

CITY OF RINGWOOD

ANALYSIS OF PROPERTY SALES FOR 1988

LAND USE	NO OF SALES	MEAN SALE PRICE (\$)	MEDIAN SALE PRICE (\$)	MEDIAN PRICE PER UNIT AREA	MEDIAN BLOCK SIZE (HA)	PRICE-INDICES (BASE IS 100)		
						1987 BASE	1986 BASE	
RESIDENTIAL				(\$/SM)				
RESERVE	1	62,000	62,000	ND	ND	ND	ND	<
BRICK PAIR DWELLING	1	119,000	119,000	230.6	0.0516	ND	ND	<
BLK FLATS	933	120,350	110,000	135.5	0.0780	126.4	137.5	*
OYO FLAT	3	700,000	770,000	ND	ND	ND	ND	<
VAC RES A	432	97,224	86,000	NA	NA	114.3	122.9	*
VAC RES B	139	62,583	70,000	85.7	0.0840	165.8	162.0	
	1	30,000	30,000	12.9	0.2324	ND	ND	<
INDUSTRIAL				(\$/SM)				
FACTORY	20	411,100	247,500	407.0	0.7858	ND	ND	<
VAC INDUST WAREHOUSE	3	736,667	160,000	154.6	0.0776	ND	ND	<
	2	505,000	505,000	277.6	0.1441	ND	ND	<
COMMERCIAL				(\$/SM)				
VAC COMML RESTRNT	1	280,000	280,000	ND	ND	ND	ND	<
PRIV HOSP	1	137,500	137,500	1057.7	0.0130	ND	ND	<
VAC GARAGE	1	422,000	422,000	485.1	0.0870	ND	ND	<
OFFICE BLD	1	770,000	770,000	338.3	0.2276	ND	ND	<
GEN STORE	5	353,400	342,000	ND	ND	ND	ND	<
SHOP	1	862,500	862,500	2529.3	0.0341	ND	ND	<
SHOP & DWL	11	1,500,545	300,000	593.8	0.0199	ND	150.0	*
UNSPEC COM	4	206,250	227,500	380.9	0.0537	ND	ND	<
	14	843,500	440,000					
TOTAL		1574		TOTAL OF SALE PRICES \$		210,118,566		

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LAND USE	NO OF SALES	MEAN SALE PRICE (\$)	MEDIAN SALE PRICE (\$)	MEDIAN PRICE PER UNIT AREA	MEDIAN BLOCK SIZE (HA)	PRICE-INDICES (BASE IS 100)		
						1988 BASE	1986 BASE	
RESIDENTIAL				(\$/SM)				
DWELLING	660	151,496	133,000	167.1	0.0780	120.9	166.3	*
BLK FLATS	2	503,550	503,550	317.8	0.1070	ND	ND	<
OYO FLAT	295	99,533	106,000	NA	NA	123.3	151.4	*
VAC RES A	38	91,411	91,000	104.1	0.0840	119.9	196.8	
UNSPEC RES	1	81,000	81,000					
INDUSTRIAL				(\$/SM)				
FACTORY	42	312,741	237,500	1762.3	0.0244	ND	ND	<
VAC INDUST	4	212,500	200,000	302.6	0.0661	ND	ND	<
WAREHOUSE	1	975,000	975,000	ND	ND	ND	ND	<
UNSPEC IND	1	526,000	526,000					
COMMERCIAL				(\$/SM)				
RESTRNT	1	3,150,000	3,150,000	506.0	0.6225	ND	ND	<
HOTEL	1	5,000,000	5,000,000	ND	ND	ND	ND	<
LIC GROCER	1	325,000	325,000	ND	ND	ND	ND	<
MOTEL	2	3,286,250	3,286,250	ND	ND	ND	ND	<
VAC GARAGE	1	923,792	923,792	405.9	0.2276	ND	ND	<
OFFICE BLD	8	526,250	188,000	ND	ND	ND	ND	<
GEN STORE	1	730,000	730,000	ND	ND	ND	ND	<
SHOP	3	213,333	200,000	974.7	0.0277	ND	ND	<
SHOP & DWL	1	100,000	100,000	549.5	0.0182	ND	ND	<
UNSPEC COM	4	417,500	327,500					
TOTAL		1067						
				TOTAL OF SALE PRICES	\$	172,718,473		

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ANALYSIS OF PROPERTY SALES FOR 1990

LAND USE	NO OF SALES	MEAN SALE PRICE (\$)	MEDIAN SALE PRICE (\$)	MEDIAN PRICE PER UNIT AREA	MEDIAN BLOCK SIZE (HA)	PRICE-INDICES (BASE IS 100)	
						1989 BASE	1986 BASE
RESIDENTIAL				(\$/SM)			
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DWELLING	530	141,313	126,000	161.1	0.0800	94.7	157.5 *
BLK FLATS	1	813,000	813,000	ND	ND	ND	ND <
OYO FLAT	294	115,428	110,000	NA	NA	102.8	157.1 *
VAC LARGE	1	950,000	950,000	28.3	3.3600	ND	ND <
VAC RES A	42	82,613	80,000	98.1	0.0840	94.8	185.4
INDUSTRIAL				(\$/SM)			
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FACTORY	13	531,538	500,000	744.8	0.1007	ND	ND <
UNSPEC IND	2	476,625	476,625				
COMMERCIAL				(\$/SM)			
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PRIV HOSP	1	1,533,000	1,533,000	383.2	0.4001	ND	ND <
VAC GARAGE	1	1,708,275	1,708,275	ND	ND	ND	ND <
OFFICE BLD	4	650,000	665,000	1047.4	0.0627	ND	ND <
SHOP	8	224,000	192,500	904.8	0.0255	ND	ND <
UNSPEC COM	4	571,250	435,000				

TOTAL	901			TOTAL OF SALE PRICES	\$	131,846,033	

CITY OF RINGWOOD

ANALYSIS OF PROPERTY SALES FOR 1991

LAND USE	NO OF SALES	MEAN SALE PRICE (\$)	MEDIAN SALE PRICE (\$)	MEDIAN PRICE PER UNIT AREA	MEDIAN BLOCK SIZE (HA)	PRICE-INDICES (BASE IS 100)	
						1990 BASE	1986 BASE
RESIDENTIAL				(\$/SM)			
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BRICK PAIR DWELLING	1	136,000	136,000	ND	ND	ND	ND <
BLK FLATS	572	133,503	120,000	150.9	0.0780	95.2	150.0 *
OYO FLAT	1	470,000	470,000	324.4	0.1449	ND	ND <
VAC RES A	273	106,027	103,000	NA	NA	93.6	147.1 *
VAC RES B	61	70,834	71,000	79.7	0.0940	81.2	150.7
VAC RES C	1	90,000	90,000	37.6	0.2391	ND	ND <
	1	12,500	12,500	1.8	0.6866	ND	ND <
INDUSTRIAL				(\$/SM)			
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FACTORY	12	246,827	127,500	324.0	0.1555	ND	ND <
VAC INDUST	1	375,000	375,000	259.9	0.1443	ND	ND <
COMMERCIAL				(\$/SM)			
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VAC COMML	1	70,000	70,000	ND	ND	ND	ND <
HOTEL	2	1,750,000	1,750,000	752.0	0.2327	ND	ND <
LIC GROCER	1	372,500	372,500	ND	ND	ND	ND <
VAC GARAGE	2	632,500	632,500	ND	ND	ND	ND <
OFFICE BLD	4	316,250	337,500	346.4	0.1046	ND	ND <
SHOP	1	205,000	205,000	1158.2	0.0177	ND	ND <
SHOP & DWL	1	90,000	90,000	68.0	0.1324	ND	ND <
UNSPEC COM	7	385,286	280,000				

TOTAL	942			TOTAL OF SALE PRICES	\$	123,139,652	

CITY OF RINGWOOD

ANALYSIS OF PROPERTY SALES FOR 1992

LAND USE	NO OF SALES	MEAN SALE PRICE (\$)	MEDIAN SALE PRICE (\$)	MEDIAN PRICE PER UNIT AREA	MEDIAN BLOCK SIZE (HA)	PRICE-INDICES (BASE IS 100)		
						1991 BASE	1990 BASE	
<u>RESIDENTIAL</u>				<u>(\$/SM)</u>				
BRICK PAIR DWELLING	2	128,500	128,500	101.1	0.1237	ND	ND	<
BLK FLATS	589	131,965	120,000	157.4	0.0740	100.0	95.2	*
OYO FLAT	1	255,000	255,000	ND	ND	ND	ND	<
VAC RES A	254	106,316	100,000	NA	NA	97.1	90.9	*
VAC RES B	84	58,898	51,000	82.2	0.0820	103.1	83.8	
VAC RES C	1	136,500	136,500	44.8	0.3047	ND	ND	<
	1	185,000	185,000	45.7	0.4046	ND	ND	<
<u>INDUSTRIAL</u>				<u>(\$/SM)</u>				
FACTORY	6	132,917	125,000	255.4	0.0783	ND	ND	<
VAC INDUST WAREHOUSE	1	760,000	760,000	42.9	1.7700	ND	ND	<
	1	600,000	600,000	119.4	0.5024	ND	ND	<
<u>COMMERCIAL</u>				<u>(\$/SM)</u>				
OFFICE BLD GARAGE	2	1,687,000	1,687,000	1543.8	0.2003	ND	ND	<
SHOP	2	1,562,201	1,562,201	978.6	0.2784	ND	ND	<
SHOP & DWL	6	268,917	126,250	760.5	0.0166	ND	ND	<
UNSPEC COM	1	230,000	230,000	ND	ND	ND	ND	<
	1	3,000,000	3,000,000					
TOTAL	952			TOTAL OF SALE PRICES	\$	124,012,201		

CITY of RINGWOOD

ANALYSIS OF PROPERTY SALES FOR 1993

Land Use	No of Sales	Mean Sale Price (\$)	Median Sale Price (\$)	Median Price per Unit Area (\$/SM)	Median Block Size (HA)	Price-Indices (Base is 100)		
						1992 Base	1990 Base	
<u>RESIDENTIAL</u>								
Brick Pair Dwelling	1	102,500	102,500	ND	ND	ND	ND<	
Blk Flats	615	128,213	119,000	145.0	0.0766	99.2	94.4	
OYO Flat	1	240,000	240,000	ND	ND	ND	ND<	
Subdivisn	1	110,487	98,750	NA	NA	98.8	87.4	
Vac Res A	262	128,000	128,000	ND	ND	ND	ND<	
Vac Res B	1	128,000	128,000	ND	ND	ND	ND<	
Vac Res C	85	65,850	70,000	106.3	0.0670	140.0	88.2	
Unspec Res	1	56,000	56,000	15.5	0.3615	ND	ND<	
	1	75,000	75,000	13.9	0.5414	ND	ND<	
	2	76,500	76,500					
<u>INDUSTRIAL</u>								
Factory	4	208,750	220,000	278.9	0.0863	ND	ND<	
<u>COMMERCIAL</u>								
Office Bld	1	193,000	193,000	100.4	0.1922	ND	ND<	
Gen Store	2	235,750	235,750	929.6	0.0253	ND	ND<	
Garage	1	153,000	153,000	152.5	0.1003	ND	ND<	
Shop	4	125,000	125,000	390.0	0.0256	ND	ND<	
Shop & Dwl	1	110,000	110,000	ND	ND	ND	ND<	
Unspec Com	4	224,956	166,000					
Residential Total		969	Total of Residential Prices		\$	114,150,326		
Rural Total		0	Total of Rural Prices		\$	0		
Industrial Total		4	Total of Industrial Prices		\$	835,000		
Commercial Total		13	Total of Commercial Prices		\$	2,327,325		
Total of All Sales		986	Total of All Sale Prices		\$	117,312,651		

CITY of RINGWOOD

ANALYSIS OF PROPERTY SALES FOR 1994

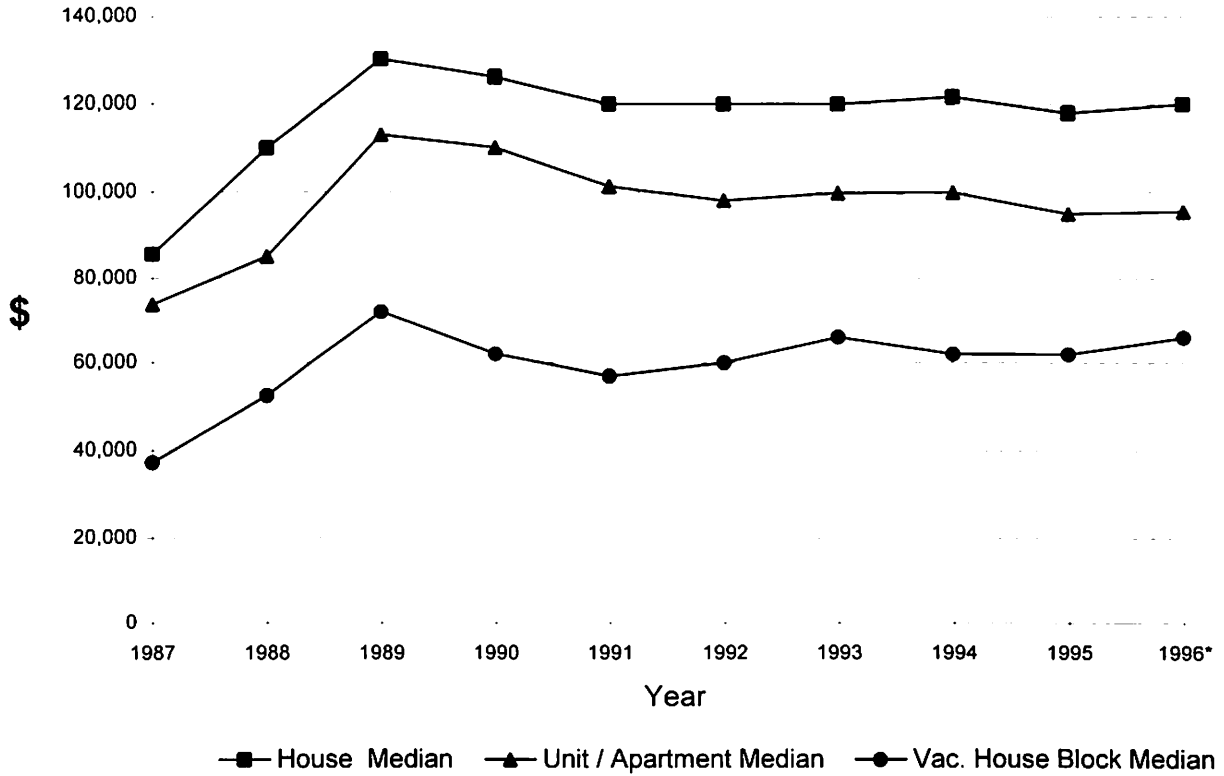
Land Use	No of Sales	Mean Sale Price (\$)	Median Sale Price (\$)	Median Price per Unit Area (\$/SM)	Median Block Size (HA)	Price-Indices (Base is 100)	
						1993 Base	1990 Base
<u>RESIDENTIAL</u>							
Brick Pair Dwelling	2	98,000	98,000	339.4	0.0277	ND	ND<
OYO Flat	616	133,012	122,500	159.1	0.0768	103.2	97.4
Subdivisn	327	104,797	99,000	NA	NA	100.3	87.6
Vac Res A	2	605,000	605,000	42.3	3.7000	ND	ND<
Vac Res B	64	111,350	75,000	110.2	0.0691	110.3	94.5
Flats Site	1	142,000	142,000	70.8	0.2007	ND	ND<
Unspec Res	2	70,000	70,000	105.4	0.0664	ND	ND<
		470,000	470,000				
<u>INDUSTRIAL</u>							
Factory	2	328,838	328,838	262.8	0.1352	ND	ND<
<u>COMMERCIAL</u>							
Office Bld	1	985,000	985,000	ND	ND	ND	ND<
Gen Store	2	435,000	435,000	ND	ND	ND	ND<
Shop	8	143,188	120,000	560.0	0.0201	ND	ND<
Unspec Com	8	150,563	117,500				
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Residential Total	1,016			Total of Residential Prices	\$	125,958,318	
Rural Total	0			Total of Rural Prices	\$	0	
Industrial Total	2			Total of Industrial Prices	\$	657,675	
Commercial Total	19			Total of Commercial Prices	\$	4,205,000	
Total of All Sales	1,037			Total of All Sale Prices	\$	130,820,993	

CITY of MAROONDAH

ANALYSIS OF PROPERTY SALES FOR 1995

Land Use	No of Sales	Mean Sale Price (\$)	Median Sale Price (\$)	Median Price per Unit Area (\$/SM)	Median Block Size (HA)	Price-Indices (Base is 100)	
						1994 Base	1990 Base
<u>RESIDENTIAL</u>							
Reserve	1	60,500	60,500	ND	ND	ND	ND<
Apt Guest	1	131,000	131,000	ND	ND	ND	ND<
Brick Pair	3	93,000	92,000	346.1	0.0257	ND	ND<
Dwelling	1377	128,983	118,000	144.8	0.0834	97.5	93.7
OYO Flat	464	106,521	95,000	NA	NA	95.0	86.4
Subdivisn	2	720,000	720,000	7.9	30.1000	ND	ND<
Vac Res A	322	67,792	62,000	96.0	0.0699	100.0	100.0
Vac Res B	9	102,056	92,500	39.3	0.2250	ND	ND<
Vac Res C	2	132,500	132,500	31.9	0.4154	ND	ND<
Flats Site	1	540,000	540,000	ND	ND	ND	ND<
Unspec Res	4	80,563	83,750				
<u>INDUSTRIAL</u>							
Factory	9	311,500	315,000	139.5	0.5307	ND	ND<
Vac Indust	16	530,101	275,700	53.7	0.2212	ND	ND
Unspec Ind	1	177,500	177,500				
<u>COMMERCIAL</u>							
Vac Com	6	205,051	147,652	69.9	0.2002	ND	ND<
Restrnt	1	815,000	815,000	ND	ND	ND	ND<
Hotel	1	2,675,000	2,675,000	ND	ND	ND	ND<
Vac Garage	1	142,000	142,000	117.5	0.1209	ND	ND<
Office Bld	5	675,000	640,000	ND	ND	ND	ND<
Gen Store	2	331,250	331,250	532.3	0.0296	ND	ND<
Shop	12	248,592	139,500	422.3	0.0218	116.3	ND
Unspec Com	19	700,592	241,000				
Residential Total		2,186	Total of Residential Prices		\$	252,820,557	
Rural Total		0	Total of Rural Prices		\$	0	
Industrial Total		26	Total of Industrial Prices		\$	11,462,614	
Commercial Total		47	Total of Commercial Prices		\$	25,194,154	
Total of All Sales		2,259	Total of All Sale Prices		\$	289,477,325	

RESIDENTIAL PRICE STATISTICS 1987 TO 1996

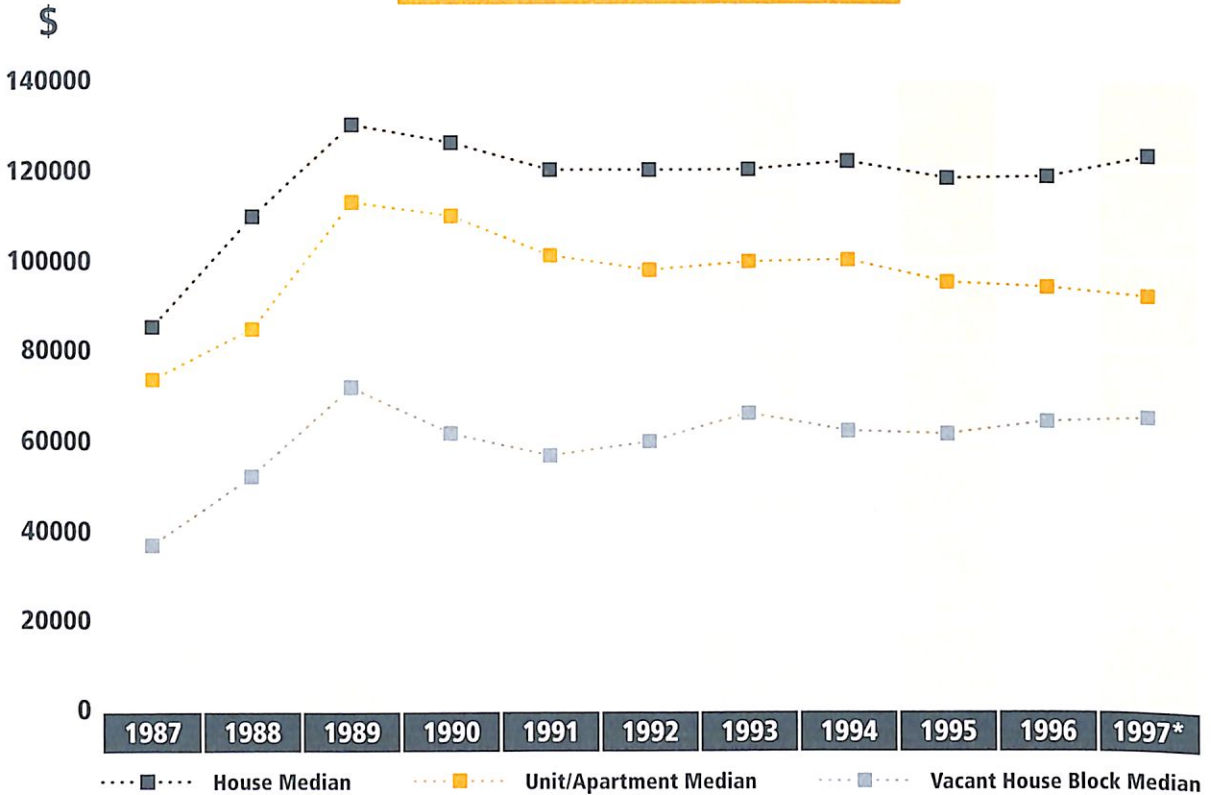


Year	Houses			Units / Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1987	1,761	85,500	97,752	616	73,700	92,019	595	37,200	46,621
1988	2,159	109,900	121,598	862	85,000	119,559	858	52,500	62,903
1989	1,443	130,000	148,503	607	113,000	141,730	332	72,000	84,536
1990	1,282	126,000	144,451	598	110,000	127,535	318	62,000	66,575
1991	1,352	120,000	133,942	493	101,250	108,539	420	57,000	59,194
1992	1,392	120,000	133,856	510	98,000	114,259	348	60,000	60,791
1993	1,420	120,000	130,583	544	99,750	110,391	327	66,000	65,077
1994	1,506	121,750	134,424	625	100,000	107,414	359	62,000	74,403
1995	1,377	118,000	128,983	464	95,000	106,521	322	62,000	67,792
1996*	338	120,000	134,600	163	95,500	106,928	65	66,000	66,029

* Statistics for 1996 are based on a small sample and are preliminary only.

MUNICIPALITY OF MAROONDAH

Residential Price Statistics 1987 to 1997



Year	No. of Sales	Houses		Units / Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1987	1,761	85,500	97,752	616	73,700	92,019	595	37,200	46,621
1988	2,159	109,900	121,598	862	85,000	119,559	858	52,500	62,903
1989	1,443	130,000	148,503	607	113,000	141,730	332	72,000	84,536
1990	1,282	126,000	144,451	598	110,000	127,535	318	62,000	66,575
1991	1,352	120,000	133,942	493	101,250	108,539	420	57,000	59,194
1992	1,392	120,000	133,856	510	98,000	114,259	348	60,000	60,791
1993	1,420	120,000	130,583	544	99,750	110,391	327	66,000	65,077
1994	1,506	121,750	134,424	625	100,000	107,414	359	62,000	74,403
1995	1,321	118,000	127,793	444	95,000	107,116	296	61,250	67,760
1996	1,438	118,500	131,860	629	94,000	102,775	315	64,000	65,824
1997*	653	123,000	131,103	276	92,000	100,346	120	65,000	68,249

* Statistics for 1997 are based on a small sample and are preliminary only.

CITY of MAROONDAH

ANALYSIS OF PROPERTY SALES FOR 1996

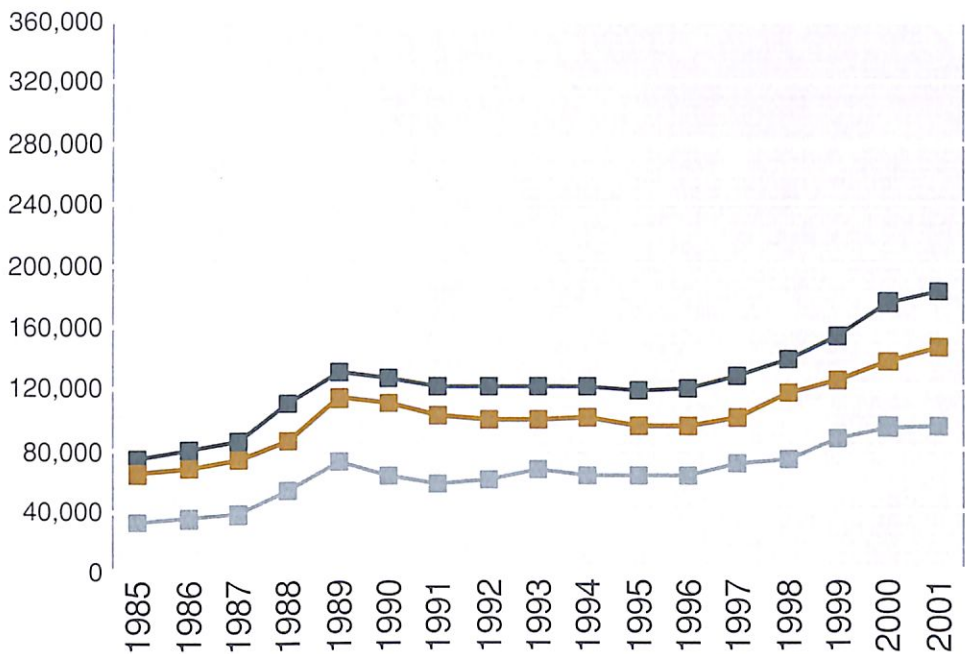
Land Use	No of Sales	Mean Sale Price (\$)	Median Sale Price (\$)	Median Price per Unit Area (\$/SM)	Median Block Size (HA)	Price-Indices (Base is 100)	
						1995 Base	1994 Base
RESIDENTIAL							
Reserve	2	53,750	53,750	ND	ND	ND	ND
Apt Guest	2	96,500	96,500	ND	ND	ND	ND
Brick Pair	1	138,500	138,500	ND	ND	ND	ND
Dwelling	1438	131,860	118,500	166.2	0.0808	100.4	97.9
OYO Flat	629	102,775	94,000	NA	NA	98.9	94
Vac Large	2	113,500	113,500	6.9	1.54	ND	ND
Vac Res A	315	65,824	64,000	84.8	0.0747	104.4	103.2
Vac Res B	4	89,125	89,500	41	0.2415	ND	ND
Vac Res C	3	114,000	140,000	22.7	0.6161	ND	ND
Flats Site	1	68,000	68,000	ND	ND	ND	ND
INDUSTRIAL							
Extractive	1	149,000	149,000	ND	ND	ND	ND
Factory	8	385,225	396,400	192.6	1.6924	ND	ND
Vac Indust	11	437,209	310,000	76	0.2263	112.4	ND
Warehouse	1	115,000	115,000	ND	ND	ND	ND
Unspec Ind	1	1,322,000	1,322,000				
COMMERCIAL							
Vac Com	2	80,000	80,000	ND	ND	ND	ND
Restrnt	1	1,600,000	1,600,000	ND	ND	ND	ND
Priv Hosp	1	850,000	850,000	ND	ND	ND	ND
Vac Garage	1	375,000	375,000	ND	ND	ND	ND
Office Bld	3	2,465,000	1,715,000	99.1	1.73	ND	ND
Garage	1	830,000	830,000	ND	ND	ND	ND
Shop	11	164,313	122,500	606.3	0.0182	87.8	102.1
Unspec Com	16	996,406	205,250				

MUNICIPALITY TOTALS

Residential Total	2,397	Total of Residential Prices \$	276,428,042
Rural Total	0	Total of Rural Prices \$	0
Industrial Total	22	Total of Industrial Prices \$	9,477,095
Commercial Total	36	Total of Commercial Prices \$	28,959,941
Total of all sales	2,455	Total of All Sale Prices \$	314,865,078

MUNICIPALITY OF MAROONDAH

RESIDENTIAL PRICE STATISTICS 1985 TO 2001



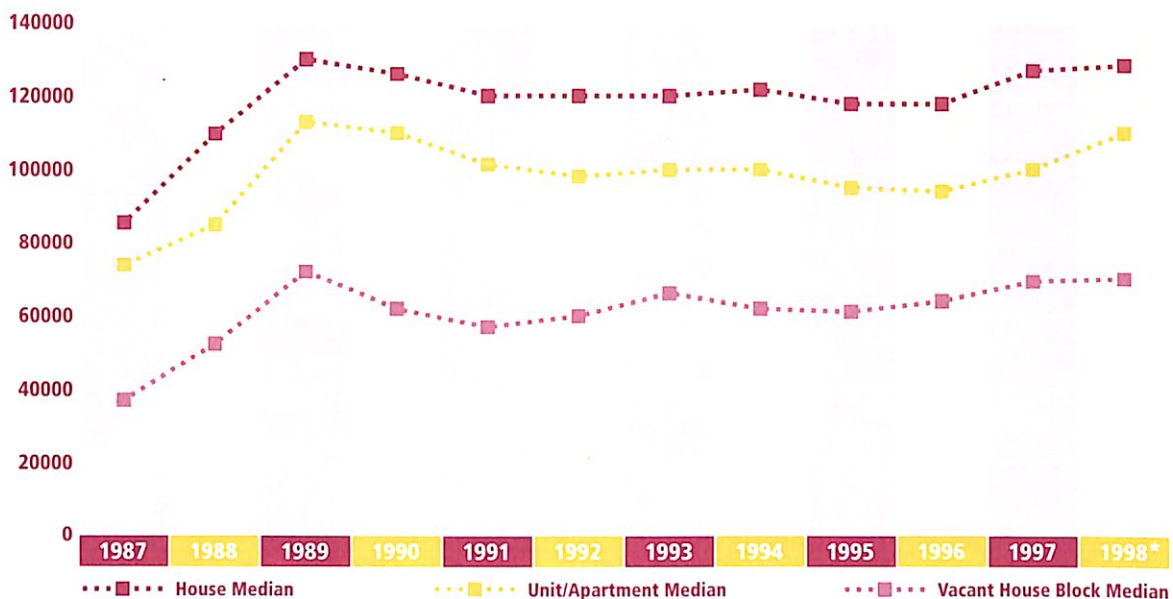
House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Block		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	1,741	74,000	81,830	587	64,500	67,800	657	32,500	38,095
1986	1,670	80,000	89,844	491	68,000	79,052	500	34,800	44,616
1987	1,756	85,200	97,710	613	73,500	92,077	594	37,400	46,648
1988	2,159	109,900	121,641	858	85,000	119,759	858	52,500	62,903
1989	1,440	130,000	148,556	605	113,000	141,482	330	72,000	84,418
1990	1,281	126,000	144,543	602	110,000	127,339	327	62,000	68,965
1991	1,351	120,000	134,384	490	101,500	108,618	423	57,000	59,650
1992	1,393	120,000	133,824	507	99,000	114,421	356	60,000	62,635
1993	1,397	120,000	130,490	532	98,500	110,341	338	66,000	65,775
1994	1,485	120,000	134,274	637	99,950	106,706	378	62,000	75,688
1995	1,350	118,000	129,794	465	95,000	106,524	343	62,000	69,433
1996	1,459	119,000	132,266	642	94,650	103,286	346	62,500	73,287
1997	1,868	127,000	140,428	776	100,000	113,014	470	70,000	79,530
1998	1,741	137,500	151,916	710	116,000	125,531	382	72,950	80,324
1999	1,798	153,000	171,356	687	124,000	130,875	361	87,000	97,268
2000	1,725	175,000	191,646	919	137,000	144,135	219	94,000	91,278
2001	269	182,500	198,234	112	146,500	162,168	36	95,000	96,896

Statistics for 2001 are based on a small number of sales and are preliminary only.

Municipality of Maroondah

Residential Price Statistics 1987 to 1998



Year	House Count	House Median	Unit/Apartment Median	House Count	House Median	Unit/Apartment Median	House Count	House Median	Unit/Apartment Median
1987	1761	85,500	97,752	616	73,700	92,019	595	37,200	46,621
1988	2159	109,900	121,598	862	85,000	119,559	858	52,500	62,903
1989	1443	130,000	148,503	607	113,000	141,730	332	72,000	84,536
1990	1282	126,000	144,451	598	110,000	127,535	318	62,000	66,575
1991	1352	120,000	133,942	493	101,250	108,539	420	57,000	59,194
1992	1392	120,000	133,856	510	98,000	114,259	348	60,000	60,791
1993	1420	120,000	130,583	544	99,750	110,391	327	66,000	65,077
1994	1506	121,750	134,424	625	100,000	107,414	359	62,000	74,403
1995	1321	118,000	127,793	444	95,000	107,116	296	61,250	67,760
1996	1426	118,000	131,380	623	94,000	102,845	309	64,000	66,020
1997	1850	127,000	139,431	776	99,950	109,986	442	69,250	78,480
1998*	485	128,500	138,818	237	110,000	115,786	109	70,100	76,749

* Statistics for 1998 are based on sales available to-date and are preliminary only.

City of Maroondah

Analysis of Property Sales for 1997

Land Use	No of Sales	Mean Sale Price (\$)	Median Sale Price (\$)	Median Price per Unit Area (\$/SM)	Median Block Size (HA)	Price-Indices (Base is 100)		Mean Block Size (HA)	Mean Price per Unit Area (\$/SM)
						1996 Base	1994 Base		
Residential									
Brick Pair	3	128,333	120,000	134.4	0.0558	ND	ND<	0.0558	134.4
Dwelling	1850	139,431	127,000	152.1	0.0836	107.2	105	0.0998	197.3
OYO Flat	776	109,986	99,950	NA	NA	106.3	100	NA	NA
Subdivisn	2	510,000	510,000	33.1	1.8834	ND	ND<	1.8834	33.1
Vac Large	3	346,667	260,000	14.8	1.49	ND	ND<	1.67	22.4
Vac Res A	442	78,480	69,250	89.4	0.0748	108.2	111.7	0.0798	98
Vac Res B	7	109,064	117,000	46.3	0.2584	ND	ND<	0.2477	43.9
Unspec Res	2	104,750	104,750						
Industrial									
Extractive	1	185,000	185,000	ND	ND	ND	ND<	ND	ND
Factory	11	331,659	275,000	28.5	1.38	ND	ND	1.245	106.9
Vac Indust	7	190,819	165,000	88.9	0.206	ND	ND<	0.206	88.9
Unspec Ind	3	1,715,845	1,860,000						
Commercial									
Vac Com	5	207,640	94,000	91.7	0.3162	ND	ND<	0.3162	91.7
Hotel	1	1,800,000	1,800,000	ND	ND	ND	ND<	ND	ND
Lic Grocer	1	445,000	445,000	ND	ND	ND	ND<	ND	ND
Office Bld	5	780,000	430,000	800.1	0.2584	ND	ND<	0.2013	719.3
Gen Store	3	2,978,333	2,160,000	1179.6	0.1831	ND	ND<	0.1831	1179.6
Garage	4	609,500	197,000	482.5	0.0091	ND	ND<	0.0418	431.9
Shop	5	464,700	221,000	913.4	0.0741	ND	ND<	0.0741	913.4
Unspec Com	24	343,340	307,500						

Municipality Totals

Residential Total	3,085	Total of Residential Prices \$		381,403,106
Rural Total	0	Total of Rural Prices \$		0
Industrial Total	22	Total of Industrial Prices \$		10,316,520
Commercial Total	48	Total of Commercial Prices \$		29,119,866
Total of all sales	3,155	Total of All Sale Prices \$		420,839,492

CITY OF MAROONDAH

ANALYSIS OF PROPERTY SALES FOR 2000

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						1999	1994		
Commercial									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Bank	1	1160000	1160000	5994832	0.1935	66.3<	ND	0.1935	5994832
Car park	1	120000	120000	NA	NA	166.7<	ND	NA	0
Church	3	1290358	317600	6339664	0.5423	ND	ND	0.5423	6339664
Hotel	1	11000000	11000000	NA	NA	1476.5<	ND	NA	0
Office	5	300000	120000	NA	NA	38.7<	ND	NA	0
Restaurant	3	430000	335000	NA	NA	176.9<	65.7<	NA	0
Shop	10	650795	266000	NA	NA	198.5	221.7<	NA	0
Shop/dwell	7	187000	180000	NA	NA	ND	82.8<	NA	0
Store/show	2	317500	490000	NA	NA	141.2<	239<	NA	0
Surgery	7	422742	403000	NA	NA	806<	ND	NA	0
Theatre	1	400000	400000	NA	NA	35.1<	ND	NA	0
Unspecfd comm	7	1248857	380000	8310472	0.6197	53.5	200	0.4311	6402226
Vac comm	2	599060	1018121	NA	NA	925.6<	ND	NA	0
Industrial									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Abattoir	1	334500	334500	NA	NA	ND	ND	NA	0
Cool store	1	180000	180000	NA	NA	ND	ND	NA	0
Factory	42	286183	197000	7500000	1	103.7	75<	0.508	1053149
Unspecfd ind	2	288000	350000	1076190	0.21	112.9<	140<	0.21	1076190
Vac ind	5	614400	298000	NA	NA	152.8<	283.8<	NA	0
Ware/show	2	229950	334500	NA	NA	122.1<	ND	NA	0
Warehouse	2	755000	1320000	NA	NA	377.1<	528<	NA	0
Residential									
				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	1	508000	508000	NA	NA	453.6	ND	NA	0
Dual occ	26	151978	145500	379	568	114.6	ND	462	265
Flat/unit	484	146557	137500	528	325	112.2	138.5	340.733	411
House	1686	191127	175000	273	773	114	145.8	1057.24	200
House new	5	576200	145000	NA	NA	85.3<	ND	NA	0
Retirement	35	188770	188000	NA	NA	126.2	ND	NA	0
Road/laneway	2	101950	200000	NA	NA	ND	ND	NA	0
Subdivisn	7	793000	525000	82	25800	64.6<	750<	69504.6	11
Terrace	8	189725	150000	NA	NA	133.9<	ND	NA	0
Townhouse	400	137298	133000	171	727	109	ND	727	171
Unspecfd res	7	88500	114900	NA	NA	88.4<	383<	NA	0
Vac other	3	188433	77800	36	2121	129.7	ND	2121	36
Vac Res A	219	91278	94000	150	645	108	152.8	679.675	140
Rural									
				(\$/HA)	(HA)			(HA)	(\$/HA)
Unspecfd rur	1	345000	345000	117346	2.94	109.2<	111.1<	2.94	117346

MUNICIPALITY TOTALS

Commercial Total	50	Commercial Total Prices	\$40,692,346
Industrial Total	55	Industrial Total Prices	\$18,152,100
Residential Total	2,883	Residential Total Prices	\$490,489,182
Rural Total	1	Rural Total Prices	\$345,000
All Sales Total	2,989	All Sales Total	\$549,678,628

CITY OF MAROONDAH

ANALYSIS OF PROPERTY SALES FOR 2001

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2000	1994		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	2	1385750	1385750	NA	NA	119.5<	ND	NA	0
Car/btlk yd	1	210000	210000	NA	NA	ND	ND	NA	0
Food site	1	1365000	1365000	NA	NA	ND	ND	NA	0
Func room	1	780000	780000	NA	NA	ND	ND	NA	0
Motel	1	1800000	1800000	NA	NA	ND	ND	NA	0
Office	5	211400	197000	NA	NA	164.2<	ND	NA	0
Office bld	1	210000	210000	704	298	51.9<	21.3<	298	704
Petrol strn	3	1229166	1550000	NA	NA	ND	ND	NA	0
Restaurant	2	866500	866500	NA	NA	258.7<	169.9<	NA	0
Shop	10	442050	254500	NA	NA	124.8<	212<	NA	0
Shop centr	1	4999999	4999999	NA	NA	ND	ND	NA	0
Shop/dwell	2	197550	197550	NA	NA	109.8<	90.8<	NA	0
Store/show	1	94750	94750	NA	NA	42.2<	46.2<	NA	0
Surgey	3	315000	215000	NA	NA	53.3<	ND	NA	0
Unspecfd comm	11	608454	508000	156.5	5639	133.7<	248.7	5639	107
Vac comm	28	271982	192500	1950	100	158.5<	ND	106	1863
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	46	395008	250000	316	837	126	94.3<	837	316
Unspecfd ind	2	229500	229500	63	3907	83.8<	78.3<	3907	63
Vac ind	2	230000	230000	NA	NA	77.2<	197.4<	NA	0
Ware/show	4	6092500	1000000	219	6840	548<	ND	6840	219
Warehouse	2	457500	457500	NA	NA	20.8<	183<	NA	0
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	4	230500	130000	NA	NA	41.1<	ND	NA	0
Dual occ	27	172472	165000	422	387	117.7	ND	376.4	430
Flat/unit	435	170272	160500	NA	NA	114.8	160.6	NA	0
House	1745	223661	200000	294	738	114.2	166.8	896.144	275
House new	51	215785	198000	478.5	514.5	108.5	ND	542	459
Retirement	29	212729	208000	NA	NA	110.6	ND	NA	0
Subdivisn	5	1047000	1200000	123	5829	228.6<	1523.6<	10007.2	104
Terrace	4	195250	213500	572	384	135.1<	ND	384	572
Townhouse	398	162562	155750	NA	NA	115.4	ND	NA	0
Unspecfd res	2	217000	217000	NA	NA	188.9<	723.3<	NA	0
Vac other	5	260303	315000	38	9297	404.9<	ND	9297	38
Vac Res A	261	101369	93000	192	505	102.2	150.5	561.638	169
Vac Res C	1	67000	67000	14	4769	ND	43.2<	4769	14
Rural				(\$/HA)	(HA)			(HA)	(\$/HA)
Hobby farm	1	305000	305000	151214	2.017	ND	ND	2.017	151214
Hobby fm land	2	268500	268500	81916.5	3.5	ND	25.8<	3.5	76714

MUNICIPALITY TOTALS

Commercial Total	73				Commercial Total Prices	\$38,777,850
Industrial Total	56				Industrial Total Prices	\$44,374,410
Residential Total	2,967				Residential Total Prices	\$586,086,379
Rural Total	3				Rural Total Prices	\$842,000
All Sales Total		3,099			All Sales Total	\$670,080,639

CITY OF MAROONDAH

ANALYSIS OF PROPERTY SALES FOR 2002

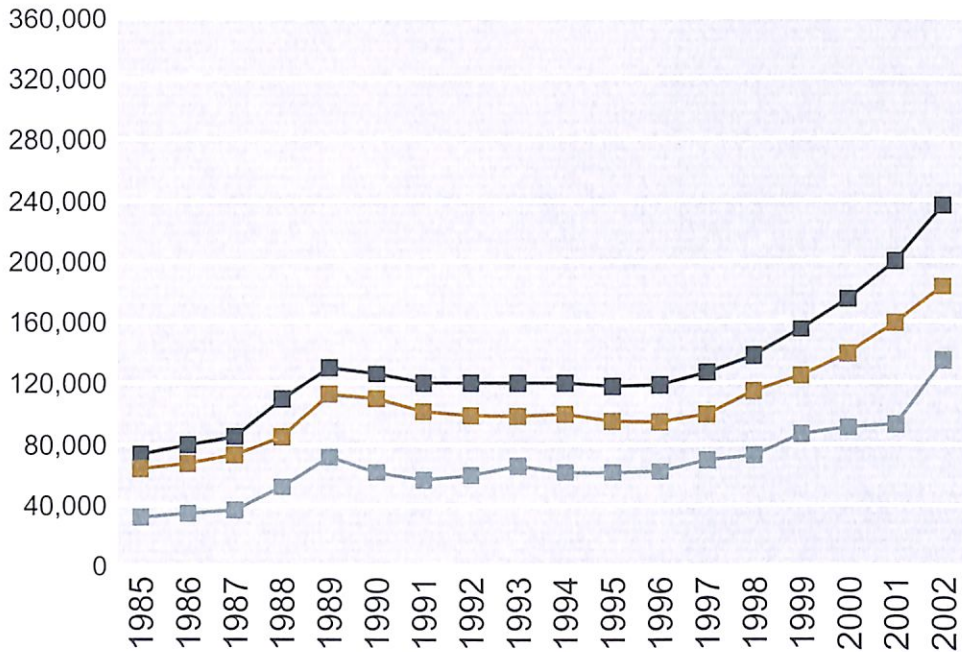
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2001	1994		
					(\$/SM)	(SM)		(SM)	(\$/SM)
Commercial									
Childcare	1	750000	750000	NA	NA	ND	ND	NA	0
Church	2	597500	597500	108	7049	ND	ND	7049	108
Food site	1	1100000	1100000	88	12500	80.6<	ND	12500	88
Hotel	1	6000000	6000000	NA	NA	ND	ND	NA	0
Office	4	217737	220500	NA	NA	111.9<	ND	NA	0
Office bld	2	1021000	1021000	NA	NA	486.2<	103.7<	NA	0
Restaurant	3	370000	330000	NA	NA	134.3<	64.7<	NA	0
Shop	20	272825	186250	NA	NA	75.6	155.1<	NA	0
Shop centr	1	1870000	1870000	NA	NA	37.4<	ND	NA	0
Shop/dwell	4	212875	170000	NA	NA	113.8<	78.2<	NA	0
Store/show	3	2533166	1770000	NA	NA	1566.2<	863.4<	NA	0
Surgery	1	250000	250000	NA	NA	116.3<	ND	NA	0
Unspecfd comm	16	1069187	822500	NA	NA	133.2	403	NA	0
Vac comm	24	503395	182500	NA	NA	96.1	ND	NA	0
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	39	287862	211000	445	849	81.2	79.6<	849	445
Unspecfd ind	1	170000	170000	NA	NA	68.3<	58<	NA	0
Vac ind	6	314833	256000	NA	NA	111.4<	219.7<	NA	0
Ware/show	1	510000	510000	NA	NA	68<	ND	NA	0
Warehouse	4	696250	677500	NA	NA	469.5<	271<	NA	0
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	1	1425000	1425000	NA	NA	ND	ND	NA	0
Dual occ	12	201916	195500	293	699	115.3	ND	699	278
Flat/unit	477	200827	189000	1020	244	118.1	189.1	333.667	745
House	1684	267128	247000	370	785.5	121.2	205.9	890.851	332
House new	36	273556	255500	639.5	613.5	128.7	ND	613.5	435
Retirement	35	247533	275000	NA	NA	129.4	ND	NA	0
Subdivisn	1	5500000	5500000	52	105200	595.6<	6984<	105200	52
Terrace	3	246166	155000	NA	NA	70.5<	ND	NA	0
Townhouse	325	197474	192500	NA	NA	120.4	ND	NA	0
Vac other	3	262733	263000	209.5	1363.5	161.2<	ND	1363.5	192
Vac Res A	117	135845	135000	228	569	145.2	218.8	607.12	215
Vac Res B	2	99000	99000	46.5	2406	72.5<	90<	2406	41

MUNICIPALITY TOTALS

Commercial Total	83			Commercial Total Prices	\$58,283,950
Industrial Total	51			Industrial Total Prices	\$16,580,621
Residential Total	2,696			Residential Total Prices	\$655,297,498
All Sales Total	2,830			All Sales Total	\$730,162,069

MUNICIPALITY OF MAROONDAH

RESIDENTIAL PRICE STATISTICS 1985 TO 2002



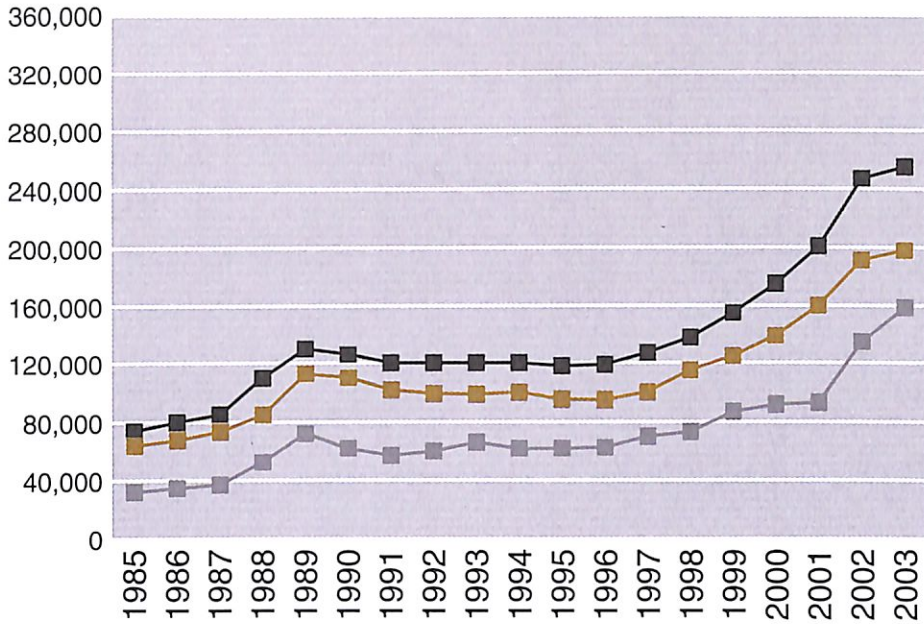
House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	1,741	74,000	81,830	587	64,500	67,800	657	32,500	38,095
1986	1,670	80,000	89,844	491	68,000	79,052	500	34,850	44,616
1987	1,756	85,350	97,710	613	73,500	92,077	594	37,300	46,648
1988	2,159	109,900	121,641	857	85,000	104,030	858	52,500	62,903
1989	1,440	130,000	148,556	605	113,000	141,482	330	72,000	84,418
1990	1,281	126,000	144,543	602	110,000	127,339	327	62,000	68,965
1991	1,351	120,000	134,384	489	101,500	108,716	423	57,000	59,650
1992	1,393	120,000	133,824	507	99,000	114,421	356	60,000	62,635
1993	1,397	120,000	130,490	532	98,500	110,341	337	66,000	65,758
1994	1,482	120,000	134,419	637	99,950	106,706	378	62,000	75,688
1995	1,347	118,000	129,968	466	95,000	106,446	343	62,000	69,433
1996	1,460	119,000	132,201	642	94,575	103,286	345	62,500	66,036
1997	1,866	127,000	140,504	775	100,000	113,099	463	70,000	79,670
1998	1,709	138,000	152,474	742	115,000	125,308	380	72,950	80,378
1999	1,705	155,000	173,262	785	125,000	132,501	358	87,000	95,436
2000	1,823	175,000	192,704	996	139,000	147,864	259	91,000	91,983
2001	1,827	200,000	222,622	862	159,000	168,140	262	93,000	101,238
2002	590	237,000	251,461	287	183,500	191,661	44	134,975	134,693

Statistics for 2002 are based on a small number of sales and are preliminary only.

CITY OF MAROONDAH

RESIDENTIAL PRICE STATISTICS 1985 TO 2003



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	1,741	74,000	81,830	587	64,500	67,800	657	32,500	38,095
1986	1,670	80,000	89,844	491	68,000	79,052	500	34,850	44,616
1987	1,756	85,350	97,710	613	73,500	92,077	594	37,300	46,648
1988	2,159	109,900	121,641	857	85,000	104,030	858	52,500	62,903
1989	1,440	130,000	148,556	605	113,000	141,482	330	72,000	84,418
1990	1,281	126,000	144,543	602	110,000	127,339	327	62,000	68,965
1991	1,351	120,000	134,384	489	101,500	108,716	423	57,000	59,650
1992	1,393	120,000	133,824	507	99,000	114,421	356	60,000	62,635
1993	1,397	120,000	130,490	532	98,500	110,341	337	66,000	65,758
1994	1,482	120,000	134,419	637	99,950	106,706	378	62,000	75,688
1995	1,347	118,000	129,968	466	95,000	106,446	343	62,000	69,433
1996	1,461	119,000	132,169	642	94,575	103,286	345	62,500	66,036
1997	1,865	127,000	140,528	775	100,000	113,099	463	70,000	79,670
1998	1,706	138,000	152,587	744	115,000	125,310	380	72,950	80,378
1999	1,704	155,000	173,347	787	125,000	132,577	359	87,000	95,477
2000	1,828	175,000	192,977	1,001	139,000	147,969	261	91,500	93,079
2001	2,008	201,000	225,588	976	160,000	170,111	292	93,000	103,957
2002	1,735	247,000	266,775	837	191,000	201,478	119	135,000	135,226
2003	221	255,000	266,415	85	197,800	202,812	10	158,700	159,940

Statistics for 2003 are based on a small number of sales and are preliminary only.

CITY OF MAROONDAH

ANALYSIS OF PROPERTY SALES FOR 1999

Land Use	No of Sales	Mean Sale Price (\$)	Median Sale Price (\$)	Median Price per Unit Area (\$/SM)	Median Block Size SM	Price-Indices (base is 100)		Mean Block Size SM	Mean Price per Unit Area (\$/SM)
						1998	1994		
Residential									
Vac Res A	240	90590	86000	124	701	117.9	139.3	727	128
Vac Res C	2	257065	257065	47	6394	ND<	ND<	6394	47
Vac other	8	91688	67500	63	2000	ND<	ND	2000	63
House new	5	188599	193000	458	574	ND<	ND	574	458
House	1,516	169509	152000	200	864	110.1	126.7	1231	228
Terrace	1	112000	112000	0	0	ND<	ND	0	0
Dual occ	27	138204	132000	429	340	ND	ND	287	1094
Flat/unit	260	126601	120000	NA	NA	104.3	120.5	NA	NA
Townhouse	255	125763	122000	NA	NA	95.1	ND	NA	NA
Retirement	46	171204	156000	NA	NA	ND	ND	NA	NA
Block flat	46	118415	113975	444	359	101.3	ND	359	444
Unspecfd res	5	141600	130000	5845	337	ND<	ND<	337	5845
				(\$/HA)	HA			HA	(\$/HA)
Vac ind	3	818667	550000	1419355	1.2400	ND<	ND<	1.2400	1419355
Factory	25	364326	190000	1234350	0.6543	53.2	ND	0.6543	1234350
Warehouse	5	645000	350000	3100198	0.4032	ND<	ND<	0.4032	3100198
Ware/show	1	274000	274000	0	0	ND<	ND	0	0
Unspecfd ind	1	310000	310000	0	0	ND<	ND<	0	0
				(\$/HA)	HA			HA	(\$/HA)
Vac comm	7	109481	110000	0	0	ND<	ND	0	0
Bank	1	1750000	1750000	0	0	ND	ND	0	0
Car park	2	83000	83000	0	0	ND	ND	0	0
Hospital	1	800000	800000	0	0	ND	ND<	0	0
Office	5	613000	375000	775000000	0.0004	ND<	ND	0.0004	775000000
Office bld	3	290833	220000	0	0	ND<	ND<	0	0
Petrol stn	1	380000	380000	0	0	ND	ND	0	0
Restaurant	3	210333	190000	0	0	ND<	ND<	0	0
Store/show	5	269400	335000	0	0	ND	ND<	0	0
Shop	14	199369	152500	10320755	0.0530	ND	127.1	0.0530	10320755
Surgery	1	50000	50000	0	0	ND	ND	0	0
Theatre	1	1140000	1140000	0	0	ND	ND	0	0
Unspecfd comm	10	1426898	477500	4715741	0.0648	382.0	227.1	0.0648	4715741

MUNICIPALITY TOTALS

Residential Total	2,411		Residential Total Prices	\$363,767,392
Industrial Total	35		Industrial Total Prices	\$15,373,149
Commercial Total	54		Commercial Total Prices	\$28,028,007
All Sales Total	2,500		All Sales Total Prices	\$407,168,548

CITY OF MAROONDAH

ANALYSIS OF PROPERTY SALES FOR 1998

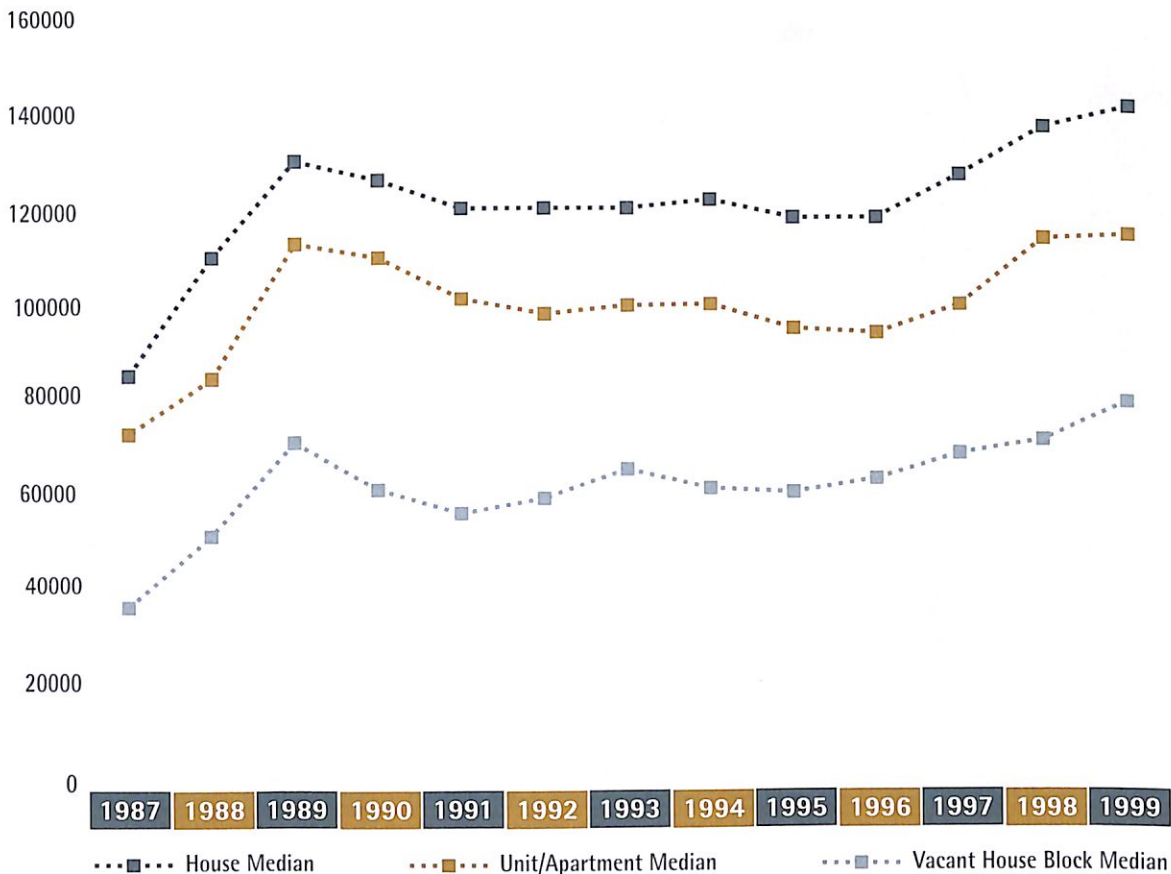
Land Use	No of Sales	Mean Sale Price (\$)	Median Sale Price (\$)	Median Price per Unit Area (\$/SM)	Median Block Size (HA)	Price-Indices (Base is 100)		Mean Block Size (HA)	Mean Price per Unit Area (\$/SM)
						1997 Base	1996 Base		
Residential									
House	1615	150,833	137,000	166.6	0.0815	107.9	115.1	0.0961	389.9
Flat/Unit	665	124,242	114,000	NA	NA	114.0	120.2	0.0376	417.5
Retirement	1	160,000	160,000	NA	NA	ND	ND<	ND	ND
Block Flat	20	193,135	119,500	1123.4	0.6375	ND	ND	0.6375	1123.4
Vac Res A	347	79,735	72,000	97.4	0.0748	103.3	115.2	0.0797	106.0
Vac Res B	1	148,000	148,000	54.2	0.2732	ND	ND<	0.2732	54.2
Vac Res C	3	177,305	125,000	31.2	0.6639	ND	ND<	0.8513	28.3
Res Other	4	208,500	106,750	372.5	0.0548	ND	ND<	0.0548	372.5
Rural									
Hobby Farm									
Hobby Farm	4	146,750	132,000	913606.5	1.7700	ND	ND<	1.7700	913606.5
Rural Other									
Rural Other	2	1,968,000	1,968,000	683270.6	23.7200	ND	ND<	23.7200	683270.6
Industrial									
Factory									
Factory	10	279,350	247,000	12.3	0.4092	89.8	ND	0.4092	12.3
Warehouse									
Warehouse	10	960,600	176,000	288.7	0.0901	ND	ND	0.0901	288.7
Quarry									
Quarry	1	601,412	601,412	ND	ND	ND	ND<	ND	ND
Vac Ind									
Vac Ind	8	622,493	261,250	66.4	0.6051	ND	ND<	0.5507	63.5
Ind Other									
Ind Other	2	2,142,500	2,142,500	ND	ND	ND	ND<	ND	ND
Commercial									
Office									
Office	5	863,800	210,000	631.2	0.0919	ND	ND<	0.0919	631.2
Restaurant									
Restaurant	2	443,000	443,000	ND	ND	ND	ND<	ND	ND
Shop									
Shop	9	363,500	190,000	949.6	0.0175	ND	ND<	0.0175	949.6
Shop/Dwel									
Shop/Dwel	2	132,000	132,000	591.3	0.0232	ND	ND<	0.0232	591.3
Vac Com									
Vac Com	7	556,357	485,000	58.8	0.3435	ND	ND<	NA	NA
Com Other									
Com Other	39	591,660	125,000	375.5	0.1165	50.0	53.0	0.1561	292.3

MUNICIPALITY TOTALS

Residential Total	2,696	Total of Residential Prices \$	364,371,225
Rural Total	6	Total of Rural Prices \$	4,523,000
Industrial Total	31	Total of Industrial Prices \$	22,265,857
Commercial Total	65	Total of Commercial Prices \$	36,132,250
Total of all sales	2,801	Total of All Sale Prices \$	427,565,832

MUNICIPALITY OF MAROONDAH

RESIDENTIAL PRICE STATISTICS 1987 TO 1999



Year	No. of Sales	Houses		Units / Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1987	1,761	85,500	97,752	616	73,700	92,019	595	37,200	46,621
1988	2,159	109,900	121,598	862	85,000	119,559	858	52,500	62,903
1989	1,443	130,000	148,503	607	113,000	141,730	332	72,000	84,536
1990	1,282	126,000	144,451	598	110,000	127,535	318	62,000	66,575
1991	1,352	120,000	133,942	493	101,250	108,539	420	57,000	59,194
1992	1,392	120,000	133,856	510	98,000	114,259	348	60,000	60,791
1993	1,420	120,000	130,583	544	99,750	110,391	327	66,000	65,077
1994	1,506	121,750	134,424	625	100,000	107,414	359	62,000	74,403
1995	1,321	118,000	127,793	444	95,000	107,116	296	61,250	67,760
1996	1,426	118,000	131,380	623	94,000	102,845	309	64,000	66,020
1997	1,850	127,000	139,431	776	99,950	109,986	442	69,250	78,480
1998	1,615	137,000	150,833	665	114,000	124,242	347	72,000	79,735
1999	160	141,500	154,146	21	115,000	120,083	18	80,000	83,275

* Statistics for 1999 are based on a small sample and are preliminary only

MUNICIPALITY OF MAROONDAH

RESIDENTIAL PRICE STATISTICS 1985 TO 2000

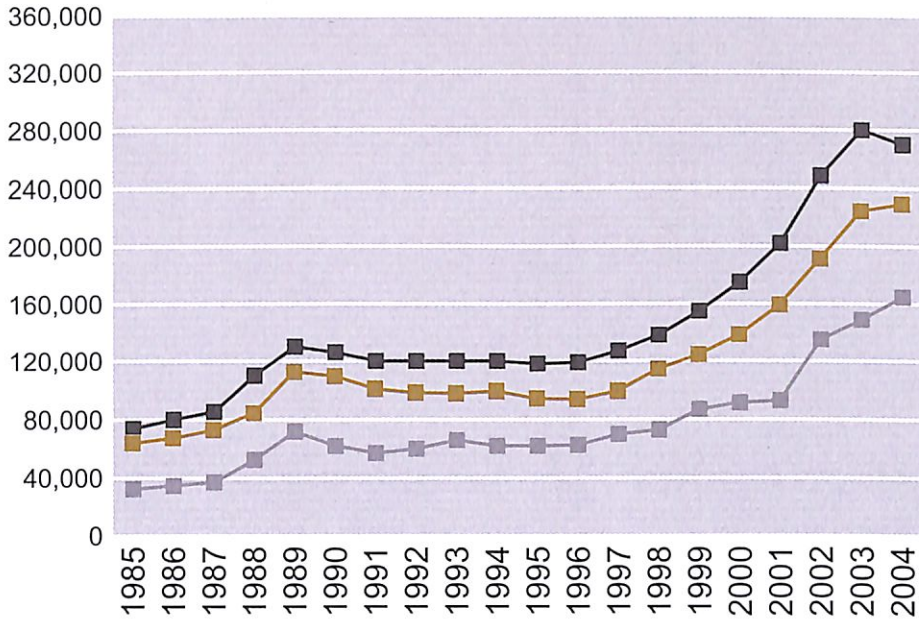


Year	Houses			Units / Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
85	1,740	74,000	81,829	588	64,550	67,812	658	32,500	38,114
86	1,668	80,000	89,868	491	68,000	79,053	499	34,800	44,571
87	1,758	85,200	97,608	613	73,500	92,078	594	37,300	46,649
88	2,160	109,900	121,513	858	85,000	119,760	858	52,500	62,903
89	1,440	130,000	148,557	605	113,000	141,482	330	72,000	84,418
90	1,280	126,000	144,456	598	110,000	127,535	318	62,000	66,575
91	1,341	120,000	134,192	489	101,250	108,623	418	57,000	59,058
92	1,381	120,000	133,915	506	99,250	114,495	343	60,000	60,864
93	1,395	119,400	130,117	531	99,000	110,426	323	66,000	64,937
94	1,483	120,000	134,045	636	99,600	106,744	368	61,750	74,744
95	1,368	118,000	129,230	465	95,000	106,422	329	62,000	67,798
96	1,462	119,000	132,097	643	94,650	103,305	338	62,500	72,787
97	1,873	127,000	140,245	774	100,000	110,179	461	69,500	78,650
98	1,728	137,500	151,802	703	115,000	125,454	367	72,950	80,396
99	1,549	151,250	168,988	561	123,000	129,877	240	86,000	90,590
00	247	165,000	175,017	80	124,375	129,209	34	95,000	103,510

Statistics for 2000 are based on a small number of sales and are preliminary only.

CITY OF MAROONDAH

RESIDENTIAL PRICE STATISTICS 1985 TO 2004



House Median
 Unit/Apartment Median
 Vacant House Block Median

Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1985	1,741	74,000	81,830	587	64,500	67,800	656	32,500	37,696
1986	1,669	80,000	89,712	491	68,000	79,052	499	34,800	44,622
1987	1,756	85,350	97,710	613	73,500	92,077	593	37,200	46,656
1988	2,158	109,900	121,547	857	85,000	104,030	857	52,500	62,926
1989	1,440	130,000	148,556	605	113,000	141,482	330	72,000	84,418
1990	1,281	126,000	144,543	602	110,000	127,339	327	62,000	68,965
1991	1,350	120,000	134,427	489	101,500	108,716	423	57,000	59,650
1992	1,393	120,000	133,824	507	99,000	114,421	356	60,000	62,635
1993	1,397	120,000	130,490	532	98,500	110,341	337	66,000	65,758
1994	1,480	120,000	134,477	637	99,950	106,706	378	62,000	75,688
1995	1,346	118,145	130,004	466	95,000	106,446	341	62,000	69,158
1996	1,462	119,000	132,178	642	94,575	103,286	345	62,500	66,036
1997	1,862	127,000	140,606	775	100,000	113,099	463	70,000	78,784
1998	1,712	138,000	152,421	744	115,000	125,310	380	72,950	80,378
1999	1,706	155,000	173,311	787	125,000	132,577	359	87,000	95,477
2000	1,829	175,000	192,969	1,006	139,000	147,934	263	91,500	92,978
2001	2,025	202,000	226,151	993	160,000	171,504	292	93,000	104,107
2002	1,833	248,500	268,840	891	192,000	204,014	141	135,000	139,221
2003	1,672	280,000	301,150	781	225,000	228,613	87	149,000	139,701
2004	135	270,000	302,033	76	230,000	231,899	5	165,000 ^A	165,000 ^A

Statistics for 2004 are based on a small number of sales and are preliminary only.

CITY OF MAROONDAH

ANALYSIS OF PROPERTY SALES FOR 2003

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2002	1994		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	35000	35000	NA	NA	ND	ND	NA	NA
Childcare	1	570000	570000	404.26	1410.00	76.00<	ND	1410.00	404.26
Hotel	1	1350000	1350000	NA	NA	22.50<	ND	NA	NA
Office	5	274700	310000	NA	NA	141.00<	ND	NA	NA
Office bld	1	1101000	1101000	1390.15	792.00	173.80<	111.80<	792.00	1390.15
Shop	23	260282	185000	2331.37	408.50	108.80	154.10<	408.50	917.99
Shop/dwell	2	495000	495000	NA	NA	291.10<	227.60<	NA	NA
Sport fac	1	667500	667500	NA	NA	ND	ND	NA	NA
Store/show	4	3763750	3090000	2341.06	1373.00	174.60<	1507.30<	1373.00	2250.55
Theatre	1	500000	500000	NA	NA	91.30<	ND	NA	NA
Unspecfd comm	14	1175056	660000	296.26	5620.00	62.90	323.20	4628.60	404.02
Vac comm	13	360516	305000	704.28	771.00	164.90	ND	2152.75	233.65
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	49	366974	275000	430.26	1441.00	127.50	103.80<	2287.29	198.30
Vac ind	4	632875	552250	262.02	4015.00	216.20<	474.00<	4362.00	164.79
Ware/show	3	395593	326780	NA	NA	64.10<	ND	NA	NA
Warehouse	4	359625	405000	214.25	2147.00	59.80<	162.00<	2147.00	214.25
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Block flat	7	239428	230000	NA	NA	16.10<	ND	NA	NA
Dual occ	16	235000	227500	348.66	481.50	116.60	ND	500.00	415.50
Flat/unit	445	224312	221000	1250.74	194.50	116.20	221.10	194.50	706.94
House	1638	301866	280000	391.10	782.50	112.70	233.20	913.81	349.27
House new	17	298597	280250	610.00	500.00	109.60	ND	546.00	514.04
Retirement	29	285405	300000	NA	NA	109.00	ND	NA	NA
Road/laneway	1	1	1	NA	NA	ND	ND	NA	NA
Subdivisin	3	2021456	1768712	449.98	6578.00	32.20<	2246.10<	7411.33	272.75
Terrace	1	230000	230000	NA	NA	148.40<	ND	NA	NA
Townhouse	307	229483	225000	NA	NA	115.40	ND	NA	NA
Unspecfd res	3	623333	650000	NA	NA	ND	2166.70<	NA	NA
Vac Res A	87	139701	149000	244.10	618.00	110.20	241.20	548.31	271.50
Rural				(\$/HA)	(HA)			(HA)	(\$/HA)
Hobby farm	1	1210000	1210000	248971.19	4.86	ND	ND	4.86	248971.00
Hobby fm land	1	533108	533108	95368.16	5.59	ND	30.00<	5.59	95368.20
Unspecfd rur	1	650000	650000	156287.57	4.16	ND	147.90<	4.16	156288.00

MUNICIPALITY TOTALS

Commercial Total	67		Commercial Total Prices	\$48,766,013
Industrial Total	60		Industrial Total Prices	\$23,138,530
Residential Total	2,554		Residential Total Prices	\$703,835,850
Rural Total	3		Rural Total Prices	\$2,393,108
All Sales Total	2,684		All Sales Total	\$778,133,501