

CoreLogic Property Market Indicator Summary

All data to week ending 21 July 2019

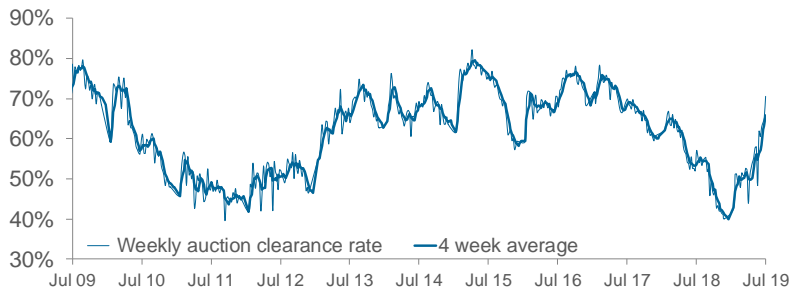
Capital city auction markets record the highest preliminary clearance rate in over a year, reaching 70.6 per cent

There were 901 homes taken to auction across the combined capital cities this week returning a preliminary clearance rate of 70.6 per cent. Last week saw 847 homes taken to auction with the final clearance rate coming in at 65.4 per cent, the first time we have seen a final clearance rate hold above 65 per cent since March last year. As remaining results are collected, we expect the final clearance rate across the combined capitals will revise down to around the mid-60s again this week. Over the same week last year, auction activity was higher with 1,257 homes taken to auction returning a clearance rate of 57.0 per cent. Melbourne was host to 416 auctions this week, returning a preliminary clearance rate of 70 per cent. In comparison, last week saw 348 homes taken to auction and a final clearance rate of 70.6 per cent was recorded. Over the same week last year, a clearance rate of 59.9 per cent was recorded across 613 auctions. Sydney recorded a preliminary clearance rate of 81.5 per cent across 303 auctions this week. It is likely that the final clearance rate will revise down to around the mid-70s once remaining results are collected. Over the previous week, 72.8 per cent of the 316 auctions were successful, the second week in a row where the final clearance rate held above 70 per cent. One year ago, 407 auctions were held across Sydney returning a final clearance rate of 55.2 per cent.

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%	303	216	176	40	55.2%	407
Melbourne	70.0%	416	327	229	98	59.9%	613
Brisbane	45.7%	80	46	21	25	43.8%	94
Adelaide	58.8%	55	34	20	14	72.1%	67
Perth	50.0%	12	2	1	1	29.4%	19
Tasmania	n.a.	5	2	2	0	n.a.	5
Canberra	60.0%	30	25	15	10	48.8%	52
Weighted Average	70.6%	901	652	464	188	57.0%	1,257

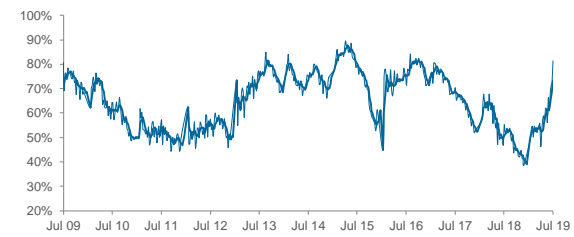
Weekly clearance rate, combined capital cities



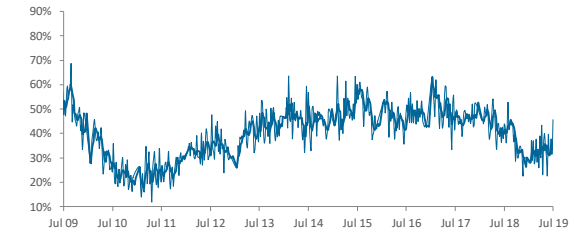
Weekly clearance rate, Melbourne



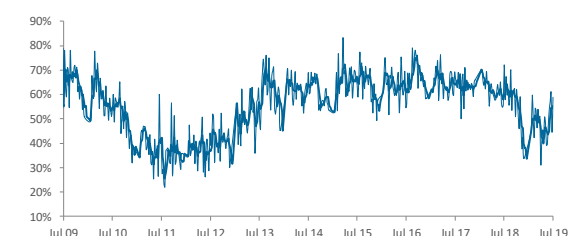
Weekly clearance rate, Sydney



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	n.a.	18	6
Baulkham Hills and Hawkesbury	90.0%	14	10
Blacktown	n.a.	8	7
City and Inner South	81.0%	30	21
Eastern Suburbs	76.9%	37	26
Inner South West	93.3%	36	30
Inner West	80.0%	25	20
North Sydney and Hornsby	82.8%	45	29
Northern Beaches	92.9%	19	14
Outer South West	n.a.	2	1
Outer West and Blue Mountains	n.a.	2	2
Parramatta	89.5%	21	19
Ryde	66.7%	19	12
South West	n.a.	16	8
Sutherland	90.0%	10	10

Melbourne sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Inner	66.7%	66	51
Inner East	75.0%	34	24
Inner South	69.4%	44	36
North East	81.6%	52	38
North West	69.1%	45	42
Outer East	58.3%	30	24
South East	76.9%	67	52
West	61.2%	65	49
Mornington Peninsula	n.a.	10	8

Regional auction results	Clearance rate	Total auctions	CoreLogic auction results
Hunter	58.3%	21	12
Wollongong	52.9%	38	17
Gold Coast	41.9%	42	31
Sunshine Coast	30.8%	27	13
Geelong	81.8%	14	11

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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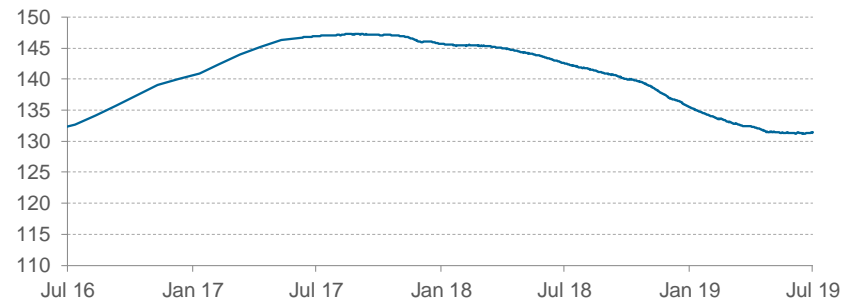
All data to week ending 21 July 2019

Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.1%	0.1%	-4.1%	-9.3%
Melbourne	0.1%	0.2%	-3.9%	-8.6%
Brisbane	-0.1%	-0.3%	-2.6%	-2.6%
Adelaide	-0.2%	-0.3%	-1.2%	-0.7%
Perth	0.1%	-0.4%	-5.2%	-9.0%
Combined 5 capitals	0.1%	0.0%	-3.9%	-7.8%

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

Daily home value index, 5 capital city aggregate

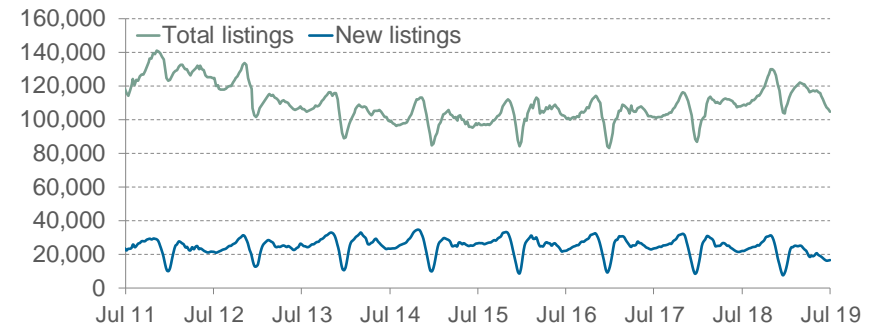


Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	3,768	-32.7%	22,582	-13.5%
Melbourne	4,525	-33.7%	29,534	-1.6%
Brisbane	3,145	-17.0%	20,451	3.6%
Adelaide	1,526	-7.3%	8,204	5.2%
Perth	2,430	-19.2%	18,920	-8.2%
Hobart	311	-9.6%	1,164	22.4%
Darwin	138	-21.6%	1,433	-0.9%
Canberra	467	0.4%	2,139	22.0%
Combined capitals	16,310	-25.4%	104,427	-3.7%

Number of homes for sale, combined capital cities

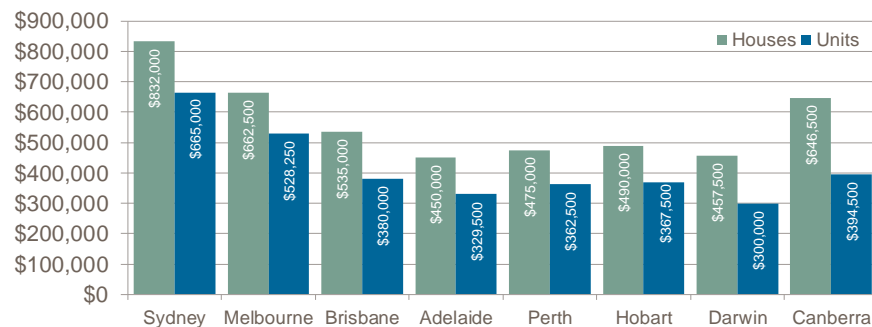


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,043	\$832,000	1,190	\$665,000
Melbourne	2,341	\$662,500	1,106	\$528,250
Brisbane	1,279	\$535,000	341	\$380,000
Adelaide	666	\$450,000	138	\$329,500
Perth	985	\$475,000	278	\$362,500
Hobart	158	\$490,000	40	\$367,500
Darwin	40	\$457,500	21	\$300,000
Canberra	242	\$646,500	118	\$394,500
Combined Capitals	7,754	\$638,987	3,232	\$531,860

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.

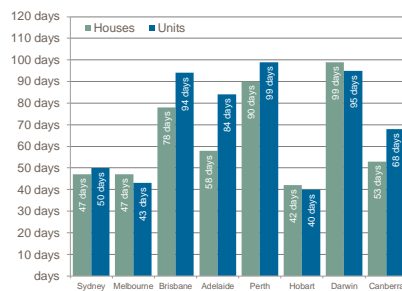
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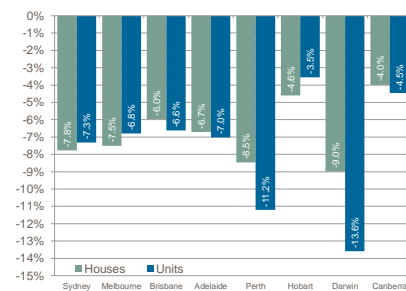
Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	47 days	-7.2%	50 days	-7.1%
Melbourne	47 days	-7.4%	43 days	-6.8%
Brisbane	78 days	-6.0%	94 days	-6.7%
Adelaide	58 days	-6.5%	84 days	-7.5%
Perth	90 days	-8.6%	99 days	-11.0%
Hobart	42 days	-4.5%	40 days	-4.1%
Darwin	99 days	-9.9%	95 days	-10.6%
Canberra	53 days	-3.9%	68 days	-5.0%

Median time on market



Average vendor discounting

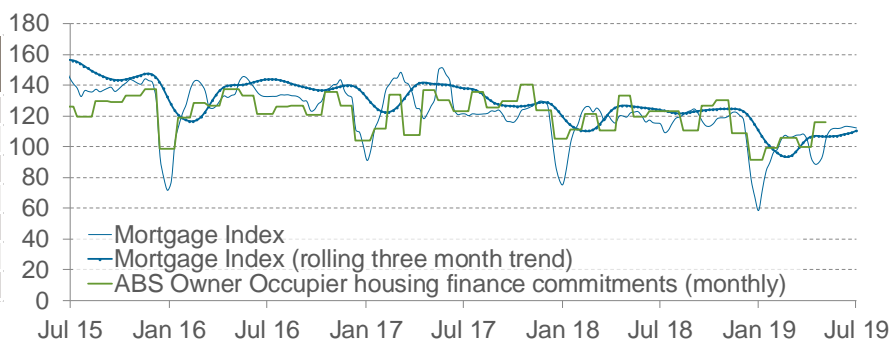


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	112.2	0.0%	2.5%
NSW	140.7	0.7%	3.0%
QLD	106.3	-0.5%	1.5%
SA	86.0	4.8%	1.1%
TAS	91.3	-0.1%	-0.2%
VIC	123.0	0.0%	4.4%
WA	81.3	-5.4%	-0.9%

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



**17 Bell Street,
Griffith, ACT**
4 bed, 3 bath, 2 car house
\$2,045,100
McGrath Estate Agents



**9 Ogilvie Place,
Garran, ACT**
3 bed, 2 bath, 2 car house
\$1,385,000
Ray White
Canberra

New South Wales



**36 Bobbin Head Road,
Pymble, NSW**
6 bed, 5 bath, 4 car house
\$4,680,000
McConnell Bourn
Lindfield



**25 Campbell Street,
Abbotsford, NSW**
5 bed, 3 bath, 1 car house
\$4,065,000
Cobden & Hayson
Balmain

Northern Territory



**8 Young Crescent,
Alawa, NT**
4 bed, 2 bath house
\$730,000
Belle Property
Darwin



**42 Wagaman Terrace,
Wagaman, NT**
3 bed, 2 bath house
\$550,000
Elders
Darwin

Queensland



**23 Robertson Place,
Fig Tree Pocket, Qld**
4 bed, 3 bath, 2 car house
\$2,350,000
McGrath Estate Agents



**6 General Street,
Hendra, Qld**
5 bed, 4 bath, 2 car house
\$2,000,000
Place
Ascot

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Top two sales over the past week, states and territories

South Australia



**4 Westminster Street,
St Peters, SA**
4 bed, 2 bath house
\$1,250,000
Toop & Toop Real Estate



**13/8 North Esplanade,
Glenelg North, SA**
3 bed, 2 bath, 2 car unit
\$1,162,500
Harris Real Estate

Tasmania



**55 Suncoast Drive,
Blackmans Bay, Tas**
3 bed, 2 bath, 2 car house
\$1,370,000
Knight Frank
Tasmania



**45 Hillcrest Road,
Tolmans Hill, Tas**
3 bed, 2 bath, 2 car house
\$890,000
Charlotte Peterswald
Battery Point

Victoria



**40 Indra Road,
Blackburn South, Vic**
5 bed, 3 bath, 2 car house
\$1,860,000
Ray White
Burwood



**19 Ennismore Crescent,
Park Orchards, Vic**
4 bed, 2 bath, 4 car house
\$1,745,000
Jellis Craig
Doncaster

Western Australia



**15 Wooltana Street,
Como, WA**
4 bed, 2 bath, 2 car house
\$1,410,000
Jones Ballard Property
Como



**49 Spiderlily Mews,
Karrinyup, WA**
3 bed, 2 bath, 2 car house
\$1,265,000
Xceed Coastal North

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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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