

CoreLogic Property Market Indicator Summary

All data to week ending 24 July 2016

Auctions markets remain firm with the combined capitals preliminary clearance rate remaining higher than 70 per cent for the third week running

This week 1,295 auctions were held across the capital cities, with 1,076 reported results so far. The preliminary clearance rate of 70.7 per cent is roughly the same when compared with last week's result which showed 70.5 per cent of the 1,391 capital city auctions cleared. Melbourne and Sydney are once again showing the strongest clearance rates of 72.4 per cent and 75.3 per cent respectively. In terms of auction volumes, both Sydney and Melbourne recorded a lower number of auctions this week when compared to last week, while across the remaining capital cities the auction markets were varied. At the same time last year, the number of auctions held was still substantially higher (2,143) with a success rate of 74.7 per cent.

Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	75.3%	448	368	277	91	79.9%	906
Melbourne	72.4%	569	515	373	142	75.7%	918
Brisbane	53.2%	135	94	50	44	54.0%	163
Adelaide	71.8%	68	39	28	11	58.9%	80
Perth	42.9%	21	14	6	8	52.6%	21
Tasmania	50.0%	2	2	1	1	50.0%	6
Canberra	68.2%	52	44	30	14	68.8%	49
Weighted Average	70.7%	1,295	1,076	765	311	74.7%	2,143

Weekly clearance rate, combined capital cities



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

Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	n.a.	13	7
Baulkham Hills and Hawkesbury	n.a.	10	8
Blacktown	n.a.	6	6
City and Inner South	76.1%	57	46
Eastern Suburbs	92.9%	36	28
Inner South West	69.6%	67	56
Inner West	93.9%	37	33
North Sydney and Hornsby	69.2%	64	52
Northern Beaches	90.9%	41	33
Outer South West	n.a.	8	5
Outer West and Blue Mountains	n.a.	4	4
Parramatta	73.3%	35	30
Ryde	82.1%	31	28
South West	56.3%	21	16
Sutherland	80.0%	17	15

Melbourne sub-regions

Inner	75.3%	108	97
Inner East	77.3%	46	44
Inner South	76.9%	75	65
North East	69.1%	71	68
North West	76.5%	54	51
Outer East	72.1%	50	43
South East	69.4%	54	49
West	68.5%	85	73
Mornington Peninsula	59.1%	23	22

Regional auction results

Hunter	47.6%	28	21
Wollongong	68.2%	33	22
Gold Coast	61.9%	31	21
Sunshine Coast	50.0%	32	16
Geelong	45.5%	19	11

CoreLogic Property Market Indicator Summary

All data to week ending 24 July 2016

Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.2%	0.6%	9.6%	9.3%
Melbourne	0.2%	0.2%	6.4%	7.6%
Brisbane	-0.5%	-0.2%	1.9%	4.6%
Adelaide	0.1%	0.4%	4.2%	4.8%
Perth	0.5%	0.3%	-3.5%	-3.6%
Combined 5 capitals	0.2%	0.3%	6.0%	6.6%

*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

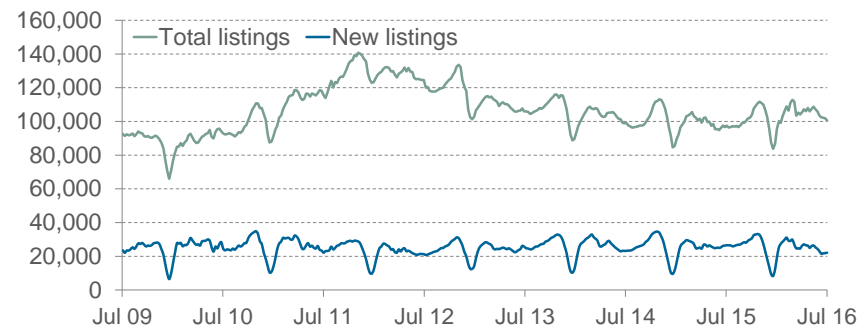


Results are based on the CoreLogic RP Data Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	5,444	-31.1%	18,826	5.6%
Melbourne	6,493	-18.5%	26,350	-2.1%
Brisbane	3,934	-5.2%	19,463	4.4%
Adelaide	1,739	-9.6%	8,054	8.7%
Perth	3,596	-1.4%	22,698	10.9%
Hobart	319	0.6%	1,802	-33.4%
Darwin	160	-23.8%	1,650	4.9%
Canberra	422	-8.5%	1,613	-16.2%
Combined capitals	22,107	-16.8%	100,456	3.1%

Number of homes for sale, combined capital cities

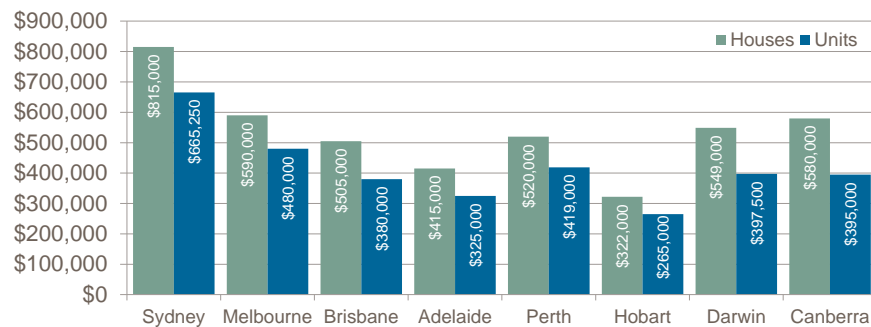


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,433	\$815,000	1,472	\$665,250
Melbourne	2,754	\$590,000	1,178	\$480,000
Brisbane	1,561	\$505,000	304	\$380,000
Adelaide	809	\$415,000	141	\$325,000
Perth	931	\$520,000	214	\$419,000
Hobart	146	\$322,000	29	\$265,000
Darwin	40	\$549,000	18	\$397,500
Canberra	223	\$580,000	111	\$395,000
Combined Capitals	8,897	\$608,545	3,467	\$534,867

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 Property Market Indicator Summary

All data to week ending 24 July 2016

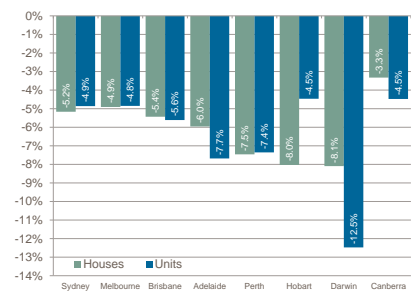
Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	33 days	-5.2%	32 days	-4.9%
Melbourne	33 days	-4.9%	35 days	-4.8%
Brisbane	64 days	-5.4%	80 days	-5.6%
Adelaide	63 days	-6.0%	74 days	-7.7%
Perth	87 days	-7.5%	98 days	-7.4%
Hobart	65 days	-8.0%	97 days	-4.5%
Darwin	69 days	-8.1%	114 days	-12.5%
Canberra	34 days	-3.3%	70 days	-4.5%

Median time on market



Average vendor discounting

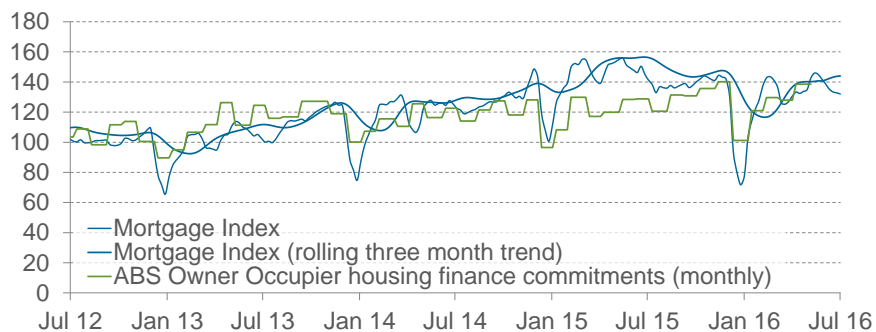


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results received by CoreLogic 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	132.1	-4.9%	1.8%
NSW	178.8	-3.3%	0.8%
QLD	119.4	-6.0%	2.1%
SA	88.1	-1.1%	3.3%
TAS	81.8	-1.9%	5.0%
VIC	140.4	-7.1%	1.0%
WA	109.0	-2.0%	3.7%

CoreLogic Mortgage Index

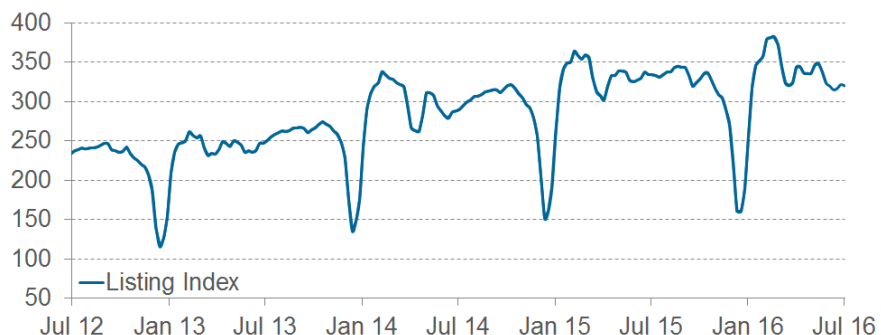


CoreLogic systems monitor more than 100,000 mortgage activity events every month across our 4 main finance industry platforms. Monitoring the activity events across this platform provides a unique and timely lead indicator to housing finance commitments. The index shows an 81% correlation with the ABS 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	320.2	0.1%	-1.5%
NSW	360.3	-0.9%	-1.8%
QLD	250.7	-0.6%	-2.7%
SA	267.6	-2.1%	-2.5%
TAS	122.3	6.5%	-2.0%
VIC	439.7	2.9%	1.5%
WA	313.3	0.8%	-1.3%

CoreLogic Listing Index



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

CoreLogic Property Market Indicator Summary

All data to week ending 24 July 2016

Top ten sales over the past week



**304 Jersey Road,
Paddington, NSW**
4 bed, 5 bath, 2 car house
\$6,850,000
Ray White
Woollahra



**53/93 Elizabeth Bay Road,
Elizabeth Bay, NSW**
3 bed, 2 bath, 2 car unit
\$5,800,000
Richardson & Wrench
Elizabeth Bay/Potts Point



**5/42 Macleay Street,
Elizabeth Bay, NSW**
3 bed, 2 bath, 1 car unit
\$4,000,000
Richardson & Wrench
Elizabeth Bay/Potts Point



**22 Greig Street,
Albert Park, Vic**
3 bed, 2 bath, 2 car house
\$3,755,000
Greg Hocking Holdsworth
Albert Park



**95 Livingstone Avenue,
Pymble, NSW**
4 bed, 4 bath, 2 car house
\$3,650,000
Luschwitz Real Estate
Pymble



**190 Nelson Street,
Annandale, NSW**
5 bed, 3 bath, 2 car house
\$3,200,000
Callagher Estate Agents
Annandale



**70 Surfview Road,
Mona Vale, NSW**
3 bed, 2 bath, 2 car house
\$3,050,000
LJ Hooker
Mona Vale



**91 Paddington Street,
Paddington, NSW**
3 bed, 3 bath, 2 car house
\$3,000,000
Ray White
Woollahra



**28A College Road,
Riverview, NSW**
5 bed, 4 bath, 2 car house
\$2,925,000
McGrath Estate Agents



**19 Bathurst Street,
Woollahra, NSW**
3 bed, 2 bath, 1 car house
\$2,800,000
Phillips Pantzer Donnelley
Woollahra

CoreLogic Property Market Indicator Summary

All data to week ending 24 July 2016

About CoreLogic

CoreLogic Australia is a wholly owned subsidiary of CoreLogic (NYSE: CLGX), which is the largest property data and analytics company in the world. CoreLogic provides property information, analytics and services across Australia, New Zealand and Asia, and recently expanded its service offering through the purchase of project activity and building cost information provider Cordell. 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 20,000 customers and 150,000 end users, CoreLogic is the leading provider of property data, analytics and related services to consumers, investors, real estate, mortgage, finance, banking, building services, insurance, developers, wealth management and government. CoreLogic delivers value to clients through unique data, analytics, workflow technology, advisory and geo spatial services. Clients rely on CoreLogic to help identify and manage growth opportunities, improve performance and mitigate risk. CoreLogic employs over 650 people 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) 2016. 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 (2016) 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>