

CoreLogic Property Market Indicator Summary

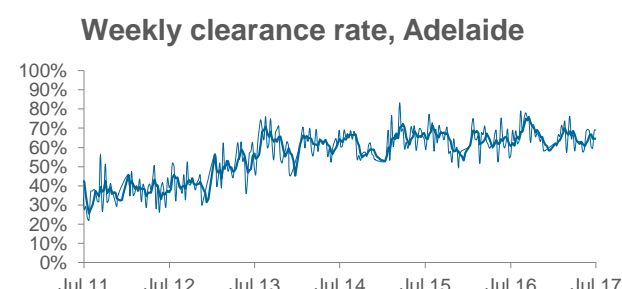
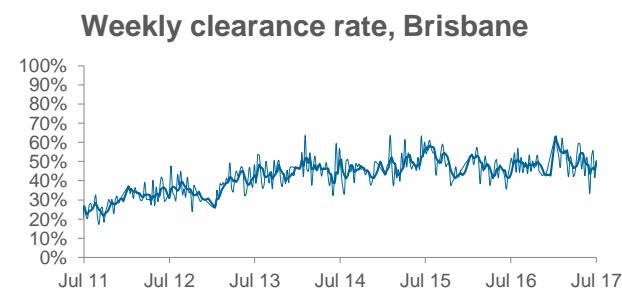
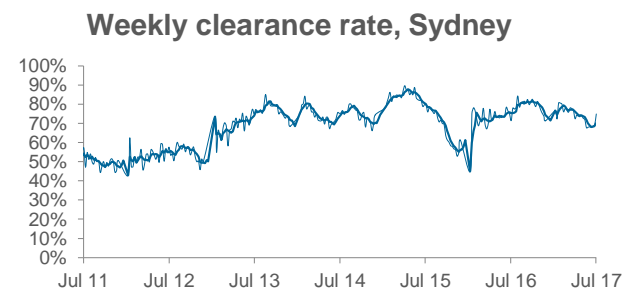
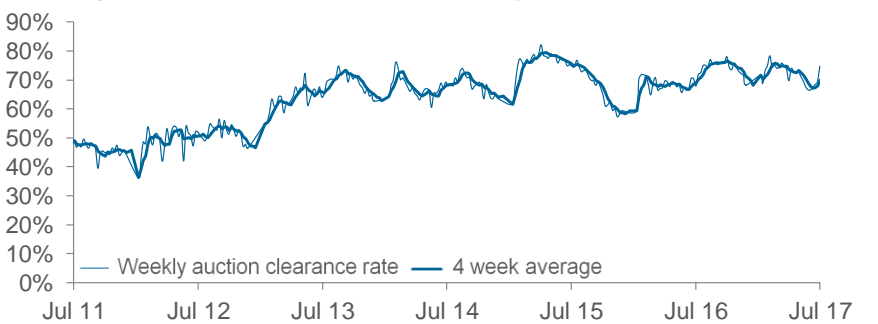
All data to week ending 23 July 2017

Preliminary figures show 74.8 per cent of auctions were successful across the combined capital cities, while auction activity increases week-on-week

The combined capital city preliminary clearance rate increased to 74.8 per cent this week, up from a revised final clearance rate of 69.4 per cent last week, while auction volumes increased week-on-week. There were 1,712 properties taken to auction this week, up from 1,627 last week, and higher than this time last year, when 1,329 auctions were held and a clearance rate of 67.9 per cent was recorded. Based on the preliminary collection, all but one of the capital cities saw the clearance rate increase week-on-week. Melbourne's auction market has continued to show some resilience to softer auction conditions, recording the highest preliminary clearance rate at 79.4 per cent, although this is likely to revise lower when the final auction results are released on the following Thursday. While Melbourne's clearance rate has remained comfortably above 70% since July last year, final auction results show Sydney's auction clearance rate has been tracking below 70% over the past six weeks, so it will be interesting to see if the preliminary clearance of 74.9 per cent is again revised below the 70 per cent mark.

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	74.9%	613	482	361	121	71.5%	473
Melbourne	79.4%	816	676	537	139	71.6%	572
Brisbane	50.6%	126	85	43	42	51.7%	139
Adelaide	69.0%	73	42	29	13	56.3%	68
Perth	73.3%	35	15	11	4	33.3%	22
Tasmania	n.a.	3	0	0	0	66.7%	3
Canberra	73.3%	46	15	11	4	68.9%	52
Weighted Average	74.8%	1,712	1,315	992	323	67.9%	1,329

Weekly clearance rate, combined capital cities



Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	73.7%	26	19
Baulkham Hills and Hawkesbury	30.0%	19	10
Blacktown	68.2%	26	22
City and Inner South	78.3%	70	60
Eastern Suburbs	89.2%	43	37
Inner South West	66.1%	71	59
Inner West	75.9%	41	29
North Sydney and Hornsby	83.6%	83	67
Northern Beaches	92.3%	54	39
Outer South West	n.a.	5	4
Outer West and Blue Mountains	n.a.	7	6
Parramatta	62.5%	42	32
Ryde	76.9%	31	26
South West	70.8%	37	24
Sutherland	76.1%	55	46

Melbourne sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Inner	88.7%	130	106
Inner East	62.7%	68	59
Inner South	81.7%	77	60
North East	78.4%	104	88
North West	90.1%	86	71
Outer East	87.0%	52	46
South East	70.5%	94	78
West	76.4%	168	140
Mornington Peninsula	84.6%	35	26

Regional auction results	Clearance rate	Total auctions	CoreLogic auction results
Hunter	78.3%	34	23
Wollongong	70.8%	38	24
Gold Coast	41.4%	49	29
Sunshine Coast	68.4%	36	19
Geelong	85.7%	35	21

Weekly auction clearance rate 4 week average

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All data to week ending 23 July 2017

Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.0%	2.1%	7.5%	13.4%
Melbourne	0.0%	4.2%	9.2%	16.7%
Brisbane	-0.6%	0.3%	1.4%	4.0%
Adelaide	0.5%	0.5%	2.3%	2.5%
Perth	-0.2%	-0.8%	-2.1%	-2.8%
Combined 5 capitals	-0.1%	2.2%	6.2%	11.1%

*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>.

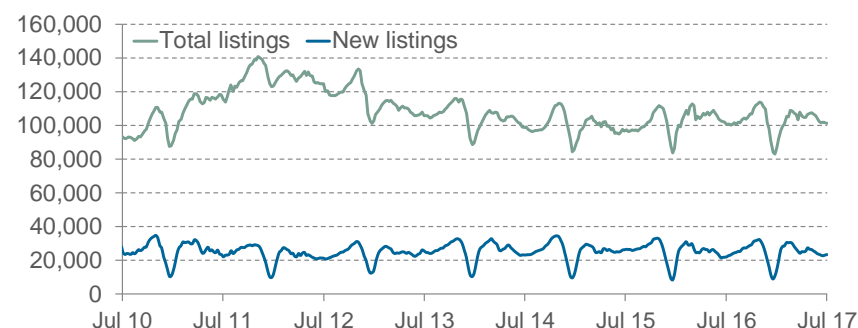
Daily home value index, 5 capital city aggregate



Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	6,442	18.3%	21,452	13.9%
Melbourne	7,165	10.3%	27,178	3.1%
Brisbane	3,914	-0.5%	19,510	0.2%
Adelaide	1,799	3.5%	8,023	-0.4%
Perth	3,038	-15.5%	20,265	-10.7%
Hobart	317	-0.6%	1,244	-31.0%
Darwin	182	13.8%	1,639	-0.7%
Canberra	570	35.1%	1,844	14.3%
Combined capitals	23,427	6.0%	101,155	0.7%

Number of homes for sale, combined capital cities

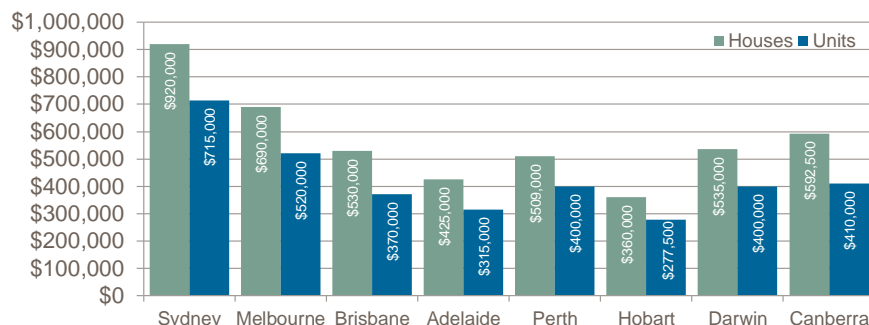


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,535	\$920,000	1,781	\$715,000
Melbourne	2,965	\$690,000	1,419	\$520,000
Brisbane	1,661	\$530,000	383	\$370,000
Adelaide	737	\$425,000	174	\$315,000
Perth	1,133	\$509,000	251	\$400,000
Hobart	141	\$360,000	49	\$277,500
Darwin	36	\$535,000	23	\$400,000
Canberra	172	\$592,500	109	\$410,000
Combined Capitals	9,380	\$673,799	4,189	\$567,129

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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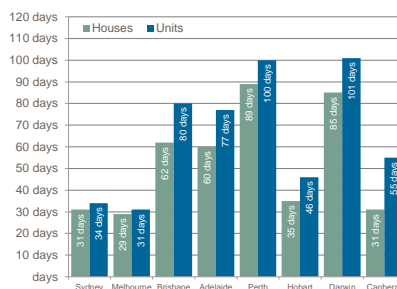
All data to week ending 23 July 2017

Capital city median time on market and average vendor discounting results

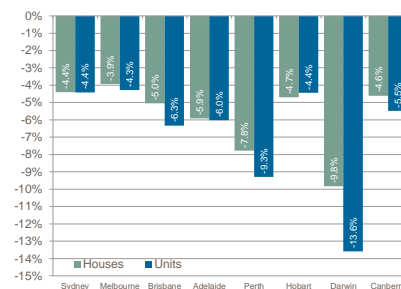
Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	31 days	-4.4%	34 days	-4.4%
Melbourne	29 days	-3.9%	31 days	-4.3%
Brisbane	62 days	-5.0%	80 days	-6.3%
Adelaide	60 days	-5.9%	77 days	-6.0%
Perth	89 days	-7.8%	100 days	-9.3%
Hobart	35 days	-4.7%	46 days	-4.4%
Darwin	85 days	-9.8%	101 days	-13.6%
Canberra	31 days	-4.6%	55 days	-5.5%

'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.

Median time on market



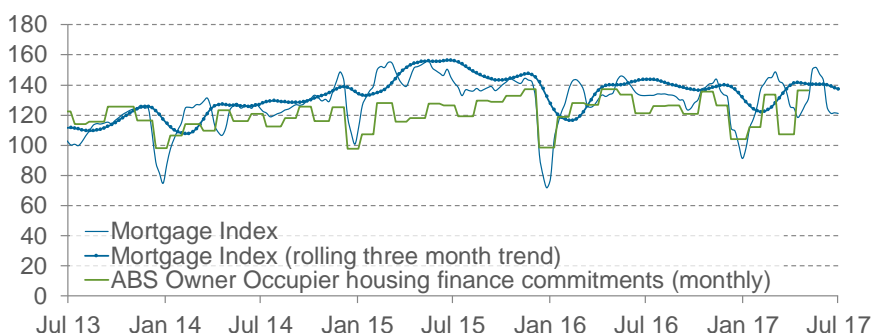
Average vendor discounting



Mortgage market activity

Region	Index value	Month on month change	Month on month change (trend)
National	121.1	-15.3%	-2.2%
NSW	162.4	-11.7%	-3.7%
QLD	107.5	-18.7%	-1.0%
SA	81.8	-13.0%	0.5%
TAS	86.5	-18.1%	-3.5%
VIC	135.9	-15.6%	-2.1%
WA	89.6	-14.5%	-1.1%

CoreLogic Mortgage Index

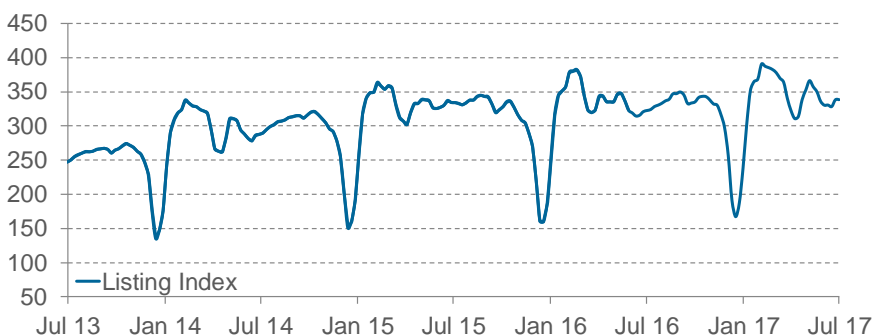


CoreLogic systems monitor more than 100,000 mortgage activity events every month across our 4 main finance industry platforms. Monitoring the activity events across this platform provides a unique and timely lead indicator to housing finance commitments. The index shows an 81% correlation with the ABS 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	338.1	2.4%	0.0%
NSW	374.2	1.4%	-1.4%
QLD	243.3	-1.3%	0.8%
SA	300.7	4.4%	-0.5%
TAS	135.8	0.9%	0.4%
VIC	525.3	8.7%	1.0%
WA	315.1	0.0%	0.7%

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 23 July 2017

Top two sales over the past week, states and territories

Australian Capital Territory



**5 Moresby Street,
Forrest, ACT**
4 bed, 4 bath, 3 car house
\$4,220,000
Peter Blackshaw
Manuka



**15 Quinane Avenue,
Forde, ACT**
5 bed, 4 bath, 4 car house
\$2,035,000
McGrath Estate Agents

New South Wales



**5 Wyoming Road,
Dural, NSW**
5 bed, 3 bath, 3 car house
\$3,950,000
Guardian Realty
Dural



**27 Stanton Road,
Haberfield, NSW**
5 bed, 4 bath, 2 car house
\$3,870,000
Raine & Horne
Montano

Northern Territory



**59 Yeadon Circuit,
Moil, NT**
4 bed, 1 bath, 1 car house
\$575,000
Ray White
City



**12 Hang Gong Court,
Driver, NT**
4 bed, 2 bath, 2 car house
\$550,000
First National O'Donoghues
Darwin

Queensland



**114 Mein Street,
Hendra, Qld**
5 bed, 3 bath, 2 car house
\$2,425,000
Ray White
Ascot



**118/3554 Main Beach Parade,
Main Beach, Qld**
3 bed, 3 bath, 4 car unit
\$2,215,000
Harcourts
Coastal

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Top two sales over the past week, states and territories

South Australia



**8 Hewitt Avenue,
Rose Park, SA**
3 bed, 2 bath, 4 car house
\$1,605,000
Toop & Toop Real Estate



**73 South Terrace,
Adelaide, SA**
3 bed, 2 bath, 2 car house
\$1,450,000
Phillis Real Estate
Adelaide

Tasmania

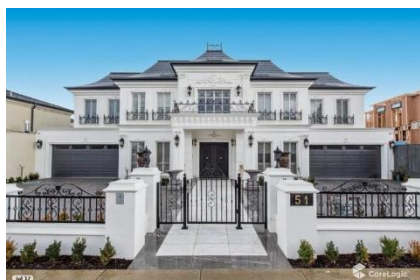


**1/13 Nicholas Drive,
Sandy Bay, Tas**
4 bed, 3 bath, 2 car house
\$810,000
Charlotte Peterswald
Battery Point



**46 Mount Stuart Road,
Mount Stuart, Tas**
4 bed, 1 bath, 1 car house
\$750,000
Roberts Real Estate
Hobart

Victoria



**51 Rose Avenue,
Glen Waverley, Vic**
5 bed, 5 bath, 2 car house
\$4,975,000
LLC Real Estate
Mount Waverley



**13 Lempriere Close,
Templestowe, Vic**
5 bed, 3 bath, 3 car house
\$3,760,000
Jellis Craig
Doncaster

Western Australia



**114 Preston Point Road,
East Fremantle, WA**
4 bed, 2 bath, 2 car house
\$1,675,000
Acton
Fremantle



**16 Clive Street,
Bicton, WA**
3 bed, 1 bath house
\$1,255,000
AMG Real Estate
Bicton

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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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