



REIT

REAL ESTATE INSTITUTE
OF TASMANIA

MUNICIPALITY REPORT

for

DORSET

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

DORSET

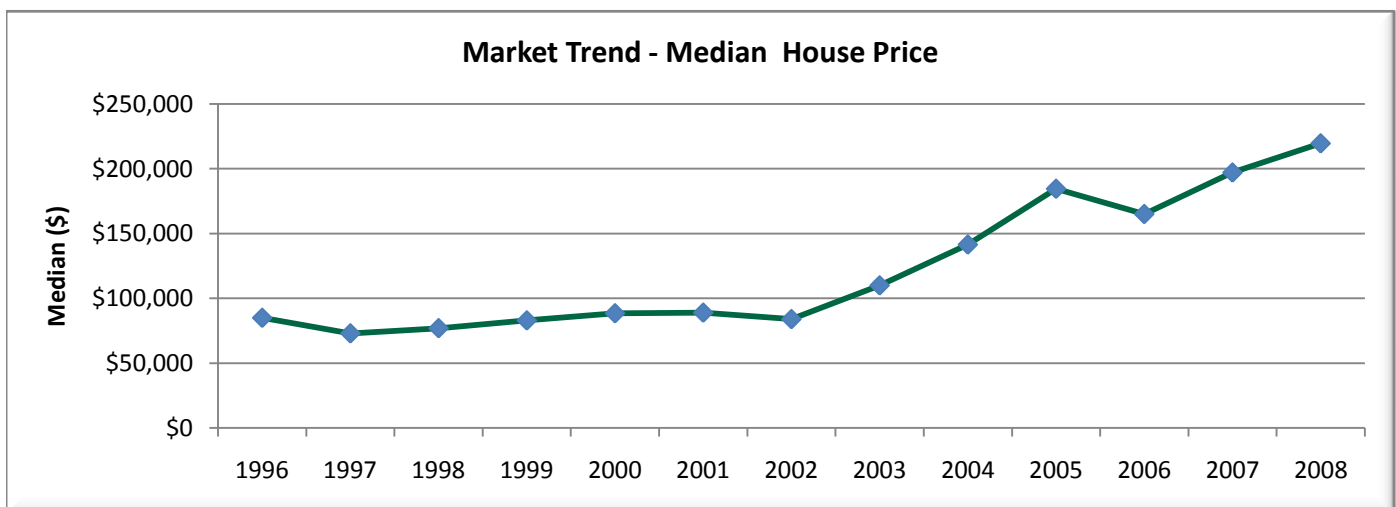


HOUSES

Statistical Information - 2008

Sales:	78	Percentage Change	
Median:	\$219,500	last year:	11.4%
Lower Quartile:	\$160,500	2 years prior:	33.0%
Upper Quartile:	\$273,750	5 years prior:	99.5%
Median Days on Market:	119.5	10 years prior:	185.1%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	41	\$85,000	\$68,000	\$108,500	59
1997	67	\$73,000	\$52,000	\$110,000	129
1998	78	\$77,000	\$58,500	\$99,500	88
1999	55	\$83,000	\$59,750	\$115,500	113
2000	73	\$88,500	\$74,000	\$126,000	84
2001	123	\$89,000	\$64,000	\$125,750	92
2002	121	\$84,000	\$55,000	\$130,000	89
2003	193	\$110,000	\$69,500	\$155,000	54.5
2004	143	\$141,500	\$102,250	\$219,500	47.5
2005	74	\$184,500	\$119,250	\$258,750	50
2006	117	\$165,000	\$105,000	\$250,000	57.5
2007	125	\$197,000	\$142,000	\$270,000	60
2008	78	\$219,500	\$160,500	\$273,750	119.5



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REIT Statistics - Municipality Report

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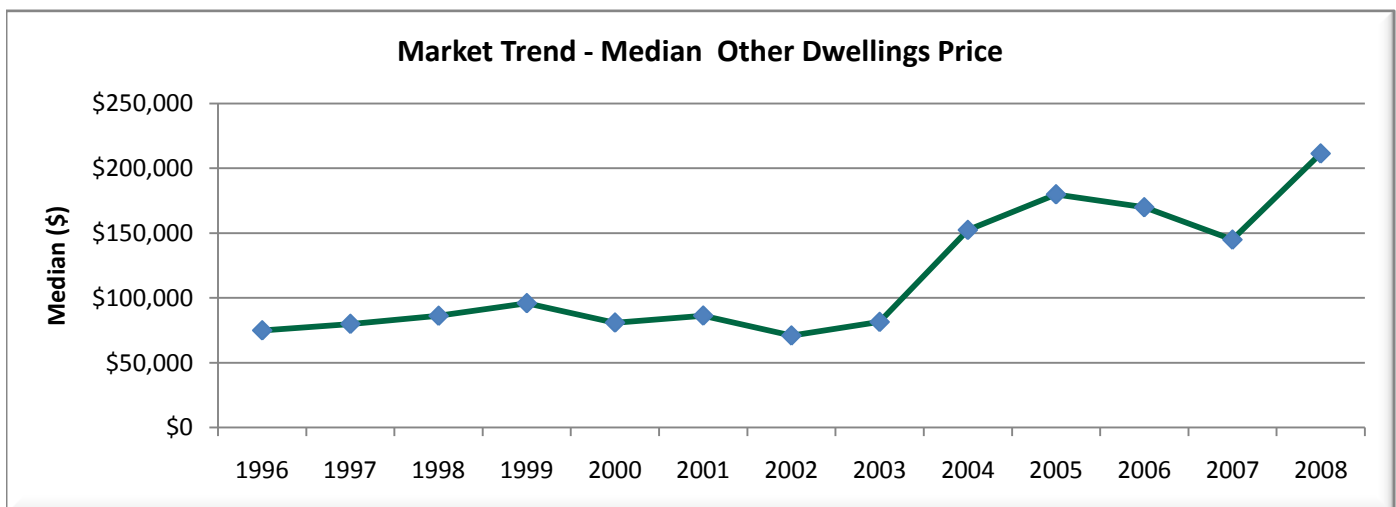


OTHER DWELLINGS

Statistical Information - 2008

Sales:	2	Percentage Change	
Median:	\$211,500	last year:	45.9%
Lower Quartile:	\$205,750	2 years prior:	24.4%
Upper Quartile:	\$217,250	5 years prior:	159.5%
Median Days on Market:	395	10 years prior:	145.2%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	1	\$75,000	\$75,000	\$75,000	130
1997	1	\$80,000	\$80,000	\$80,000	64
1998	6	\$86,250	\$83,500	\$89,375	75
1999	3	\$96,000	\$95,000	\$96,800	205
2000	2	\$81,000	\$79,000	\$83,000	48
2001	10	\$86,375	\$78,500	\$95,500	NA
2002	10	\$71,000	\$51,125	\$101,500	137
2003	8	\$81,500	\$78,125	\$172,750	47.5
2004	4	\$152,500	\$143,750	\$155,000	80
2005	7	\$180,000	\$144,000	\$196,500	53
2006	9	\$170,000	\$130,000	\$190,000	26
2007	11	\$145,000	\$118,500	\$217,500	168
2008	2	\$211,500	\$205,750	\$217,250	395



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REIT Statistics - Municipality Report

DORSET



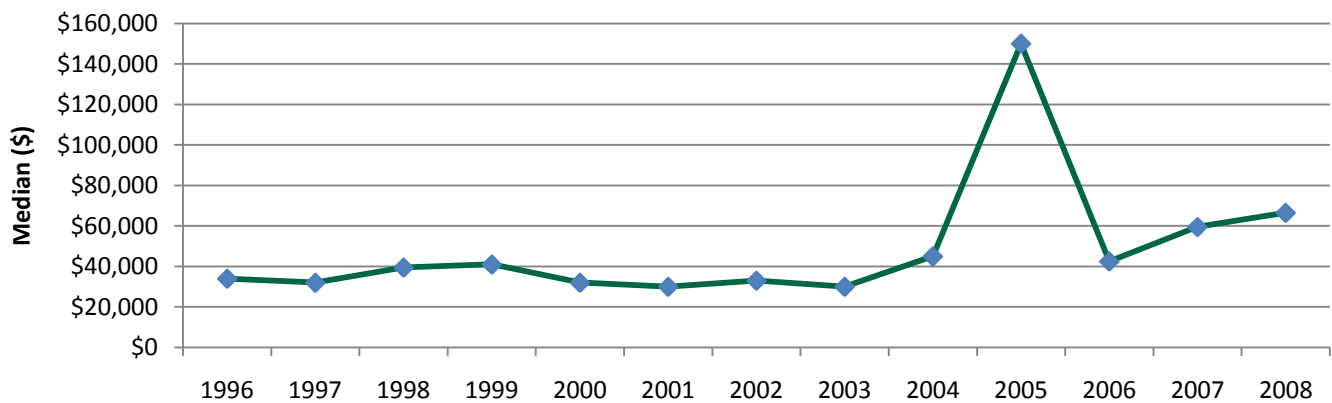
LAND

Statistical Information - 2008

Sales:	52	Percentage Change	
Median:	\$66,500	last year:	11.8%
Lower Quartile:	\$15,750	2 years prior:	56.5%
Upper Quartile:	\$107,500	5 years prior:	121.7%
Median Days on Market:	88	10 years prior:	68.4%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	9	\$34,000	\$28,000	\$50,000	81
1997	12	\$32,000	\$25,000	\$55,000	59
1998	20	\$39,500	\$24,375	\$86,250	128
1999	12	\$41,000	\$22,625	\$57,250	231
2000	27	\$32,000	\$26,500	\$39,150	77
2001	23	\$30,000	\$25,500	\$42,500	266.5
2002	23	\$33,000	\$26,000	\$51,250	283
2003	52	\$30,000	\$5,000	\$48,500	62
2004	36	\$45,000	\$23,500	\$82,500	46
2005	25	\$150,000	\$70,000	\$185,000	55
2006	27	\$42,500	\$18,250	\$128,400	91
2007	41	\$59,500	\$26,000	\$145,000	34.5
2008	52	\$66,500	\$15,750	\$107,500	88

Market Trend - Median Land Price



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REIT

REAL ESTATE INSTITUTE
OF TASMANIA

INDIVIDUAL SUBURB / TOWN
WITHIN THE DORSET MUNICIPALITY

MEDIAN HOUSE PRICES

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REIT Statistics - Municipality Report

HOUSES

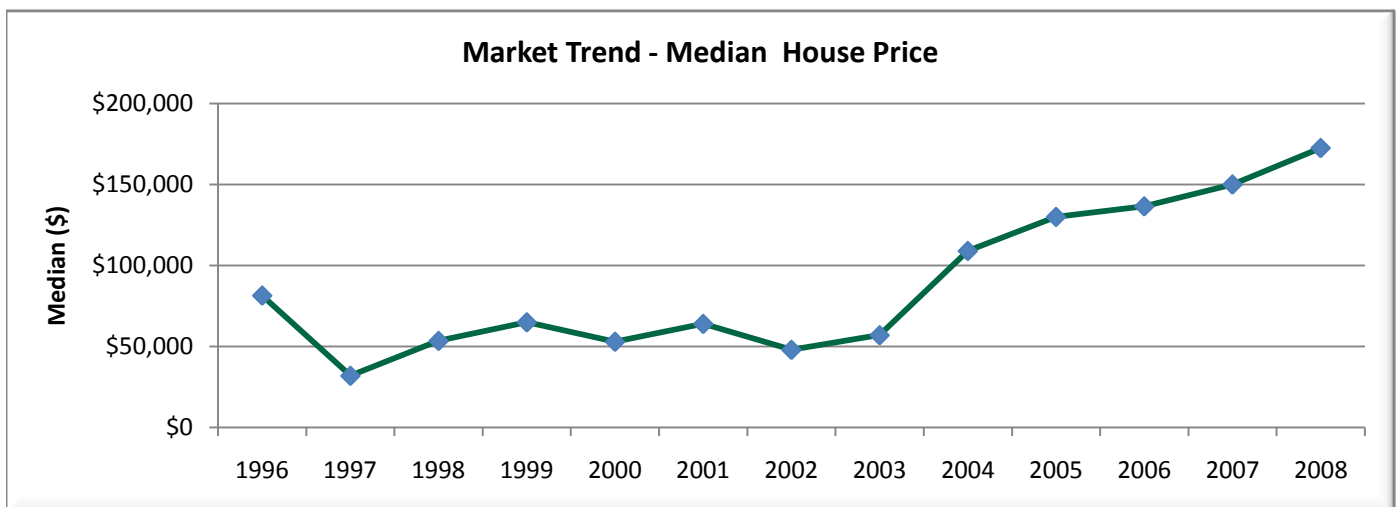


BRANXHOLM

Statistical Information - 2008

Sales:	2	Percentage Change	
Median:	\$172,500	last year:	15.0%
Lower Quartile:	\$133,750	2 years prior:	26.4%
Upper Quartile:	\$211,250	5 years prior:	202.6%
Median Days on Market:	20	10 years prior:	222.4%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	2	\$81,500	\$79,750	\$83,250	65
1997	3	\$32,000	\$25,500	\$50,000	178.5
1998	2	\$53,500	\$48,250	\$58,750	34
1999	1	\$65,000	\$65,000	\$65,000	36
2000	4	\$53,000	\$48,500	\$152,250	212
2001	8	\$64,000	\$55,000	\$90,625	219
2002	7	\$48,000	\$44,000	\$66,500	33.5
2003	13	\$57,000	\$48,000	\$69,500	99
2004	8	\$109,000	\$93,750	\$156,250	137.5
2005	2	\$130,000	\$120,000	\$140,000	71
2006	10	\$136,500	\$103,500	\$150,000	39
2007	7	\$150,000	\$133,000	\$204,000	104
2008	2	\$172,500	\$133,750	\$211,250	20



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REIT Statistics - Municipality Report

HOUSES

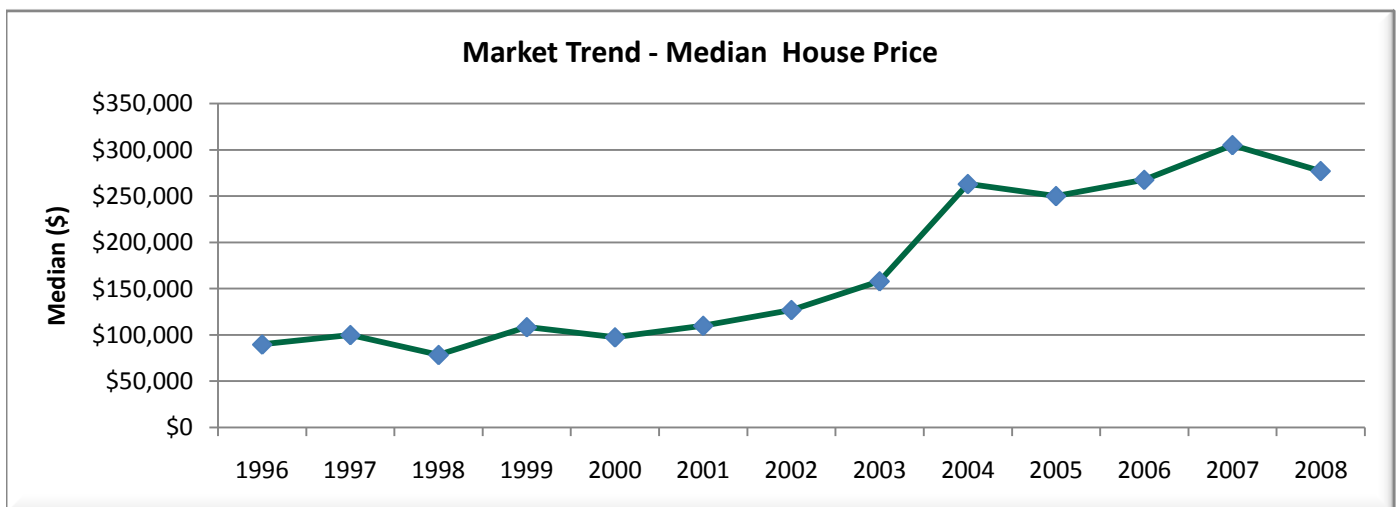
BRIDPORT



Statistical Information - 2008

Sales:	20	Percentage Change	
Median:	\$277,000	last year:	-9.2%
Lower Quartile:	\$261,250	2 years prior:	3.6%
Upper Quartile:	\$312,375	5 years prior:	75.3%
Median Days on Market:	134.5	10 years prior:	252.9%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	14	\$89,750	\$73,250	\$115,250	137.5
1997	21	\$100,000	\$62,000	\$115,000	156
1998	36	\$78,500	\$59,500	\$109,500	120
1999	24	\$108,500	\$81,625	\$123,875	72
2000	26	\$97,500	\$86,250	\$130,000	83
2001	48	\$110,000	\$89,750	\$131,750	93
2002	47	\$127,000	\$87,500	\$145,250	69
2003	57	\$158,000	\$130,000	\$190,000	33
2004	36	\$263,000	\$206,500	\$300,000	49.5
2005	21	\$250,000	\$230,000	\$290,000	44
2006	16	\$267,500	\$253,750	\$356,250	87
2007	32	\$305,000	\$249,375	\$346,250	56.5
2008	20	\$277,000	\$261,250	\$312,375	134.5



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REIT Statistics - Municipality Report

HOUSES



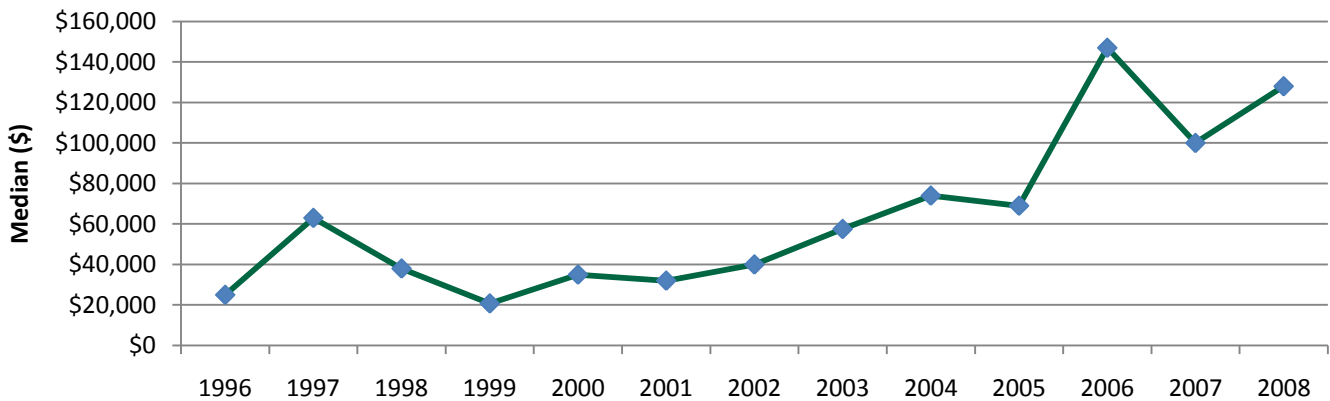
DERBY

Statistical Information - 2008

Sales:	5	Percentage Change	
Median:	\$128,000	last year:	28.0%
Lower Quartile:	\$91,000	2 years prior:	-12.9%
Upper Quartile:	\$135,000	5 years prior:	122.6%
Median Days on Market:	42	10 years prior:	236.8%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	1	\$25,000	\$25,000	\$25,000	NA
1997	1	\$63,000	\$63,000	\$63,000	147
1998	1	\$38,000	\$38,000	\$38,000	454
1999	2	\$20,750	\$16,625	\$24,875	784
2000	1	\$35,000	\$35,000	\$35,000	57
2001	4	\$32,000	\$23,250	\$41,750	223
2002	7	\$40,000	\$28,500	\$45,000	91
2003	14	\$57,500	\$47,000	\$65,000	50
2004	11	\$74,000	\$47,000	\$80,000	59.5
2005	3	\$69,000	\$68,500	\$80,000	39
2006	3	\$147,000	\$123,500	\$176,000	254
2007	9	\$100,000	\$82,000	\$142,000	78
2008	5	\$128,000	\$91,000	\$135,000	42

Market Trend - Median House Price



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REIT Statistics - Municipality Report

HOUSES

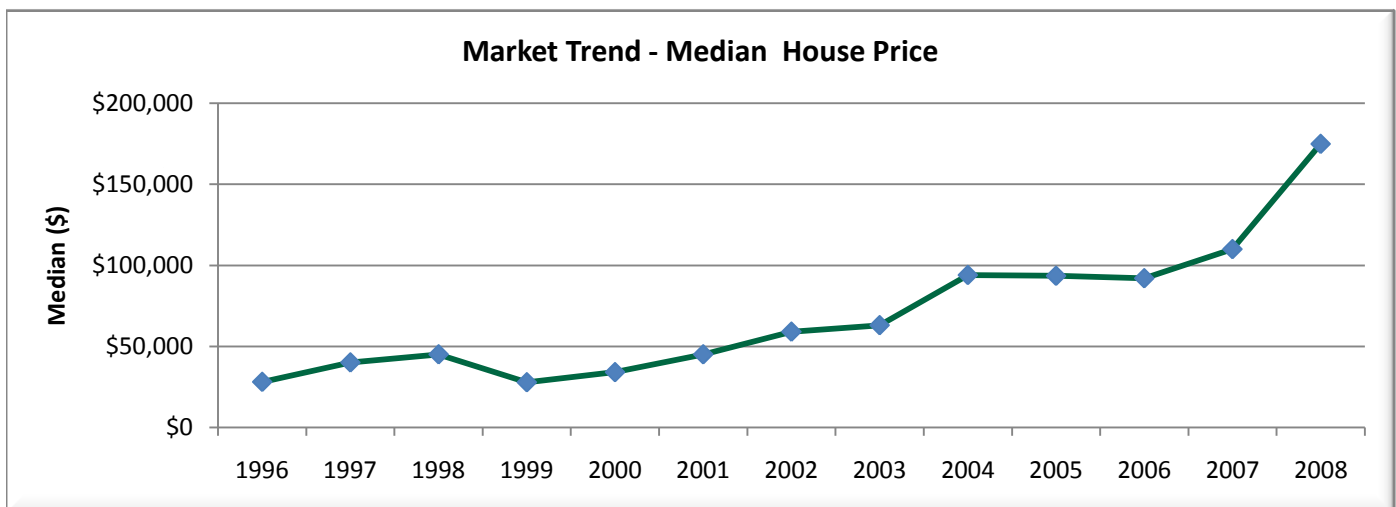


RINGAROOMA

Statistical Information - 2008

Sales:	2	Percentage Change	
Median:	\$175,000	last year:	59.1%
Lower Quartile:	\$155,000	2 years prior:	90.2%
Upper Quartile:	\$195,000	5 years prior:	177.8%
Median Days on Market:	187.5	10 years prior:	288.9%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	1	\$28,000	\$28,000	\$28,000	NA
1997	3	\$40,000	\$26,000	\$170,000	31
1998	3	\$45,000	\$35,750	\$55,000	184
1999	2	\$27,750	\$26,625	\$28,875	992
2000	3	\$34,000	\$33,750	\$34,000	134
2001	7	\$45,000	\$33,000	\$66,500	121
2002	6	\$59,000	\$28,750	\$68,250	53
2003	10	\$63,000	\$60,000	\$89,250	48
2004	12	\$94,000	\$67,625	\$128,000	26
2005	2	\$93,500	\$90,250	\$96,750	59.5
2006	10	\$92,000	\$81,250	\$122,000	93
2007	11	\$110,000	\$101,500	\$130,000	70
2008	2	\$175,000	\$155,000	\$195,000	187.5



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REIT Statistics - Municipality Report

HOUSES

SCOTTSDALE

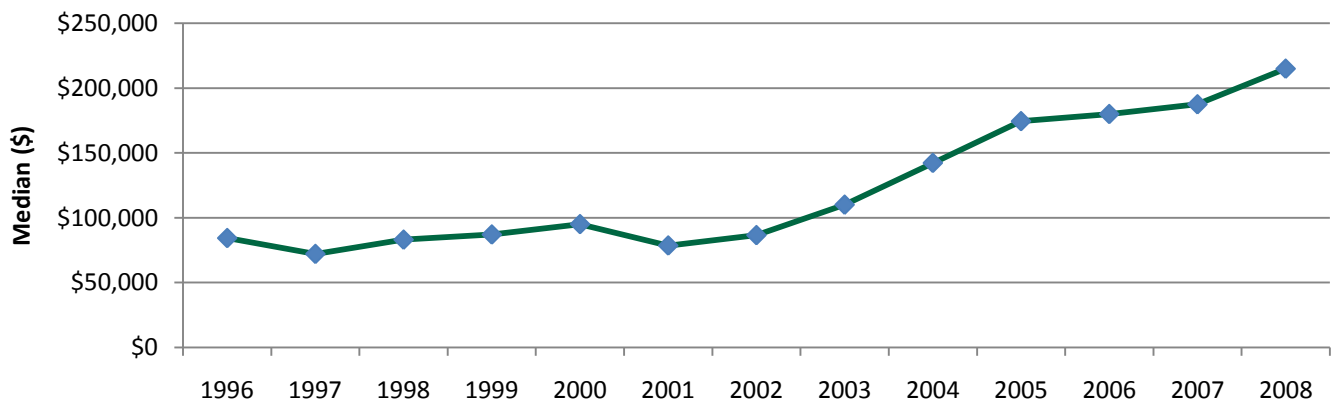


Statistical Information - 2008

Sales:	34	Percentage Change	
Median:	\$215,000	last year:	14.7%
Lower Quartile:	\$168,250	2 years prior:	19.4%
Upper Quartile:	\$249,500	5 years prior:	95.5%
Median Days on Market:	133.5	10 years prior:	159.0%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	18	\$84,250	\$73,500	\$105,750	42
1997	33	\$72,000	\$48,000	\$87,000	96
1998	21	\$83,000	\$66,000	\$100,000	42
1999	17	\$87,000	\$75,000	\$110,000	127
2000	30	\$95,000	\$77,125	\$119,750	54
2001	34	\$78,500	\$68,000	\$116,250	76.5
2002	34	\$86,500	\$67,625	\$116,875	132
2003	63	\$110,000	\$86,000	\$138,000	56
2004	48	\$142,250	\$116,875	\$171,250	47
2005	28	\$174,500	\$120,750	\$322,000	42
2006	39	\$180,000	\$143,500	\$240,000	49
2007	41	\$187,500	\$165,000	\$245,000	57
2008	34	\$215,000	\$168,250	\$249,500	133.5

Market Trend - Median House Price



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