

CoreLogic Property Market Indicator Summary

All data to week ending 22 September 2019

Volumes rise across the capital cities with 1,986 homes taken to auction

There were just under 2,000 capital city homes taken to auction this week; an increase in volumes of 21% over the week (1,639 last week). The higher volumes returned a preliminary auction clearance rate of 74 per cent, increasing on last week's final result of 72.8 per cent. While we did see a pickup in auction activity this week, volumes remain lower than one year ago, over the same week last year around 400 more properties were taken to auction, although almost half of these failed to sell. Across the individual property types, the last five weeks has seen houses consistently outperformed units in terms of clearance rate with 74.9 per cent of houses selling at auction this week, while across the unit market a lower 71.2 per cent preliminary clearance rate was recorded. There were 1,022 Melbourne homes taken to auction this week, 77.8 per cent of which returned a successful result, up on the 74.5 per cent final auction clearance last week when volumes were lower (826). One year ago, 53.8 per cent of the 1,161 Melbourne homes taken to auction cleared. Sydney returned a final auction clearance rate of 76.6 per cent this week as volumes increased across the city. There were 647 homes taken to auction, up on the 585 homes auctioned the week prior when 76 per cent sold. Last year, a higher 851 Sydney homes were auctioned returning a 51.1 per cent success rate.

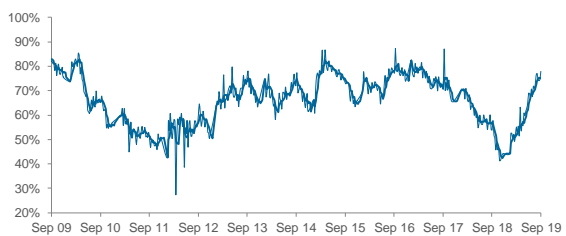
Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	76.6%	647	470	360	110	51.1%	851
Melbourne	77.8%	1,022	866	674	192	53.8%	1,161
Brisbane	52.7%	132	91	48	43	44.3%	124
Adelaide	59.2%	100	71	42	29	60.9%	119
Perth	50.0%	25	10	5	5	25.0%	30
Tasmania	n.a.	3	3	0	3	n.a.	3
Canberra	65.3%	57	49	32	17	55.7%	116
Weighted Average	74.0%	1,986	1,560	1,161	399	52.4%	2,404

Weekly clearance rate, combined capital cities



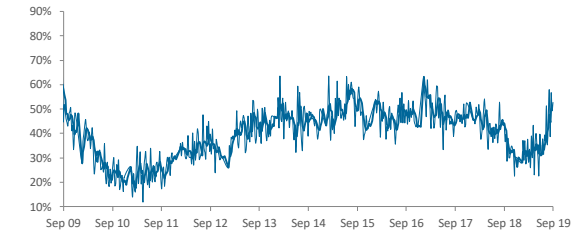
Weekly clearance rate, Melbourne



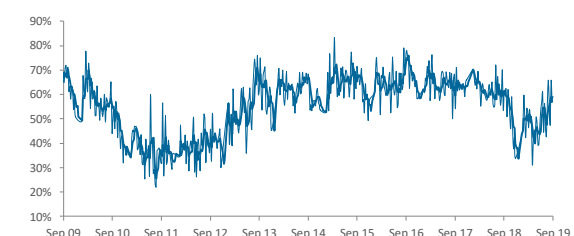
Weekly clearance rate, Sydney



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	60.0%	20	10
Baulkham Hills and Hawkesbury	61.1%	27	18
Blacktown	75.0%	22	16
City and Inner South	79.5%	49	39
Eastern Suburbs	81.8%	94	66
Inner South West	83.3%	65	42
Inner West	77.6%	61	49
North Sydney and Hornsby	77.0%	120	87
Northern Beaches	71.4%	56	42
Outer South West	n.a.	6	3
Outer West and Blue Mountains	n.a.	5	2
Parramatta	71.9%	38	32
Ryde	85.2%	36	27
South West	76.9%	15	13
Sutherland	63.2%	26	19

Melbourne sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Inner	74.5%	185	157
Inner East	84.8%	131	118
Inner South	76.0%	167	125
North East	81.7%	119	104
North West	72.4%	98	87
Outer East	92.8%	77	69
South East	78.2%	97	78
West	71.8%	117	103
Mornington Peninsula	57.1%	27	21

Regional auction results	Clearance rate	Total auctions	CoreLogic auction results
Hunter	68.4%	36	19
Wollongong	50.0%	17	10
Gold Coast	40.0%	36	25
Sunshine Coast	50.0%	83	16
Geelong	76.5%	22	17

— 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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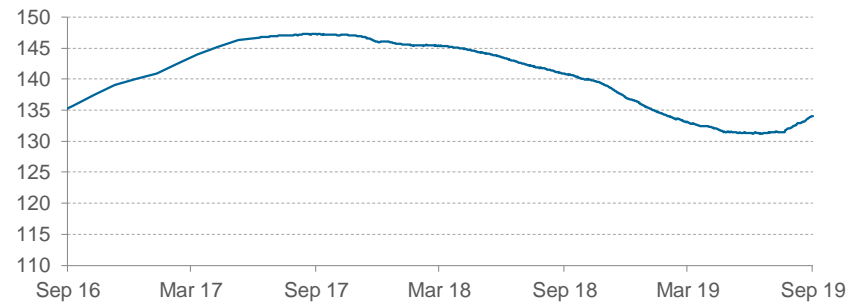
All data to week ending 22 September 2019

Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.4%	1.7%	-1.4%	-5.4%
Melbourne	0.5%	1.9%	-1.0%	-4.3%
Brisbane	0.0%	0.2%	-2.0%	-2.0%
Adelaide	-0.2%	-0.3%	-1.8%	-1.4%
Perth	-0.2%	-0.7%	-6.6%	-9.0%
Combined 5 capitals	0.3%	1.2%	-1.9%	-4.9%

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

Daily home value index, 5 capital city aggregate

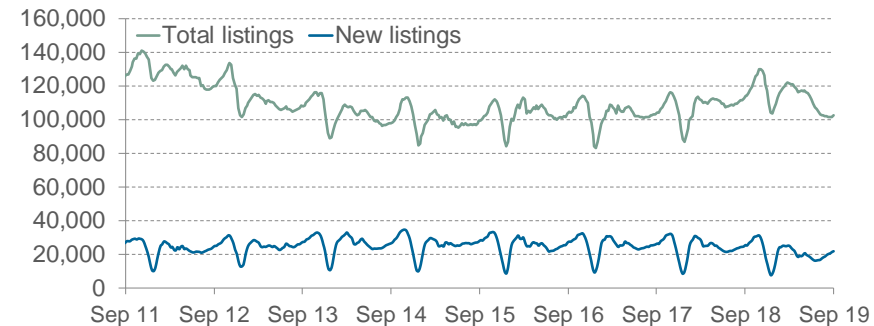


Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	5,915	-15.3%	22,478	-20.7%
Melbourne	6,458	-14.7%	30,037	-8.0%
Brisbane	3,613	-16.0%	19,371	-5.6%
Adelaide	1,825	-5.8%	7,886	0.9%
Perth	2,744	-17.2%	17,850	-10.5%
Hobart	325	-16.5%	1,028	-0.4%
Darwin	130	-27.0%	1,418	-3.1%
Canberra	636	-4.8%	2,151	3.9%
Combined capitals	21,646	-14.6%	102,219	-10.2%

Number of homes for sale, combined capital cities

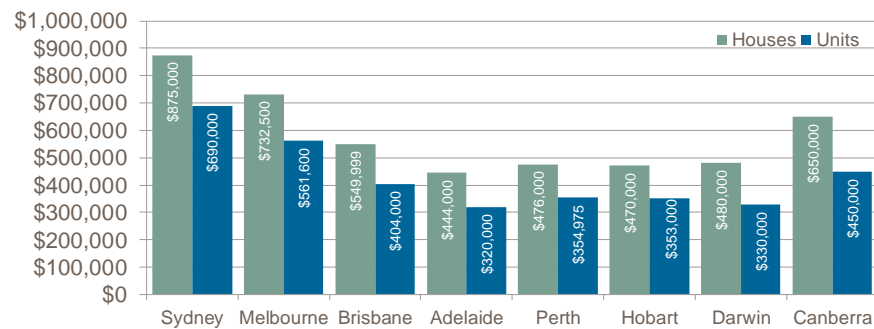


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,159	\$875,000	1,448	\$690,000
Melbourne	2,595	\$732,500	1,318	\$561,600
Brisbane	1,329	\$549,999	341	\$404,000
Adelaide	690	\$444,000	137	\$320,000
Perth	996	\$476,000	288	\$354,975
Hobart	162	\$470,000	47	\$353,000
Darwin	35	\$480,000	21	\$330,000
Canberra	223	\$650,000	142	\$450,000
Combined Capitals	8,189	\$676,427	3,742	\$564,021

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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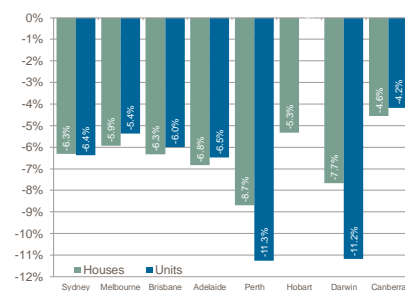
Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	30 days	-6.3%	31 days	-6.1%
Melbourne	29 days	-5.8%	30 days	-5.1%
Brisbane	75 days	-6.1%	83 days	-5.9%
Adelaide	58 days	-6.7%	68 days	-6.0%
Perth	94 days	-9.1%	99 days	-9.9%
Hobart	35 days	-5.6%	29 days	n.a.
Darwin	82 days	-9.4%	108 days	-13.7%
Canberra	30 days	-5.6%	53 days	-4.0%

Median time on market



Average vendor discounting

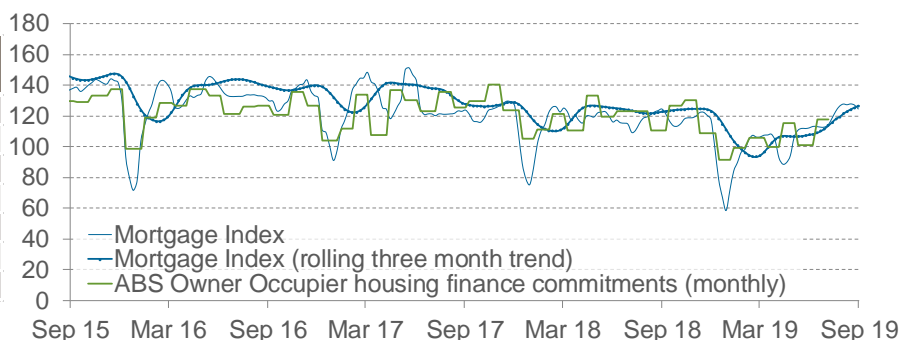


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	124.6	-2.5%	4.2%
NSW	154.8	-1.6%	4.6%
QLD	120.0	-2.1%	4.9%
SA	90.4	-7.2%	3.4%
TAS	95.7	0.9%	0.0%
VIC	136.6	-0.9%	3.7%
WA	91.6	-7.1%	3.4%

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



**10 Gipps Street,
Barton, ACT**
2 bed, 2 bath, 1 car house
\$1,905,000
Luton Properties
Manuka



**8 Suttor Street,
Ainslie, ACT**
5 bed, 2 bath house
\$1,690,000
Ray White
Canberra

New South Wales



**17 Lloyd Avenue,
Hunters Hill, NSW**
4 bed, 2 bath house
\$5,860,000
McGrath Estate Agents



**2/113 Cooper Street,
Surry Hills, NSW**
3 bed, 3 bath, 2 car unit
\$5,050,000
McGrath Estate Agents

Northern Territory



**23 Banksia Street,
Nightcliff, NT**
4 bed, 3 bath, 2 car house
\$950,000
Colliers International
Darwin



**55 Royal Circuit,
Durack, NT**
3 bed, 2 bath, 2 car house
\$565,000
Real Estate Central
Darwin City

Queensland



**26 Balmoral Terrace,
East Brisbane, Qld**
5 bed, 4 bath, 2 car house
\$4,800,000
Belle Property
Bulimba



**18N/39 Castlebar Street,
Kangaroo Point, Qld**
4 bed, 4 bath, 5 car unit
\$4,000,000
Place
Kangaroo Point

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Top two sales over the past week, states and territories

South Australia



**14 Edwin Terrace,
Gilberton, SA**
5 bed, 2 bath, 2 car house
\$3,900,000
South Australia Sotheby's
Adelaide



**4a Wootoona Terrace,
St Georges, SA**
4 bed, 2 bath house
\$1,675,000
Ray White
Norwood

Tasmania



**34a Seaview Avenue,
Taroona, Tas**
4 bed, 2 bath house
\$950,000
TPR Property
Huonville



**2 Adams Street,
Sandy Bay, Tas**
3 bed, 2 bath house
\$858,000
Knight Frank
Tasmania

Victoria



**30 Fourth Street,
Black Rock, Vic**
4 bed, 4 bath, 2 car house
\$3,875,000
Buxton Real Estate
Sandringham



**66 Rosedale Road,
Glen Iris, Vic**
4 bed, 2 bath, 2 car house
\$3,420,000
Marshall White
Stonnington

Western Australia



**2a George Street,
Cottesloe, WA**
4 bed, 3 bath, 2 car house
\$1,690,000
Shellabears
Cottesloe



**12 Caldera Close,
Mindarie, WA**
5 bed, 3 bath, 2 car house
\$1,400,000
Redmond Realty
Hillarys

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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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