

Dyson Austen Top 10 Prestige Residential Survey

DYSON AUSTEN
VALUERS SINCE 1927

2010
Q1
Jan – Mar

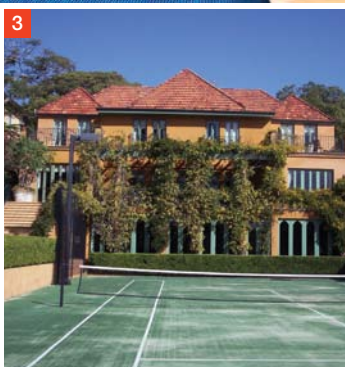
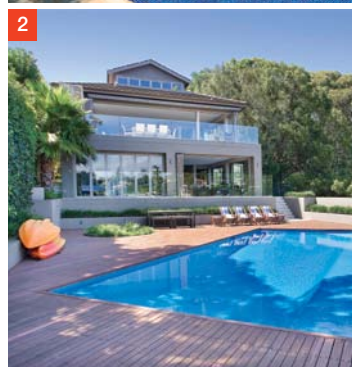
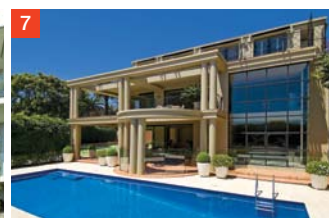
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Quarterly Results: All Ords: +0.2% | Dow Jones: +4% | Interest Rate: +0.25% (act.) | \$A/US: +2.25% | Survey: -12%

Address	Suburb	Price	Date	Bed	Description	Land sqm (appx.)	Agent
1 22 The Crescent	Vaucluse	\$16.3 M	Feb 10	5	Harbourside family home with harbour access, 6 bathrooms, boatshed, harbour views, pool, teenage retreat, wet bar, spa, steam room, gym and wine cellar.	993	LJH DB and R&H DB
2 58 Wentworth Road	Vaucluse	\$15 M*	Mar 10	4	Three level waterfront home with 5.5 bathrooms comprising private children's level and whole floor parent's retreat. Gym, pool and wine cellar.	734	LJH DB
3 69 Victoria Road	Bellevue Hill	\$13.5 M	Feb 10	5	Substantial private residence with 7 bathrooms, studio / home office / guest retreat, sauna, indoor pool and spa, gymnasium, games room with bar, home theatre, all weather tennis court with night lights, external 2nd pool.	1,714	LJH DB and R&H DB
4 19 Morella Road	Mosman	\$12.6 M	Mar 10	4	Beachside three level residence with 4 bathrooms, harbour views and direct access to Clifton Gardens Beach. Lift, gym, cellar, home office, sauna, pool and spa.	974	R&W Mosman/NB
5 5 Ithaca Road	Elizabeth Bay	\$12 M	Mar 10	-	Luxury three level building set in waterfront reserve acquired for residential conversion.	501	L&S DB
6 398 Edgecliff Road	Woollahra	\$10.25 M	Mar 10	5	Substantial residence with 4 bathrooms, media room / home cinema, lap pool, landscaped gardens and views.	898	McGrath
7 2 Sabina Street	Mosman	\$10.1 M	Feb 10	6	Modern residence with 4 bathrooms, harbour views, tennis court, swimming pool, teenage retreat and billiard room with wet bar.	1,505	LJH Mosman
8 50-52 Bower Street	Manly	\$9.5 M	Feb 10	5	Older style residence with 5 bathrooms on a double block of land, with ocean and coastal views, self contained flat.	712	McGrath
9 29 Greenoaks Avenue	Darling Point	\$9.2 M	Mar 10	5	Large family residence with 4 bathrooms, 4 car garaging, swimming pool and spa.	1,126	RW DB
10 75 Ocean Street	Woollahra	\$8 M	Feb 10	5	Renovated residence with 3 bathrooms, formal and informal living areas and swimming pool.	854	McGrath

Interest rates increased from 3.75% to 4.00%. * Unconfirmed * Approximately

Survey prepared on behalf of Real Estate Institute of New South Wales

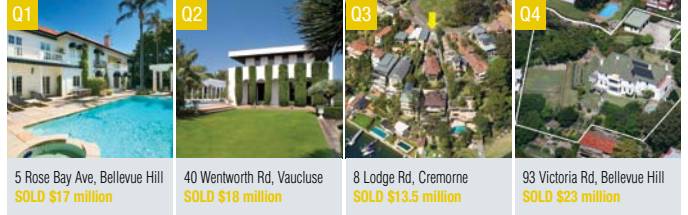


Highest value transaction per quarter in 2010



22 The Crescent, Vaucluse **SOLD \$16.3 million**

Highest value transactions per quarter in 2009



Q1: 5 Rose Bay Ave, Bellevue Hill **SOLD \$17 million**
 Q2: 40 Wentworth Rd, Vaucluse **SOLD \$18 million**
 Q3: 8 Lodge Rd, Cremorne **SOLD \$13.5 million**
 Q4: 93 Victoria Rd, Bellevue Hill **SOLD \$23 million**

Highest value transactions per quarter in 2008



Q1: 73-75 Wolseley Rd, Pt Piper **SOLD \$32.4 million**
 Q2: 99 Wentworth Rd, Vaucluse **SOLD \$20 million**
 Q3: 23-25 Coolong Rd, Vaucluse **SOLD \$45 million**
 Q4: 4 & 6 Burran Ave, Mosman **SOLD \$19.75 million**

Highest value transactions per quarter in 2007



Q1: 50 The Crescent, Vaucluse **SOLD \$16.1 million**
 Q2: 9 Wentworth Pl, Point Piper **SOLD \$13.8 million**
 Q3: 22D Vaucluse Rd, Vaucluse **SOLD \$29 million**
 Q4: 26-28 Wolseley Rd, Pt Piper **SOLD \$25 million**

Highest value transactions per quarter in 2006



Q1: 2 Loch Maree Pl, Vaucluse **SOLD \$12.5 million**
 Q2: 9 Wolseley Cres, Point Piper **SOLD \$24 million**
 Q3: 528/19 Hickson Rd, Walsh Bay **SOLD \$16 million***
 Q4: 2 Bayview Hill Rd, Rose Bay **SOLD \$18-\$18.5 million**

Highest value transactions per quarter in 2005



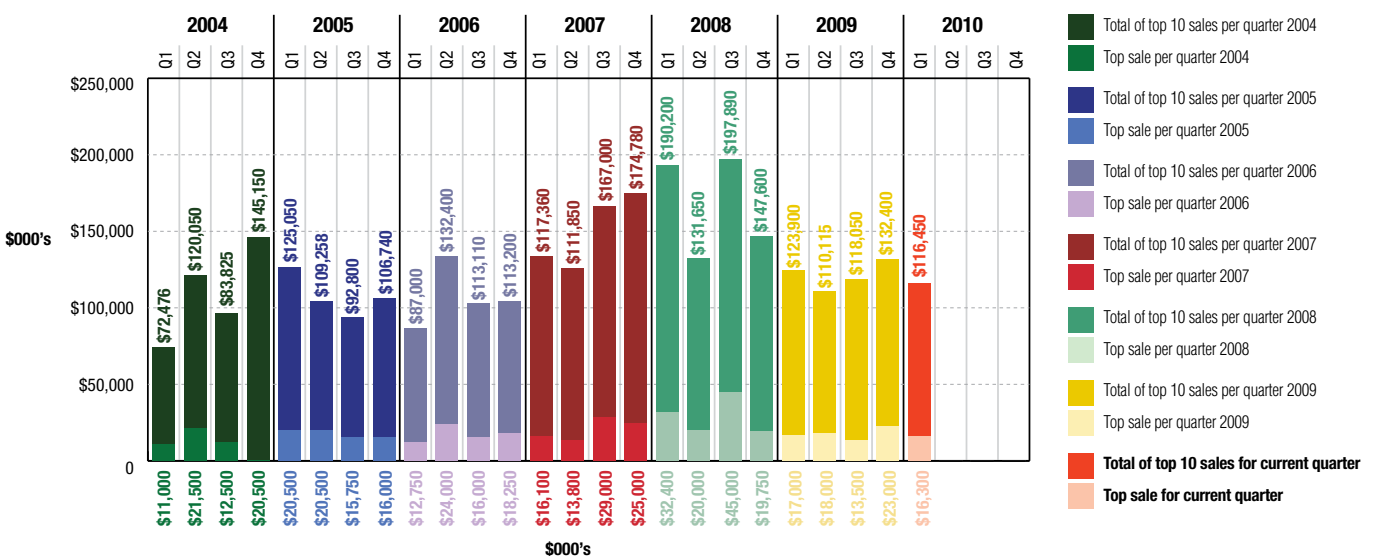
Q1: 110 Wolseley Road, Pt Piper **SOLD \$20.6 million**
 Q2: 4 & 6 Burran Ave, Mosman **SOLD \$20.5 million**
 Q3: 7 Rose Bay Ave, Bellevue Hill **SOLD \$15.7 million**
 Q4: 88 Wolseley Rd, Point Piper **SOLD \$16 million***

Highest value transactions per quarter in 2004



Q1: 20 The Crescent, Vaucluse **SOLD \$11 million**
 Q2: 63 Wolseley Rd, Point Piper **SOLD \$21.5 million**
 Q3: 42a Wolseley Rd, Point Piper **SOLD \$12.5 million**
 Q4: 2&6 Ginahgulla Rd & 49 Fairfax Rd, Point Piper **SOLD \$20.5 million**

Highest value and total value of top 10 transactions per quarter in 2004-2010



* Approximately. Source: Dyson Austen

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Dyson Austen & Co. Pty. Limited
 114-118 New South Head Road EDGECLIFF NSW 2027
 Office: 9363 3030 Fax: 9327 3686
 Web: www.dysonausten.com.au

