

CoreLogic Property Market Indicator Summary

All data to week ending 17 March 2019

Auction activity significantly lower year-on-year with 1,894 homes taken to auction across the combined capitals

There were 1,894 homes taken to auction over the week, increasing from the previous week when 1,197 auctions were held, although significantly lower than this week last year when 3,136 auctions were held across the combined capital cities. Preliminary results show a clearance rate of 56.1 per cent this week, increasing from last week's final clearance rate of 47.8 per cent. One year ago, a clearance rate of 66.0 per cent was recorded. Melbourne was host to 943 auctions this week with preliminary results showing a clearance rate of 53.7 per cent, increasing from last week when the final clearance rate was a lower 49.2 per cent across just 216 auctions. Over the same week last year, the auction clearance rate was higher with 68.7 per cent of the 1,653 auctions returning a successful result. There were 634 auctions held in Sydney this week with preliminary results showing a 63.1 per cent clearance rate, up from 52.3 per cent across a higher volume of auctions last week (701), although as usual this will revise lower as final results are collected. Over the same week last year 1,093 homes were taken to auction across the city returning a clearance rate of 64.8 per cent. Across the smaller auction markets, Brisbane and Perth were the only places to see auction volumes fall week-on-week. Looking at results by property type, houses outperformed units this week with 56.5 per cent of houses selling at auction, while 55.0 per cent of units sold across the combined capital cities.

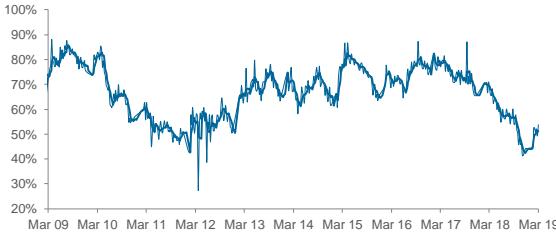
Capital city auction statistics (preliminary)

| City | Clearance rate | Total auctions | CoreLogic auction results | Cleared auctions | Uncleared auctions | Clearance rate (last year) | Total auctions (last year) |
|-------------------------|----------------|----------------|---------------------------|------------------|--------------------|----------------------------|----------------------------|
| Sydney | 63.1% | 634 | 463 | 292 | 171 | 64.8% | 1,093 |
| Melbourne | 53.7% | 943 | 756 | 406 | 350 | 68.7% | 1,653 |
| Brisbane | 43.3% | 104 | 67 | 29 | 38 | 51.9% | 137 |
| Adelaide | 54.8% | 105 | 62 | 34 | 28 | 64.3% | 101 |
| Perth | 45.5% | 27 | 11 | 5 | 6 | 36.8% | 46 |
| Tasmania | n.a. | 6 | 1 | 0 | 1 | n.a. | 6 |
| Canberra | 55.4% | 75 | 56 | 31 | 25 | 67.7% | 100 |
| Weighted Average | 56.1% | 1,894 | 1,416 | 797 | 619 | 66.0% | 3,136 |

Weekly clearance rate, combined capital cities



Weekly clearance rate, Melbourne



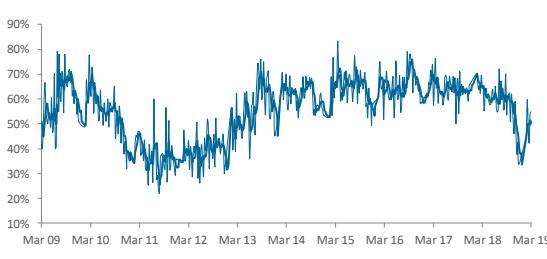
Weekly clearance rate, Sydney



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



| Sydney sub-regions | Clearance rate | Total auctions | CoreLogic auction results |
|-------------------------------|----------------|----------------|---------------------------|
| Central Coast | 50.0% | 22 | 14 |
| Baulkham Hills and Hawkesbury | n.a. | 13 | 7 |
| Blacktown | 20.0% | 10 | 10 |
| City and Inner South | 69.8% | 72 | 63 |
| Eastern Suburbs | 71.1% | 111 | 76 |
| Inner South West | 61.8% | 53 | 34 |
| Inner West | 59.6% | 58 | 52 |
| North Sydney and Hornsby | 69.1% | 97 | 68 |
| Northern Beaches | 62.2% | 74 | 45 |
| Outer South West | n.a. | 2 | 2 |
| Outer West and Blue Mountains | n.a. | 2 | 1 |
| Parramatta | 51.7% | 32 | 29 |
| Ryde | 79.2% | 31 | 24 |
| South West | 42.9% | 29 | 21 |
| Sutherland | 64.3% | 24 | 14 |

Melbourne sub-regions

| | | | |
|----------------------|-------|-----|-----|
| Inner | 49.7% | 205 | 175 |
| Inner East | 69.9% | 122 | 103 |
| Inner South | 56.1% | 144 | 107 |
| North East | 62.2% | 102 | 82 |
| North West | 42.7% | 80 | 68 |
| Outer East | 48.9% | 59 | 45 |
| South East | 50.7% | 94 | 73 |
| West | 45.9% | 110 | 85 |
| Mornington Peninsula | 56.3% | 25 | 16 |

Regional auction results

| | | | |
|----------------|-------|----|----|
| Hunter | 27.3% | 23 | 11 |
| Wollongong | 29.2% | 31 | 24 |
| Gold Coast | 29.3% | 53 | 41 |
| Sunshine Coast | n.a. | 26 | 9 |
| Geelong | 46.2% | 21 | 13 |

— Weekly auction clearance rate — 4 week average

1

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

CoreLogic Property Market Indicator Summary

All data to week ending 17 March 2019

Capital city home value changes

| Capital city | Weekly change | Monthly change | Yr to date change | 12 mth change |
|----------------------------|---------------|----------------|-------------------|---------------|
| Sydney | -0.3% | -0.9% | -2.9% | -10.7% |
| Melbourne | -0.2% | -0.7% | -3.1% | -9.6% |
| Brisbane | -0.2% | -0.3% | -0.7% | -0.9% |
| Adelaide | -0.1% | -0.2% | -0.5% | 0.7% |
| Perth | 0.0% | -0.9% | -2.5% | -7.3% |
| Combined 5 capitals | -0.2% | -0.7% | -2.5% | -8.4% |

*The monthly change is the change over the past 28 days.

Daily home value index, 5 capital city aggregate



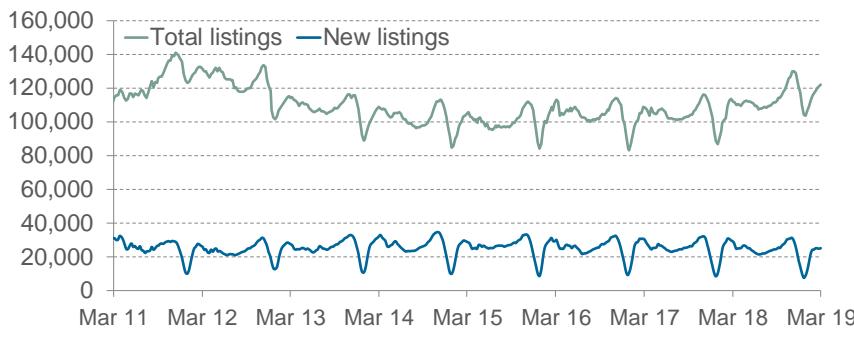
Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city properties listed for sale

| Capital city | No of new listings | 12 mth change (%) | No of total listings | 12 mth change (%) |
|--------------------------|--------------------|-------------------|----------------------|-------------------|
| Sydney | 6,451 | -20.9% | 29,036 | 7.9% |
| Melbourne | 7,519 | -14.5% | 36,258 | 19.6% |
| Brisbane | 4,078 | -7.6% | 21,633 | 7.5% |
| Adelaide | 2,069 | -1.6% | 8,509 | 2.9% |
| Perth | 3,601 | -15.9% | 21,102 | -1.3% |
| Hobart | 428 | -4.0% | 1,309 | 20.5% |
| Darwin | 157 | -6.0% | 1,418 | -3.0% |
| Canberra | 682 | -8.3% | 2,508 | 14.1% |
| Combined capitals | 24,985 | -14.2% | 121,773 | 9.0% |

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.

Number of homes for sale, combined capital cities



Capital city private treaty median prices

| Capital city | HOUSES | | UNITS | |
|--------------------------|-----------------|------------------|-----------------|------------------|
| | Number of Sales | Median price | Number of Sales | Median price |
| Sydney | 1,894 | \$840,000 | 1,035 | \$670,000 |
| Melbourne | 2,095 | \$685,000 | 965 | \$515,000 |
| Brisbane | 1,171 | \$530,000 | 276 | \$363,500 |
| Adelaide | 602 | \$460,000 | 160 | \$324,500 |
| Perth | 1,040 | \$480,000 | 240 | \$350,000 |
| Hobart | 178 | \$470,000 | 54 | \$372,500 |
| Darwin | 36 | \$490,000 | 17 | \$329,000 |
| Canberra | 239 | \$650,000 | 140 | \$432,500 |
| Combined Capitals | 7,255 | \$644,994 | 2,887 | \$524,049 |

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 17 March 2019

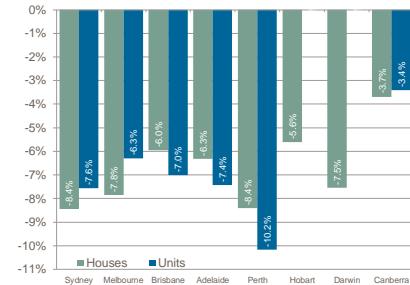
Capital city median time on market and average vendor discounting results

| Capital city | HOUSES | | UNITS | |
|--------------|------------|------------------|------------|------------------|
| | Median TOM | Avg Vendor Disc. | Median TOM | Avg Vendor Disc. |
| Sydney | 41 days | -8.2% | 42 days | -7.7% |
| Melbourne | 41 days | -7.7% | 35 days | -6.4% |
| Brisbane | 89 days | -6.0% | 93 days | -7.3% |
| Adelaide | 50 days | -6.6% | 74 days | -7.3% |
| Perth | 93 days | -8.5% | 104 days | -10.9% |
| Hobart | 35 days | -5.4% | 28 days | n.a. |
| Darwin | 54 days | -6.7% | 114 days | -14.9% |
| Canberra | 35 days | -3.5% | 57 days | -3.2% |

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 | 105.7 | 9.6% | -5.9% |
| NSW | 132.1 | 13.2% | -6.0% |
| QLD | 107.3 | 10.9% | -3.2% |
| SA | 83.4 | 4.2% | -5.8% |
| TAS | 89.5 | 14.3% | -1.2% |
| VIC | 108.2 | 12.1% | -7.0% |
| WA | 86.2 | -0.7% | -4.2% |

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.

CoreLogic Property Market Indicator Summary

All data to week ending 17 March 2019

Top two sales over the past week, states and territories

Australian Capital Territory



**24b Bentham Street,
Yarralumla, ACT**
3 bed, 2 bath, 2 car house
\$1,820,000
Peter Blackshaw
Manuka



**7 Wargi Place,
Aranda, ACT**
6 bed, 3 bath, 2 car house
\$1,365,000
Ray White
Canberra

New South Wales



**25/50 Upper Pitt Street,
Kirribilli, NSW**
2 bed, 2 bath, 2 car unit
\$4,900,000
Di Jones
Neutral Bay



**5 Margaret Street,
Woolwich, NSW**
4 bed, 3 bath, 2 car house
\$4,300,000
Bresic Whitney Estate Agents
Hunters Hill

Northern Territory



**10 Sunningdale Court,
Marrara, NT**
3 bed, 2 bath, 2 car house
\$675,000
Elders
Darwin



**74 Rocklands Drive,
Tiwi, NT**
3 bed, 1 bath, 2 car house
\$482,000
LJ Hooker
Darwin

Queensland



**100 Longman Terrace,
Chelmer, Qld**
5 bed, 3 bath, 2 car house
\$2,500,000
Poulson Property
Graceville



**179 Flockton Street,
Everton Park, Qld**
6 bed, 4 bath, 2 car house
\$1,672,500
Place
Newmarket

CoreLogic Property Market Indicator Summary

All data to week ending 17 March 2019

Top two sales over the past week, states and territories

South Australia



**1001/1 King William Street,
Kent Town, SA**
3 bed, 2 bath, 4 car unit
\$2,300,000
Palumbo Pty Ltd



**12 Cowan Street,
Erindale, SA**
5 bed, 2 bath, 2 car house
\$1,262,500
Toop & Toop Real Estate

Tasmania



**628 Acton Road,
Acton Park, Tas**
5 bed, 2 bath, 3 car house
\$880,000
Devine Property
Hobart



**2/178 Channel Highway,
Taroona, Tas**
3 bed, 2 car, 2 bath unit
\$830,000
Petrusma Property
Sandy Bay

Victoria



**47 Dorrington Avenue,
Glen Iris, Vic**
4 bed, 3 bath, 2 car house
\$3,025,000
RT Edgar
Toorak



**11 Sanday Street,
Glen Waverley, Vic**
5 bed, 5 bath, 2 car house
\$2,900,000
Ray White
Glen Waverley

Western Australia



**121 Gregory Street,
Wembley, WA**
4 bed, 3 bath, 2 car house
\$2,400,000
Wallace Realty
Claremont



**5 Hobbs Avenue,
Dalkeith, WA**
4 bed, 2 bath, 2 car house
\$2,220,000
TM Residential
Claremont

CoreLogic Property Market Indicator Summary

All data to week ending 17 March 2019

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) 2019. 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 (2019) 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>