

CoreLogic Property Market Indicator Summary

All data to week ending 18 August 2019

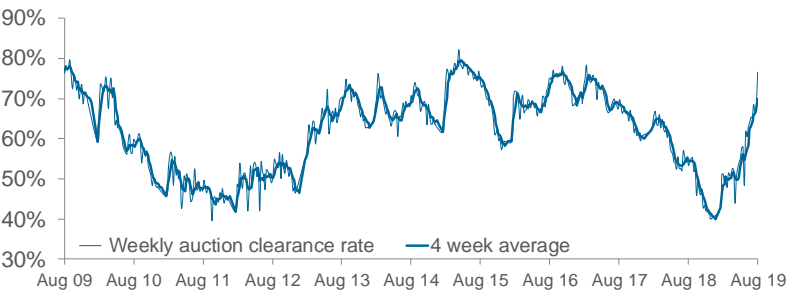
Capital city auction markets record the highest preliminary clearance rate in over two years, reaching 76.6%

There were 1,221 homes taken to auction across the combined capital cities this week returning a preliminary clearance rate of 76.6 per cent, while the previous week saw 1,111 homes taken to auction returning a final clearance rate of 67.8 per cent. As remaining results are collected, we expect the final clearance rate across the combined capitals will revise lower, however it will likely hold above 70 per cent which is something we haven't seen since May 2017. Over the same week last year, auction activity was higher with 1,684 homes taken to auction despite a lower clearance rate of 53.3 per cent. Melbourne was host to 588 auctions this week, returning a preliminary clearance rate of 78.3 per cent. In comparison, last week saw 500 homes taken to auction and a final clearance rate of 72.3 per cent was recorded. Over the same week last year, a clearance rate of 54.0 per cent was recorded across 860 auctions. Sydney recorded a preliminary clearance rate of 81.7 per cent across 444 auctions this week, while over the previous week, final results showed 76.2 per cent of the 367 auctions were successful. It's likely that the final clearance rate will revise down to similar levels again this week as the remaining results are collected. One year ago, 572 auctions were held across Sydney returning a final clearance rate of 51.9 per cent.

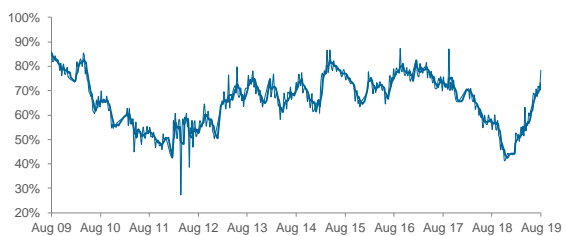
Capital city auction statistics (preliminary)

| City | Clearance rate | Total auctions | CoreLogic auction results | Cleared auctions | Uncleared auctions | Clearance rate (last year) | Total auctions (last year) |
|-------------------------|----------------|----------------|---------------------------|------------------|--------------------|----------------------------|----------------------------|
| Sydney | 81.7% | 444 | 328 | 268 | 60 | 51.9% | 572 |
| Melbourne | 78.3% | 588 | 493 | 386 | 107 | 54.0% | 860 |
| Brisbane | 47.3% | 103 | 74 | 35 | 39 | 52.9% | 104 |
| Adelaide | 70.4% | 47 | 27 | 19 | 8 | 62.3% | 69 |
| Perth | 71.4% | 13 | 7 | 5 | 2 | 41.7% | 15 |
| Tasmania | n.a. | 2 | 2 | 2 | 0 | n.a. | 2 |
| Canberra | 81.8% | 24 | 22 | 18 | 4 | 50.9% | 62 |
| Weighted Average | 76.6% | 1,221 | 953 | 733 | 220 | 53.3% | 1,684 |

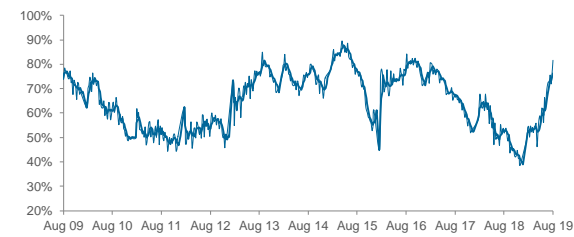
Weekly clearance rate, combined capital cities



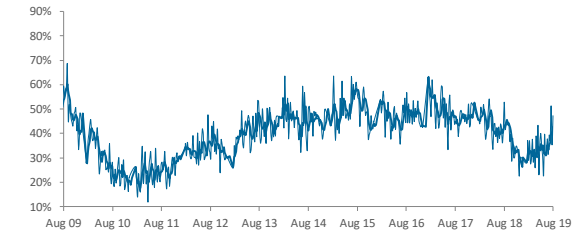
Weekly clearance rate, Melbourne



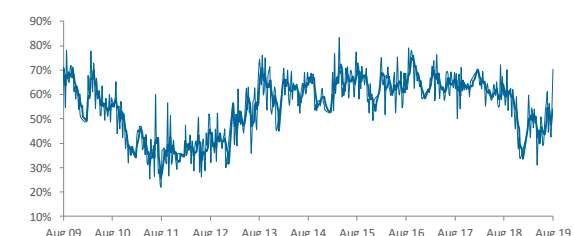
Weekly clearance rate, Sydney



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



Sydney sub-regions

| Sydney sub-regions | Clearance rate | Total auctions | CoreLogic auction results |
|-------------------------------|----------------|----------------|---------------------------|
| Central Coast | 50.0% | 25 | 18 |
| Baulkham Hills and Hawkesbury | n.a. | 10 | 7 |
| Blacktown | n.a. | 7 | 6 |
| City and Inner South | 100.0% | 49 | 42 |
| Eastern Suburbs | 84.8% | 56 | 46 |
| Inner South West | 87.1% | 46 | 31 |
| Inner West | 88.0% | 32 | 25 |
| North Sydney and Hornsby | 86.2% | 84 | 58 |
| Northern Beaches | 83.3% | 41 | 30 |
| Outer South West | n.a. | 1 | 0 |
| Outer West and Blue Mountains | n.a. | 5 | 5 |
| Parramatta | 68.4% | 31 | 19 |
| Ryde | 88.2% | 22 | 17 |
| South West | 60.0% | 16 | 10 |
| Sutherland | 76.9% | 16 | 13 |

Melbourne sub-regions

| Melbourne sub-regions | Clearance rate | Total auctions | CoreLogic auction results |
|-----------------------|----------------|----------------|---------------------------|
| Inner | 74.3% | 127 | 105 |
| Inner East | 83.5% | 99 | 85 |
| Inner South | 76.9% | 80 | 65 |
| North East | 77.1% | 70 | 61 |
| North West | 78.6% | 44 | 42 |
| Outer East | 96.2% | 31 | 26 |
| South East | 73.7% | 66 | 57 |
| West | 76.2% | 55 | 42 |
| Mornington Peninsula | n.a. | 13 | 9 |

Regional auction results

| Regional auction results | Clearance rate | Total auctions | CoreLogic auction results |
|--------------------------|----------------|----------------|---------------------------|
| Hunter | 71.4% | 29 | 14 |
| Wollongong | 80.0% | 18 | 10 |
| Gold Coast | 46.2% | 28 | 13 |
| Sunshine Coast | 57.1% | 32 | 21 |
| Geelong | 68.8% | 18 | 16 |

— 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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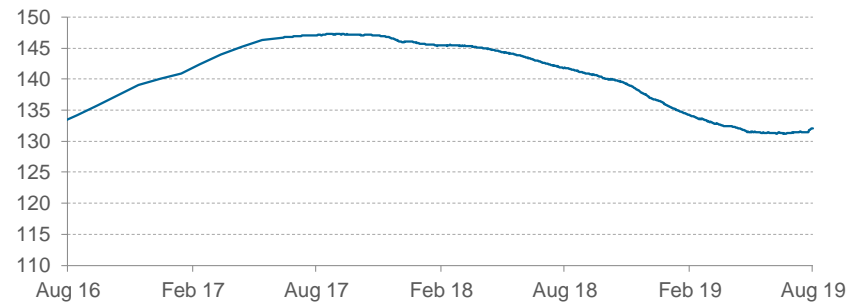
All data to week ending 18 August 2019

Capital city home value changes

| Capital city | Weekly change | Monthly change | Yr to date change | 12 mth change |
|----------------------------|---------------|----------------|-------------------|---------------|
| Sydney | 0.7% | 0.8% | -3.4% | -8.1% |
| Melbourne | 0.8% | 0.8% | -3.2% | -7.2% |
| Brisbane | 0.0% | 0.3% | -2.4% | -2.5% |
| Adelaide | 0.0% | -0.3% | -1.5% | -1.1% |
| Perth | -0.1% | -0.6% | -5.7% | -8.9% |
| Combined 5 capitals | 0.5% | 0.5% | -3.4% | -6.9% |

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

Daily home value index, 5 capital city aggregate

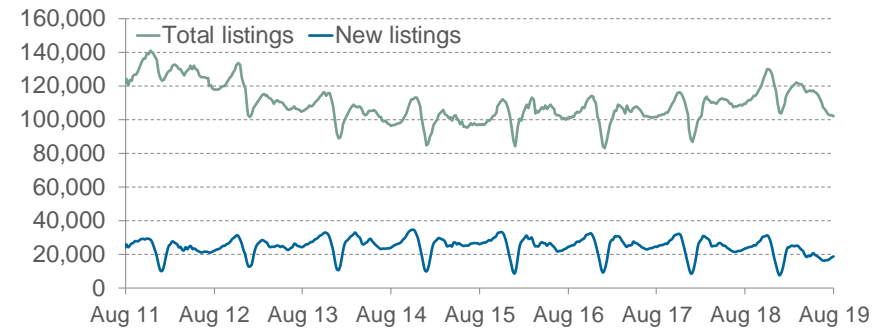


Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city properties listed for sale

| Capital city | No of new listings | 12 mth change (%) | No of total listings | 12 mth change (%) |
|--------------------------|--------------------|-------------------|----------------------|-------------------|
| Sydney | 4,748 | -26.4% | 22,003 | -17.4% |
| Melbourne | 5,704 | -21.7% | 29,592 | -4.7% |
| Brisbane | 3,155 | -18.6% | 19,520 | -1.6% |
| Adelaide | 1,483 | -10.6% | 7,924 | 4.5% |
| Perth | 2,518 | -16.2% | 18,464 | -8.1% |
| Hobart | 297 | -16.3% | 1,090 | 13.1% |
| Darwin | 141 | -6.6% | 1,425 | -0.1% |
| Canberra | 482 | -19.7% | 2,060 | 11.4% |
| Combined capitals | 18,528 | -20.7% | 102,078 | -6.7% |

Number of homes for sale, combined capital cities

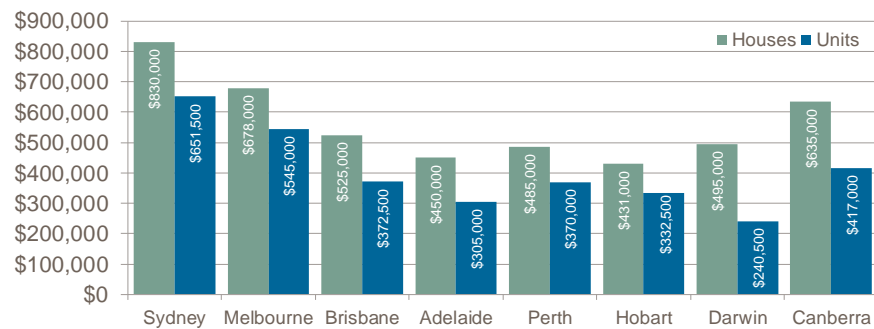


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

| Capital city | HOUSES | | UNITS | |
|--------------------------|-----------------|------------------|-----------------|------------------|
| | Number of Sales | Median price | Number of Sales | Median price |
| Sydney | 2,047 | \$830,000 | 1,221 | \$651,500 |
| Melbourne | 2,338 | \$678,000 | 1,155 | \$545,000 |
| Brisbane | 1,260 | \$525,000 | 275 | \$372,500 |
| Adelaide | 618 | \$450,000 | 151 | \$305,000 |
| Perth | 1,008 | \$485,000 | 265 | \$370,000 |
| Hobart | 176 | \$431,000 | 51 | \$332,500 |
| Darwin | 48 | \$495,000 | 26 | \$240,500 |
| Canberra | 225 | \$635,000 | 129 | \$417,000 |
| Combined Capitals | 7,720 | \$641,858 | 3,273 | \$534,220 |

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.

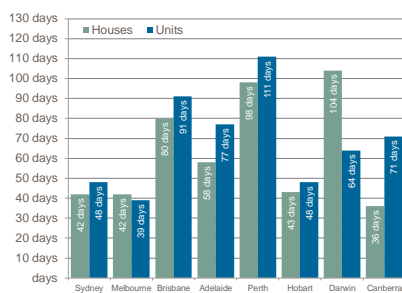
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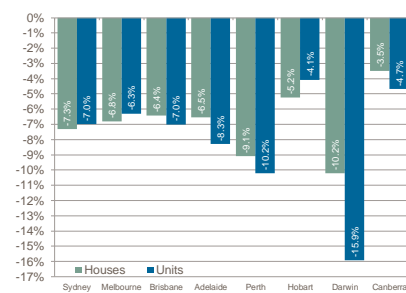
Capital city median time on market and average vendor discounting results

| Capital city | HOUSES | | UNITS | |
|--------------|------------|------------------|------------|------------------|
| | Median TOM | Avg Vendor Disc. | Median TOM | Avg Vendor Disc. |
| Sydney | 42 days | -7.3% | 48 days | -7.1% |
| Melbourne | 42 days | -6.9% | 39 days | -6.1% |
| Brisbane | 80 days | -6.6% | 91 days | -6.5% |
| Adelaide | 58 days | -6.4% | 77 days | -8.4% |
| Perth | 98 days | -8.9% | 111 days | -10.8% |
| Hobart | 43 days | -4.6% | 48 days | -4.2% |
| Darwin | 104 days | -8.8% | 64 days | -15.9% |
| Canberra | 36 days | -3.3% | 71 days | -4.3% |

Median time on market



Average vendor discounting

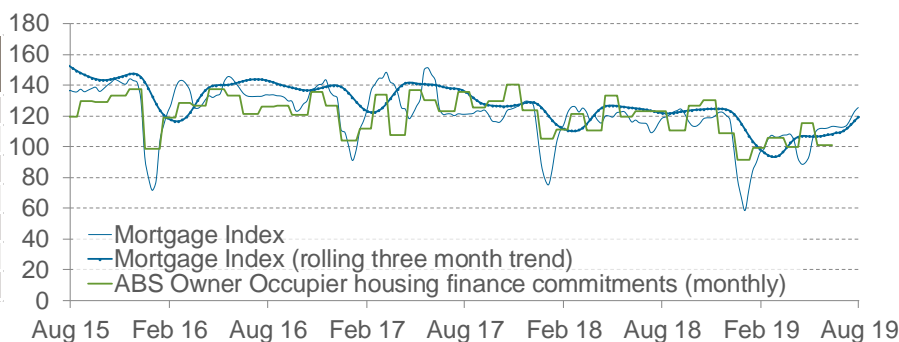


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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 | 125.5 | 11.3% | 8.2% |
| NSW | 154.6 | 9.6% | 8.8% |
| QLD | 118.2 | 10.4% | 8.3% |
| SA | 96.4 | 10.9% | 7.7% |
| TAS | 95.3 | 3.6% | 6.6% |
| VIC | 135.8 | 10.1% | 8.5% |
| WA | 98.6 | 19.9% | 5.5% |

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



**11 Rickman Street,
Forde, ACT**
4 bed, 3 bath, 3 car house
\$1,475,000
Hive
Canberra



**2 Darrell Place,
Chapman, ACT**
5 bed, 4 bath, 2 car house
\$1,300,000
Hayman Partners
Curtin

New South Wales



**10 Chalmers Road,
Strathfield, NSW**
6 bed, 7 bath, 5 car house
\$6,000,000
Richardson & Wrench
Strathfield



**21 Wakeford Road,
Strathfield, NSW**
6 bed, 5 bath, 2 car house
\$5,686,000
Belle Property
Strathfield

Northern Territory



**18 Harmanis Street,
Wanguri, NT**
4 bed, 3 bath house
\$620,000
For Sale by Owner



**7 Whittington Circuit,
Gunn, NT**
5 bed, 2 bath house
\$440,000
Raine & Horne
Darwin

Queensland



**41 Brisbane Corso,
Fairfield, Qld**
4 bed, 4 bath, 2 car house
\$3,050,000
Adcock Prestige
Brisbane



**43 Nottinghill Road,
Murrumba Downs, Qld**
5 bed, 6 bath, 8 car house
\$2,060,000
Ngu Real Estate
Toowong

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Top two sales over the past week, states and territories

South Australia



**48 Myall Avenue,
Kensington Gardens, SA**
3 bed, 2 bath, 5 car house
\$1,610,000
Ray White
West Torrens



**56 Hulbert Street,
Hove, SA**
4 bed, 3 bath, 2 car house
\$1,575,000
Ray White
Unley

Tasmania



**42a Windsor Street,
Kingston Beach, Tas**
4 bed, 2 bath, 2 car house
\$950,000
Harcourts
Kingsborough



**12 Bayside Drive,
Lauderdale, Tas**
3 bed, 2 bath, 3 car house
\$915,000
Harcourts Signature

Victoria



**19 Sargood Street,
Toorak, Vic**
5 bed, 4 bath, 3 car house
\$7,050,000
Marshall White
Stonnington



**26 South Road,
Brighton, Vic**
6 bed, 4 bath, 2 car house
\$4,950,000
Marshall White
Bayside

Western Australia



**59 Watkins Road,
Dalkeith, WA**
4 bed, 2 bath, 2 car house
\$2,280,000
William Porteous Properties
Dalkeith



**32/87 Waratah Avenue,
Dalkeith, WA**
3 bed, 3 bath, 2 car unit
\$1,950,000
Central Estate Agents
Subiaco

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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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