

CoreLogic Property Market Indicator Summary

All data to week ending 21 May 2017

Preliminary figures show 77.2 per cent of auctions were successful across the combined capital cities, while auction activity rises week-on-week

Auction activity across the combined capital cities increased this week, up from 2,409 auctions last week, to 2,794 this week, making it the sixth busiest week this year. This week's weighted average clearance rate across the combined capitals was 77.2 per cent, increasing from a final clearance rate of 72.8 per cent over the previous week, while at the same time last year, both volumes (1,920) and the clearance rate (68.9 per cent) were lower. The two largest auction markets, Melbourne and Sydney, saw their preliminary clearance rates rise, with Sydney at 80.7 per cent and Melbourne at 79.2 per cent, although Sydney, and to a lesser extent Melbourne, tend to revise down over the week when the remaining results are captured. Over the previous week, Sydney's preliminary clearance rate of 79.4 per cent was revised down to 74.5 per cent when finalised. Across the smaller capital city markets, Brisbane was the only city where preliminary clearance rates fell week-on-week so again it will be interesting to see how the clearance rates hold when the final figures are released on Thursday.

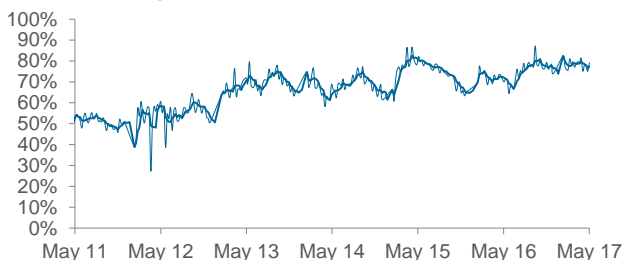
Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	80.7%	1,053	796	642	154	73.2%	735
Melbourne	79.2%	1,323	1,164	922	242	70.0%	843
Brisbane	51.6%	160	93	48	45	50.9%	131
Adelaide	70.4%	114	81	57	24	68.8%	92
Perth	50.0%	48	18	9	9	42.9%	42
Tasmania	80.0%	11	5	4	1	12.5%	9
Canberra	75.3%	85	77	58	19	67.2%	68
Weighted Average	77.2%	2,794	2,234	1,740	494	68.9%	1,920

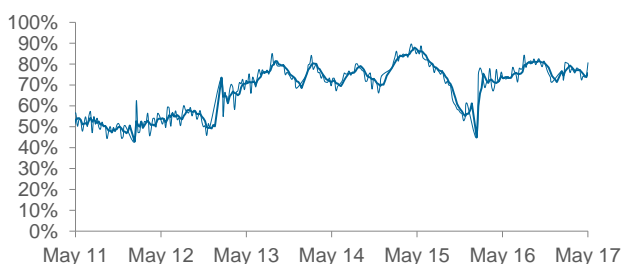
Weekly clearance rate, combined capital cities



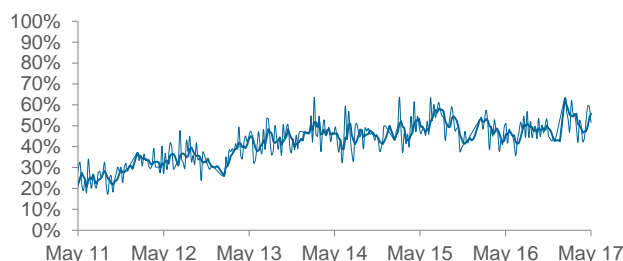
Weekly clearance rate, Melbourne



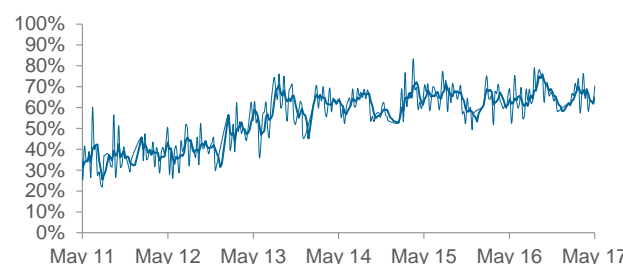
Weekly clearance rate, Sydney



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



— Weekly auction clearance rate — 4 week average

Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	57.9%	25	19
Baulkham Hills and Hawkesbury	70.6%	44	34
Blacktown	50.0%	10	10
City and Inner South	88.0%	118	83
Eastern Suburbs	88.0%	124	92
Inner South West	80.0%	122	100
Inner West	88.9%	93	72
North Sydney and Hornsby	88.6%	160	114
Northern Beaches	86.8%	93	68
Outer South West	n.a.	10	9
Outer West and Blue Mountains	n.a.	10	3
Parramatta	70.8%	60	48
Ryde	84.8%	57	46
South West	46.2%	68	52
Sutherland	88.6%	57	44

Melbourne sub-regions

Inner	80.7%	250	218
Inner East	79.5%	181	161
Inner South	80.3%	206	178
North East	81.7%	130	120
North West	81.0%	87	84
Outer East	87.8%	117	98
South East	71.6%	140	116
West	74.2%	165	151
Mornington Peninsula	75.0%	44	36

Regional auction results

Hunter	85.7%	41	28
Wollongong	78.6%	37	28
Gold Coast	45.0%	41	20
Sunshine Coast	33.3%	23	12
Geelong	79.0%	48	38

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Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	-0.4%	-1.2%	3.7%	11.0%
Melbourne	-1.0%	-1.9%	3.3%	12.0%
Brisbane	0.1%	0.6%	1.9%	4.1%
Adelaide	0.6%	-0.6%	2.4%	1.7%
Perth	-0.1%	-0.7%	-3.1%	-4.5%
Combined 5 capitals	-0.5%	-1.1%	2.7%	8.4%

*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

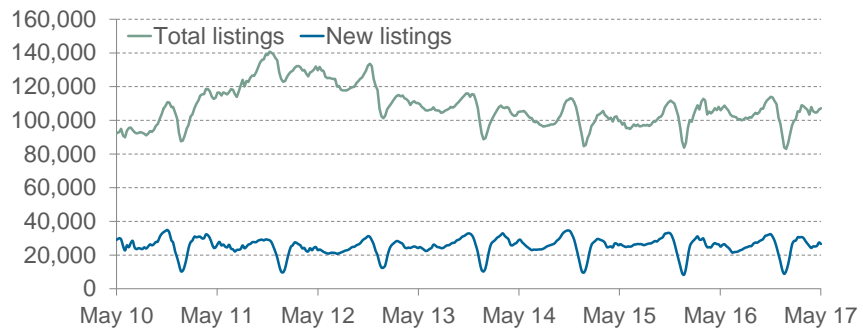


Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	7,515	18.3%	21,939	6.3%
Melbourne	8,010	6.4%	28,788	-0.6%
Brisbane	4,241	0.1%	20,357	4.4%
Adelaide	2,005	-1.3%	8,598	3.0%
Perth	3,596	-5.1%	22,289	-2.8%
Hobart	383	13.6%	1,498	-27.7%
Darwin	210	18.6%	1,604	-4.1%
Canberra	634	11.2%	2,045	11.9%
Combined capitals	26,594	6.3%	107,118	1.1%

Number of homes for sale, combined capital cities

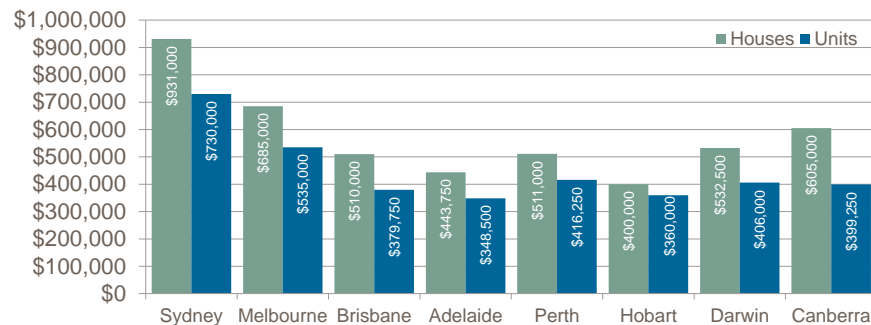


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,605	\$931,000	1,722	\$730,000
Melbourne	3,294	\$685,000	1,549	\$535,000
Brisbane	1,619	\$510,000	324	\$379,750
Adelaide	776	\$443,750	164	\$348,500
Perth	997	\$511,000	188	\$416,250
Hobart	177	\$400,000	40	\$360,000
Darwin	34	\$532,500	14	\$406,000
Canberra	198	\$605,000	110	\$399,250
Combined Capitals	9,700	\$677,304	4,111	\$585,800

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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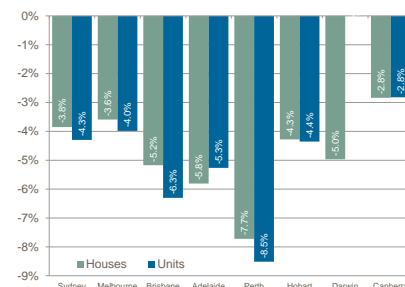
Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	29 days	-3.8%	29 days	-4.3%
Melbourne	30 days	-3.6%	31 days	-4.0%
Brisbane	64 days	-5.2%	76 days	-6.3%
Adelaide	53 days	-5.8%	63 days	-5.3%
Perth	84 days	-7.7%	83 days	-8.5%
Hobart	38 days	-4.3%	35 days	-4.4%
Darwin	77 days	-5.0%	68 days	n.a.
Canberra	30 days	-2.8%	49 days	-2.8%

Median time on market



Average vendor discounting



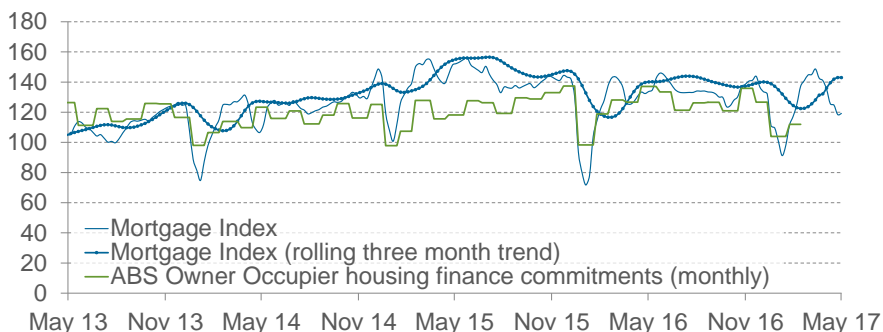
'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results received by CoreLogic 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	119.2	-11.9%	5.1%
NSW	161.3	-12.8%	6.3%
QLD	104.8	-12.3%	1.5%
SA	76.1	-7.3%	2.3%
TAS	87.3	-14.5%	2.9%
VIC	134.2	-11.8%	7.1%
WA	88.5	-8.7%	3.2%

*Data has been carried over from previous week

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	349.1	8.4%	-3.7%
NSW	402.7	8.2%	-3.6%
QLD	244.4	8.5%	-5.6%
SA	312.0	5.9%	-3.0%
TAS	132.0	2.5%	-5.8%
VIC	526.6	8.9%	-1.3%
WA	334.2	12.9%	-4.3%

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 21 May 2017

Top two sales over the past week, states and territories

Australian Capital Territory

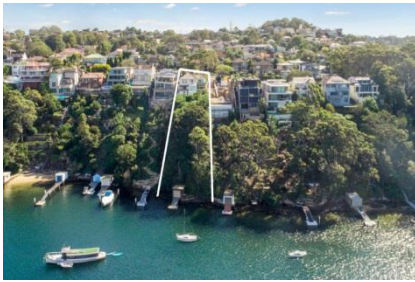


**26 Fishburn Street,
Red Hill, ACT**
5 bed, 2 bath, 2 car house
\$1,541,000
Peter Blackshaw
Manuka



**2 Butler Place,
Campbell, ACT**
3 bed, 2 bath, 2 car house
\$1,305,000
Home by Holly

New South Wales



**67 Coolawin Road,
Northbridge, NSW**
5 bed, 4 bath, 2 car house
\$9,300,000
Shead Property
Chatswood



**3/47 The Crescent,
Manly, NSW**
4 bed, 3 bath, 2 car unit
\$5,800,000
Belle Property
Manly

Northern Territory



**24/4 Myilly Terrace,
Larrakeyah, NT**
3 bed, 2 bath, 2 car unit
\$920,000
Colliers International
Darwin



**10 May Street,
Ludmilla, NT**
4 bed, 2 bath, 2 car house
\$610,000
Place Projects Residential
East Brisbane

Queensland



**51 Wendell Street,
Norman Park, Qld**
4 bed, 3 bath, 4 car house
\$3,850,000
Place
Bulimba



**15 Daimler Drive,
Bundall, Qld**
6 bed, 4 bath, 3 car house
\$2,405,000
Genc & Co.
Bundall

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Top two sales over the past week, states and territories

South Australia



**7 Mackinnon Parade,
North Adelaide, SA**
3 bed, 2 bath, 2 car house
\$1,370,000
Fox Real Estate
Adelaide



**2 Truro Avenue,
Kingswood, SA**
5 bed, 3 bath, 2 car house
\$1,130,000
Harcourts Williams Luxury
Property

Tasmania



**6 Renison Court,
Devonport, Tas**
4 bed, 3 bath, 2 car house
\$920,000
Harcourts
Devonport/Shearwater



**45 Grevillea Avenue,
Old Beach, Tas**
5 bed, 3 bath, 3 car house
\$880,000
Downton Property
North Hobart

Victoria



**28 Kintore Street,
Camberwell, Vic**
4 bed, 4 bath, 3 car house
\$5,020,000
Jellis Craig
Boroondara Group



**127 Gipps Street,
East Melbourne, Vic**
4 bed, 2 bath, 2 car house
\$4,275,000
Caine Real Estate
East Melbourne

Western Australia



**18 Santavea Mews,
Halls Head, WA**
5 bed, 2 bath, 2 car house
\$1,200,000
LJ Hooker
Mandurah



**74 Grand Promenade,
Karrinyup, WA**
4 bed, 3 bath, 2 car house
\$1,150,000
Realty Lane

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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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