



REIT

REAL ESTATE INSTITUTE
OF TASMANIA

MUNICIPALITY REPORT
for
SOUTHERN 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

SOUTHERN MIDLANDS



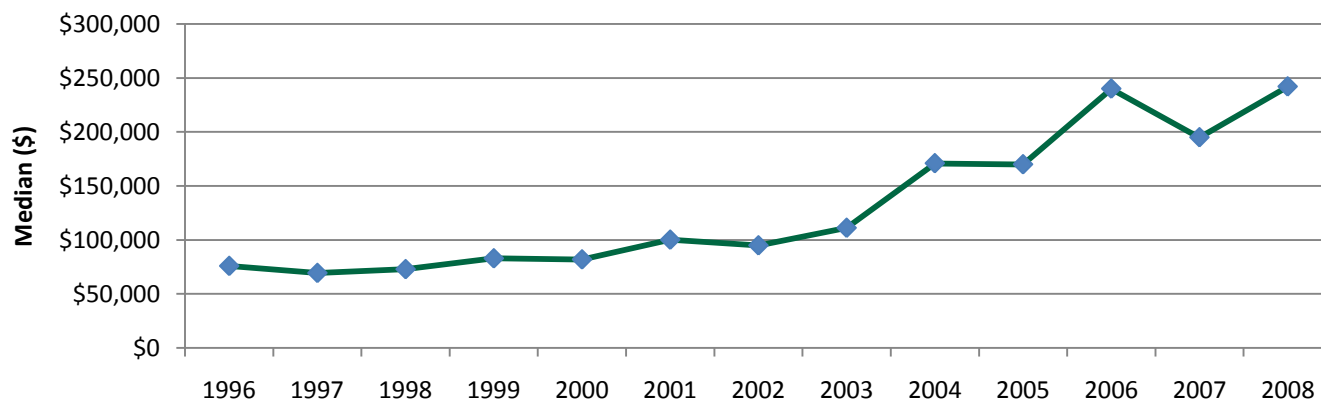
HOUSES

Statistical Information - 2008

Sales:	51	Percentage Change	
Median:	\$242,000	last year:	24.1%
Lower Quartile:	\$180,000	2 years prior:	0.8%
Upper Quartile:	\$299,000	5 years prior:	117.5%
Median Days on Market:	93	10 years prior:	231.5%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	73	\$76,000	\$59,500	\$110,000	122
1997	61	\$69,500	\$50,000	\$118,000	106
1998	56	\$73,000	\$47,250	\$114,813	108.5
1999	49	\$83,000	\$52,000	\$109,000	91.5
2000	67	\$82,000	\$58,750	\$115,000	155
2001	86	\$100,250	\$67,625	\$133,750	126
2002	109	\$95,000	\$72,000	\$138,000	58
2003	132	\$111,250	\$75,000	\$160,000	44
2004	60	\$171,000	\$109,000	\$240,000	69.5
2005	37	\$170,000	\$132,000	\$255,000	90.5
2006	43	\$240,000	\$164,250	\$292,500	86
2007	57	\$195,000	\$165,000	\$275,000	89
2008	51	\$242,000	\$180,000	\$299,000	93

Market Trend - Median House Price



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REIT Statistics - Municipality Report

SOUTHERN MIDLANDS

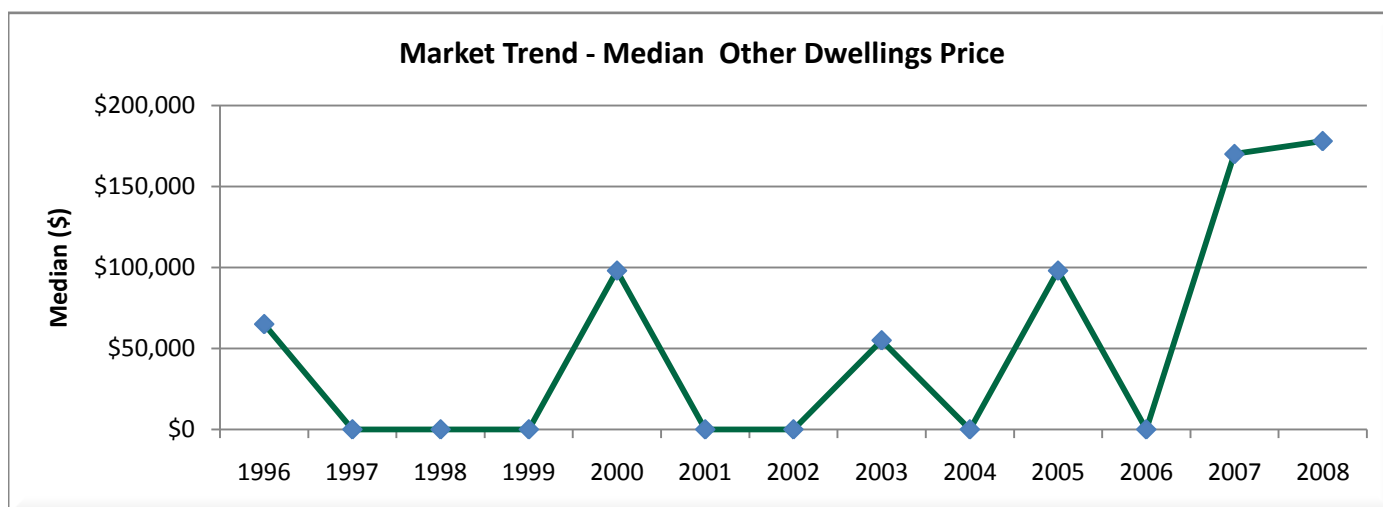
OTHER DWELLINGS



Statistical Information - 2008

Sales:	1	Percentage Change	
Median:	\$178,000	last year:	4.7%
Lower Quartile:	\$178,000	2 years prior:	NA
Upper Quartile:	\$178,000	5 years prior:	223.6%
Median Days on Market:	159	10 years prior:	NA

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	1	\$65,000	\$65,000	\$65,000	150
1997	NA	NA	NA	NA	NA
1998	NA	NA	NA	NA	NA
1999	NA	NA	NA	NA	NA
2000	1	\$98,000	\$98,000	\$98,000	4
2001	NA	NA	NA	NA	NA
2002	NA	NA	NA	NA	NA
2003	1	\$55,000	\$55,000	\$55,000	47
2004	NA	NA	NA	NA	NA
2005	1	\$98,000	\$98,000	\$98,000	33
2006	NA	NA	NA	NA	NA
2007	5	\$170,000	\$160,000	\$175,000	192
2008	1	\$178,000	\$178,000	\$178,000	159



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REIT Statistics - Municipality Report

SOUTHERN MIDLANDS



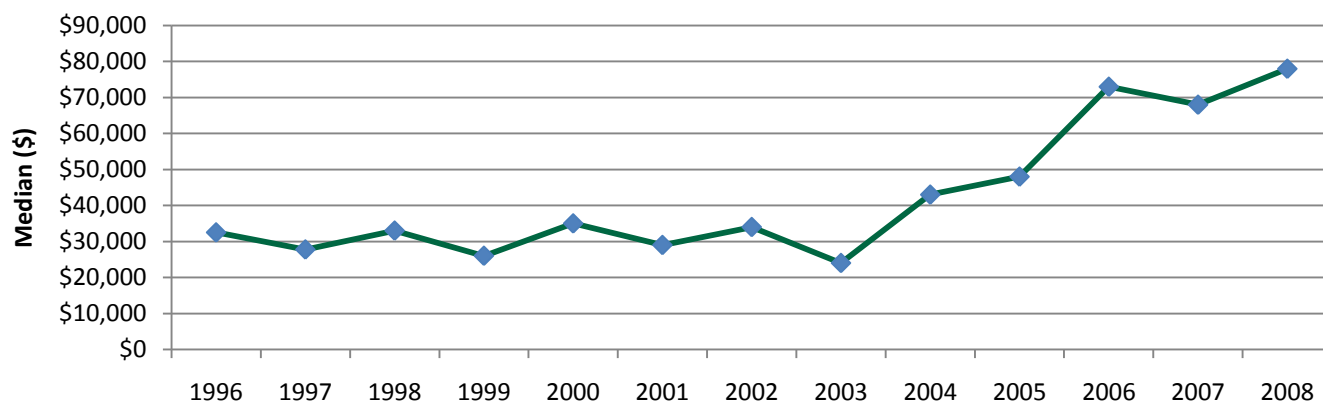
LAND

Statistical Information - 2008

Sales:	17	Percentage Change	
Median:	\$78,000	last year:	14.7%
Lower Quartile:	\$70,500	2 years prior:	6.8%
Upper Quartile:	\$110,000	5 years prior:	225.0%
Median Days on Market:	223	10 years prior:	136.4%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	31	\$32,500	\$24,750	\$44,975	118
1997	20	\$27,750	\$20,000	\$43,000	172
1998	21	\$33,000	\$22,000	\$50,000	140
1999	15	\$26,000	\$17,250	\$35,000	75
2000	10	\$35,000	\$30,000	\$47,500	170
2001	10	\$29,000	\$20,125	\$56,875	204
2002	31	\$34,000	\$19,500	\$46,750	304.5
2003	55	\$24,000	\$18,500	\$48,750	56
2004	55	\$43,000	\$30,000	\$66,500	89.5
2005	19	\$48,000	\$34,750	\$62,500	37
2006	23	\$73,000	\$49,000	\$132,500	143
2007	26	\$68,000	\$62,500	\$104,250	124
2008	17	\$78,000	\$70,500	\$110,000	223

Market Trend - Median Land Price



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REIT

REAL ESTATE INSTITUTE
OF TASMANIA

INDIVIDUAL SUBURB / TOWN
WITHIN THE SOUTHERN MIDLANDS
MUNICIPALITY

MEDIAN HOUSE PRICES

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REIT Statistics - Municipality Report

HOUSES

BAGDAD

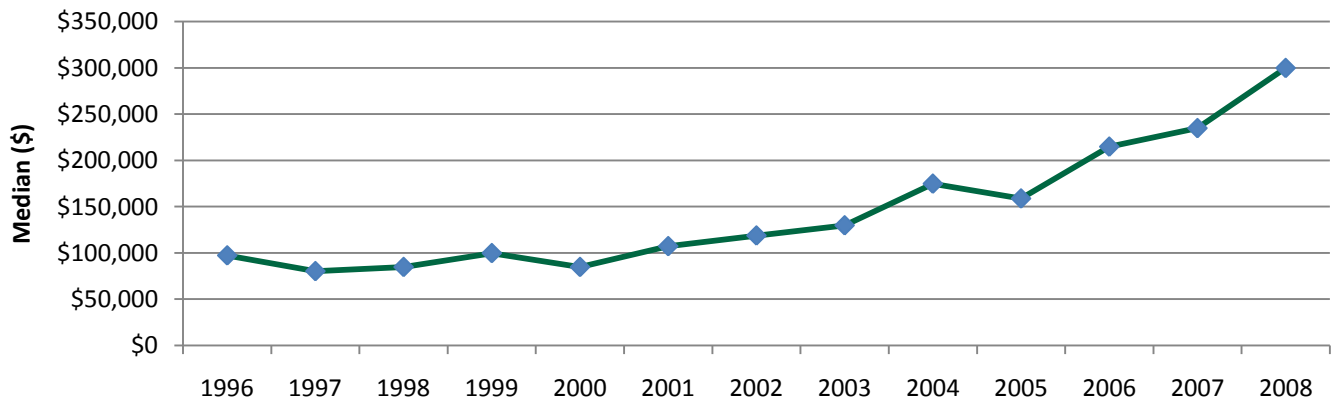


Statistical Information - 2008

Sales:	9	Percentage Change	
Median:	\$300,000	last year:	27.7%
Lower Quartile:	\$250,000	2 years prior:	39.5%
Upper Quartile:	\$335,000	5 years prior:	130.8%
Median Days on Market:	62	10 years prior:	252.9%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	18	\$97,500	\$78,250	\$134,250	169.5
1997	14	\$80,500	\$68,125	\$103,750	121
1998	13	\$85,000	\$79,000	\$112,750	114
1999	13	\$100,000	\$85,000	\$112,000	76
2000	20	\$85,000	\$79,875	\$95,500	69
2001	30	\$107,500	\$84,250	\$130,000	124
2002	31	\$119,000	\$94,500	\$149,900	79
2003	29	\$130,000	\$95,000	\$185,000	37
2004	13	\$175,000	\$130,000	\$194,000	68
2005	10	\$159,000	\$131,250	\$248,250	92
2006	10	\$215,000	\$180,000	\$273,500	93
2007	14	\$235,000	\$185,000	\$257,500	57
2008	9	\$300,000	\$250,000	\$335,000	62

Market Trend - Median House Price



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REIT Statistics - Municipality Report

HOUSES

CAMPANIA

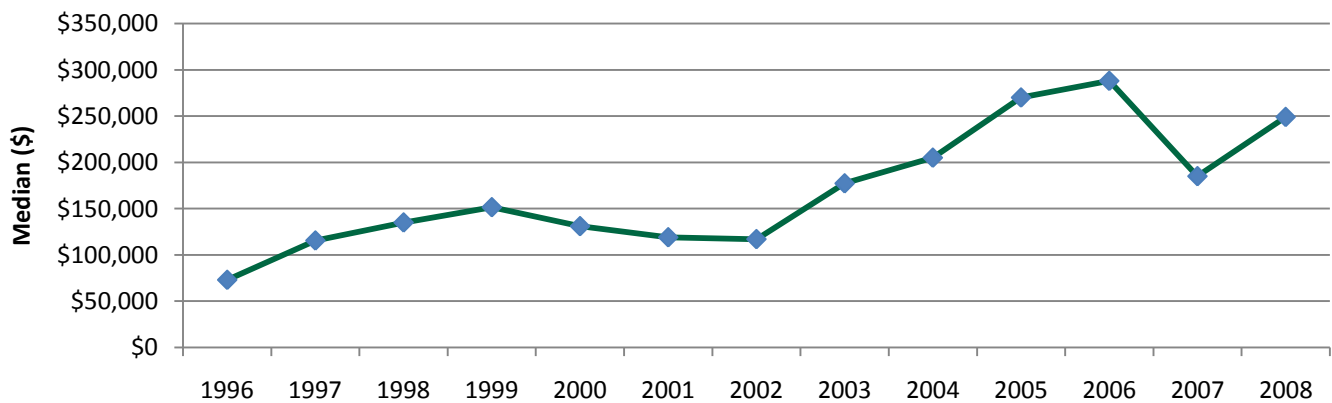


Statistical Information - 2008

Sales:	13	Percentage Change	
Median:	\$249,000	last year:	34.6%
Lower Quartile:	\$237,000	2 years prior:	-13.5%
Upper Quartile:	\$292,000	5 years prior:	40.5%
Median Days on Market:	97	10 years prior:	84.4%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	9	\$73,000	\$59,000	\$160,000	58.5
1997	2	\$115,500	\$110,750	\$120,250	61.5
1998	5	\$135,000	\$100,000	\$137,000	249
1999	6	\$151,500	\$128,500	\$177,875	126.5
2000	6	\$131,000	\$92,000	\$278,000	187.5
2001	10	\$119,000	\$72,000	\$160,125	231.5
2002	14	\$117,000	\$95,000	\$218,250	58
2003	14	\$177,250	\$161,250	\$210,375	46
2004	7	\$205,000	\$171,250	\$245,000	36.5
2005	5	\$270,000	\$187,000	\$335,000	92.5
2006	6	\$288,000	\$237,500	\$352,750	48
2007	14	\$185,000	\$175,000	\$210,000	89
2008	13	\$249,000	\$237,000	\$292,000	97

Market Trend - Median House Price



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REIT Statistics - Municipality Report

HOUSES

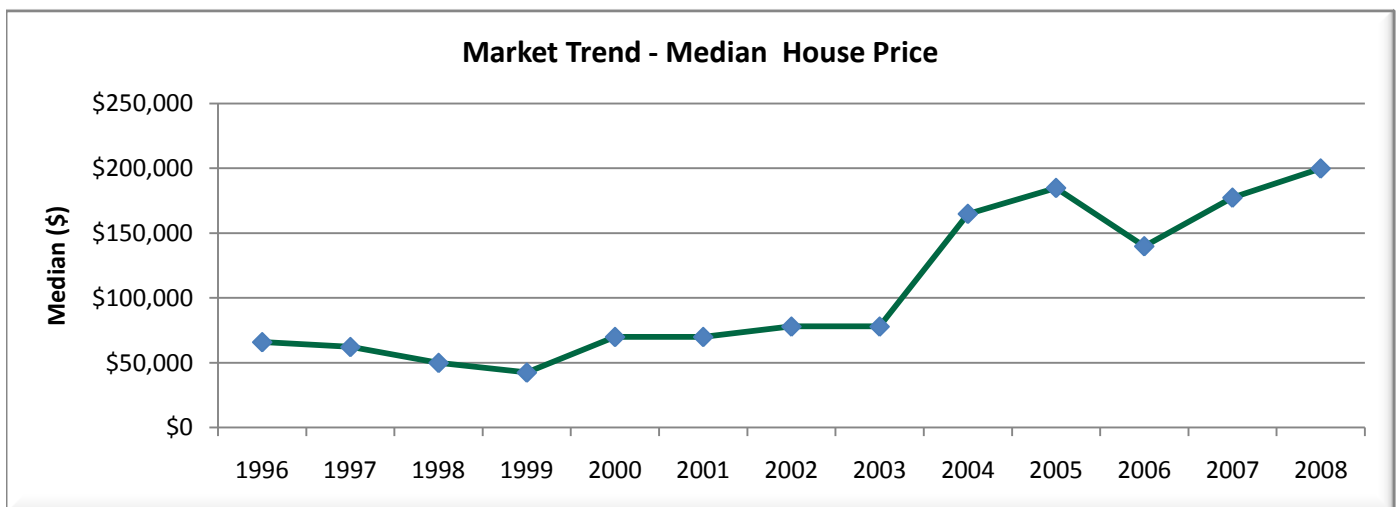


OATLANDS

Statistical Information - 2008

Sales:	7	Percentage Change	
Median:	\$200,000	last year:	12.7%
Lower Quartile:	\$190,000	2 years prior:	42.9%
Upper Quartile:	\$230,000	5 years prior:	156.4%
Median Days on Market:	150	10 years prior:	300.0%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	8	\$66,000	\$58,125	\$93,000	244.5
1997	10	\$62,250	\$47,000	\$116,000	67
1998	7	\$50,000	\$47,000	\$56,000	107
1999	4	\$42,500	\$28,750	\$59,250	162
2000	7	\$70,000	\$66,250	\$108,500	191.5
2001	11	\$70,000	\$55,000	\$100,000	214
2002	20	\$78,000	\$51,250	\$89,000	73
2003	17	\$78,000	\$70,000	\$147,000	37
2004	11	\$165,000	\$134,500	\$220,000	165
2005	5	\$185,000	\$145,000	\$190,000	55
2006	3	\$140,000	\$103,250	\$230,000	99
2007	4	\$177,500	\$171,750	\$188,000	107
2008	7	\$200,000	\$190,000	\$230,000	150



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