CoreLogic RP Data Property Market Indicator Summary

All data to week ending 11 October 2015

Capital cities return a strong clearance rate across a high volume of auctions

Given it was such a quiet week for auctions last week, it was unsurprising to see volumes increase substantially this week, with 2,903 held across the combined capital cities. The preliminary clearance rate was 72.0 per cent this week across a total of 2,178 reported auction results, up from a final clearance rate of 68.2 per cent last week across just 865 auctions. At the same time last year, 67.8 per cent of auctions cleared and a total of 2,408 capital city auctions were held.

Capital city auction statistics (preliminary)

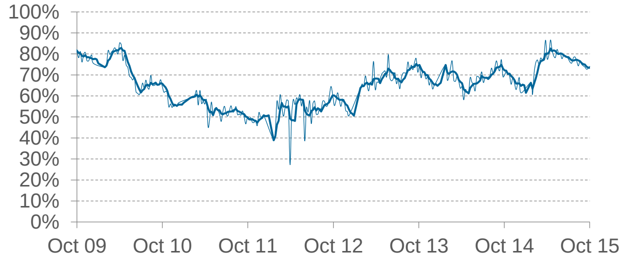
City	Clearance rate	Total auctions	CoreLogic RP Data auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	72.8%	1,141	773	563	210	71.9%	918
Melbourne	74.1%	1,358	1,169	866	303	70.0%	1,123
Brisbane	59.4%	178	96	57	39	48.8%	167
Adelaide	74.0%	124	77	57	20	55.8%	115
Perth	41.2%	31	17	7	10	52.6%	25
Tasmania	50.0%	7	2	1	1	0.0%	5
Canberra	63.6%	64	44	28	16	53.1%	55
Weighted Average	72.0%	2,903	2,178	1,579	599	67.8%	2,408

Weekly clearance rate, combined capital cities

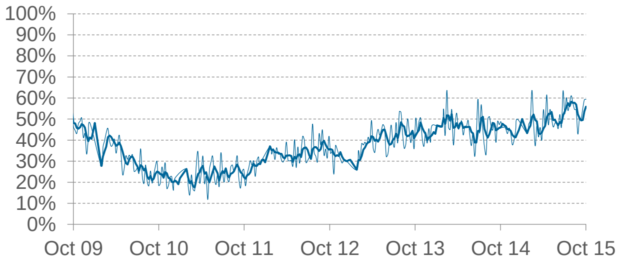
The above results are preliminary, with ‘final’ auction clearance rates published each Thursday. CoreLogic RP Data, on average, collects between 85% and 90% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Weekly clearance rate, Sydney

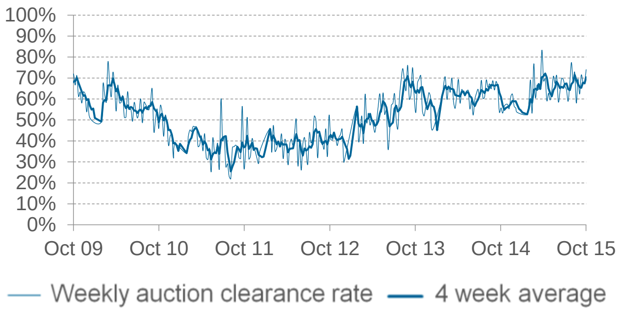
Weekly clearance rate, Melbourne



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



Sydney sub-regions	Clearance rate	Total auctions	CoreLogic RP Data auction results
Central Coast	41.7%	35	24
Baulkham Hills and Hawkesbury	55.6%	40	18
Blacktown	61.9%	27	21
City and Inner South	81.9%	104	72
Eastern Suburbs	85.5%	97	69
Inner South West	75.2%	154	105
Inner West	76.3%	113	80
North Sydney and Hornsby	77.3%	175	119
Northern Beaches	88.0%	81	50
Outer South West	63.2%	25	19
Outer West and Blue Mountains	n.a.	15	4
Parramatta	62.5%	76	56
Ryde	71.8%	64	39
South West	51.1%	70	45
Sutherland	68.0%	63	50
Melbourne sub-regions			
Inner	75.9%	259	228
Inner East	68.9%	166	151
Inner South	73.1%	175	145
North East	76.3%	159	139
North West	75.4%	124	114
Outer East	77.3%	107	88
South East	79.1%	178	148
West	71.4%	138	119
Mornington Peninsula	69.0%	42	29
Regional auction results			
Hunter	54.3%	67	35
Wollongong	71.4%	63	42
Gold Coast	50.7%	100	71
Sunshine Coast	61.5%	46	26
Geelong	55.2%	36	29

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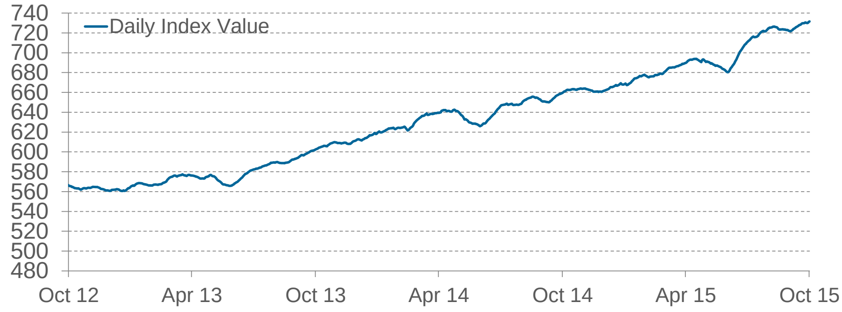
Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	Annual change
Sydney	0.3%	0.8%	14.5%	16.5%
Melbourne	-0.1%	2.2%	13.4%	12.9%
Brisbane	0.7%	1.7%	3.7%	5.6%
Adelaide	0.6%	0.5%	0.2%	1.4%
Perth	-0.4%	1.0%	-4.2%	-2.3%
Combined 5 capitals	**0.2%**	**1.4%**	**9.7%**	**10.9%**

*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

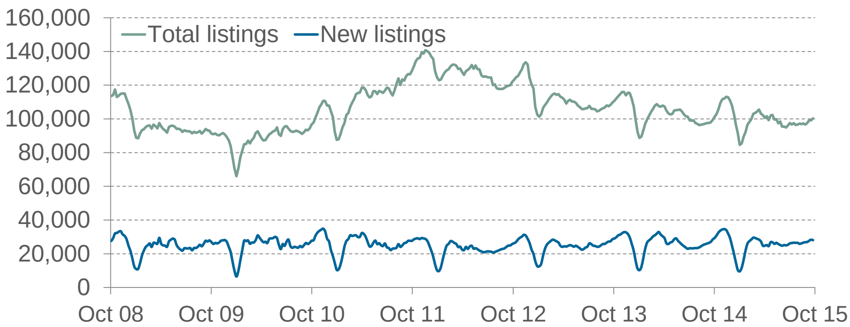


Results are based on the CoreLogic RP Data Daily Home Value Index. Further information and daily updates on the index results are available from http://www.corelogic.com.au/research/daily-indices.html.

Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	8,342	-2.5%	20,375	-14.4%
Melbourne	8,886	-2.9%	31,011	-8.6%
Brisbane	4,461	11.3%	18,672	-7.7%
Adelaide	2,172	4.4%	7,845	-15.7%
Perth	4,302	9.2%	16,853	1.2%
Hobart	446	3.5%	2,918	-5.0%
Darwin	227	-7.7%	1,380	21.6%
Canberra	558	-14.3%	2,276	-12.4%
Combined capitals	**29,394**	**1.2%**	**101,330**	**-8.5%**

Number of homes for sale, combined capital cities

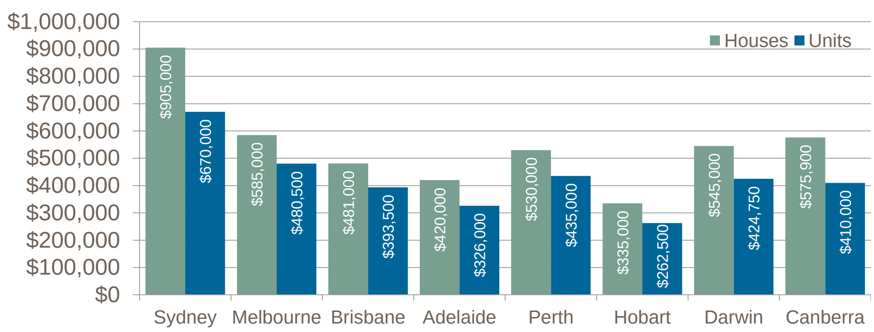


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

	HOUSES		UNITS	
Capital city	Number of Sales	Median price	Number of Sales	Median price
Sydney	3,062	$905,000	1,757	$670,000
Melbourne	3,108	$585,000	1,373	$480,500
Brisbane	1,533	$481,000	347	$393,500
Adelaide	688	$420,000	130	$326,000
Perth	819	$530,000	172	$435,000
Hobart	160	$335,000	46	$262,500
Darwin	48	$545,000	20	$424,750
Canberra	252	$575,900	87	$410,000
Combined Capitals	**9,670**	**$648,871**	**3,932**	**$546,007**

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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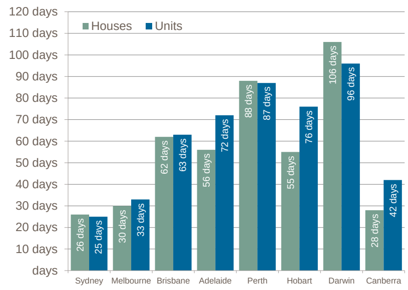
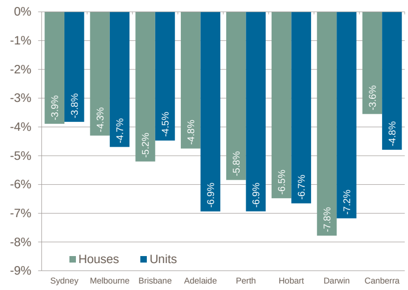
Capital city median time on market and average vendor discounting results

Capital city	HOUSES Median TOM	HOUSES Avg Vendor Disc.	UNITS Median TOM	UNITS Avg Vendor Disc.
Sydney	26 days	-3.9%	25 days	-3.8%
Melbourne	30 days	-4.3%	33 days	-4.7%
Brisbane	62 days	-5.2%	63 days	-4.5%
Adelaide	56 days	-4.8%	72 days	-6.9%
Perth	88 days	-5.8%	87 days	-6.9%
Hobart	55 days	-6.5%	76 days	-6.7%
Darwin	106 days	-7.8%	96 days	-7.2%
Canberra	28 days	-3.6%	42 days	-4.8%

Median time on market



Average vendor discounting

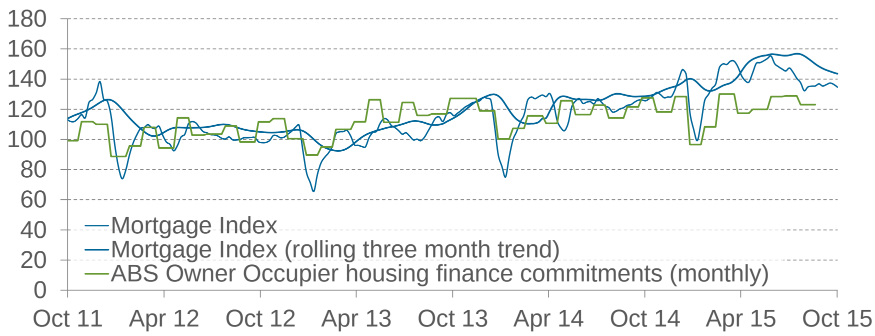


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	134.7	-0.5%	-2.4%
NSW	196.2	-4.4%	-1.2%
QLD	121.0	0.1%	-2.7%
SA	83.4	1.0%	-1.5%
TAS	83.7	8.5%	-2.3%
VIC	144.0	2.3%	-2.9%
WA	100.3	4.1%	-2.9%

CoreLogic RP Data Mortgage Index

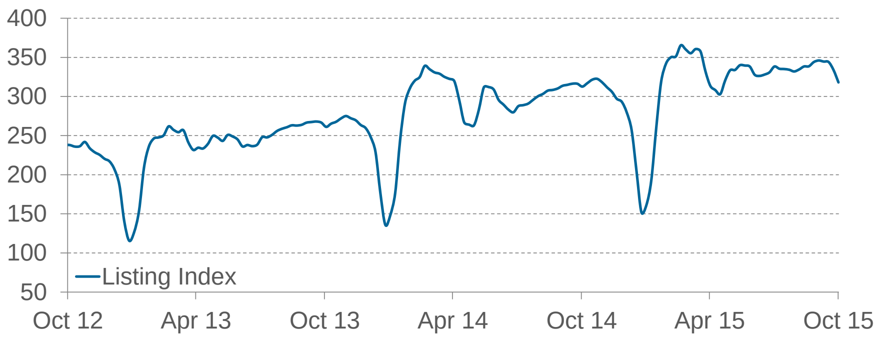


CoreLogic RP Data systems monitor more than 100,000 mortgage activity events every month across our 4 main finance industry platforms. Monitoring the activity events across this platform provides a unique and timely lead indicator to housing finance commitments. The index shows an 81% correlation with 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	318.0	-8.1%	0.2%
NSW	366.5	-13.0%	-1.4%
QLD	256.9	-7.4%	1.2%
SA	309.1	1.0%	1.3%
TAS	138.1	1.0%	3.3%
VIC	382.0	-5.4%	1.8%
WA	290.6	-6.6%	-1.4%

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.

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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Top ten sales over the past week

6 Chatswood Avenue, Chatswood, NSW
5 bed, 3 bath, 3 car house
$6,055,000
LJ Hooker
Lane Cove

33 Olga Street, Chatswood, NSW
5 bed, 4 bath, 2 car house
$5,220,000
Shead Property
Chatswood

14 Bower Street, Manly, NSW
6 bed, 3 bath, 3 car house
$4,620,000
Clarke & Humel Property
Manly

7 Cameron Avenue, Manly, NSW
4 bed, 2 bath, 4 car house
$3,805,000
Clarke & Humel Property
Manly

1106 Pittwater Road, Collaroy, NSW
4 bed, 4 bath, 2 car house
$3,730,000
Belle Property
Mona Vale

4 Crossakiel Court, Hawthorn, Vic
4 bed, 2 bath, 2 car house
$3,560,000
Jellis Craig
Hawthorn

51 Raglan Street, Mosman, NSW
3 bed, 2 bath, 1 car house
$3,400,000
2088 Realty
Mosman

22 Bayswater Road, Lindfield, NSW
5 bed, 3 bath, 4 car house
$3,230,000
McConnell Bourne Estate Agents Lindfield

371 Belmore Road, Balwyn North, Vic
5 bed, 5 bath, 2 car house
$3,200,000
Noel Jones Real Estate
Balwyn

18b Alice Street, Turramurra, NSW
5 bed, 3 bath, 2 car house
$3,200,000
Chadwick Real Estate
Turramurra

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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