

Australian Capital City Comparison of Market Performance (as at May 2010)

Summaries

Australian Average

Median house price: 518,624

Change over year: 18.7%

Vacancy (Capital City): 1.9%

Pop Growth: 1.9%

Affordability: 32.6% (28.8%)

Perth

Median house price: 500,000

Change over year: 16.3%

Vacancy: 4.1%

Pop 08: 52,200SD

Affordability: 28.2% (25.9%)

Adelaide

Median house price: 405,000

Change over year: 14.1%

Vacancy: 1.3%

Pop 08: 15,000SD

Affordability: 32.2% (28.5%)

Brisbane

Median house price: 455,000

Change over year: 14.0%

Vacancy: 3.8%

Pop 08: 52,100SD

Affordability: 33.0% (30.2%)

Sydney

Median house price: 609,474

Change over year: 14.8%

Vacancy: 1.3%

Pop 08: 85,400SD

Affordability: 34.5% (30.3%)

Melbourne

Median house price: 524,500

Change over year: 29.0%

Vacancy: 1.5%

Pop 08: 93,500SD - 1800pw

Affordability: 32.6% (27.6%)

Hobart

Median house price: 380,500

Change over year: 20.8%

Vacancy: 2.2%

Pop 08: 5,400SD

Affordability: 30.0% (27.8)

Source: Mortgage Choice Market facts Report & CWG Analysis of Public & Private Reports

Brisbane Update (as at May 2010)

Suburb	First Release	Sale Price at release	Current Sale Prices	Percent Growth
Moggill	April 2003	\$295,000	\$545,000	84%- 12% pa
	Rental	Rental Yield	Increase last 12 Mths	
	410-460 pw	7.6%	3.0%	

Suburb	First Release	Sale Price at release	Current Sale Prices	Percent Growth
Parkinson	April 2003	\$280,000	\$500,000	78%- 11% pa
	Rental	Rental Yield	Increase last 12 Mths	
	440 pw	8.2%	2.5%	

Suburb	First Release	Sale Price at release	Current Sale Prices	Percent Growth
Drewvale	Sep 2003	\$321,000	\$490,000	52%- 7.5% pa
	Rental	Rental Yield	Increase last 12 Mths	
	420 pw	6.8%	2.0%	

Suburb	First Release	Sale Price at release	Current Sale Prices	Percent Growth
Collingwood Park	July 2003	\$263,000	\$387,000	47.1%- 8.7% pa
	Rental	Rental Yield	Increase last 12 Mths	
	340 pw	7.0%	4.0%	

QLD 2003 to 2010

Average Property Growth	63.5%
Average Property Growth p.a.	9.9%



Perth Update (as at May 2010)

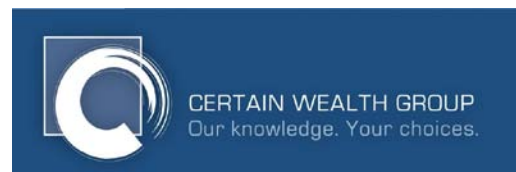
Suburb	First Release	Sale Price at release	Current Sale Prices	Percent Growth
Bertram	Jan 2004	\$233,000	\$440,000	89%- 14.8% pa
	Rental	Rental Yield	Increase last 12 Mths	
	340 pw	8.0%	1.0%	

Suburb	First Release	Sale Price at release	Current Sale Prices	Percent Growth
Yangebup	Jan 2004	\$250,000	\$440,000	76%- 12.6% pa
	Rental	Rental Yield	Increase last 12 Mths	
	390 pw	8.0%	-1.2%	

Suburb	First Release	Sale Price at release	Current Sale Prices	Percent Growth
Baldivis	March 2004	\$261,000	\$475,000	82%- 13.0% pa
	Rental	Rental Yield	Increase last 12 Mths	
	370 pw	8.0%	1.0%	

Suburb	First Release	Sale Price at release	Current Sale Prices	Percent Growth
Port Kennedy	Jan 2004	\$273,000	\$465,000	71%- 11.8% pa
	Rental	Rental Yield	Increase last 12 Mths	
	340 pw	6.4%	3.5%	

Suburb	First Release	Sale Price at release	Current Sale Prices	Percent Growth
Brighton-Butler	June 2005	\$278,000	\$460,000	65%- 13.0% pa
	Rental	Rental Yield	Increase last 12 Mths	
	375 pw	7.0%	4.0%	



Suburb	First Release	Sale Price at release	Current Sale Prices	Percent Growth
Secret Harbour	Oct 2005	\$296,000	\$485,000	63%- 12.75% pa
	Rental	Rental Yield	Increase last 12 Mths	
	360 pw	7.0%	2.0%	

Suburb	First Release	Sale Price at release	Current Sale Prices	Percent Growth
Merriwa	Feb 2004	\$257,000	\$410,000	60%- 10.0% pa
	Rental	Rental Yield	Increase last 12 Mths	
	340 pw	6.8%	2.7%	

Suburb	First Release	Sale Price at release	Current Sale Prices	Percent Growth
Ellenbrook	Oct 2005	\$295,000	\$460,000	56%- 11.2% pa
	Rental	Rental Yield	Increase last 12 Mths	
	375 pw	6.6%	4.0%	

Suburb	First Release	Sale Price at release	Current Sale Prices	Percent Growth
Seville Grove	Dec 2005	\$272,000	\$399,000	47%- 7.0% pa
	Rental	Rental Yield	Increase last 12 Mths	
	350 pw	7.0%	3.0%	

WA 2004 to 2010

Average Property Growth	67.7%
Average Property Growth p.a.	11.88%



Melbourne Update (as at May 2010)

Suburb	First Release	Sale Price at release	Current Sale Prices	Percent Growth
Tarneit	Oct 2006	\$282,000	\$410,000	45.4%- 10.9% pa
	Rental	Rental Yield	Increase last 12 Mths	
	310-325 pw	5.4%	1.0%	

Suburb	First Release	Sale Price at release	Current Sale Prices	Percent Growth
Wyndham Vale	July 2007	\$280,000	\$387,000	38.2%- 12.7% pa
	Rental	Rental Yield	Increase last 12 Mths	
	310 pw	6.0%	1.0%	

Suburb	First Release	Sale Price at release	Current Sale Prices	Percent Growth
Cranbourne Nth	Jan 2008	\$333,000	\$440,000	32.0%- 12.8% pa
	Rental	Rental Yield	Increase last 12 Mths	
	370 pw	5.6%	10.0%	

Suburb	First Release	Sale Price at release	Current Sale Prices	Percent Growth
Truganina	Nov 2007	\$320,000	\$418,000	30.6%- 11.3% pa
	Rental	Rental Yield	Increase last 12 Mths	
	350 pw	5.5%	7.0%	

Suburb	First Release	Sale Price at release	Current Sale Prices	Percent Growth
Point Cook	Nov 2006	\$323,000	\$480,000	48.6%- 13.9% pa
	Rental	Rental Yield	Increase last 12 Mths	
	380 pw	5.88%	2.7%	



Suburb	First Release	Sale Price at release	Current Sale Prices	Percent Growth
Craigieburn	Jan 2008	\$343,000	\$440,000	28.3%- 12.1% pa
	Rental	Rental Yield	Increase last 12 Mths	
	385 pw	5.8%	3%	

Suburb	First Release	Sale Price at release	Current Sale Prices	Percent Growth
Taylors Hill	Jan 2008	\$360,000	\$460,000	27.8%- 12.6% pa
	Rental	Rental Yield	Increase last 12 Mths	
	385 pw	6.0%	2.0%	

VIC 2006 to 2010

Average Property Growth	35.73%
Average Property Growth p.a.	12.32%

CWG Growth 2000 to 2010

Average Property Growth (since 2003)	53.64%
Average Property Growth p.a.	11.33%