

Dyson Austen Top 10 Prestige Residential Survey

DYSON AUSTEN
VALUERS SINCE 1927

2008
Q4
Oct - Dec

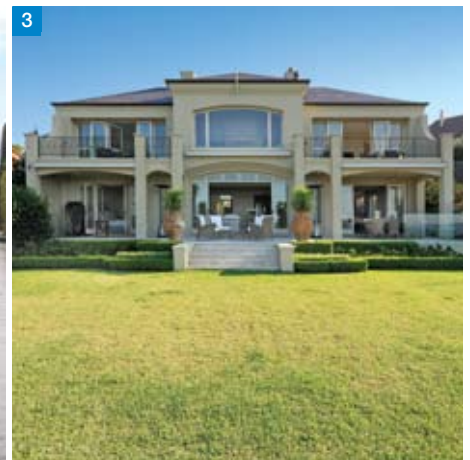
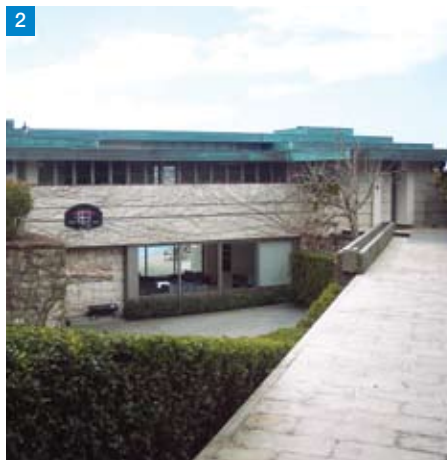
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Quarterly Results: All Ords: -21% | Dow Jones: -19% | Interest Rate: -2.75% (act.) | \$A/US: -11.3% | Survey: -30.7%

	Address	Suburb	Price	Date	Bed	Description	Land sqm (approx.)	Agent
1	4 & 6 Burran Avenue	Mosman	\$19.75 M	Nov 08	-	Two substantial waterfront residences to be redeveloped by purchaser.	2,840	R&H Mosman
2	37 Wunulla Road	Point Piper	\$18.45 M	Dec 08	5	Waterfront residence with pool, benefitting from views, gym, waterfront amenity and DA for redevelopment.	1,387	LJH DB / L&S DB
3	9 Wentworth Place	Point Piper	\$14.9 M	Nov 08	4	Modern residence with water views, swimming pool and dressing room for all bedrooms.	835	Sotheby's / LJH DB
4	2 Loch Maree Place	Vaucluse	\$12.5 M	Dec 08	-	Vacant waterfront land with Development Approval.	936	LJH DB
5	20 Pacific Street	Watsons Bay	\$12.5 M*	Nov 08	-	Older style waterfront house purchased for redevelopment.	612	RW DB / Ken Jacobs
6	22 Pacific Street	Watsons Bay	\$12.5 M*	Nov 08	-	Older style waterfront house purchased for redevelopment.	607	Ken Jacobs
7	7 Wharf Road	Vaucluse	\$12-\$13 M*	Dec 08	6	Waterfront residence with 3 bathrooms, boatshed, slipway, benefitting from water views and parking.	755*	R&W DB
8	39-40 Ocean Road	Palm Beach	\$12 M	Nov 08	-	Excavated landholding on two titles sold in one line.	1,879	Knight Frank / LJH PB
9	43 Wharf Road	Birchgrove	\$11.5 M	Nov 08	-	Large residence. Off market transaction.	919	-
10	4 Wolseley Crescent	Point Piper	\$10.5 M	Dec 08	4	Waterfront residence with study and rumpus room, swimming pool, jetty, boat storage and slipway.	371	R&H DB
	1 Arbutus Street	Mosman	\$10.5 M	Oct 08	5	Older style residence with 5 bathrooms and swimming pool. Benefits from Harbour views.	1,303	RW LNS

Interest rates decreased from 7% to 4.25%. * Unconfirmed * Approximately

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



Highest value transactions per quarter in 2008



Q1
73-75 Wolseley Road, **Point Piper**
SOLD for \$32.4 million



Q2
99 Wentworth Road, **Vaucluse**
SOLD for \$20 million



Q3
23-25 Coolong Road, **Vaucluse**
SOLD for \$45 million



Q4
4 & 6 Burran Avenue, **Mosman**
SOLD for \$19.75 million

Highest value transactions per quarter in 2007



Q1
50 The Crescent, **Vaucluse**
SOLD for \$16.1 million



Q2
9 Wentworth Place, **Point Piper**
SOLD for \$13.8 million



Q3
22D Vaucluse Road, **Vaucluse**
SOLD for \$29 million



Q4
26-28 Wolseley Road, **Point Piper**
SOLD for \$25 million

Highest value transactions per quarter in 2006



Q1
2 Loch Maree Place, **Vaucluse**
SOLD for \$12.5 million



Q2
9 Wolseley Crescent, **Point Piper**
SOLD for \$24 million



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



Q4
2 Bayview Hill Road, **Rose Bay**
SOLD for \$18 - \$18.5 million

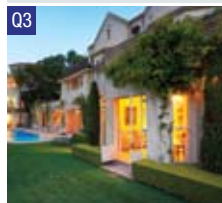
Highest value transactions per quarter in 2005



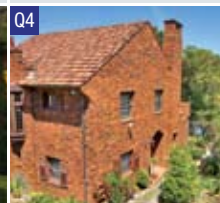
Q1
110 Wolseley Road, **Point Piper**
SOLD for \$20.6 million



Q2
4 & 6 Burran Avenue, **Mosman**
SOLD for \$20.5 million



Q3
7 Rose Bay Avenue, **Bellevue Hill**
SOLD for \$15.7 million



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

Highest value transactions per quarter in 2004



Q1
20 The Crescent, **Vaucluse**
SOLD for \$11 million



Q2
63 Wolseley Road, **Point Piper**
SOLD for \$21.5 million

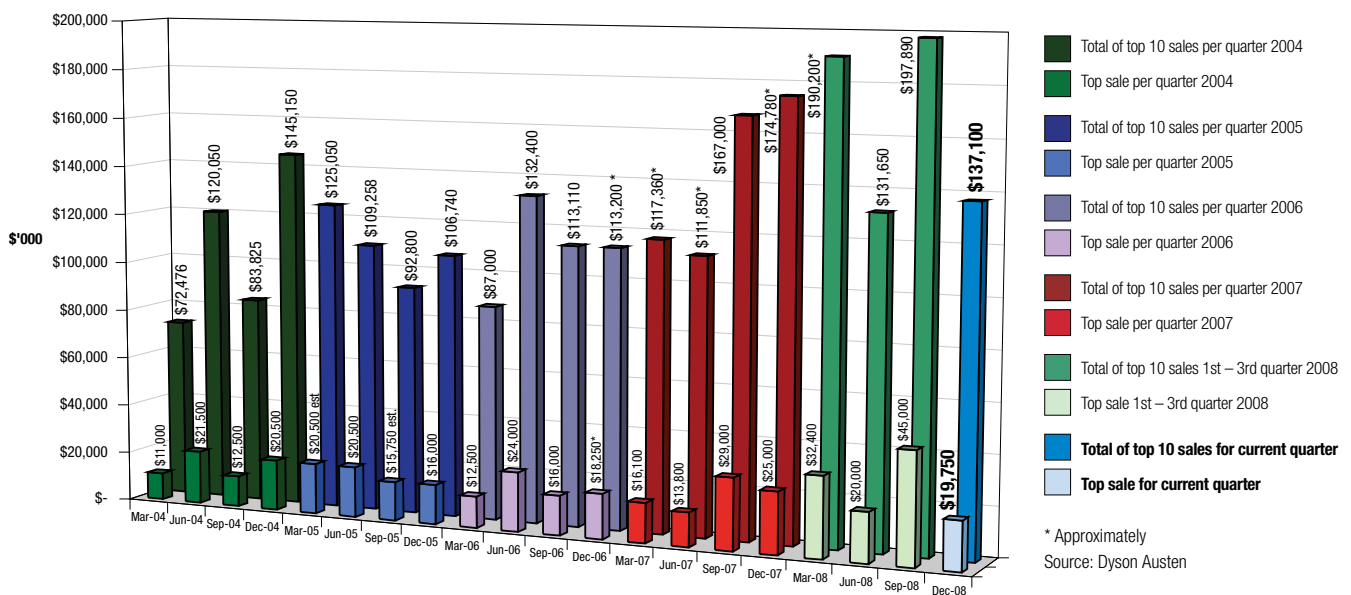


Q3
42a Wolseley Road, **Point Piper**
SOLD for \$12.5 million



Q4
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



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