

Dyson Austen Top 10 Prestige Residential Survey

DYSON AUSTEN
VALUERS SINCE 1927

2010
Q3
July – Sep

www.dysonausten.com.au

Quarterly Results: All Ords: +7.2% Dow Jones: +10.4% Interest Rate: 4.5% (unchg) \$A/US: +15% Survey: +42%

	Address	Suburb	Price	Date	Bed	Description	Land sqm (appx.)	Agent
1	100 Wolseley Road	Point Piper	\$52 M*	Aug 10	6-7	'Villa Veneto' - Modern, beachfront, multi-level residence with library, 2 studies, cinema room, gym, jetty, boathouse, elevator, city and harbour views, pool and cellar. Incorporating 2 self contained apartments.	866	LJH DB
2	84 Victoria Road	Bellevue Hill	\$23 M	Aug 10	5	Modern residence with 5 bathrooms, night-lit tennis court, theatre room, pool, steam room and wine cellar. 5 car garaging. Additional self contained accommodation.	2,965	LJH DB
3	3 St Mervyns Avenue	Point Piper	\$17.3 M	Sep 10	8	Duplex style residence fronting Seven Shillings Beach with uninterrupted views. Benefitting from 7 bathrooms and triple off street car accommodation.	816	McGrath
4	167 Pacific Road	Palm Beach	\$14 M*	Sep 10	6	'Beau Site Sur Mer' - Modern luxury residence with 5 bathrooms, separate master suite, games room, movie room and pool.	1,575	Ken Jacobs / LJH PB
5	20B Tivoli Avenue	Rose Bay	\$12.5 M	Sep 10	4	Multi-level residence set within a new enclave in waterfront location with 6 bathrooms and home theatre. Harbour Bridge, Opera House and city skyline views.	675	LJH DB
6	20A Tivoli Avenue	Rose Bay	\$12 M	Aug 10	4	Multi-level residence set within a new enclave in waterfront location with 6 bathrooms and home theatre. Harbour Bridge, Opera House and city skyline views.	720	Ballard / Bridges
7	178 Campbell Parade	Bondi Beach	\$11 M*	Sep 10	-	Sold off the plan - Multi-level penthouse with Bondi Beach views.	-	-
8	20A and 20B Vaucluse Road	Vaucluse	\$10 M*	Aug 10	-	Large land parcel in Hermitage Estate with DA for new residence.	1,451	McGrath / L&S DB
9	34 Vaucluse Road	Vaucluse	\$9.55 M	Jul 10	5	Modest, two level residence with pool and uninterrupted views.	790	RW DB
10	2 Parsley Road	Vaucluse	\$9.4 M	Sep 10	6	Double block of land with beach frontage. Property benefits from 5 bathrooms, pool, spa, tennis court and self contained accommodation.	1,859	L&S DB

Interest rate remained unchanged at 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

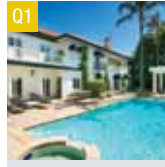


Q2
18 Carrara Rd, Vaucluse
SOLD \$26.75 million*

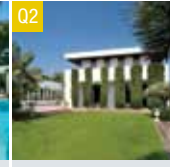


Q3
100 Wolseley Rd, Point Piper
SOLD \$52 million*

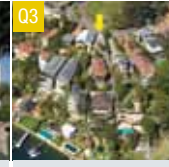
Highest value transactions per quarter in 2009



Q1
5 Rose Bay Ave, Bellevue Hill
SOLD \$17 million



Q2
40 Wentworth Rd, Vaucluse
SOLD \$18 million

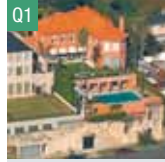


Q3
8 Lodge Rd, Cremorne
SOLD \$13.5 million



Q4
93 Victoria Rd, Bellevue Hill
SOLD \$23 million

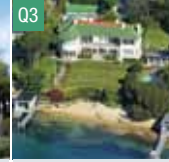
Highest value transactions per quarter in 2008



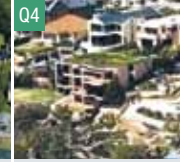
Q1
73-75 Wolseley Rd, Pt Piper
SOLD \$32.4 million



Q2
99 Wentworth Rd, Vaucluse
SOLD \$20 million



Q3
23-25 Coolong Rd, Vaucluse
SOLD \$45 million

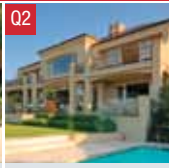


Q4
4 & 6 Burran Ave, Mosman
SOLD \$19.75 million

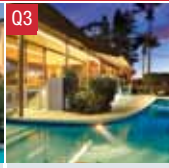
Highest value transactions per quarter in 2007



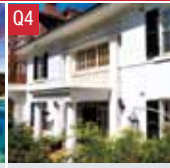
Q1
50 The Crescent, Vaucluse
SOLD \$16.1 million



Q2
9 Wentworth Pl, Point Piper
SOLD \$13.8 million

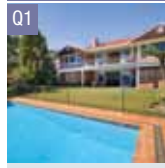


Q3
22D Vaucluse Rd, Vaucluse
SOLD \$29 million



Q4
26-28 Wolseley Rd, Pt Piper
SOLD \$25 million

Highest value transactions per quarter in 2006



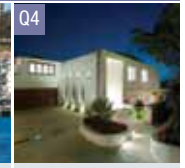
Q1
2 Loch Maree Pl, Vaucluse
SOLD \$12.5 million



Q2
9 Wolseley Cres, Point Piper
SOLD \$24 million

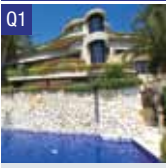


Q3
528/19 Hickson Rd, Walsh Bay
SOLD \$16 million*

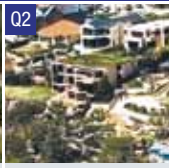


Q4
2 Bayview Hill Rd, Rose Bay
SOLD \$18-\$18.5 million

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

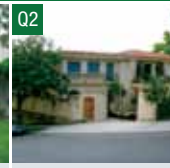


Q4
88 Wolseley Rd, Point Piper
SOLD \$16 million*

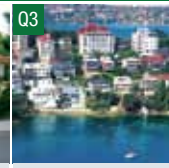
Highest value transactions per quarter in 2004



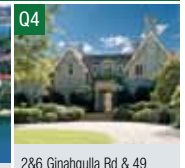
Q1
20 The Crescent, Vaucluse
SOLD \$11 million



Q2
63 Wolseley Rd, Point Piper
SOLD \$21.5 million

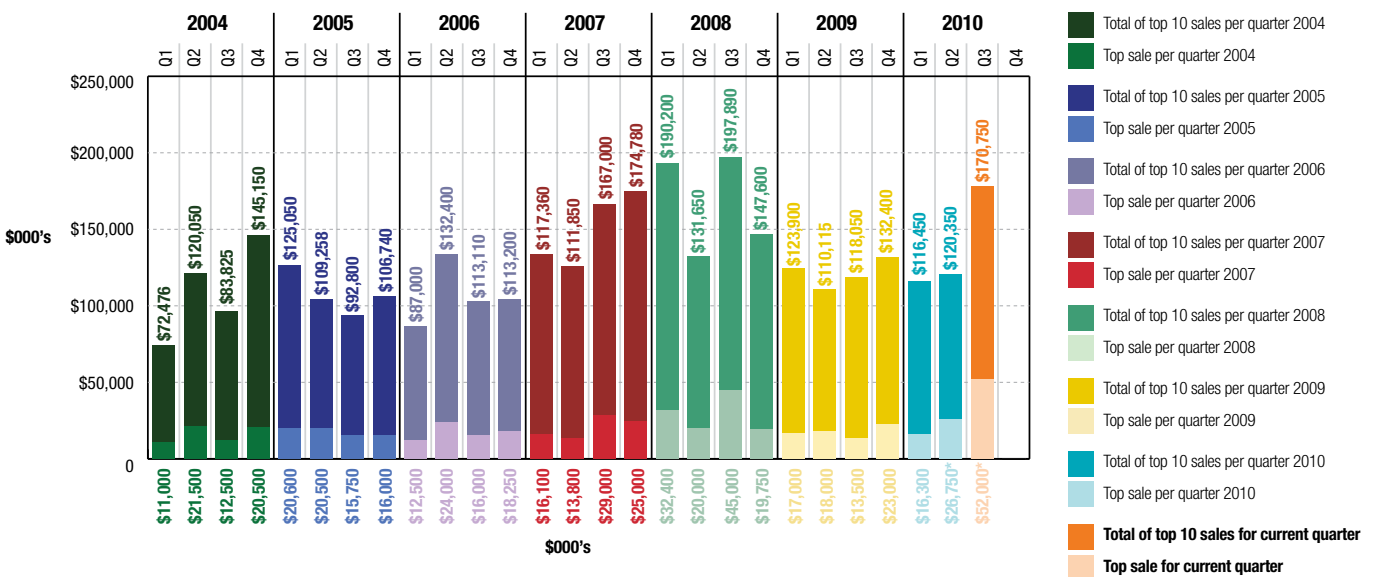


Q3
42a Wolseley Rd, Point Piper
SOLD \$12.5 million



Q4
286 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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