

CoreLogic Property Market Indicator Summary

All data to week ending 21 April 2019

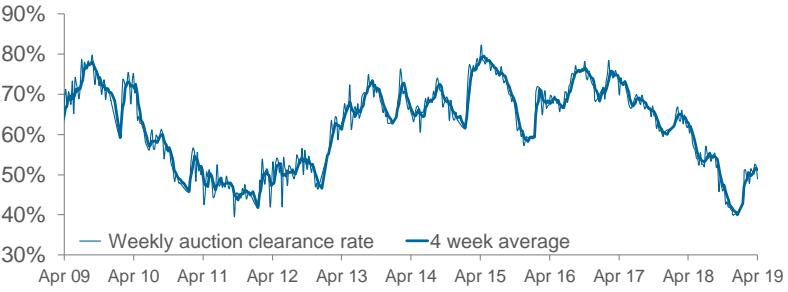
Quietest Easter since 2012 with 378 homes taken to auction across the combined capitals

Across the combined capital cities, just 378 homes were taken to auction over the week making it the quietest Easter since 2012. So far, 182 results have been collected returning a preliminary auction clearance rate of 49 per cent, down from 52.2 per cent across 2,276 auctions over the previous week. Sydney was host to the majority of auctions last week with 213 homes taken to auction, returning a preliminary clearance rate of 57.1 per cent across 105 results. In Melbourne, traditionally Australia's largest auction market, there were just 48 auctions held last week, with 22 results reported so far and a preliminary clearance rate of 59.1 per cent. It will be interesting to see what happens when the remaining results are obtained.

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	57.1%	213	105	60	45	63.6%	588
Melbourne	59.1%	48	22	13	9	63.6%	914
Brisbane	37.5%	22	8	3	5	49.4%	100
Adelaide	16.7%	42	18	3	15	61.6%	114
Perth	25.0%	18	4	1	3	29.6%	30
Tasmania	n.a.	0	0	0	0	n.a.	5
Canberra	44.0%	35	25	11	14	66.7%	48
Weighted Average	49.0%	378	182	91	91	62.2%	1,799

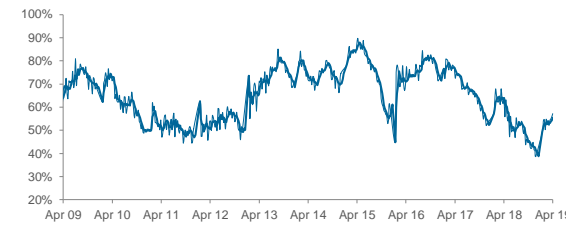
Weekly clearance rate, combined capital cities



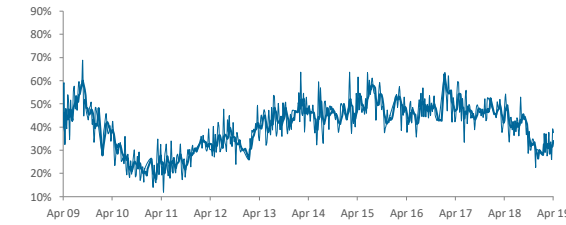
Weekly clearance rate, Melbourne



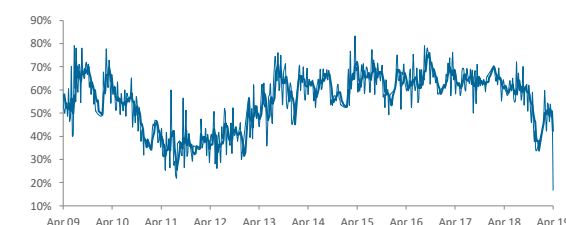
Weekly clearance rate, Sydney



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



Sydney sub-regions

Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	n.a.	1	0
Baulkham Hills and Hawkesbury	n.a.	6	2
Blacktown	n.a.	9	3
City and Inner South	n.a.	17	9
Eastern Suburbs	56.5%	50	23
Inner South West	75.0%	15	12
Inner West	n.a.	13	4
North Sydney and Hornsby	44.4%	25	18
Northern Beaches	n.a.	15	8
Outer South West	n.a.	10	6
Outer West and Blue Mountains	n.a.	3	2
Parramatta	n.a.	9	1
Ryde	n.a.	3	1
South West	n.a.	4	0
Sutherland	50.0%	31	16

Melbourne sub-regions

Inner	n.a.	3	1
Inner East	n.a.	4	1
Inner South	n.a.	0	0
North East	n.a.	2	1
North West	n.a.	17	6
Outer East	n.a.	4	2
South East	n.a.	7	4
West	n.a.	3	1
Mornington Peninsula	n.a.	8	6

Regional auction results

Hunter	n.a.	20	8
Wollongong	0.0%	29	12
Gold Coast	31.3%	33	16
Sunshine Coast	n.a.	10	2
Geelong	n.a.	4	0

— Weekly auction clearance rate — 4 week average

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.



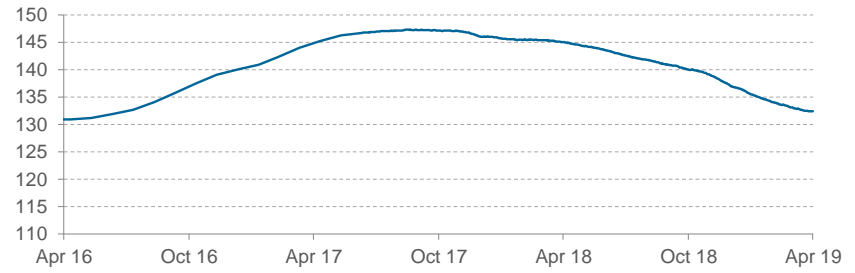
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Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.0%	-0.5%	-3.5%	-10.9%
Melbourne	0.0%	-0.5%	-3.7%	-9.8%
Brisbane	0.0%	-0.3%	-1.4%	-1.7%
Adelaide	-0.2%	-0.3%	-0.8%	0.3%
Perth	-0.1%	-0.3%	-3.2%	-8.2%
Combined 5 capitals	0.0%	-0.4%	-3.1%	-8.7%

Daily home value index, 5 capital city aggregate



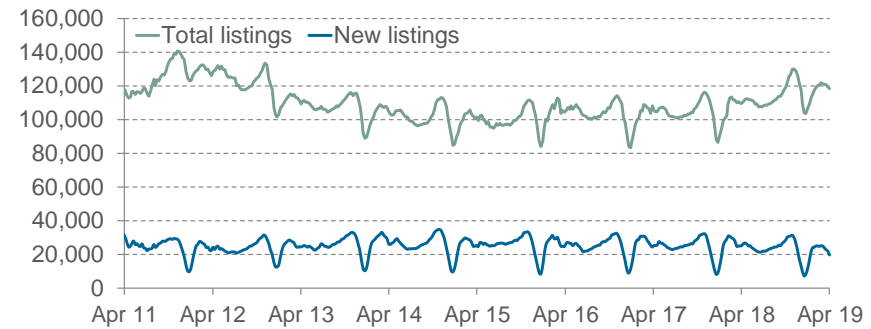
*The monthly change is the change over the past 28 days.

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>.

Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	4,689	-28.7%	27,459	4.5%
Melbourne	5,438	-32.6%	35,169	17.8%
Brisbane	3,408	-10.0%	20,875	7.2%
Adelaide	1,879	-6.8%	8,555	4.8%
Perth	3,108	-11.8%	21,046	-0.6%
Hobart	395	14.8%	1,313	24.2%
Darwin	140	-14.1%	1,400	-1.8%
Canberra	523	-13.3%	2,401	24.4%
Combined capitals	19,580	-21.9%	118,218	8.1%

Number of homes for sale, combined capital cities

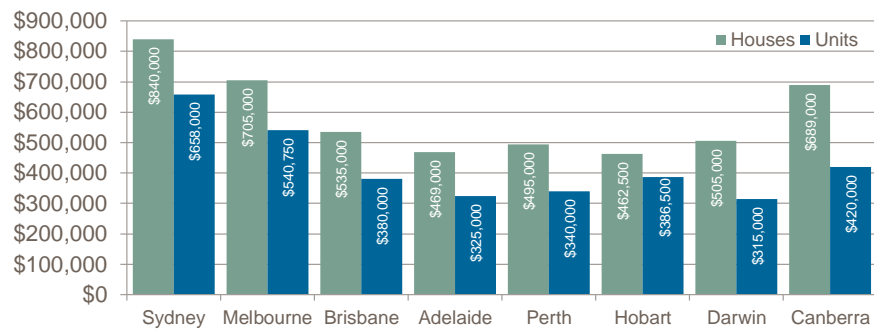


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,898	\$840,000	1,108	\$658,000
Melbourne	2,473	\$705,000	1,122	\$540,750
Brisbane	1,306	\$535,000	299	\$380,000
Adelaide	652	\$469,000	153	\$325,000
Perth	947	\$495,000	229	\$340,000
Hobart	190	\$462,500	56	\$386,500
Darwin	46	\$505,000	15	\$315,000
Canberra	258	\$689,000	125	\$420,000
Combined Capitals	7,770	\$656,360	3,107	\$532,945

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.

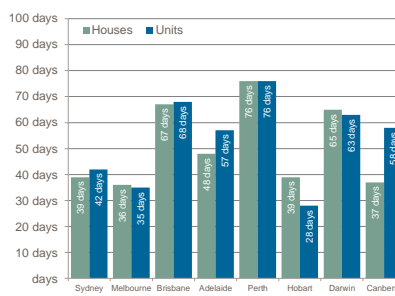
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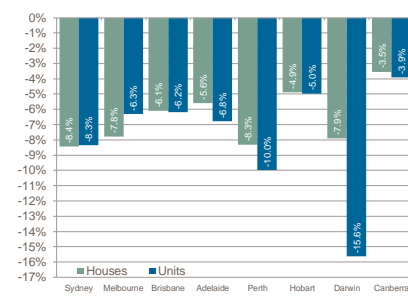
Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	39 days	-8.6%	42 days	-8.1%
Melbourne	36 days	-7.8%	35 days	-6.3%
Brisbane	67 days	-6.0%	68 days	-6.2%
Adelaide	48 days	-5.5%	57 days	-6.7%
Perth	76 days	-8.0%	76 days	-10.4%
Hobart	39 days	-5.0%	28 days	-3.9%
Darwin	65 days	-9.0%	63 days	n.a.
Canberra	37 days	-4.0%	58 days	-4.9%

Median time on market



Average vendor discounting

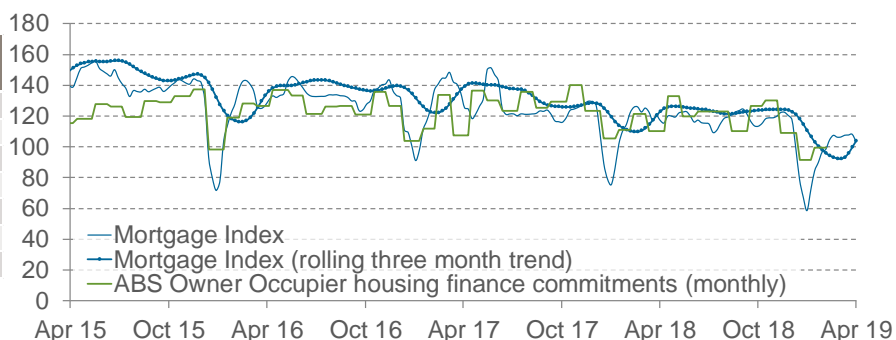


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	103.6	-2.7%	12.7%
NSW	126.6	-5.2%	15.4%
QLD	98.9	-8.3%	15.3%
SA	81.9	-1.1%	8.8%
TAS	90.3	-4.4%	14.2%
VIC	109.8	2.3%	10.3%
WA	85.0	-2.9%	11.7%

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.

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Top two sales over the past week, states and territories

Australian Capital Territory



**34 Doonkuna Street,
Braddon, ACT**
3 bed, 2 bath, 2 car house
\$1,575,000
Home By Holly
Dickson



**8 Mulga Street,
O'Connor, ACT**
4 bed, 2 bath, 2 car house
\$1,392,000
McGrath Estate Agents

New South Wales



**53 Milroy Avenue,
Kensington, NSW**
6 bed, 3 bath, 2 car house
\$3,575,000
Ray White
Woollahra



**16 Tyrell Street,
Gladesville, NSW**
4 bed, 2 bath, 2 car house
\$2,780,000
McGrath Estate Agents

Northern Territory



**23 Ternau Street,
Rapid Creek, NT**
3 bed, 2 bath, 2 car house
\$750,000
No Agent Property



**34 Gunn Crescent,
Gunn, NT**
4 bed, 3 bath, 2 car house
\$485,000
LJ Hooker
Darwin

Queensland



**166/32 Macrossan Street,
Brisbane City, Qld**
3 bed, 2 bath, 2 car unit
\$2,075,000
Ray White
New Farm



**5 Chalmers Place,
Sunnybank, Qld**
6 bed, 3 bath, 2 car house
\$1,330,000
Artha Property Group
Brisbane

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Top two sales over the past week, states and territories

South Australia



**261 Wright Street,
Adelaide, SA**
3 bed, 1 bath, 1 car house
\$826,000
City Realty
Adelaide



**7 Hepburn Street,
Broadview, SA**
4 bed, 1 bath, 2 car house
\$825,000
Anreps SA
North Adelaide

Tasmania



**4 Molle Street,
Hobart, Tas**
5 bed, 2 bath, 2 car house
\$1,050,000
Petrusma Property
Sandy Bay



**28 Leyden Avenue,
Seven Mile Beach, Tas**
4 bed, 2 car, 2 bath house
\$856,500
Ray White
Hobart

Victoria



**55 Glen Shian Lane,
Mount Eliza, Vic**
5 bed, 3 bath, 2 car house
\$2,800,000
Aqua Real Estate
Mount Eliza



**3/52 Alfred Street,
Kew, Vic**
5 bed, 4 bath, 2 car house
\$2,488,888
VicProp
Melbourne

Western Australia



**80 Fifth Avenue,
Mount Lawley, WA**
4 bed, 3 bath, 2 car house
\$1,340,000
Stuart Weston Real Estate



**12 Avery Avenue,
Dianella, WA**
3 bed, 2 bath, 2 car house
\$750,000
Gerard Butler & Associates
Dianella

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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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