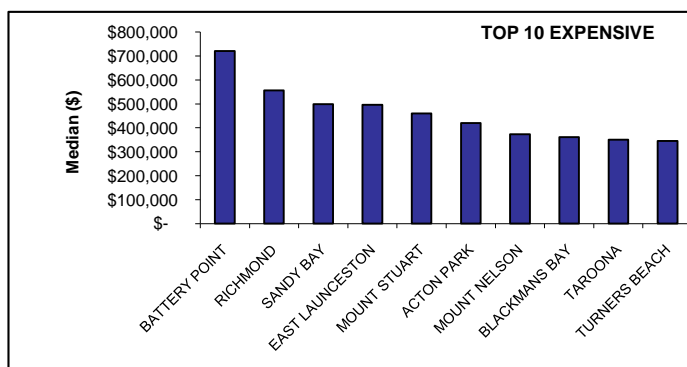


RESIDENTIAL SNAPSHOT: House Prices - March Quarter 2005



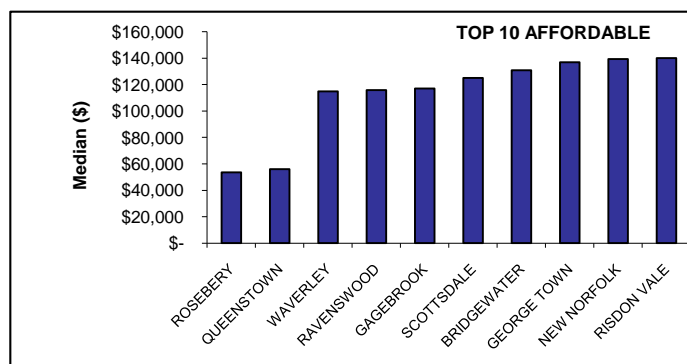
Top 10 Most Expensive Tasmanian Suburbs

Suburb	No of Sales	Median price	% Median change Mar-04 to Mar-05
BATTERY POINT	8	\$ 720,000	38.0%
RICHMOND	4	\$ 555,000	138.2%
SANDY BAY	29	\$ 497,500	8.7%
EAST LAUNCESTON	13	\$ 495,000	90.4%
MOUNT STUART	5	\$ 460,000	65.9%
ACTON PARK	6	\$ 419,000	2.8%
MOUNT NELSON	8	\$ 372,500	7.6%
BLACKMANS BAY	19	\$ 360,000	38.5%
TAROONA	7	\$ 350,000	15.5%
TURNERS BEACH	3	\$ 345,000	36.9%



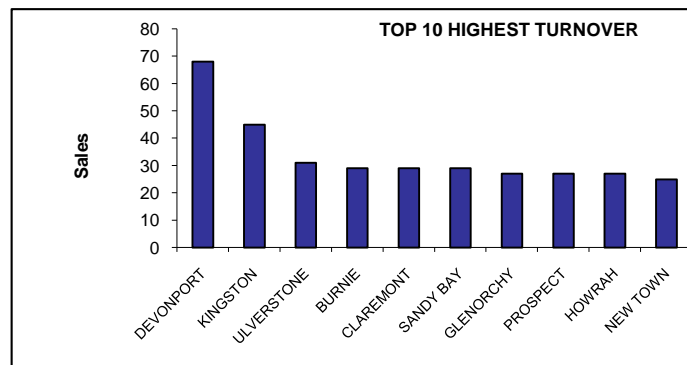
Top 10 Most Affordable Tasmanian Suburbs

Suburb	No of Sales	Median price	% Median change Mar-04 to Mar-05
ROSEBERY	14	\$ 53,500	37.2%
QUEENSTOWN	15	\$ 56,000	30.2%
WAVERLEY	5	\$ 115,000	-
RAVENSWOOD	14	\$ 116,000	2.2%
GAGEBROOK	3	\$ 117,000	11.4%
SCOTTSDALE	7	\$ 125,000	3.7%
BRIDGEWATER	10	\$ 131,000	9.2%
GEORGE TOWN	13	\$ 137,000	7.5%
NEW NORFOLK	6	\$ 139,500	-3.8%
RISDON VALE	9	\$ 140,000	14.3%



Top 10 Highest Turnover Suburbs

Suburb	No of Sales	Median price	% Median change Mar-04 to Mar-05
DEVONPORT	68	\$ 200,000	11.7%
KINGSTON	45	\$ 250,000	2.0%
ULVERSTONE	31	\$ 190,000	-
BURNIE	29	\$ 155,000	10.7%
CLAREMONT	29	\$ 183,000	7.6%
SANDY BAY	29	\$ 497,500	8.7%
GLENORCHY	27	\$ 190,000	13.8%
PROSPECT	27	\$ 265,750	14.3%
HOWRAH	27	\$ 310,000	14.4%
NEW TOWN	25	\$ 300,000	3.1%



Top 10 Median Price Growth Suburbs Over Quarter

Suburb	No of Sales	Median price	% Median change Dec-04 to Mar-05
RICHMOND	4	\$ 555,000	74.3%
PENGUIN	8	\$ 264,250	49.0%
EVANDALE	5	\$ 230,000	44.7%
EAST LAUNCESTON	13	\$ 495,000	41.6%
WYNYARD	3	\$ 285,000	38.0%
ST LEONARDS	7	\$ 170,000	37.1%
PRIMROSE SANDS	9	\$ 195,000	34.6%
TURNERS BEACH	3	\$ 345,000	28.3%
OLD BEACH	9	\$ 332,000	28.2%
ORFORD	4	\$ 272,750	25.9%

Top 10 Median Price Growth Suburbs Over Year

Suburb	No of Sales	Median price	% Median change Mar-04 to Mar-05
RICHMOND	4	\$ 555,000	138.2%
WYNYARD	3	\$ 285,000	119.2%
EAST LAUNCESTON	13	\$ 495,000	90.4%
MOUNT STUART	5	\$ 460,000	65.9%
LAUDERDALE	8	\$ 325,000	57.6%
HUONVILLE	14	\$ 277,500	53.7%
PRIMROSE SANDS	9	\$ 195,000	50.0%
MOONAH	15	\$ 227,000	39.7%
YOUNGTOWN	14	\$ 243,500	39.1%
BLACKMANS BAY	19	\$ 360,000	38.5%

Disclaimer

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