CoreLogic RP Data Property Market Indicator Summary

All data to week ending 27 September 2015

Auction markets improve with the preliminary clearance rate bouncing back above 70% on the highest volumes since March 2015
A preliminary auction clearance rate of 71.3 per cent was recorded across the combined capital cities this week, having increased from 69.9 per cent last week, the lowest clearance rate since the end of March. Auction volumes were high, with a total of 2,820 auctions held over the week, up from 2,565 over the previous week. In comparison, at the same time last year, auction volumes were lower due to the AFL Grand Final in Melbourne; meaning only 1,369 auctions took place across the combined capital cities.

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	74.2%	1,193	974	723	251	76.9%	933
Melbourne	73.3%	1,197	1,050	770	280	77.3%	112
Brisbane	58.9%	199	141	83	58	48.9%	179
Adelaide	68.8%	127	80	55	25	65.6%	73
Perth	36.4%	25	11	4	7	33.3%	6
Tasmania	16.7%	21	18	3	15	42.9%	15
Canberra	50.0%	58	36	18	18	43.2%	51
Weighted Average	**71.3%**	**2,820**	**2,310**	**1,656**	**654**	**70.9%**	**1,369**

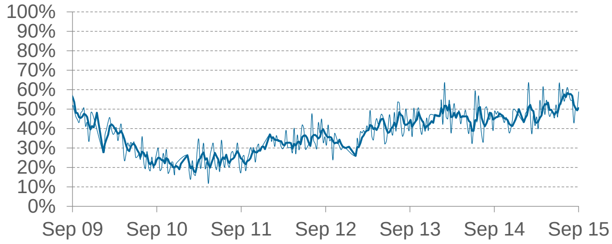
Weekly clearance rate, combined capital cities

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.

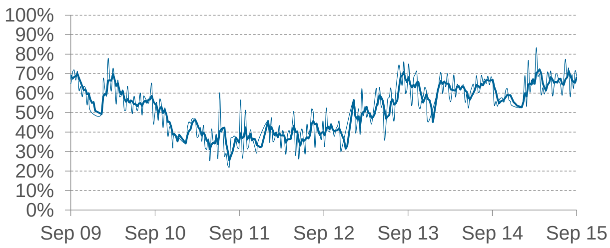
Weekly clearance rate, Melbourne

Weekly clearance rate, Sydney

Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



Weekly auction clearance rate — 4 week average

Sydney sub-regions	Clearance rate	Total auctions	CoreLogic RP Data auction results
Central Coast	47.1%	29	17
Baulkham Hills and Hawkesbury	68.0%	32	25
Blacktown	68.0%	30	25
City and Inner South	78.8%	113	99
Eastern Suburbs	89.8%	114	98
Inner South West	68.8%	170	138
Inner West	80.2%	103	86
North Sydney and Hornsby	76.2%	158	126
Northern Beaches	75.9%	100	83
Outer South West	n.a.	10	7
Outer West and Blue Mountains	n.a.	4	1
Parramatta	57.8%	111	90
Ryde	80.7%	74	62
South West	59.2%	66	49
Sutherland	79.7%	75	64
Melbourne sub-regions			
Inner	65.6%	263	227
Inner East	69.2%	124	117
Inner South	80.0%	148	125
North East	79.7%	157	138
North West	73.7%	114	99
Outer East	81.8%	100	88
South East	74.0%	116	104
West	71.7%	124	106
Mornington Peninsula	72.7%	37	33
Regional auction results			
Hunter	67.6%	51	37
Wollongong	69.0%	51	29
Gold Coast	54.3%	67	35
Sunshine Coast	52.4%	89	21
Geelong	69.0%	38	29

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Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	Annual change
Sydney	0.3%	0.0%	13.9%	17.1%
Melbourne	0.7%	2.0%	13.0%	14.3%
Brisbane	-0.1%	0.6%	2.8%	4.5%
Adelaide	-0.1%	-1.4%	-0.8%	-0.3%
Perth	1.2%	0.3%	-3.8%	-1.0%
Combined 5 capitals	**0.4%**	**0.6%**	**9.2%**	**11.4%**

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

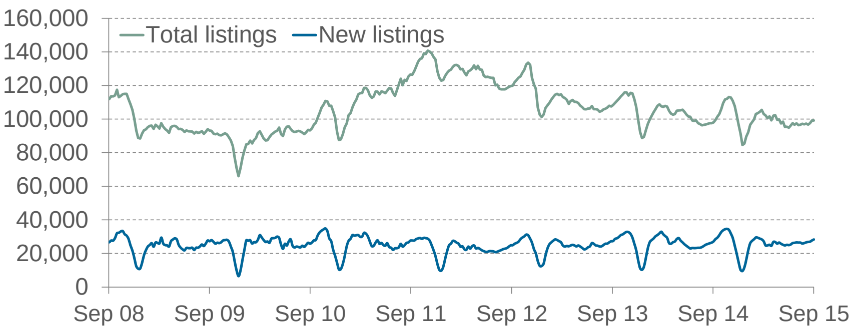
Daily home value index, 5 capital city aggregate

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	8,617	16.0%	20,375	4.7%
Melbourne	8,545	5.7%	28,654	-5.4%
Brisbane	4,423	1.6%	17,848	-3.3%
Adelaide	2,037	0.5%	7,325	-4.1%
Perth	3,585	-11.2%	19,027	20.7%
Hobart	368	-10.2%	2,366	-15.9%
Darwin	189	-27.3%	1,556	12.3%
Canberra	566	9.3%	2,016	-6.4%
Combined capitals	**28,330**	**4.5%**	**99,168**	**1.2%**

Number of homes for sale, combined capital cities

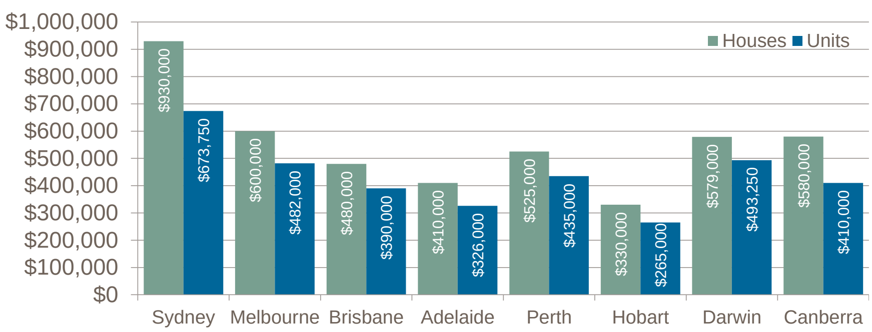


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	HOUSES Number of Sales	HOUSES Median price	UNITS Number of Sales	UNITS Median price
Sydney	3,253	$930,000	1,942	$673,750
Melbourne	3,457	$600,000	1,495	$482,000
Brisbane	1,602	$480,000	351	$390,000
Adelaide	684	$410,000	130	$326,000
Perth	916	$525,000	188	$435,000
Hobart	183	$330,000	40	$265,000
Darwin	41	$579,000	20	$493,250
Canberra	280	$580,000	95	$410,000
Combined Capitals	**10,416**	**$660,169**	**4,261**	**$551,391**

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.

To access detailed analysis of some of these key indicators on a suburb level, please log into your CoreLogic RP Data Professional system or contact us on info@corelogic.com.au. Alternatively, ring 1300 734 318 to subscribe to our market trend service – Suburb Scorecard.

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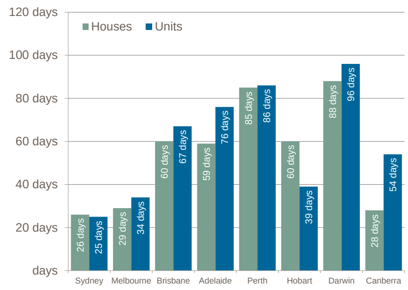
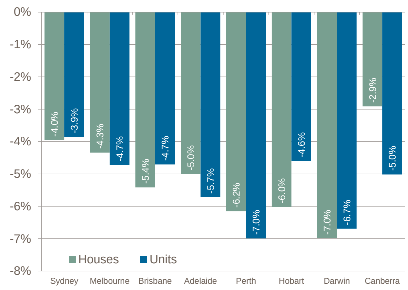
Capital city median time on market and average vendor discounting results

	HOUSES		UNITS	
Capital city	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	26 days	-4.0%	25 days	-3.9%
Melbourne	29 days	-4.3%	34 days	-4.7%
Brisbane	60 days	-5.4%	67 days	-4.7%
Adelaide	59 days	-5.0%	76 days	-5.7%
Perth	85 days	-6.2%	86 days	-7.0%
Hobart	60 days	-6.0%	39 days	-4.6%
Darwin	88 days	-7.0%	96 days	-6.7%
Canberra	28 days	-2.9%	54 days	-5.0%

Median time on market



Average vendor discounting

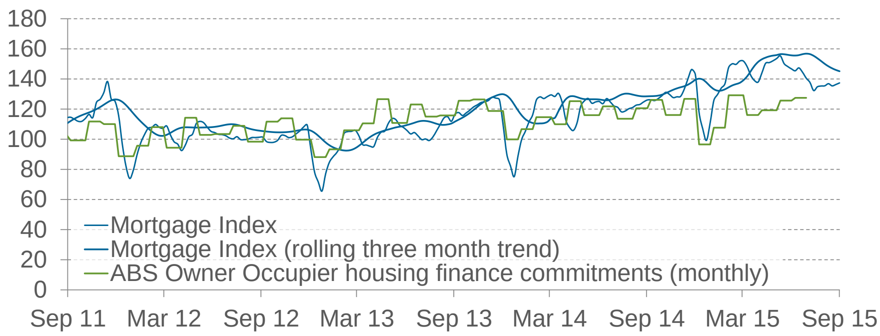


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	137.4	1.4%	-3.3%
NSW	204.8	1.1%	-2.2%
QLD	121.4	0.8%	-3.8%
SA	86.2	1.6%	-3.2%
TAS	83.0	3.5%	-2.1%
VIC	144.6	0.8%	-3.2%
WA	98.6	3.5%	-4.4%

CoreLogic RP Data Mortgage Index

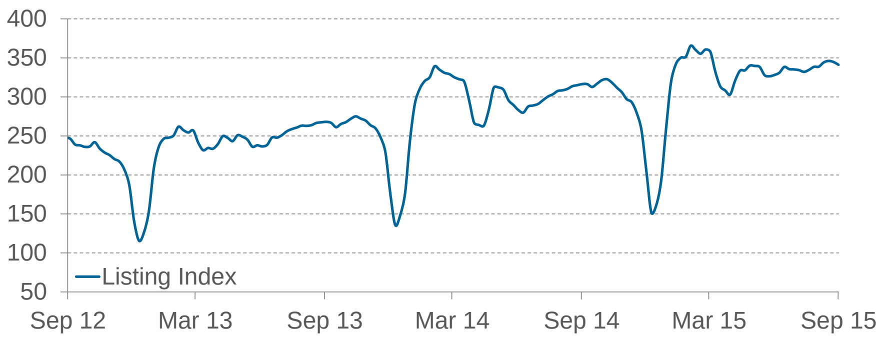


CoreLogic RP Data systems monitor more than 100,000 mortgage activity events every month across our 4 main finance industry platforms. Monitoring the activity events across this platform provides a unique and timely lead indicator to housing finance commitments. The index shows an 81% correlation with 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	341.1	0.7%	1.6%
NSW	406.0	-3.1%	0.9%
QLD	273.9	2.0%	1.7%
SA	323.4	7.4%	1.5%
TAS	138.1	4.1%	5.2%
VIC	399.9	3.8%	3.4%
WA	308.8	-1.7%	-0.3%

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.

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Top ten sales over the past week

9 Mirimar Avenue, Bronte, NSW
4 bed, 2 bath, 2 car house
$7,780,000
Laing + Simmons
Double Bay

48a Hampden Road, Armadale, Vic
4 bed, 2 bath, 2 car house
$5,300,000
Jellis Craig
Armadale

41D New South Head Road, Vaucluse, NSW
5 bed, 5 bath, 2 car house
$5,250,000
Laing + Simmons
Double Bay

417/6 Cowper Wharf Road, Woolloomooloo, NSW
3 bed, 3 bath, 2 car unit
$4,500,001
BresicWhitney
Darlinghurst

23 Burran Avenue, Mosman, NSW
3 bed, 2 bath, 2 car house
$4,390,000
McGrath Estate Agents

1101/39 Castlebar Street, Kangaroo Point, Qld
4 bed, 4 bath, 6 car unit
$4,315,000
McGrath Estate Agents

240 Morack Road, Vermont South, Vic
5 bed, 3 bath, 2 car house
$4,150,000
Ray White
Blackburn

71 Barnstaple Road, Russell Lea, NSW
5 bed, 4 bath, 4 car house
$3,910,000
McGrath Estate Agents

41 Salisbury Road, Rose Bay, NSW
4 bed, 3 bath, 2 car house
$3,900,000
Raine & Horne
Double Bay

96 Livingstone Avenue, Pymble, NSW
5 bed, 5 bath, 2 car house
$3,800,000
LJ Hooker
Wahroonga

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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

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