CoreLogic RP Data Property Market Indicator Summary

All data to week ending 16 August 2015

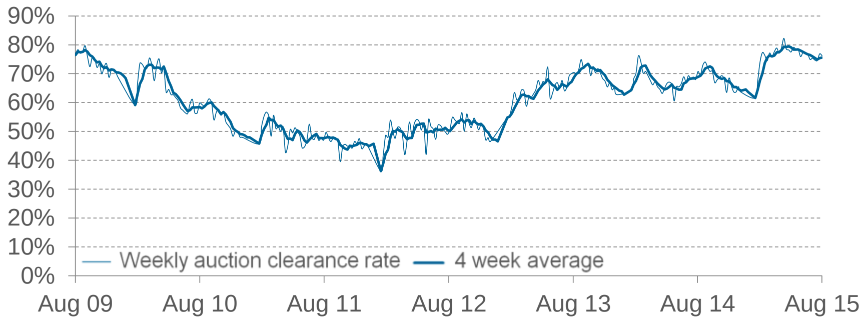
Sydney's clearance rate hits the 80 per cent mark again, while the combined capital city clearance rate remains steady

This week there were 2,103 capital city auctions held and the preliminary clearance rate was 76.3 per cent across 1,704 results. This week's clearance rate represents a small fall from last week (76.9 per cent) and auction volumes are lower (2,512). Last year, the final auction clearance rate was 70.8 per cent, indicating that conditions across the auction market still remain stronger than at the same time last year; however the gap between the clearance rate is no longer as large as we saw earlier in the year. At the same time last year, 1,569 auctions were held, significantly lower than the number held this week.

Capital city auction statistics (preliminary)

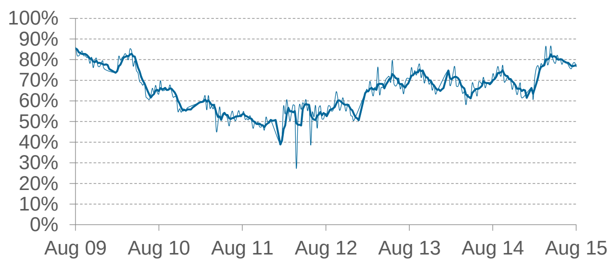
City	Clearance rate	Total auctions	CoreLogic RP Data auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	80.3%	907	702	564	138	76.2%	578
Melbourne	76.5%	902	801	613	188	73.3%	727
Brisbane	60.2%	130	93	56	37	50.0%	98
Adelaide	71.2%	82	59	42	17	65.6%	71
Perth	23.1%	27	13	3	10	40.0%	34
Tasmania	60.0%	5	5	3	2	28.6%	14
Canberra	77.4%	50	31	24	7	51.2%	47
Weighted Average	76.3%	2,103	1,704	1,305	399	70.8%	1,569

Weekly clearance rate, combined capital cities

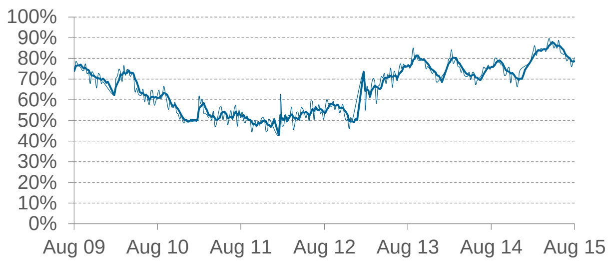


The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic RP Data, on average, collects between 85% and 90% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

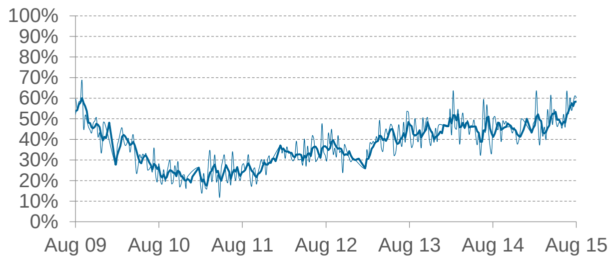
Weekly clearance rate, Melbourne



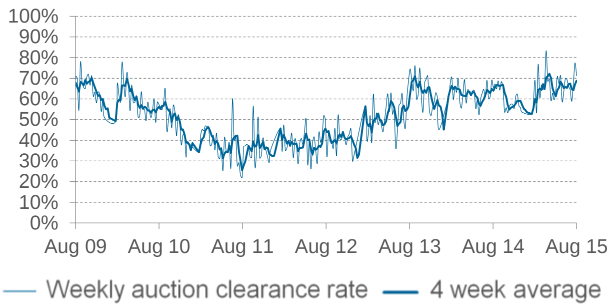
Weekly clearance rate, Sydney



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



Sydney sub-regions	Clearance rate	Total auctions	CoreLogic RP Data auction results
Central Coast	76.2%	27	21
Baulkham Hills and Hawkesbury	61.5%	30	26
Blacktown	66.7%	25	18
City and Inner South	85.9%	86	64
Eastern Suburbs	80.5%	105	82
Inner South West	74.7%	124	91
Inner West	86.6%	74	67
North Sydney and Hornsby	85.1%	115	87
Northern Beaches	83.3%	35	30
Outer South West	100.0%	22	13
Outer West and Blue Mountains	n.a.	12	8
Parramatta	75.0%	78	60
Ryde	80.0%	37	30
South West	78.4%	60	37
Sutherland	83.8%	77	68
Melbourne sub-regions			
Inner	74.4%	179	164
Inner East	72.7%	124	117
Inner South	77.6%	141	116
North East	74.5%	107	98
North West	76.9%	74	65
Outer East	86.4%	65	59
South East	78.5%	89	79
West	77.8%	81	72
Mornington Peninsula	75.9%	40	29
Regional auction results			
Hunter	63.2%	34	19
Wollongong	73.3%	39	30
Gold Coast	65.2%	58	23
Sunshine Coast	57.1%	33	14
Geelong	62.5%	29	24

CoreLogic®

CoreLogic RP Data Property Market Indicator Summary

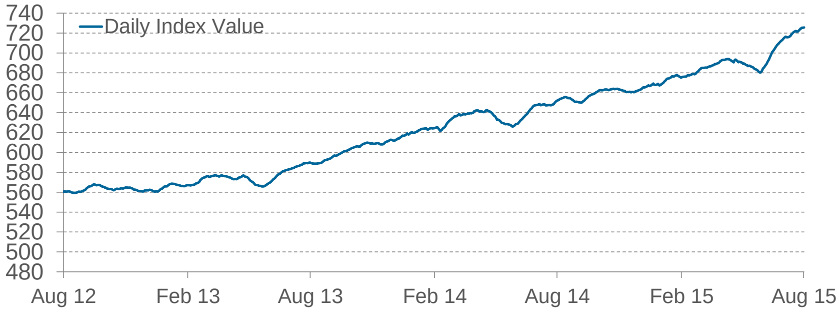
All data to week ending 16 August 2015

Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	Annual change
Sydney	0.5%	1.6%	13.4%	17.7%
Melbourne	0.1%	1.8%	12.0%	12.3%
Brisbane	0.4%	-0.1%	2.1%	3.9%
Adelaide	0.8%	0.5%	0.3%	3.3%
Perth	0.0%	1.3%	-2.4%	-0.3%
Combined 5 capitals	**0.4%**	**1.4%**	**8.8%**	**11.3%**

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

Daily home value index, 5 capital city aggregate

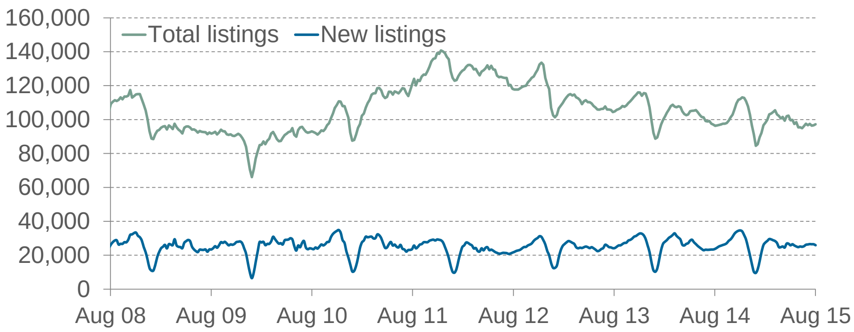


Results are based on the CoreLogic RP Data Daily Home Value Index. Further information and daily updates on the index results are available from http://www.corelogic.com.au/research/daily-indices.html.

Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	7,735	16.1%	18,611	-1.9%
Melbourne	8,055	14.6%	27,591	-6.4%
Brisbane	3,890	8.7%	18,015	0.1%
Adelaide	1,819	5.3%	7,330	1.0%
Perth	3,390	-10.2%	19,668	20.3%
Hobart	305	-3.8%	2,539	-8.9%
Darwin	194	-22.7%	1,565	20.1%
Canberra	512	13.3%	1,919	-11.0%
Combined capitals	**25,900**	**8.9%**	**97,239**	**1.0%**

Number of homes for sale, combined capital cities

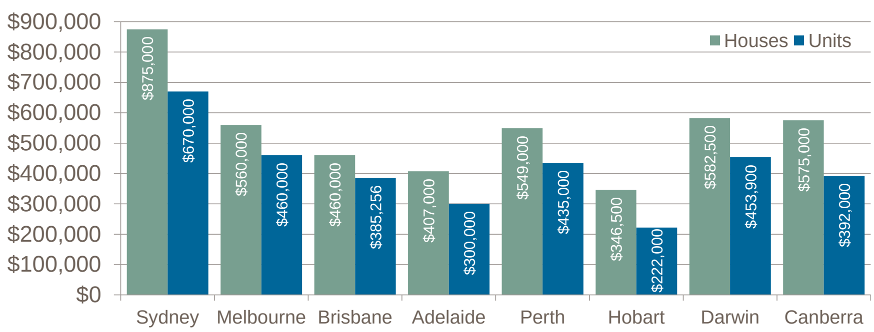


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	HOUSES Number of Sales	HOUSES Median price	UNITS Number of Sales	UNITS Median price
Sydney	3,073	$875,000	1,932	$670,000
Melbourne	3,229	$560,000	1,329	$460,000
Brisbane	1,480	$460,000	337	$385,256
Adelaide	643	$407,000	142	$300,000
Perth	794	$549,000	183	$435,000
Hobart	154	$346,500	23	$222,000
Darwin	40	$582,500	28	$453,900
Canberra	220	$575,000	85	$392,000
Combined Capitals	**9,633**	**$631,027**	**4,059**	**$544,211**

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.

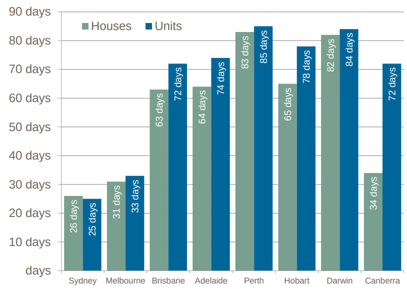
CoreLogic RP Data Property Market Indicator Summary

All data to week ending 16 August 2015

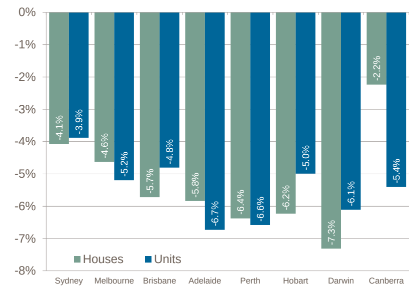
Capital city median time on market and average vendor discounting results

Capital city	HOUSES Median TOM	HOUSES Avg Vendor Disc.	UNITS Median TOM	UNITS Avg Vendor Disc.
Sydney	26 days	-4.1%	25 days	-3.9%
Melbourne	31 days	-4.6%	33 days	-5.2%
Brisbane	63 days	-5.7%	72 days	-4.8%
Adelaide	64 days	-5.8%	74 days	-6.7%
Perth	83 days	-6.4%	85 days	-6.6%
Hobart	65 days	-6.2%	78 days	-5.0%
Darwin	82 days	-7.3%	84 days	-6.1%
Canberra	34 days	-2.2%	72 days	-5.4%

Median time on market



Average vendor discounting

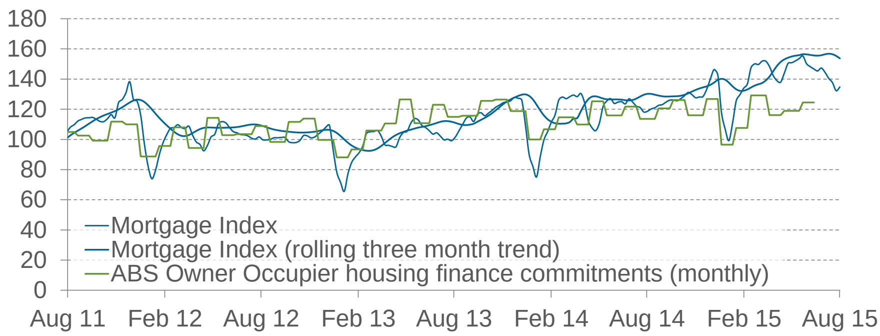


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results received by CoreLogic 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.

Mortgage market activity

Region	Index value	Month on month change	Month on month change (trend)
National	134.8	-6.7%	-1.7%
NSW	201.8	-3.6%	-1.4%
QLD	118.2	-7.3%	-2.1%
SA	85.6	0.1%	-4.2%
TAS	83.4	-7.6%	-0.6%
VIC	143.6	-7.5%	-1.8%
WA	94.5	-9.9%	-1.2%

CoreLogic RP Data Mortgage Index

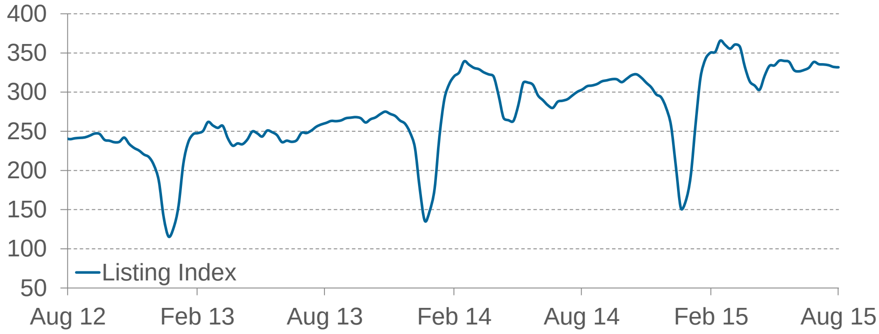


CoreLogic RP Data systems monitor more than 100,000 mortgage activity events every month across our 4 main finance industry platforms. Monitoring the activity events across this platform provides a unique and timely lead indicator to housing finance commitments. The index shows an 81% correlation with 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.

Listing market activity

Region	Index value	Month on month change	Month on month change (seas adj)
National	331.7	-1.2%	0.1%
NSW	409.5	-1.4%	0.7%
QLD	259.3	-0.8%	-1.1%
SA	310.4	-1.8%	0.3%
TAS	130.4	0.2%	1.4%
VIC	380.3	0.3%	1.8%
WA	305.6	-2.6%	-1.5%

CoreLogic RP Data Listing Index



The CoreLogic 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. CoreLogic RP Data customers account for over 70% of all listings in the Australian property market. The index, which tracks the flow of metadata across CoreLogic RP Data's real estate data platform, shows a 75% correlation with the number of new listings about to enter the market.

CoreLogic RP Data Property Market Indicator Summary

All data to week ending 16 August 2015

Top ten sales over the past week

25 Turner Avenue, Haberfield, NSW
5 bed, 3 bath, 2 car house
$4,230,000
McGrath Estate Agents

28 Evans Street, Bronte, NSW
4 bed, 2 bath, 2 car house
$3,850,000
Bradfield Cleary Real Estate

15 King Arthur Terrace, Tennyson, Qld
5 bed, 4 bath, 5 car house
$3,850,000
Adcock Prestige Brisbane

7 Bonus Street, North Bondi, NSW
4 bed, 3 bath, 5 car house
$3,850,000
Raine & Horne Double Bay

6 Winton Street, Warrawee, NSW
5 bed, 4 bath, 3 car house
$3,775,000
L J Hooker Wahroonga

101 Seaforth Crescent, Seaforth, NSW
4 bed, 4 bath, 4 car house
$3,750,000
Ray White Clarke & Griffiths

6 Seaforth Crescent, Seaforth, NSW
5 bed, 5 bath, 2 car house
$3,750,000
McGrath Estate Agents

9 Currajong Avenue, Camberwell, Vic
5 bed, 3 bath, 1 car house
$3,668,500
Marshall White Hawthorn

100 Hargrave Street, Paddington, NSW
4 bed, 4 bath, 1 car house
$3,650,000
Bradfield Cleary Double Bay

139 Wentworth Road, Strathfield, NSW
6 bed, 5 bath, 2 car house
$3,600,000
Elders Inner West

CoreLogic RP Data Property Market Indicator Summary

All data to week ending 16 August 2015

About CoreLogic RP Data

CoreLogic RP Data is a wholly owned subsidiary of CoreLogic (NYSE: CLGX),which is the largest data and analytics company in the world. CoreLogic RP Data provides property information, analytics and services across Australia and New Zealand and is currently developing and growing partnerships throughout Asia.

With Australia's most comprehensive property databases, the company's combined data offering is derived from public, contributory and proprietary sources and includes over 500 million decision points spanning over three decades of collection, providing detailed coverage of property and other encumbrances such as tenancy, location, hazard risk and related performance information. With over 11,000 customers and 120,000 end users, CoreLogic RP Data is the leading provider of property data, analytics and related services to consumers, investors, real estate, mortgage, finance, banking, insurance, developers, wealth management and government.

CoreLogic RP Data delivers value to clients through unique data, analytics, workflow technology, advisory and geo spatial services. Clients rely on CoreLogic RP Data to help identify and manage growth opportunities, improve performance and mitigate risk. CoreLogic RP Data employs over 480 people at nine locations across Australia and in New Zealand. For more information call 1300 734 318 or visit www.corelogic.com.au

Disclaimers

In compiling this publication, RP Data Pty Ltd trading as CoreLogic has relied upon information supplied by a number of external sources. CoreLogic does not warrant its accuracy or completeness and to the full extent allowed by law excludes liability in contract, tort or otherwise, for any loss or damage sustained by subscribers, or by any other person or body corporate arising from or in connection with the supply or use of the whole or any part of the information in this publication through any cause whatsoever and limits any liability it may have to the amount paid to CoreLogic for the supply of such information.

Queensland Data
Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2015. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

South Australian Data
This information is based on data supplied by the South Australian Government and is published by permission. The South Australian Government does not accept any responsibility for the accuracy or completeness of the published information or suitability for any purpose of the published information or the underlying data.

New South Wales Data
Contains property sales information provided under licence from the Land and Property Information ("LPI"). CoreLogic is authorised as a Property Sales Information provider by the LPI.

Victorian Data
The State of Victoria owns the copyright in the Property Sales Data which constitutes the basis of this report and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Western Australian Data
Based on information provided by and with the permission of the Western Australian Land Information Authority (2015) trading as Landgate.

Australian Capital Territory Data
The Territory Data is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be directed to: Director, Customer Services ACT Planning and Land Authority GPO Box 1908 Canberra ACT 2601.

Tasmanian Data
This product incorporates data that is copyright owned by the Crown in Right of Tasmania. The data has been used in the product with the permission of the Crown in Right of Tasmania. The Crown in Right of Tasmania and its employees and agents:

a) give no warranty regarding the data's accuracy, completeness, currency or suitability for any particular purpose; and

b) do not accept liability howsoever arising, including but not limited to negligence for any loss resulting from the use of or reliance upon the data.

Base data from the LIST © State of Tasmania http://www.thelist.tas.gov.au