

Dyson Austen Top 10 Prestige Residential Survey

DYSON AUSTEN
VALUERS SINCE 1927

2008
Q3
July – Sept

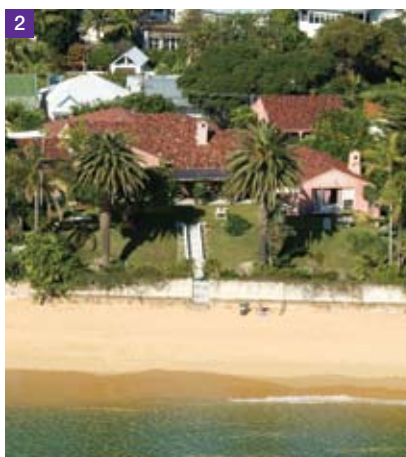
www.dysonausten.com.au

Quarterly Results: All Ords: -13.1% Dow Jones: -3.9% Interest Rate: -0.25% (act.) \$A/US: -17.4% Survey: +50.3%

Address	Suburb	Price	Date	Bed	Description	Land sqm (approx.)	Agent
1 23-25 Coolong Road	Vaucluse	\$45 M	Sep 08	4-5	Heritage listed large traditional style "Gentleman's Residence" and estate providing extensive accom. Swimming pool and cabana. Waterfront position to sandy beach, jetty and boatshed. Northern harbour views.	3,995	McGrath / Cassim RE
2 23 Victoria Street	Watsons Bay	\$28.1 M	Aug 08	5	Beachfront older style residence with water views.	1,929	Ken Jacobs / RW DB
3 108 Wolseley Road	Point Piper	\$27 - \$28 M	Aug 08	6	Three level residence with 7 bathrooms and 4 car garaging. Access handle to waterfrontage with boatshed. City and harbour views.	918	R&W DB
4 4 Pacific Street	Watsons Bay	\$22.5 M	Sep 08	5	Contemporary style three level waterfront residence with 6 bathrooms, study, rumpus room, steam room, swimming pool and spa. Extensive water views.	1,043	RW DB
5 114 Wolseley Road	Point Piper	\$20.55 M	Sep 08	5	Three level, older style residence with uninterrupted views and swimming pool.	678	LJH DB
6 92-94 Prince Alfred Parade	Newport	\$14.6 M	Jul 08	7	Substantial luxury residence of approximately 900sqm with 7 bathrooms, jetty, 2 moorings, gym, billiard room, home theatre and swimming pool.	1,397	LJH Avalon
7 9 Caledonian Road	Rose Bay	\$10.8 M	Aug 08	3	Older style beachfront residence with views.	571	RW DB
8 15 Thompson Street	Tamarama	\$10.5 M	Jul 08	5	Modern three level residence with study, 5 bathrooms, swimming pool and separate rumpus area with beach views.	575	Goodyer Donnelly
9 12A & 12C Crescent Street	Hunters Hill	\$9.2M	Aug 08	4	Double waterfront block with 3 bathrooms and swimming pool. Benefits from views to North Sydney.	2,360*	Ward Partners
10 56 & 57 / 56 Pirrama Road	Pyrmont	\$9.14 M	Jul 08	6	2 combined waterfront apartments of approx. 400sqm with views and 4 carspaces.	-	Feldi

Interest rates decreased from 7.25% to 7%. * Unconfirmed * Approximately

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



Highest value transactions per quarter in 2008



73-75 Wolseley Road, **Point Piper**
SOLD for **\$32.4 million**



23-25 Coolong Road, **Vacluse**
SOLD for **\$45 million**



99 Wentworth Road, **Vacluse**
SOLD for **\$20 million**

Highest value transactions per quarter in 2007



50 The Crescent, **Vacluse**
SOLD for **\$16.1 million**



9 Wentworth Place, **Point Piper**
SOLD for **\$13.8 million**



22D Vacluse Road, **Vacluse**
SOLD for **\$29 million**



26-28 Wolseley Road, **Point Piper**
SOLD for **\$25 million**

Highest value transactions per quarter in 2006



2 Loch Maree Place, **Vacluse**
SOLD for **\$12.5 million**



9 Wolseley Crescent, **Point Piper**
SOLD for **\$24 million**



528/19 Hickson Road, **Walsh Bay**
SOLD for **\$16 million***



2 Bayview Hill Road, **Rose Bay**
SOLD for **\$18 - \$18.5 million**

Highest value transactions per quarter in 2005



110 Wolseley Road, **Point Piper**
SOLD for **\$20.6 million**



4 & 6 Burran Avenue, **Mosman**
SOLD for **\$20.5 million**



7 Rose Bay Avenue, **Bellevue Hill**
SOLD for **\$15.7 million**



88 Wolseley Road, **Point Piper**
SOLD for **\$16 million***

Highest value transactions per quarter in 2004



20 The Crescent, **Vacluse**
SOLD for **\$11 million**



63 Wolseley Road, **Point Piper**
SOLD for **\$21.5 million**

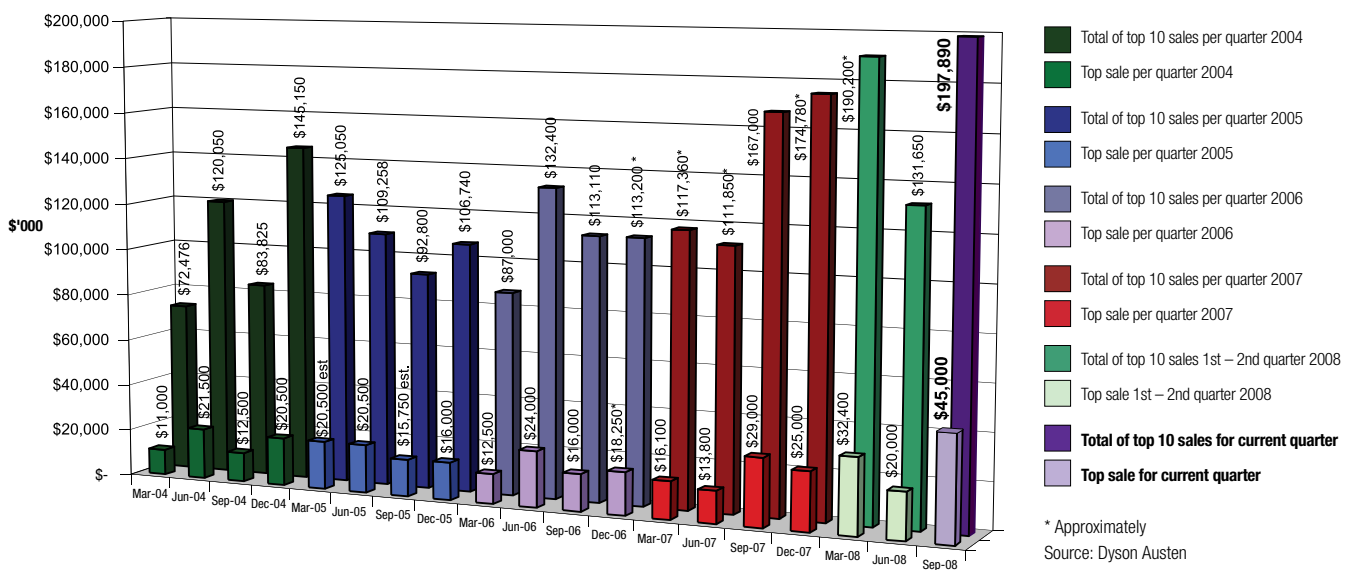


42a Wolseley Road, **Point Piper**
SOLD for **\$12.5 million**



2&6 Ginahgulla Rd & 49 Fairfax Rd, **Point Piper**
SOLD for **\$20.5 million**

Highest value and total value of top 10 transactions per quarter in 2004-2008



Images supplied by marketing agents, Dyson Austen and Tim Mooney. Transactions restricted by confidentiality have been excluded. All efforts have been taken to ensure validity of information presented however this information can not be solely relied upon. Dyson Austen accepts no responsibility for any damages/loss that may occur from use of this information.

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