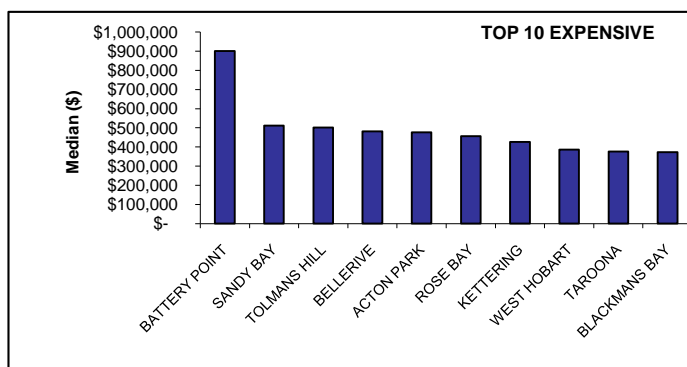


RESIDENTIAL SNAPSHOT: House Prices - December Quarter 2006



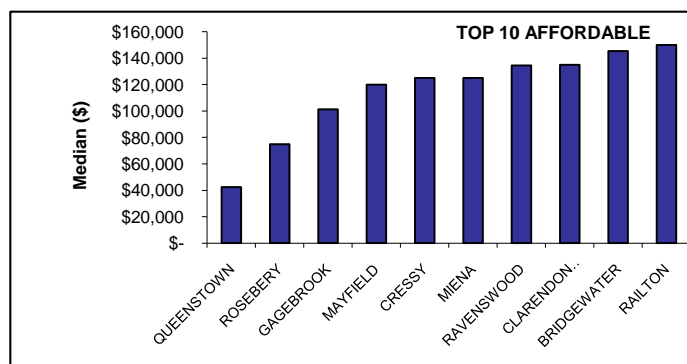
Top 10 Most Expensive Tasmanian Suburbs

| Suburb | No of Sales | Median price | % Median change Dec-05 to Dec-06 |
|---------------|-------------|--------------|----------------------------------|
| BATTERY POINT | 4 | \$ 900,000 | 57.9% |
| SANDY BAY | 29 | \$ 511,000 | -0.8% |
| TOLMANS HILL | 4 | \$ 500,000 | -10.7% |
| BELLERIVE | 8 | \$ 480,000 | 36.8% |
| ACTON PARK | 5 | \$ 475,000 | 14.5% |
| ROSE BAY | 3 | \$ 455,000 | 40.0% |
| KETTERING | 3 | \$ 425,000 | 23.5% |
| WEST HOBART | 16 | \$ 385,000 | 5.9% |
| TAROONA | 10 | \$ 375,000 | 9.9% |
| BLACKMANS BAY | 23 | \$ 372,000 | 16.3% |



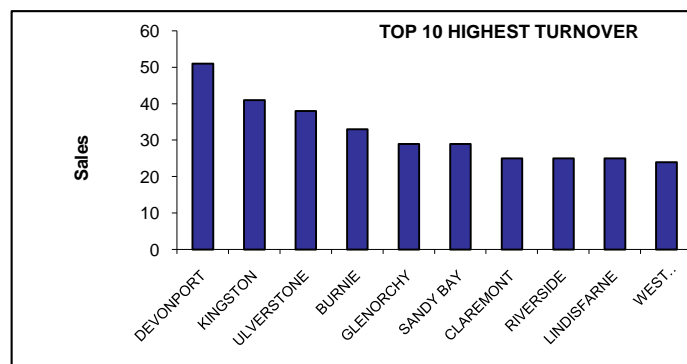
Top 10 Most Affordable Tasmanian Suburbs

| Suburb | No of Sales | Median price | % Median change Dec-05 to Dec-06 |
|----------------|-------------|--------------|----------------------------------|
| QUEENSTOWN | 4 | \$ 42,500 | -22.7% |
| ROSEBERY | 3 | \$ 75,000 | 16.8% |
| GAGEBROOK | 4 | \$ 101,375 | -15.0% |
| MAYFIELD | 8 | \$ 120,000 | -2.0% |
| CRESSY | 4 | \$ 125,000 | -19.4% |
| MIENA | 3 | \$ 125,000 | 8.7% |
| RAVENSWOOD | 8 | \$ 134,500 | -9.7% |
| CLARENDON VALE | 5 | \$ 135,000 | 22.2% |
| BRIDGEWATER | 8 | \$ 145,500 | 10.2% |
| RAILTON | 3 | \$ 150,000 | 150.0% |



Top 10 Highest Turnover Suburbs

| Suburb | No of Sales | Median price | % Median change Dec-05 to Dec-06 |
|-----------------|-------------|--------------|----------------------------------|
| DEVONPORT | 51 | \$ 182,000 | 1.1% |
| KINGSTON | 41 | \$ 287,000 | 0.7% |
| ULVERSTONE | 38 | \$ 200,000 | 3.9% |
| BURNIE | 33 | \$ 168,000 | 20.9% |
| GLENORCHY | 29 | \$ 212,000 | 13.4% |
| SANDY BAY | 29 | \$ 511,000 | -0.8% |
| CLAREMONT | 25 | \$ 215,000 | 10.3% |
| RIVERSIDE | 25 | \$ 230,000 | -17.9% |
| LINDISFARNE | 25 | \$ 332,000 | 30.2% |
| WEST LAUNCESTON | 24 | \$ 255,000 | 11.8% |



Top 10 Median Price Growth Suburbs Over Quarter

| Suburb | No of Sales | Median price | % Median change Sep-06 to Dec-06 |
|-------------|-------------|--------------|----------------------------------|
| LEWISHAM | 4 | \$ 338,500 | 179.8% |
| MOLE CREEK | 4 | \$ 210,000 | 62.8% |
| SCOTTSDALE | 5 | \$ 267,000 | 61.8% |
| BELLERIVE | 8 | \$ 480,000 | 60.0% |
| ROSE BAY | 3 | \$ 455,000 | 49.9% |
| SHEARWATER | 8 | \$ 290,500 | 42.1% |
| HOBART CITY | 4 | \$ 370,750 | 38.9% |
| CRADOC | 3 | \$ 270,000 | 34.7% |
| SNUG | 4 | \$ 305,000 | 32.6% |
| SHEFFIELD | 7 | \$ 175,000 | 29.6% |

Top 10 Median Price Growth Suburbs Over Year

| Suburb | No of Sales | Median price | % Median change Dec-05 to Dec-06 |
|----------------|-------------|--------------|----------------------------------|
| RAILTON | 3 | \$ 150,000 | 150.0% |
| LEWISHAM | 4 | \$ 338,500 | 83.0% |
| BRIDPORT | 6 | \$ 302,500 | 76.9% |
| MOLE CREEK | 4 | \$ 210,000 | 71.4% |
| BATTERY POINT | 4 | \$ 900,000 | 57.9% |
| ROSE BAY | 3 | \$ 455,000 | 40.0% |
| CARLTON | 7 | \$ 190,000 | 37.7% |
| BELLERIVE | 8 | \$ 480,000 | 36.8% |
| PRIMROSE SANDS | 8 | \$ 167,500 | 36.2% |
| BERRIEDALE | 14 | \$ 275,500 | 34.4% |

Disclaimer

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