

Dyson Austen Top 10 Prestige Residential Survey

DYSON AUSTEN
VALUERS SINCE 1927

2009
Q1
Jan - Mar

www.dysonausten.com.au

Quarterly Results: All Ords: -3.5% | Dow Jones: -13.3% | Interest Rate: -1% (act.) | \$A/US: -1.6% | Survey: -9.6%

Address	Suburb	Price	Date	Bed	Description	Land sqm (appx.)	Agent
1 5 Rose Bay Avenue	Bellevue Hill	\$17 M	Mar 09	6	"Carrara" luxury residence with 6 bathrooms, banquet hall, home theatre, billiard room, swimming pool and 5 car accommodation.	2,415	LJH DB
2 25 Victoria Street	Watsons Bay	\$16 M	Feb 09	3	Older style beachfront residence with 3 bathrooms.	1,328*	-
3 8A Ginahgulla Road	Bellevue Hill	\$15 M*	Mar 09	7	Substantial luxury residence with 5 bathrooms, swimming pool, extensive gardens, harbour views, separate 1 bedroom apartment and 6 car garaging.	1,619	RW DB
4 6 Buena Vista Avenue	Mosman	\$13.2 M	Jan 09	5	Substantial older style residence with study, 5 bathrooms, swimming pool, tennis court, landscaped grounds and harbour views.	2,238	R&W Mosman
5 29 New South Head Road (aka 1 Clairvaux Road)	Vaucluse	\$12.9 M	Feb 09	6	Luxury family home located on corner block with 8 bathrooms, indoor & outdoor pool, home theatre, self contained live-in quarters & 6 car garaging.	1,864	R&H DB
6 71 Yarranabbe Road	Darling Point	\$12.6 M	Mar 09	4	Executive, waterfront residence with infinity edge swimming pool, private jetty, boat ramp, double lock up garage, harbour and Bridge views.	898	R&H DB
7 22 Rosemont Avenue	Woollahra	\$11.8 M	Mar 09	5	Multi level residence with 4 bathrooms, heated lap pool, grass tennis court, cellar and 4 car garaging.	1,497	McGrath
8 53 Fitzwilliam Road	Vaucluse	\$9 M	Mar 09	5	Waterfront residence with teenage retreat, 4 bathrooms & sep guest amenities. Direct access to Parsley Bay Pool.	677	L&S DB
9 1A Arbutus Street	Mosman	\$8.5 M	Feb 09	4	Modern residence with study, 5 bathrooms, self contained accom, cellar, pool, views & 5 car garage.	619	McGrath
10 86B Victoria Road	Bellevue Hill	\$7.9 M	Mar 09	4	Freestanding modern residence with 4 bathrooms, swimming pool, tennis court and double garage. Separate self contained two level apt.	1,650	Place / LJH DB

Interest rates decreased from 4.25% to 3.25%. * Unconfirmed * Approximately

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



Highest value transactions per quarter in 2009



5 Rose Bay Avenue, **Bellevue Hill**
SOLD for \$17 million

Highest value transactions per quarter in 2008



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



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



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



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

Highest value transactions per quarter in 2007



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



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



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



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

Highest value transactions per quarter in 2006



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



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



528/19 Hickson Road, **Wahs 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



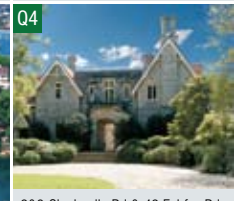
20 The Crescent, **Vaucluse**
SOLD for \$11 million



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

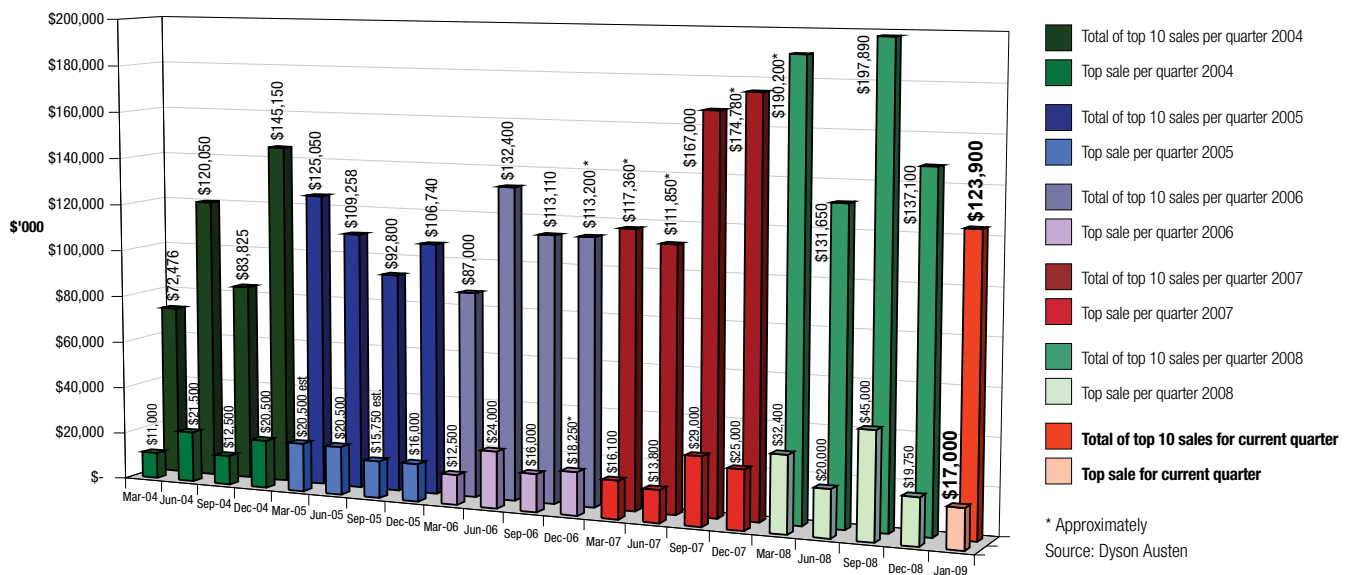


42a Wolseley Road, **Point Piper**
SOLD for \$12.5 million



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 2004-2009



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