

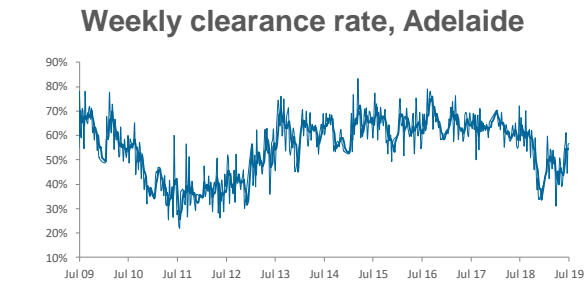
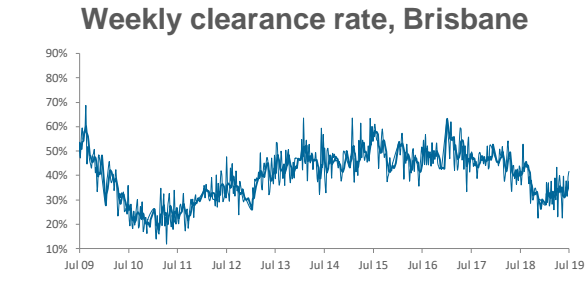
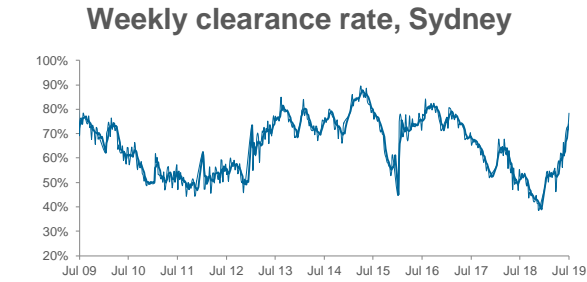
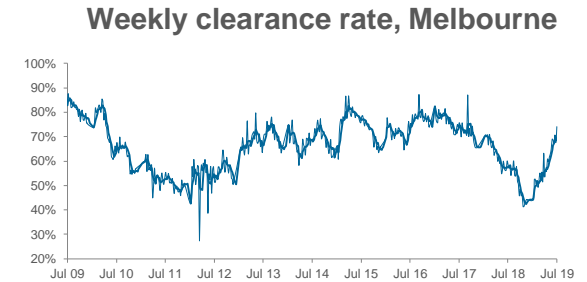
CoreLogic Property Market Indicator Summary

All data to week ending 28 July 2019

Capital city preliminary clearance rates improve as volumes increase

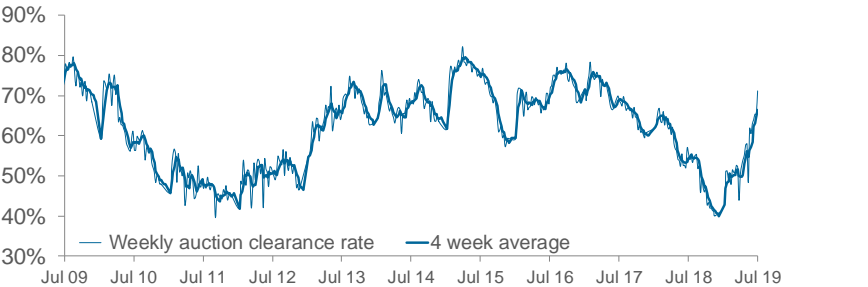
There were 1,115 homes taken to auction across the combined capital cities this week, up from the 896 homes auctioned last week. The higher volumes saw the preliminary auction clearance rate rise to 71.2 per cent after last week's 65.4 per cent final clearance rate. The weighted average clearance rate has improved over each of the last four weeks, coming in above the mid-60 per cent range over the last two weeks and showing a vast improvement year-on-year when around 50-55 per cent of the homes taken to auction were reported as selling. However, volumes remain lower each week compared to last year, over the same week one year ago 1,536 were taken to auction. Looking at results across the individual property types, the last four weeks has seen the unit market come in with a higher final clearance rate each week relative to the number of houses sold. Although this week, preliminary results show that 71.9 per cent of houses sold at auction, which was higher than the 69.4 per cent of units that sold. The two largest auction markets, Melbourne and Sydney, saw their preliminary clearance rates rise this week; both coming in at the mid-high 70 per cent mark, with both cities seeing an increase in volumes over the week. Melbourne returned a 74 per cent preliminary auction clearance rate across 546 auctions, after last week's 67.5 per cent final clearance. A 78.5 per cent preliminary clearance rate was recorded across Sydney this week, making it the best performing capital city according to preliminary results, up from last week's 72.8 per cent final clearance rate. There were 391 Sydney homes taken to auction this week, increasing on the week prior when 303 homes were auctioned.

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	78.5%	391	302	237	65	52.4%	469
Melbourne	74.0%	546	458	339	119	58.5%	802
Brisbane	41.7%	70	48	20	28	42.5%	111
Adelaide	56.7%	60	30	17	13	57.8%	76
Perth	14.3%	14	7	1	6	51.9%	34
Tasmania	n.a.	2	0	0	0	n.a.	0
Canberra	55.6%	32	27	15	12	69.2%	44
Weighted Average	71.2%	1,115	872	629	243	55.6%	1,536



Weekly auction clearance rate 4 week average

Weekly clearance rate, combined capital cities



Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	71.4%	21	14
Baulkham Hills and Hawkesbury	50.0%	18	10
Blacktown	n.a.	11	6
City and Inner South	77.8%	40	36
Eastern Suburbs	93.3%	34	30
Inner South West	75.6%	52	41
Inner West	73.1%	32	26
North Sydney and Hornsby	78.4%	48	37
Northern Beaches	92.6%	35	27
Outer South West	n.a.	10	8
Outer West and Blue Mountains	n.a.	5	4
Parramatta	70.6%	20	17
Ryde	70.6%	24	17
South West	70.6%	25	17
Sutherland	81.8%	15	11

Melbourne sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Inner	67.6%	90	74
Inner East	64.3%	74	70
Inner South	89.1%	60	46
North East	74.1%	65	54
North West	76.4%	58	55
Outer East	87.2%	44	39
South East	77.6%	60	49
West	65.5%	80	58
Mornington Peninsula	81.8%	13	11

Regional auction results	Clearance rate	Total auctions	CoreLogic auction results
Hunter	26.7%	31	15
Wollongong	n.a.	10	7
Gold Coast	40.0%	46	35
Sunshine Coast	41.7%	25	12
Geelong	58.3%	14	12

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

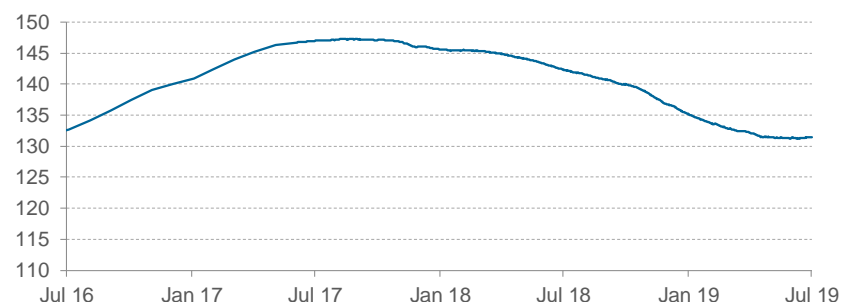
All data to week ending 28 July 2019

Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.1%	0.2%	-4.0%	-9.0%
Melbourne	0.1%	0.1%	-3.9%	-8.4%
Brisbane	0.2%	0.1%	-2.4%	-2.5%
Adelaide	0.0%	-0.3%	-1.3%	-0.8%
Perth	-0.2%	-0.5%	-5.4%	-9.0%
Combined 5 capitals	0.1%	0.1%	-3.8%	-7.6%

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

Daily home value index, 5 capital city aggregate

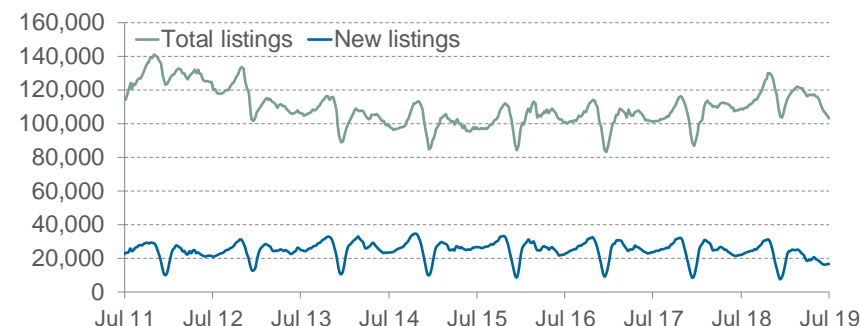


Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	3,896	-32.5%	22,306	-14.7%
Melbourne	4,774	-29.3%	29,554	-2.6%
Brisbane	2,979	-19.8%	19,632	0.0%
Adelaide	1,476	-6.7%	8,105	3.8%
Perth	2,428	-17.5%	18,791	-7.6%
Hobart	300	-14.3%	1,115	15.5%
Darwin	131	-23.4%	1,433	-1.4%
Canberra	455	-16.7%	2,112	15.2%
Combined capitals	16,439	-24.7%	103,048	-5.1%

Number of homes for sale, combined capital cities

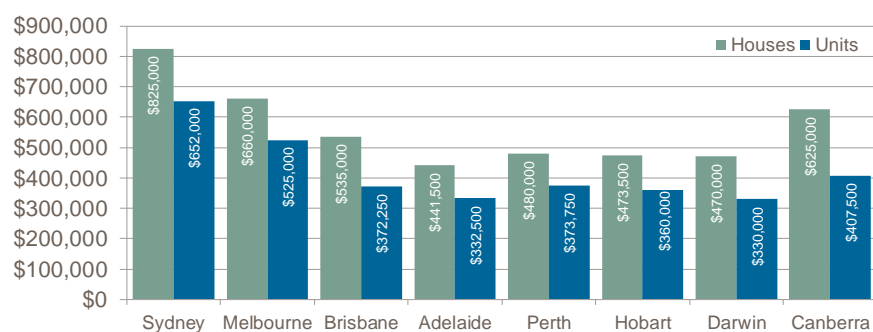


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,004	\$825,000	1,191	\$652,000
Melbourne	2,266	\$660,000	1,055	\$525,000
Brisbane	1,251	\$535,000	320	\$372,250
Adelaide	634	\$441,500	122	\$332,500
Perth	1,003	\$480,000	260	\$373,750
Hobart	152	\$473,500	53	\$360,000
Darwin	36	\$470,000	24	\$330,000
Canberra	259	\$625,000	140	\$407,500
Combined Capitals	7,605	\$635,143	3,165	\$528,062

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.

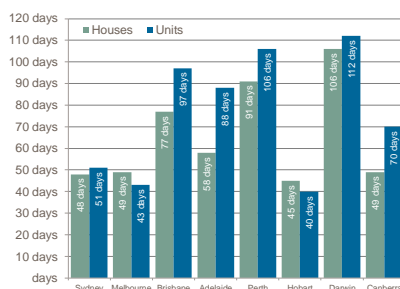
CoreLogic Property Market Indicator Summary

All data to week ending 28 July 2019

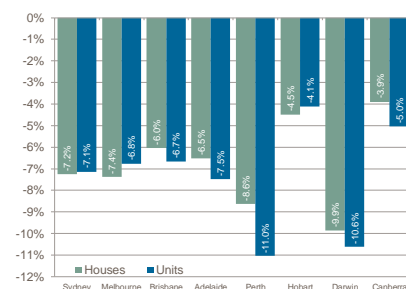
Capital city median time on market and average vendor discounting results

HOUSES			UNITS	
Capital city	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	48 days	-7.3%	51 days	-7.2%
Melbourne	49 days	-7.1%	43 days	-6.9%
Brisbane	77 days	-5.9%	97 days	-7.3%
Adelaide	58 days	-6.2%	88 days	-8.5%
Perth	91 days	-8.6%	106 days	-10.5%
Hobart	45 days	-4.2%	40 days	-3.8%
Darwin	106 days	-10.3%	112 days	-11.1%
Canberra	49 days	-3.8%	70 days	-4.8%

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	113.4	0.1%	3.6%
NSW	142.1	0.1%	4.4%
QLD	106.3	-1.1%	2.9%
SA	86.5	2.3%	2.2%
TAS	92.6	2.3%	1.5%
VIC	125.0	1.6%	5.0%
WA	82.9	-4.3%	0.0%

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 28 July 2019

Top two sales over the past week, states and territories

Australian Capital Territory



**61 White Crescent,
Campbell, ACT**
4 bed, 2 bath, 2 car house
\$1,450,000
Belle Property
Kingston



**7 Kleinig Street,
Nicholls, ACT**
4 bed, 3 bath, 3 car house
\$1,325,000
McGrath Estate Agents

New South Wales



**71 Bay Street,
Mosman, NSW**
4 bed, 3 bath, 3 car house
\$3,500,000
Di Jones
Neutral Bay



**79 Junction Road,
Wahroonga, NSW**
5 bed, 3 bath, 3 car house
\$3,360,000
McGrath Estate Agents

Northern Territory



**12 McGrath Street,
Bellamack, NT**
3 bed, 2 bath, 2 car house
\$556,000
Milgate Real Estate
Palmerston



**55/9 May Street,
Lidmilla, NT**
3 bed, 1 bath unit
\$236,000
LJ Hooker
Darwin

Queensland



**2/5 Griffith Street,
New Farm, Qld**
3 bed, 2 bath, 3 car unit
\$3,065,000
McGrath Estate Agents



**4/141 Sydney Street,
New Farm, Qld**
4 bed, 2 bath, 2 car unit
\$2,300,000
McGrath Estate Agents

CoreLogic Property Market Indicator Summary

All data to week ending 28 July 2019

Top two sales over the past week, states and territories

South Australia



**7 Plantation Avenue,
Flagstaff Hill, SA**
4 bed, 2 bath, 2 car house
\$930,000
Harcourts
Tagni



**40 Ralston Street,
Largs Bay, SA**
4 bed, 2 bath, 2 car house
\$917,500
Ray White
Henley Beach

Tasmania



**5 Ellington Road,
Sandy Bay, Tas**
4 bed, 3 bath, 2 car house
\$1,300,000
Ray White
Hobart



**3/176 Derwent Avenue,
Lindisfarne, Tas**
4 bed, 3 bath, 2 car house
\$895,000
Ray White
Hobart

Victoria



**87 Carrington Road,
Box Hill, Vic**
3 bed, 1 bath, 2 car house
\$2,800,000
Buxton
Box Hill



**32 Kintore Crescent,
Box Hill, Vic**
4 bed, 2 bath, 2 car house
\$2,280,000
Buxton
Box Hill

Western Australia



**20 Dalkeith Road,
Nedlands, WA**
3 bed, 2 bath house
\$1,400,000
Gordon Davies
Dalkeith



**6 Mount View Terrace,
Mount Pleasant, WA**
5 bed, 3 bath, 2 car house
\$1,350,000
Moncrieff Realty
Attadale

CoreLogic Property Market Indicator Summary

All data to week ending 28 July 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>