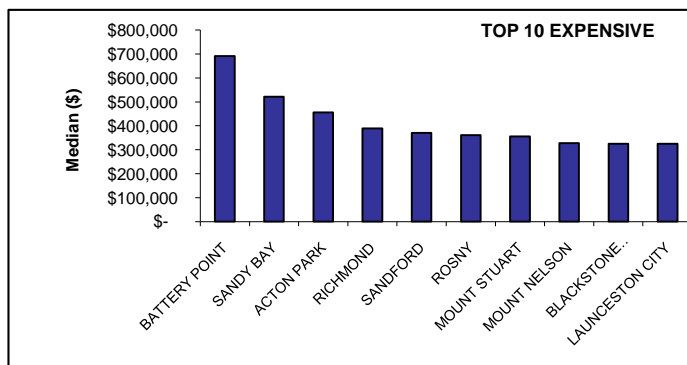


RESIDENTIAL SNAPSHOT: House Prices - September Quarter 2004



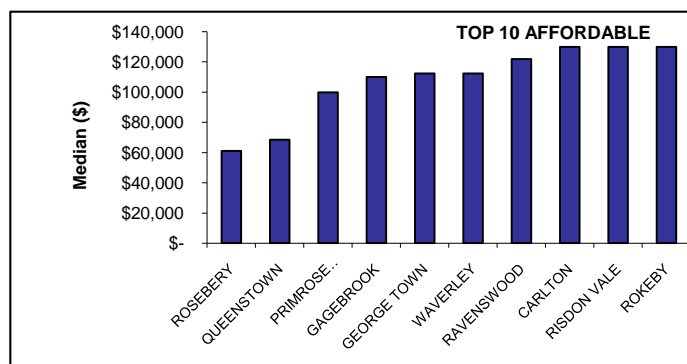
Top 10 Most Expensive Tasmanian Suburbs

Suburb	No of Sales	Median price	% Median change Sep-03 to Sep-04
BATTERY POINT	3	\$ 690,000	3.0%
SANDY BAY	32	\$ 521,500	19.9%
ACTON PARK	4	\$ 455,000	13.8%
RICHMOND	6	\$ 388,750	65.4%
SANDFORD	9	\$ 370,000	33.6%
ROSNY	5	\$ 360,000	6.7%
MOUNT STUART	10	\$ 355,000	10.9%
MOUNT NELSON	8	\$ 327,500	-6.7%
BLACKSTONE HEIGHTS	3	\$ 325,000	32.7%
LAUNCESTON CITY	9	\$ 325,000	41.3%



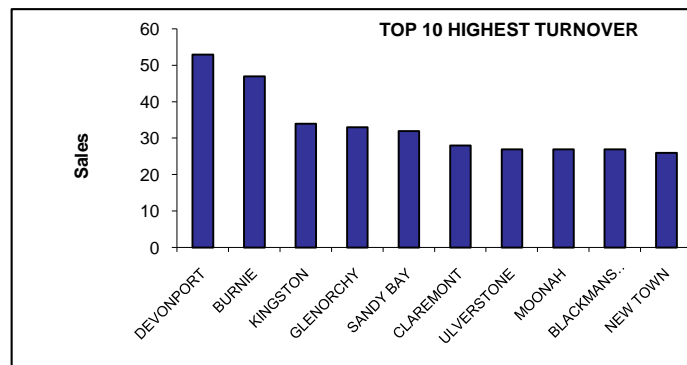
Top 10 Most Affordable Tasmanian Suburbs

Suburb	No of Sales	Median price	% Median change Sep-03 to Sep-04
ROSEBERY	12	\$ 61,000	103.3%
QUEENSTOWN	22	\$ 68,500	42.7%
PRIMROSE SANDS	5	\$ 100,000	13.0%
GAGEBROOK	5	\$ 110,000	57.1%
GEORGE TOWN	5	\$ 112,500	21.6%
WAVERLEY	6	\$ 112,500	25.0%
RAVENSWOOD	13	\$ 122,000	37.1%
CARLTON	9	\$ 130,000	-
RISDON VALE	18	\$ 130,000	36.8%
ROKEBY	14	\$ 130,000	-3.7%



Top 10 Highest Turnover Suburbs

Suburb	No of Sales	Median price	% Median change Sep-03 to Sep-04
DEVONPORT	53	\$ 175,000	18.6%
BURNIE	47	\$ 155,000	63.2%
KINGSTON	34	\$ 257,250	20.8%
GLENORCHY	33	\$ 175,000	26.8%
SANDY BAY	32	\$ 521,500	19.9%
CLAREMONT	28	\$ 158,250	15.1%
ULVERSTONE	27	\$ 176,500	34.7%
MOONAH	27	\$ 187,000	24.7%
BLACKMANS BAY	27	\$ 310,000	11.3%
NEW TOWN	26	\$ 320,000	13.3%



Top 10 Median Price Growth Suburbs Over Quarter

Suburb	No of Sales	Median price	% Median change Jun-04 to Sep-04
QUEENSTOWN	22	\$ 68,500	90.3%
BERRIEDALE	8	\$ 306,500	85.8%
HUONVILLE	16	\$ 290,000	59.3%
BRIDPORT	8	\$ 287,500	51.3%
EVANDALE	3	\$ 295,000	48.2%
ROSEBERY	12	\$ 61,000	45.2%
RICHMOND	6	\$ 388,750	44.0%
BATTERY POINT	3	\$ 690,000	38.0%
ROSNY	5	\$ 360,000	37.1%
WEST LAUNCESTON	14	\$ 246,000	36.7%

Top 10 Median Price Growth Suburbs Over Year

Suburb	No of Sales	Median price	% Median change Sep-03 to Sep-04
ROSEBERY	12	\$ 61,000	103.3%
BERRIEDALE	8	\$ 306,500	97.7%
ST LEONARDS	7	\$ 195,000	82.9%
BRIDPORT	8	\$ 287,500	79.1%
HUONVILLE	16	\$ 290,000	75.8%
NEW NORFOLK	2	\$ 147,500	73.5%
SOMERSET	10	\$ 172,500	72.5%
ORFORD	1	\$ 265,000	68.3%
HADSPEN	5	\$ 225,000	66.7%
RICHMOND	6	\$ 388,750	65.4%

Disclaimer

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