

# Dyson Austen Top 10 Prestige Residential Survey

DYSON AUSTEN  
VALUERS SINCE 1927

2009  
Q2  
Apr – Jun

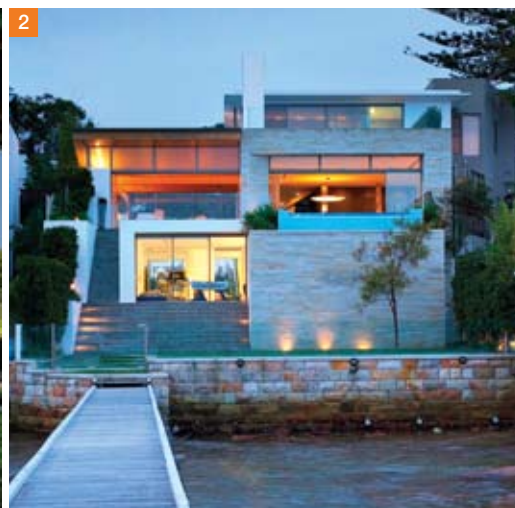
[www.dysonausten.com.au](http://www.dysonausten.com.au)

Quarterly Results: All Ords: +12% | Dow Jones: +11% | Interest Rate: -0.25% (act.) | \$A/US: +16.7% | Survey: -11.1%

Address	Suburb	Price	Date	Bed	Description	Land sqm (appx.)	Agent
1 40 Wentworth Road	Vaucluse	<b>\$18 M</b>	Jun 09	6	Substantial residence with 6 bathrooms, unobstructed city and harbour views, heated pool, set on 3 titles.	2,374	RW DB / Cassim RE
2 2 Pacific Street	Watsons Bay	<b>\$16.45 M</b>	May 09	6	3 level, modern waterfront home with 5 bathrooms, jetty, infinity edge heated pool, harbour views, self contained guest suite.	1,287	RW DB
3 1129 Barrenjoey Road	Palm Beach	<b>\$12 M</b>	Jun 09	6	"Snapperman House" – Beachfront residence with 4 bathrooms, level double block.	1,400	LJH PB
4 16 Tivoli Avenue	Rose Bay	<b>\$10.5 M*</b>	Jun 09	4	New multi level house, 4 bathrooms, harbour views, swimming pool.	775*	LJH DB
5 20 Tivoli Avenue	Rose Bay	<b>\$10.5 M*</b>	Jun 09	4	New multi level house, 4 bathrooms, harbour views, swimming pool.	775*	LJH DB
6 15A Burran Avenue	Mosman	<b>\$10.25 M</b>	Jun 09	5	Residence with 9 bathrooms, heated pool & spa, billiard rm/home theatre, gym, harbour views, lift, wine cellar, tennis court and 4 car garage.	1,442	Ken Jacobs / R&W Mosman
7 22A Vaucluse Road	Vaucluse	<b>\$9 M*</b>	Jun 09	6	3 level residence, games / billiard room, harbour & city views.	676	Ken Jacobs
8 44-46 Lang Road	Centennial Park	<b>\$8.3 M</b>	May 09	7	"Braelin" main residence and sep. cottage. 5 bathrooms, pool, 5 carspaces.	2,195	Knight Frank / B&P
9 12/12 Onslow Avenue	Elizabeth Bay	<b>\$8-\$8.3 M*</b>	Jun 09	5	2 level penthouse with panoramic harbour views and 2 secure carspaces.	–	R&W EB/PP
10 17 Trelawney Street	Woollahra	<b>\$7.85 M</b>	May 09	4	Residence with 4 bathrooms and manicured gardens.	791	McGrath

Interest rates decreased from 3.25% to 3.00%. \* Unconfirmed \* Approximately

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





### Highest value transactions per quarter in 2009



**Q1**  
5 Rose Bay Avenue, **Bellevue Hill**  
**SOLD for \$17 million**



**Q2**  
40 Wentworth Road, **Vaucluse**  
**SOLD for \$18 million**

### Highest value transactions per quarter in 2008



**Q1**  
73-75 Wolseley Road, **Pt 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, **Pt 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**

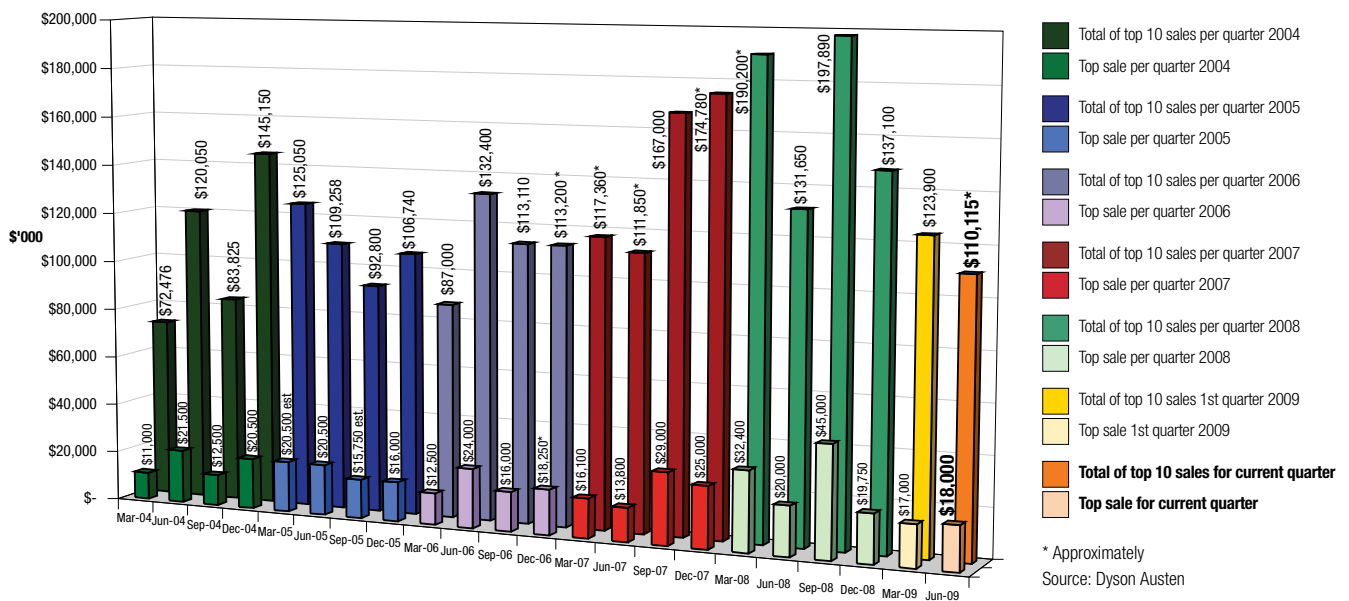


**Q3**  
42a Wolseley Road, **Point Piper**  
**SOLD for \$12.5 million**



**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 2004-2009



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