

Dyson Austen Top 10 Prestige Residential Survey

DYSON AUSTEN
VALUERS SINCE 1927

2010
Q2
Apr – Jun

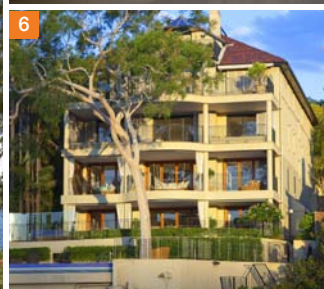
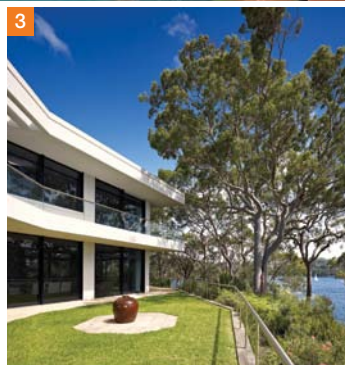
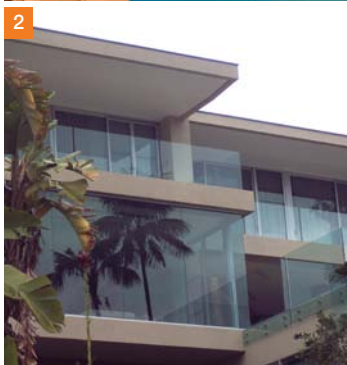
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Quarterly Results: All Ords: -11.6% Dow Jones: - 10% Interest Rate: +0.50% (act.) \$A/US: - 8.4% Survey: +3.35%

Address	Suburb	Price	Date	Bed	Description	Land sqm (appx.)	Agent
1 18 Carrara Road	Vaucluse	\$26.75 M*	May 10	6	Three level residence set on waterfront reserve with 5 bathrooms, harbour views, swimming pool, theatre room and wine cellar.	1,603	RW DB
2 75 Drumalbyn Road	Bellevue Hill	\$20 M*	May 10	5	Large renovated residence.	1,688	-
3 92 Bay Street	Mosman	\$11 M	May 10	5	Modern residence with 5 bathrooms, 7 car garaging, water views, direct access to adjoining waterfront reserve, tennis court, heated pool and spa, poolside cabana with wet bar, games / billiard room and gym.	1,600	Ken Jacobs
4 1013 Barrenjoey Road	Palm Beach	\$10 M	Apr 10	6	Modern residence with 8 bathrooms and waterfront access benefitting from views.	1,107	LJH PB
5 97 Wolseley Road	Point Piper	\$10 M*	Apr 10	3	Harbourside home with 3 bathrooms, terrace and harbour views.	588	Alison Coopes
6 1/17 Gladwood Gardens	Double Bay	\$9-9.5 M*	Jun 10	3	Waterfront villa with 4 bathrooms, direct access to the harbour, views and 520sqm of indoor / outdoor living areas.	-	L&S DB
7 40 Vaucluse Road	Vaucluse	\$9 M	May 10	5	Three level residence with 4.5 bathrooms, teenage retreat, views of Sydney Harbour, Opera House and Harbour Bridge, pool, self contained guest suite and wine cellar.	865	LJH DB and RW DB
8 39 Chamberlain Avenue	Rose Bay	\$8.5 M	Jun 10	4	Three level family home with 4.5 bathrooms, swimming pool, Harbour views, billiard room, home theatre, gymnasium and wine cellar.	855	LJH DB and R&W DB
9 17 Rosemont Avenue	Woolahra	\$8 M	May 10	4	Older style residence with 3 car parking.	897	R&W DB
10 3 Warringah Road	Mosman	\$7.85 M	Apr 10	4	Contemporary residence with 5 bathrooms, uninterrupted Middle Harbour views and swimming pool.	599	R&W Mosman

Interest rates increased from 4.00% to 4.5%. * Unconfirmed * Approximately

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







Highest value transaction per quarter in 2010

Q1  22 The Crescent, Vaucluse SOLD \$16.3 million	Q2  18 Carrara Rd, Vaucluse SOLD \$26.75 million*
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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
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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
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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
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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
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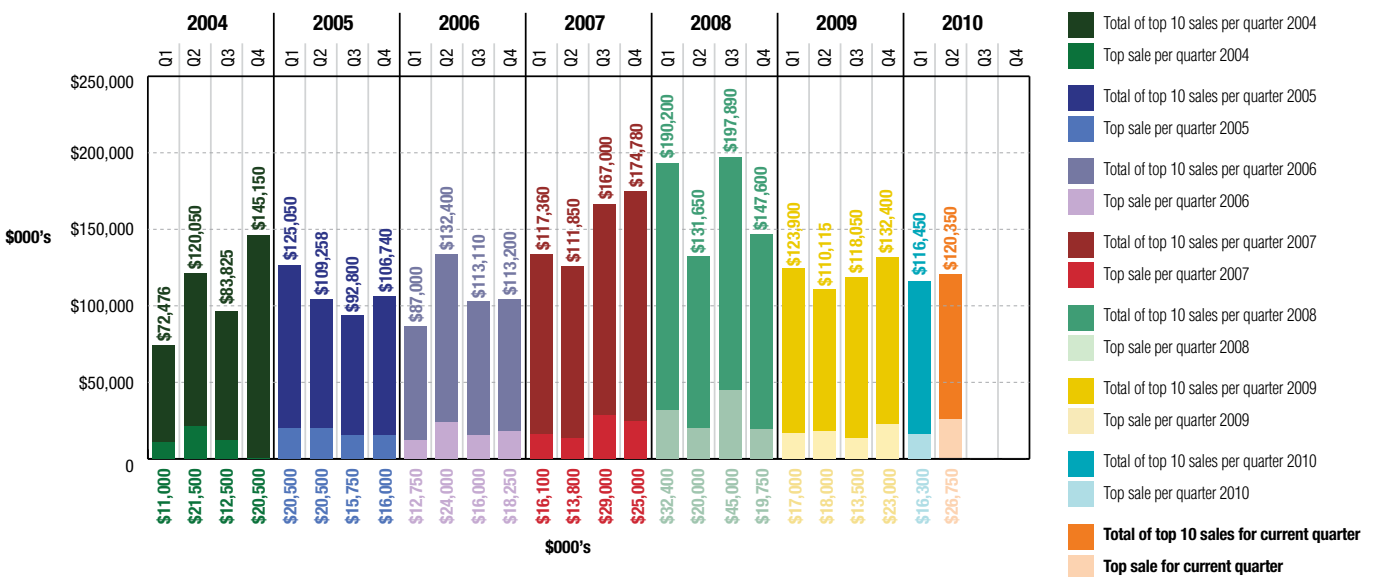
Highest value transactions per quarter in 2005

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



* Approximately. Source: Dyson Austen

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