

CoreLogic Property Market Indicator Summary

All data to week ending 9 October 2016

Volumes rise and return a strong clearance rate of 79.2 per cent

Last week the capital city auction markets were quiet due to the Labour Day long weekend which coincided with the AFL and NRL grand finals. Given this, it was unsurprising to see volumes increase substantially this week, with 2,246 held across the combined capital cities. The preliminary clearance rate was 79.2 per cent this week, up from a final clearance rate of 75.8 per cent last week across just 872 auctions. This week four of the capital cities recorded clearance rates above 80 per cent. At the same time last year, results were lower, with 69.5 per cent of auctions clearing over a total of 3,016 capital city auctions.

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 | 81.5% | 774 | 638 | 520 | 118 | 69.6% | 1,197 |
| Melbourne | 81.2% | 1,110 | 946 | 768 | 178 | 73.4% | 1,397 |
| Brisbane | 55.8% | 157 | 104 | 58 | 46 | 53.8% | 186 |
| Adelaide | 80.6% | 97 | 62 | 50 | 12 | 64.0% | 127 |
| Perth | 55.6% | 31 | 9 | 5 | 4 | 37.9% | 34 |
| Tasmania | 50.0% | 9 | 4 | 2 | 2 | 25.0% | 7 |
| Canberra | 86.7% | 68 | 60 | 52 | 8 | 62.1% | 68 |
| Weighted Average | 79.2% | 2,246 | 1,823 | 1,455 | 368 | 69.5% | 3,016 |

Weekly clearance rate, combined capital cities



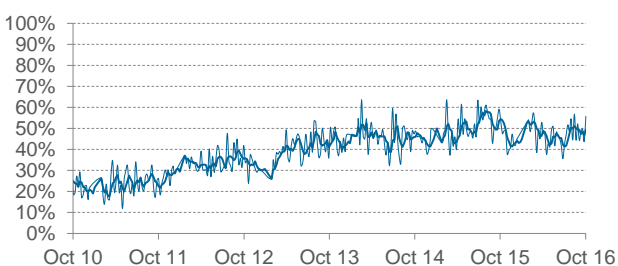
Weekly clearance rate, Melbourne



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 | 60.0% | 26 | 20 |
| Baulkham Hills and Hawkesbury | 89.2% | 42 | 37 |
| Blacktown | 78.8% | 35 | 33 |
| City and Inner South | 87.1% | 77 | 62 |
| Eastern Suburbs | 98.4% | 71 | 62 |
| Inner South West | 64.7% | 88 | 68 |
| Inner West | 82.9% | 81 | 70 |
| North Sydney and Hornsby | 92.6% | 114 | 95 |
| Northern Beaches | 92.3% | 59 | 39 |
| Outer South West | n.a. | 8 | 5 |
| Outer West and Blue Mountains | n.a. | 8 | 7 |
| Parramatta | 66.7% | 50 | 42 |
| Ryde | 92.6% | 32 | 27 |
| South West | 50.0% | 41 | 32 |
| Sutherland | 83.8% | 40 | 37 |

Melbourne sub-regions

| | | | |
|----------------------|-------|-----|-----|
| Inner | 80.2% | 211 | 182 |
| Inner East | 77.4% | 131 | 115 |
| Inner South | 82.5% | 133 | 103 |
| North East | 87.7% | 129 | 114 |
| North West | 74.0% | 86 | 77 |
| Outer East | 84.5% | 90 | 71 |
| South East | 86.0% | 124 | 107 |
| West | 78.6% | 148 | 131 |
| Mornington Peninsula | 79.1% | 54 | 43 |

Regional auction results

| | | | |
|----------------|-------|----|----|
| Hunter | 55.0% | 38 | 20 |
| Wollongong | 70.0% | 38 | 20 |
| Gold Coast | 43.2% | 69 | 37 |
| Sunshine Coast | 59.1% | 44 | 22 |
| Geelong | 81.8% | 31 | 22 |

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Capital city home value changes

| Capital city | Weekly change | Monthly change | Yr to date change | 12 mth change |
|----------------------------|---------------|----------------|-------------------|---------------|
| Sydney | 0.1% | 0.0% | 13.0% | 10.2% |
| Melbourne | -0.4% | 0.6% | 10.7% | 8.7% |
| Brisbane | 0.1% | 0.5% | 2.7% | 3.9% |
| Adelaide | -1.2% | 0.5% | 4.2% | 4.1% |
| Perth | 1.1% | -0.4% | -6.0% | -5.6% |
| Combined 5 capitals | 0.0% | 0.3% | 8.5% | 7.0% |

*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 CoreLogic 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>.

Daily home value index, 5 capital city aggregate



Capital city properties listed for sale

| Capital city | No of new listings | 12 mth change (%) | No of total listings | 12 mth change (%) |
|--------------------------|--------------------|-------------------|----------------------|-------------------|
| Sydney | 7,530 | -17.0% | 20,286 | -6.2% |
| Melbourne | 8,771 | -2.5% | 29,028 | 0.7% |
| Brisbane | 4,573 | 3.8% | 19,357 | 5.7% |
| Adelaide | 2,006 | -2.1% | 7,776 | 5.0% |
| Perth | 4,078 | 16.7% | 23,100 | 19.8% |
| Hobart | 445 | 9.3% | 1,784 | -28.9% |
| Darwin | 163 | -14.2% | 1,621 | 3.1% |
| Canberra | 600 | -2.4% | 1,872 | -17.4% |
| Combined capitals | 28,166 | -3.6% | 104,824 | 3.0% |

Number of homes for sale, combined capital cities

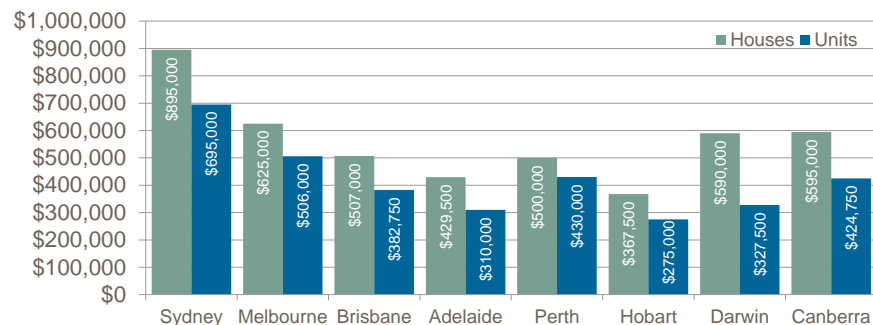


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

| Capital city | HOUSES | | UNITS | |
|--------------------------|-----------------|------------------|-----------------|------------------|
| | Number of Sales | Median price | Number of Sales | Median price |
| Sydney | 2,825 | \$895,000 | 1,639 | \$695,000 |
| Melbourne | 3,144 | \$625,000 | 1,381 | \$506,000 |
| Brisbane | 1,625 | \$507,000 | 308 | \$382,750 |
| Adelaide | 846 | \$429,500 | 137 | \$310,000 |
| Perth | 912 | \$500,000 | 165 | \$430,000 |
| Hobart | 194 | \$367,500 | 54 | \$275,000 |
| Darwin | 27 | \$590,000 | 14 | \$327,500 |
| Canberra | 205 | \$595,000 | 92 | \$424,750 |
| Combined Capitals | 9,778 | \$648,988 | 3,790 | \$561,401 |

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.

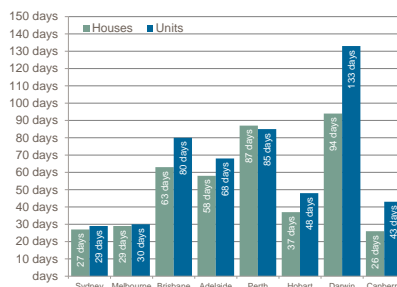
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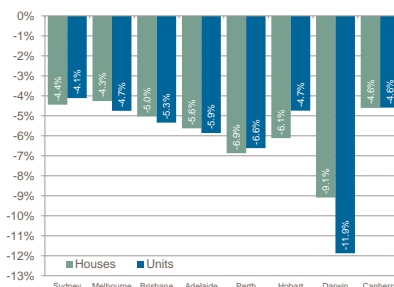
Capital city median time on market and average vendor discounting results

| Capital city | HOUSES | | UNITS | |
|--------------|------------|------------------|------------|------------------|
| | Median TOM | Avg Vendor Disc. | Median TOM | Avg Vendor Disc. |
| Sydney | 27 days | -4.4% | 29 days | -4.1% |
| Melbourne | 29 days | -4.3% | 30 days | -4.7% |
| Brisbane | 63 days | -5.0% | 80 days | -5.3% |
| Adelaide | 58 days | -5.6% | 68 days | -5.9% |
| Perth | 87 days | -6.9% | 85 days | -6.6% |
| Hobart | 37 days | -6.1% | 48 days | -4.7% |
| Darwin | 94 days | -9.1% | 133 days | -11.9% |
| Canberra | 26 days | -4.6% | 43 days | -4.6% |

Median time on market



Average vendor discounting

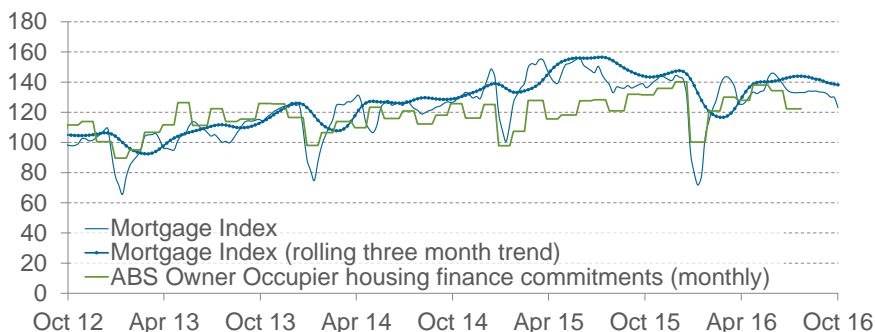


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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 | 123.1 | -7.6% | -1.7% |
| NSW | 167.2 | -6.9% | -1.1% |
| QLD | 115.2 | -8.0% | -0.9% |
| SA | 79.0 | -8.7% | -1.9% |
| TAS | 86.5 | 1.8% | 1.7% |
| VIC | 133.4 | -5.9% | -1.9% |
| WA | 92.2 | -13.2% | -3.5% |

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 | 336.2 | -5.0% | 2.6% |
| NSW | 380.8 | -2.3% | 2.9% |
| QLD | 254.5 | -4.3% | 2.2% |
| SA | 256.9 | -14.9% | 1.5% |
| TAS | 145.2 | 3.3% | 7.5% |
| VIC | 457.6 | -5.8% | 3.5% |
| WA | 303.4 | -9.1% | 0.6% |

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

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Top two sales over the past week, states and territories

Australian Capital Territory



**15 Waldock Street,
Chifley, ACT**
4 bed, 2 bath, 2 car house
\$1,218,000
Blue Property Marketing
Braddon



**11 Bolger Place,
Kambah, ACT**
4 bed, 2 bath, 2 car house
\$1,076,000
LJ Hooker
Canberra City

New South Wales



**7 Darley Street,
Darlinghurst, NSW**
5 bed, 4 bath, 2 car house
\$6,200,000
BresicWhitney
Darlinghurst



**10 Princes Avenue,
Vaucluse, NSW**
4 bed, 3 bath, 1 car house
\$4,120,000
The Agency
Eastern Suburbs Double Bay

Northern Territory



**1/33 George Crescent,
Fannie Bay, NT**
2 bed, 1 bath, 2 car unit
\$509,000
Belle Property
Darwin



**17 Fleming Street,
The Narrows, NT**
3 bed, 1 bath, 4 car house
\$430,000
Top End Real Estate
Winnellie

Queensland



**11 Glasnevin Street,
Indooroopilly, QLD**
6 bed, 3 bath, 2 car house
\$3,000,000
Adcock Prestige
Brisbane



**18 Cadiz Street,
Indooroopilly, QLD**
5 bed, 4 bath, 3 car house
\$2,000,000
McGrath Estate Agents

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Top two sales over the past week, states and territories

South Australia



**66 Arthur Street,
Unley, SA**
5 bed, 3 bath, 4 car house
\$1,555,000
Jacktracey
Dulwich



**13 Maturin Road,
Glenelg, SA**
4 bed, 2 bath, 5 car house
\$1,298,000
McGrath Real Estate Group
Glenelg

Tasmania



**101 Jamiesons Road,
Margate, Tas**
5 bed, 2 bath, 2 car house
\$900,250
Petrusma Property



**54 Ferry Road,
Kettering, Tas**
5 bed, 2 bath, 8 car house
\$790,000
TPR Property Group
Huonville

Victoria

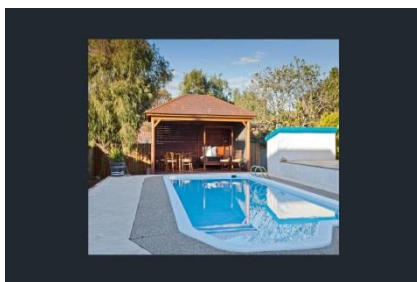


**7 Page Street,
Balwyn North, Vic**
5 bed, 4 bath, 2 car house
\$3,690,000
Ray White
Balwyn



**2/242 Beaconsfield Parade,
Middle Park, Vic**
3 bed, 2 bath, 3 car unit
\$3,070,000
Marshall White
Albert Park

Western Australia



**51 Tranmore Way,
City Beach, WA**
3 bed, 2 bath, 4 car house
\$1,750,000
Acton North
City Beach



**60B Kinsale Drive,
Mindarie, WA**
4 bed, 3 bath, 2 car house
\$1,350,000
Laurence Realty
North Mindarie

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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

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