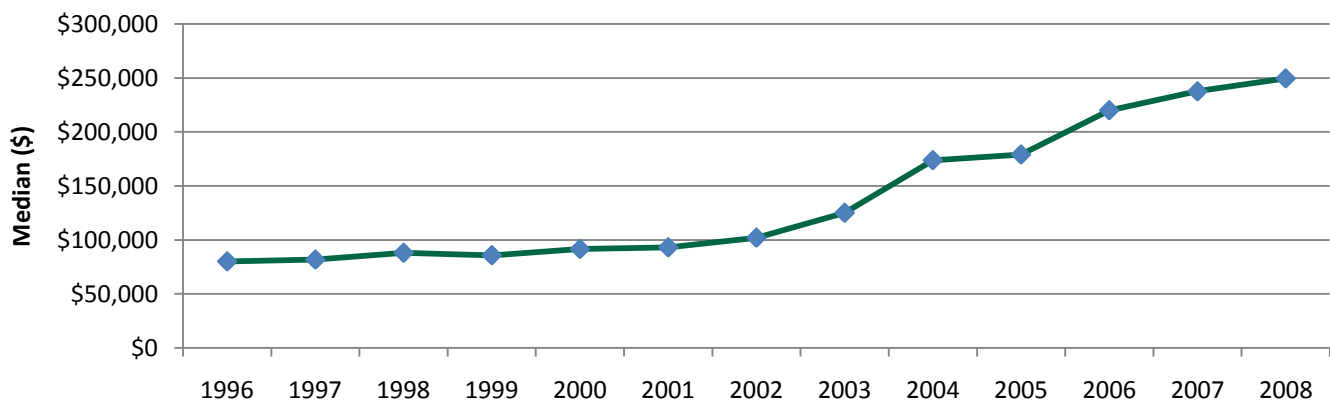
HOUSES

Statistical Information - 2008

Sales:	195	Percentage Change	
Median:	\$249,500	last year:	5.1%
Lower Quartile:	\$199,000	2 years prior:	13.4%
Upper Quartile:	\$336,500	5 years prior:	99.6%
Median Days on Market:	73.5	10 years prior:	183.5%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	133	\$80,000	\$60,000	\$100,000	77.5
1997	126	\$81,650	\$63,000	\$113,750	64
1998	139	\$88,000	\$62,250	\$125,000	101
1999	146	\$85,750	\$67,000	\$119,750	105
2000	169	\$91,500	\$72,500	\$130,500	77
2001	225	\$93,000	\$65,000	\$125,000	64
2002	274	\$102,000	\$72,000	\$143,300	51
2003	319	\$125,000	\$82,000	\$165,000	28.5
2004	164	\$173,750	\$139,500	\$226,875	45
2005	183	\$179,000	\$142,500	\$230,000	43
2006	174	\$220,000	\$176,125	\$265,000	48
2007	158	\$237,500	\$188,500	\$306,500	55.5
2008	195	\$249,500	\$199,000	\$336,500	73.5

Market Trend - Median House Price



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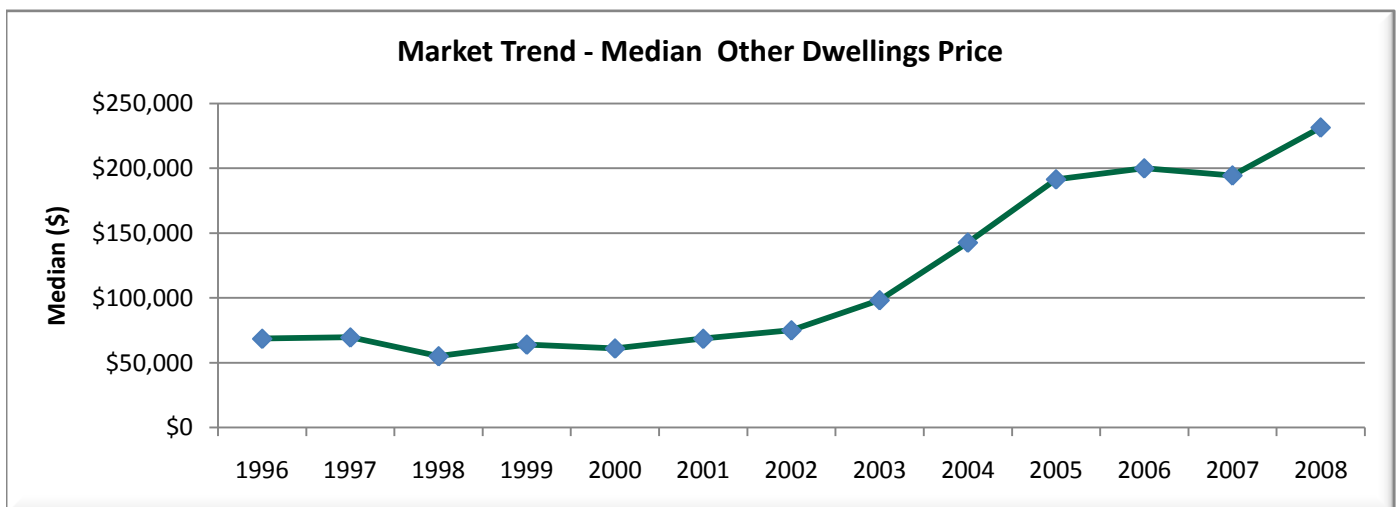
OTHER DWELLINGS



Statistical Information - 2008

Sales:	18	Percentage Change	
Median:	\$231,500	last year:	19.0%
Lower Quartile:	\$176,250	2 years prior:	15.8%
Upper Quartile:	\$265,750	5 years prior:	135.6%
Median Days on Market:	62	10 years prior:	320.9%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	14	\$68,500	\$60,750	\$76,500	95
1997	6	\$69,500	\$63,875	\$72,500	37
1998	7	\$55,000	\$49,750	\$75,000	105.5
1999	10	\$64,000	\$60,250	\$80,000	129
2000	13	\$61,000	\$55,000	\$70,000	155
2001	14	\$68,500	\$62,125	\$73,313	36.5
2002	22	\$75,000	\$54,625	\$84,250	111
2003	14	\$98,250	\$81,250	\$117,250	23.5
2004	9	\$142,700	\$135,000	\$149,000	41
2005	18	\$191,500	\$152,500	\$210,250	48.5
2006	23	\$200,000	\$175,000	\$217,500	70
2007	12	\$194,500	\$142,000	\$200,000	24
2008	18	\$231,500	\$176,250	\$265,750	62



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NORTHERN MIDLANDS



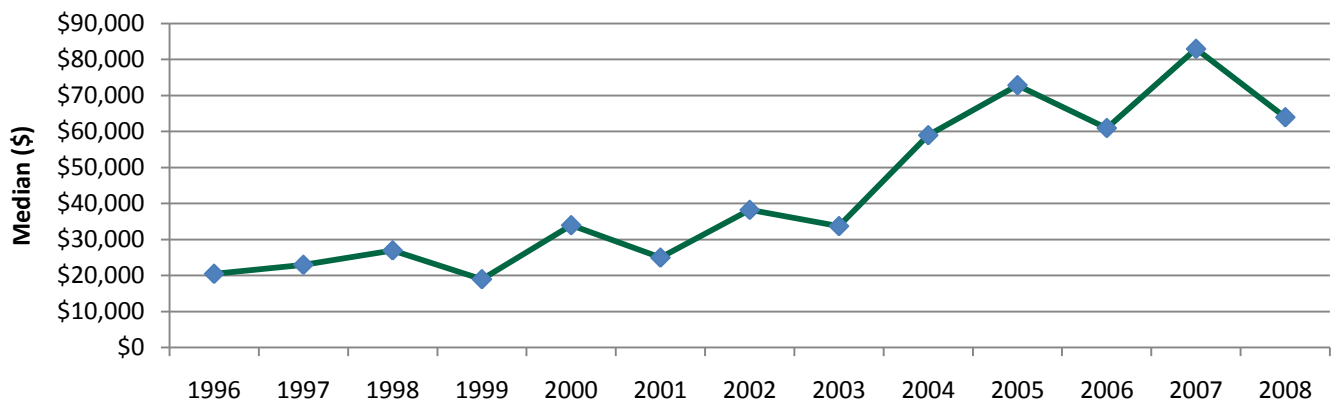
LAND

Statistical Information - 2008

Sales:	101	Percentage Change	
Median:	\$64,000	last year:	-22.9%
Lower Quartile:	\$55,000	2 years prior:	4.9%
Upper Quartile:	\$68,000	5 years prior:	89.6%
Median Days on Market:	87	10 years prior:	137.0%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	34	\$20,500	\$13,000	\$47,625	239.5
1997	31	\$23,000	\$13,500	\$35,000	78.5
1998	23	\$27,000	\$11,750	\$37,500	56.5
1999	26	\$19,000	\$12,500	\$52,500	347
2000	24	\$34,000	\$19,500	\$75,500	97.5
2001	26	\$25,000	\$18,125	\$34,750	176
2002	40	\$38,250	\$15,425	\$56,625	53.5
2003	92	\$33,750	\$16,500	\$50,000	57
2004	55	\$59,000	\$42,000	\$65,577	43
2005	34	\$72,900	\$43,125	\$117,000	35.5
2006	26	\$61,000	\$50,500	\$76,875	58
2007	41	\$83,000	\$70,000	\$120,000	89
2008	101	\$64,000	\$55,000	\$68,000	87

Market Trend - Median Land Price



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REIT

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OF TASMANIA

INDIVIDUAL SUBURB / TOWN WITHIN THE NORTHERN MIDLANDS MUNICIPALITY

MEDIAN HOUSE PRICES

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REIT Statistics - Municipality Report

HOUSES



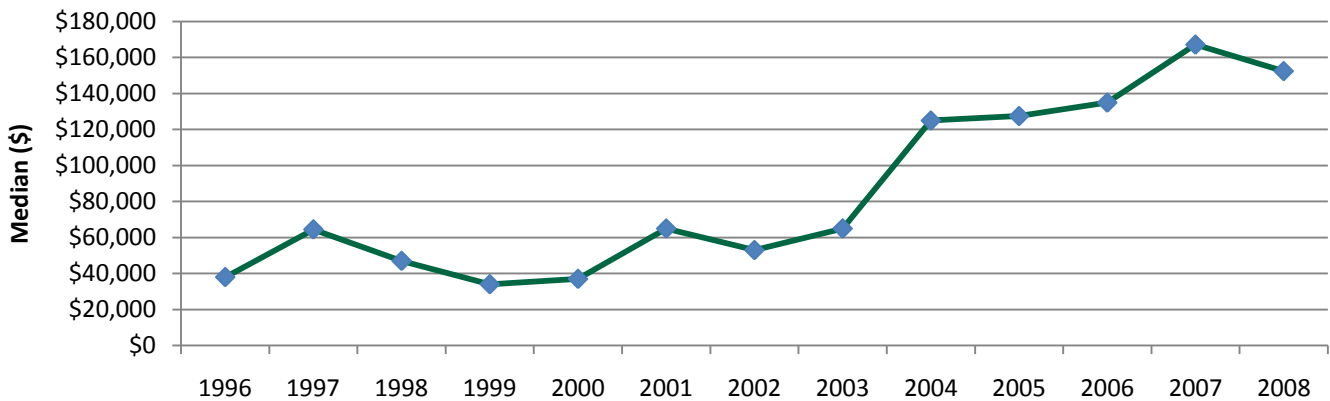
CAMPBELL TOWN

Statistical Information - 2008

Sales:	12	Percentage Change	
Median:	\$152,500	last year:	-8.8%
Lower Quartile:	\$100,750	2 years prior:	13.0%
Upper Quartile:	\$172,500	5 years prior:	134.6%
Median Days on Market:	84.5	10 years prior:	224.5%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	5	\$38,000	\$35,000	\$49,500	91
1997	6	\$64,500	\$46,750	\$94,250	56.5
1998	5	\$47,000	\$45,500	\$57,000	72
1999	5	\$34,000	\$25,000	\$35,000	212
2000	3	\$37,000	\$32,500	\$38,000	139
2001	13	\$65,000	\$48,000	\$100,000	68
2002	17	\$53,000	\$45,000	\$66,000	79
2003	43	\$65,000	\$52,000	\$100,000	19
2004	15	\$125,000	\$105,000	\$139,000	119
2005	23	\$127,500	\$104,500	\$150,000	79
2006	10	\$135,000	\$113,500	\$183,750	80
2007	6	\$167,250	\$131,250	\$202,125	79
2008	12	\$152,500	\$100,750	\$172,500	84.5

Market Trend - Median House Price



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REIT Statistics - Municipality Report

HOUSES

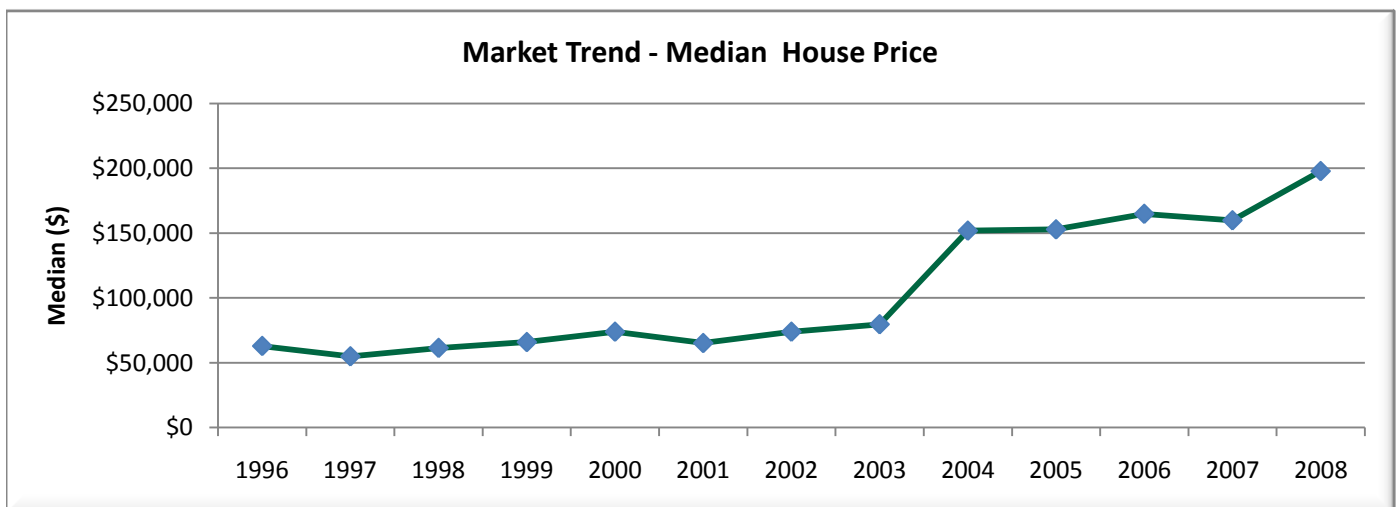


CRESSY

Statistical Information - 2008

Sales:	10	Percentage Change	
Median:	\$198,000	last year:	23.8%
Lower Quartile:	\$175,500	2 years prior:	20.0%
Upper Quartile:	\$298,500	5 years prior:	148.3%
Median Days on Market:	106.5	10 years prior:	222.0%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	11	\$63,000	\$43,000	\$95,000	66.5
1997	11	\$55,000	\$44,500	\$81,250	92.5
1998	8	\$61,500	\$50,000	\$92,000	116.5
1999	9	\$66,000	\$45,000	\$69,000	145
2000	17	\$74,000	\$45,000	\$178,000	122
2001	20	\$65,250	\$47,750	\$79,000	134.5
2002	20	\$74,000	\$55,000	\$96,250	67
2003	32	\$79,750	\$68,750	\$117,500	27
2004	15	\$152,000	\$105,000	\$164,065	23
2005	23	\$153,000	\$137,750	\$171,650	31
2006	15	\$165,000	\$125,000	\$188,000	37
2007	13	\$160,000	\$155,000	\$180,000	77
2008	10	\$198,000	\$175,500	\$298,500	106.5



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REIT Statistics - Municipality Report

HOUSES

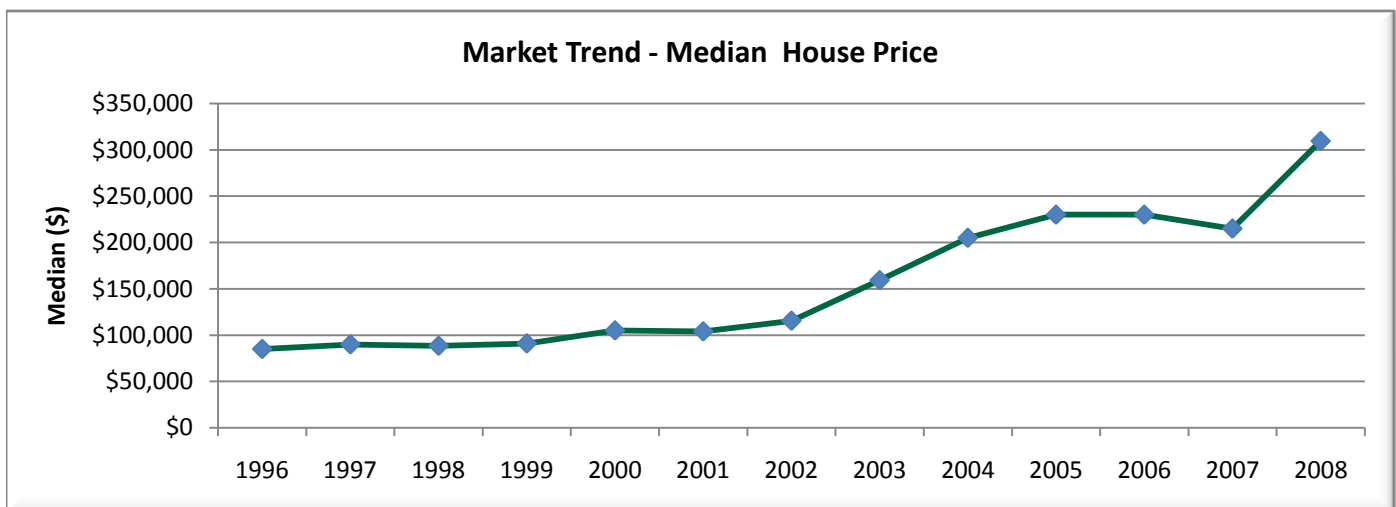
EVANDALE



Statistical Information - 2008

Sales:	22	Percentage Change	
Median:	\$309,500	last year:	44.0%
Lower Quartile:	\$229,750	2 years prior:	34.6%
Upper Quartile:	\$379,000	5 years prior:	94.3%
Median Days on Market:	47	10 years prior:	249.8%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	14	\$85,000	\$70,000	\$95,000	52
1997	19	\$90,000	\$86,500	\$115,000	47
1998	32	\$88,475	\$67,500	\$101,250	71.5
1999	23	\$91,000	\$77,500	\$128,000	112
2000	30	\$105,000	\$85,500	\$163,750	57.5
2001	36	\$104,000	\$78,000	\$121,500	38
2002	46	\$115,500	\$90,250	\$147,500	30.5
2003	30	\$159,250	\$122,750	\$169,000	31.5
2004	11	\$205,000	\$160,000	\$262,500	41
2005	16	\$230,000	\$212,875	\$339,375	42
2006	18	\$230,000	\$212,000	\$240,000	44
2007	13	\$215,000	\$195,000	\$320,000	30
2008	22	\$309,500	\$229,750	\$379,000	47



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REIT Statistics - Municipality Report

HOUSES

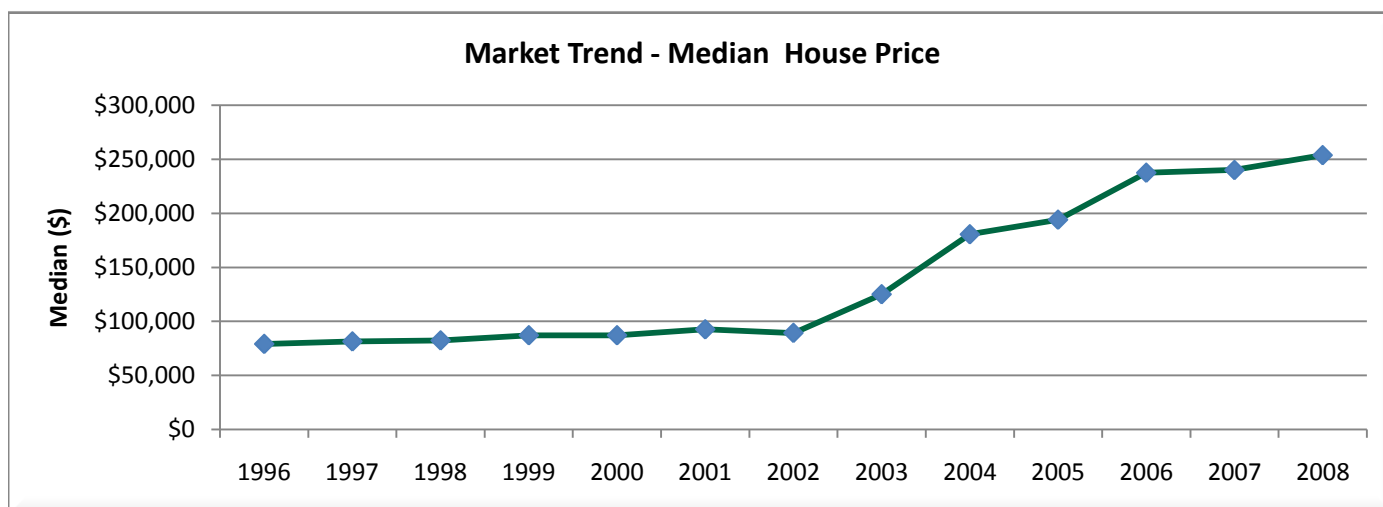


LONGFORD

Statistical Information - 2008

Sales:	72	Percentage Change	
Median:	\$253,750	last year:	5.7%
Lower Quartile:	\$211,000	2 years prior:	6.8%
Upper Quartile:	\$322,500	5 years prior:	103.0%
Median Days on Market:	92	10 years prior:	208.5%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	56	\$79,000	\$63,750	\$101,500	89
1997	55	\$81,300	\$67,808	\$102,000	61
1998	50	\$82,250	\$65,250	\$119,500	89
1999	43	\$87,000	\$67,000	\$111,000	119
2000	65	\$87,000	\$72,500	\$115,000	75.5
2001	77	\$92,500	\$65,000	\$122,000	86
2002	75	\$89,200	\$69,000	\$116,000	51.5
2003	95	\$125,000	\$99,000	\$159,000	30.5
2004	64	\$180,500	\$148,750	\$235,125	33
2005	53	\$194,000	\$165,000	\$265,000	33
2006	70	\$237,500	\$198,375	\$259,375	49
2007	57	\$240,000	\$200,000	\$300,000	52
2008	72	\$253,750	\$211,000	\$322,500	92



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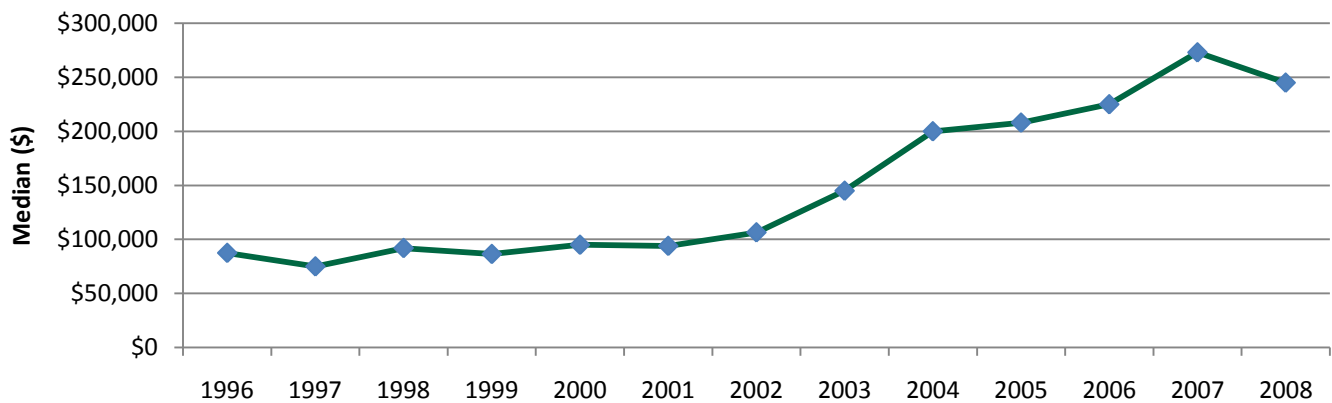
PERTH

Statistical Information - 2008

Sales:	56	Percentage Change
Median:	\$245,000	last year: -10.3%
Lower Quartile:	\$221,250	2 years prior: 8.9%
Upper Quartile:	\$291,000	5 years prior: 69.0%
Median Days on Market:	73	10 years prior: 166.3%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	26	\$87,500	\$69,250	\$99,750	74
1997	25	\$75,000	\$57,000	\$87,000	80
1998	25	\$92,000	\$80,000	\$125,000	129
1999	36	\$86,500	\$73,250	\$110,125	70
2000	41	\$95,000	\$75,000	\$112,500	70
2001	47	\$94,000	\$72,500	\$107,750	58
2002	74	\$106,500	\$89,000	\$127,750	51
2003	63	\$145,000	\$105,500	\$167,000	31
2004	31	\$200,000	\$164,125	\$218,750	46
2005	35	\$208,000	\$178,750	\$230,000	45
2006	43	\$225,000	\$175,500	\$286,000	41
2007	51	\$273,000	\$220,000	\$308,500	57
2008	56	\$245,000	\$221,250	\$291,000	73

Market Trend - Median House Price



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