

RP Data Weekend Market Summary

All data to week ending 27 April 2014

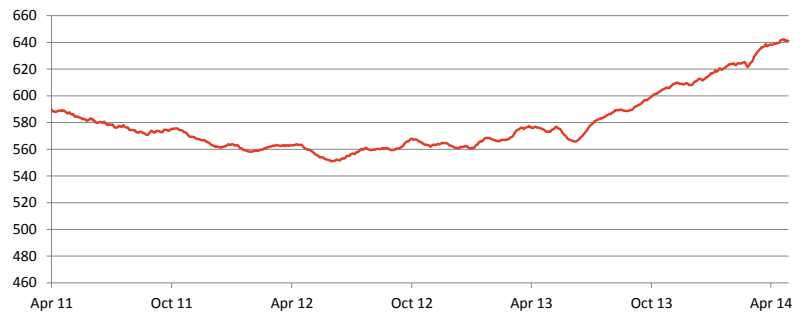
Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	Annual change
Sydney	-0.3%	0.8%	5.1%	17.0%
Melbourne	-0.6%	-0.3%	5.1%	12.0%
Brisbane	0.2%	0.8%	2.7%	6.3%
Adelaide	0.6%	1.8%	3.2%	3.3%
Perth	0.6%	0.1%	-0.6%	7.4%
Combined 5 capitals	-0.2%	0.4%	4.0%	11.8%

*Brisbane results are for the combined Brisbane and Gold Coast region. The monthly change is the change over the past 28 days.

Results are based on the RP Data-Rismark Daily Home Value Index. Further information and daily updates on the index results are available from http://www.rpdata.com/research/daily_indices.html.

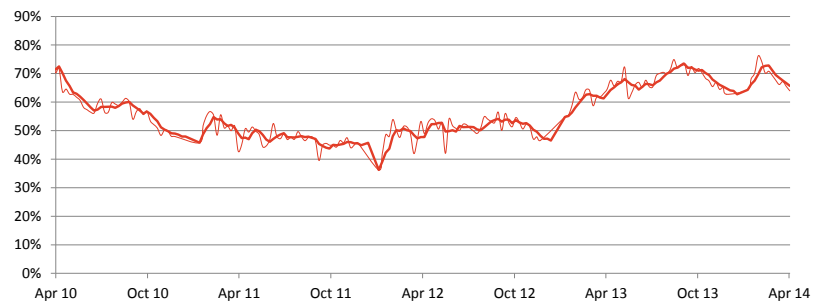
Daily change in dwelling values across five combined capitals



Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	RP Data auction results	Cleared auctions	Uncleared auctions
Sydney	72.0%	344	246	177	69
Melbourne	63.6%	369	286	182	104
Brisbane	51.2%	65	43	22	21
Adelaide	54.8%	51	31	17	14
Perth	14.3%	11	7	1	6
Tasmania	20.0%	10	5	1	4
Canberra	25.0%	9	4	1	3
Weighted Average	64.0%	859	622	401	221

Weekly clearance rate, combined capital cities



The above results are preliminary, with 'final' auction clearance rates published each Thursday. RP Data, on average, collects between 85% and 90% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

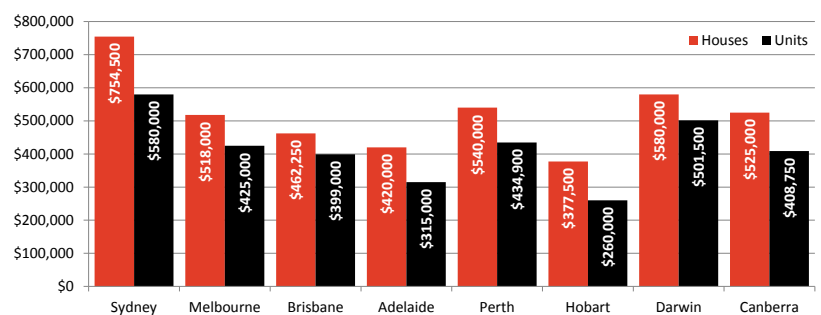
Preliminary auction clearance rate across the combined capital cities falls to lowest reading so far this year

The preliminary auction clearance rate across the combined capital cities was recorded at 64.0 per cent this week, down from 65.5 per cent the previous week. Auction volumes remain low due to the ANZAC day long weekend, with 859 capital city properties taken to auction this week, compared to the previous week where 642 auctions were held over the Easter weekend. At the same time last year, 1,658 auctions were held across the capital cities with a clearance rate of 64.5 per cent. Across Melbourne, a preliminary auction clearance rate of 63.6 per cent was recorded across 369 auctions this week, compared to the previous week, where only 63 auctions were held across Melbourne and a clearance rate of 58.1 per cent was recorded. In Sydney, 344 auctions were held this week, down from 422 over the previous week. Sydney recorded a preliminary auction clearance rate of 72.0 per cent this week, compared to last week's final auction clearance rate of 71.8 per cent. Sydney's auction clearance rate hasn't fallen below 70% at any stage this year.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,950	\$754,500	948	\$580,000
Melbourne	1,471	\$518,000	584	\$425,000
Brisbane	856	\$462,250	175	\$399,000
Adelaide	397	\$420,000	96	\$315,000
Perth	587	\$540,000	156	\$434,900
Hobart	123	\$377,500	29	\$260,000
Darwin	28	\$580,000	34	\$501,500
Canberra	146	\$525,000	36	\$408,750
Combined Capitals	5,558	\$585,099	2,058	\$488,462

Median house and unit prices



Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis and median prices are withheld for cities where fewer than ten sales have been recorded.

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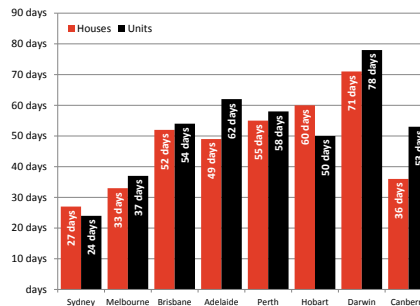
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Capital city average time on market and vendor discounting results

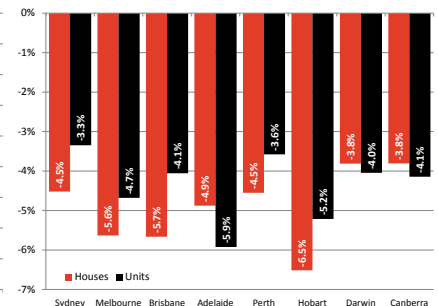
Capital city	HOUSES		UNITS	
	Avg TOM	Avg Vendor Disc.	Avg TOM	Avg Vendor Disc.
Sydney	27 days	-4.5%	24 days	-3.3%
Melbourne	33 days	-5.6%	37 days	-4.7%
Brisbane	52 days	-5.7%	54 days	-4.1%
Adelaide	49 days	-4.9%	62 days	-5.9%
Perth	55 days	-4.5%	58 days	-3.6%
Hobart	60 days	-6.5%	50 days	-5.2%
Darwin	71 days	-3.8%	78 days	-4.0%
Canberra	36 days	-3.8%	53 days	-4.1%

'Time on market' (TOM) is simply the average number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results received by RP Data over the past week and include properties transacted over the past four weeks. The data is based on private treaty sales only and records without a valid sale price have been excluded from the vendor discount analysis. The analysis also excludes results where there are less than 10 observations.

Time on market



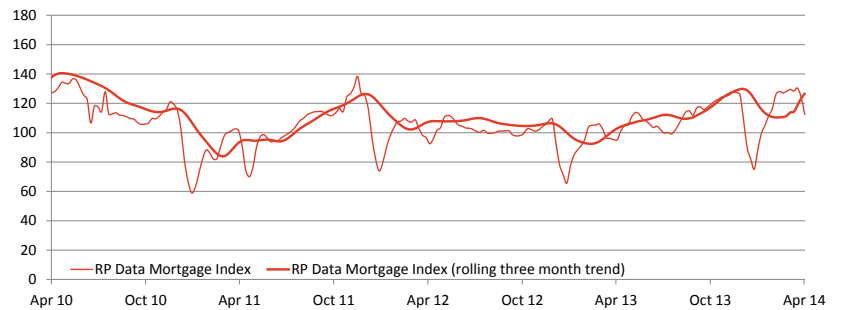
Vendor discounting



Mortgage market activity

Region	Index value	Month on month change	Month on month change (trend)
National	112.4	-13.1%	11.3%
NSW	139.0	-18.5%	13.3%
QLD	109.9	-17.9%	11.2%
SA	83.8	-1.9%	6.3%
TAS	82.4	-9.0%	13.8%
VIC	117.2	-7.4%	11.2%
WA	97.0	-8.6%	8.9%

RP Data Mortgage Index - RMI

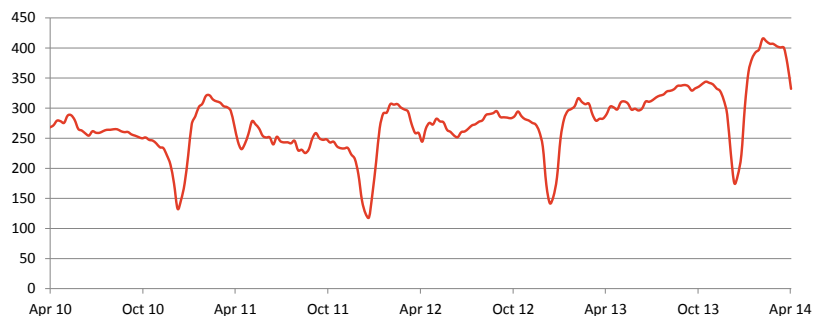


RP Data systems monitor more than 100,000 mortgage activity events every month across our 4 main finance industry platforms. Monitoring the activity events across this platform provides a unique and timely lead indicator to housing finance commitments. The index shows an 81% correlation with the ABS housing finance data series (88% using the seasonally adjusted series). Based on the strong correlation and significant number of events being monitored, the Mortgage Index provides the most timely and holistic measure of mortgage market activity available.

New listings activity

Region	Index value	Month on month change	Month on month change (seas adj)
National	332.1	-17.6%	10.1%
NSW	389.9	-19.1%	11.3%
QLD	261.8	-20.2%	7.8%
SA	318.1	-9.7%	11.1%
TAS	122.6	-22.7%	5.6%
VIC	364.2	-13.4%	13.5%
WA	399.5	-15.5%	7.2%

RP Data Listings Index - RLI



The RP Data Listings Index provides a lead indicator for the number of residential dwellings that are being prepared for sale across the Australian housing market. RP Data customers account for over 70% of all listings in the Australian property market. The index, which tracks the flow of metadata across RP Data's real estate data platform, shows a 75% correlation with the number of new listings about to enter the market.

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About RP Data

Since 1991, RP Data has been providing comprehensive information solutions to the Australian and New Zealand property industry. With our services, clients can obtain the latest and most thorough property information delivered in real time so they can increase productivity, cut costs and extend their capabilities in a highly competitive market.

RP Data pioneered on-line information services and we are proud of our record of innovation. Through the strong backing of financial investors, we continue to reinvest in new information technologies to provide forward-thinking solutions. We focus on offering more efficient, user-friendly and cost-effective tools to help our clients streamline procedures and be more responsive to their customers. Our information solutions can therefore improve every facet of business and deliver a real and rapid return on investment.

The people in RP Data's National Customer Service Teams have a long history within the real estate and property information industries. So when we say we deliver 'Real Property knowledge you can trust', it's no idle boast. Our claim is based on hard earned experience and an intimate understanding of the industry that can only be developed over time. This is further enhanced by extensive knowledge of local markets gathered by offices in each state.

Our wealth of experience is combined with an ability to listen to clients and translate their needs into solutions that excel in execution. We continue to evolve our services so they always reflect market opportunities and make a difference to your business performance. Quite simply, we deliver - which is why RP Data is the industry's foremost information solution partner.

Our key value to clients lies in the delivery of wide-ranging and accurate property information. Whether you need to increase listings to sell more, reposition yourself in a more professional manner or simply streamline the way you do business, RP Data has a solution that can make it happen. Our 'can-do' attitude and expertise has resulted in trusted, long-term partnerships with clients that have delivered tangible results. We would be more than happy to do the same for your business.

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