

Dyson Austen Top 10 Prestige Residential Survey

DYSON AUSTEN
VALUERS SINCE 1927

2009
Q3
July – Sept

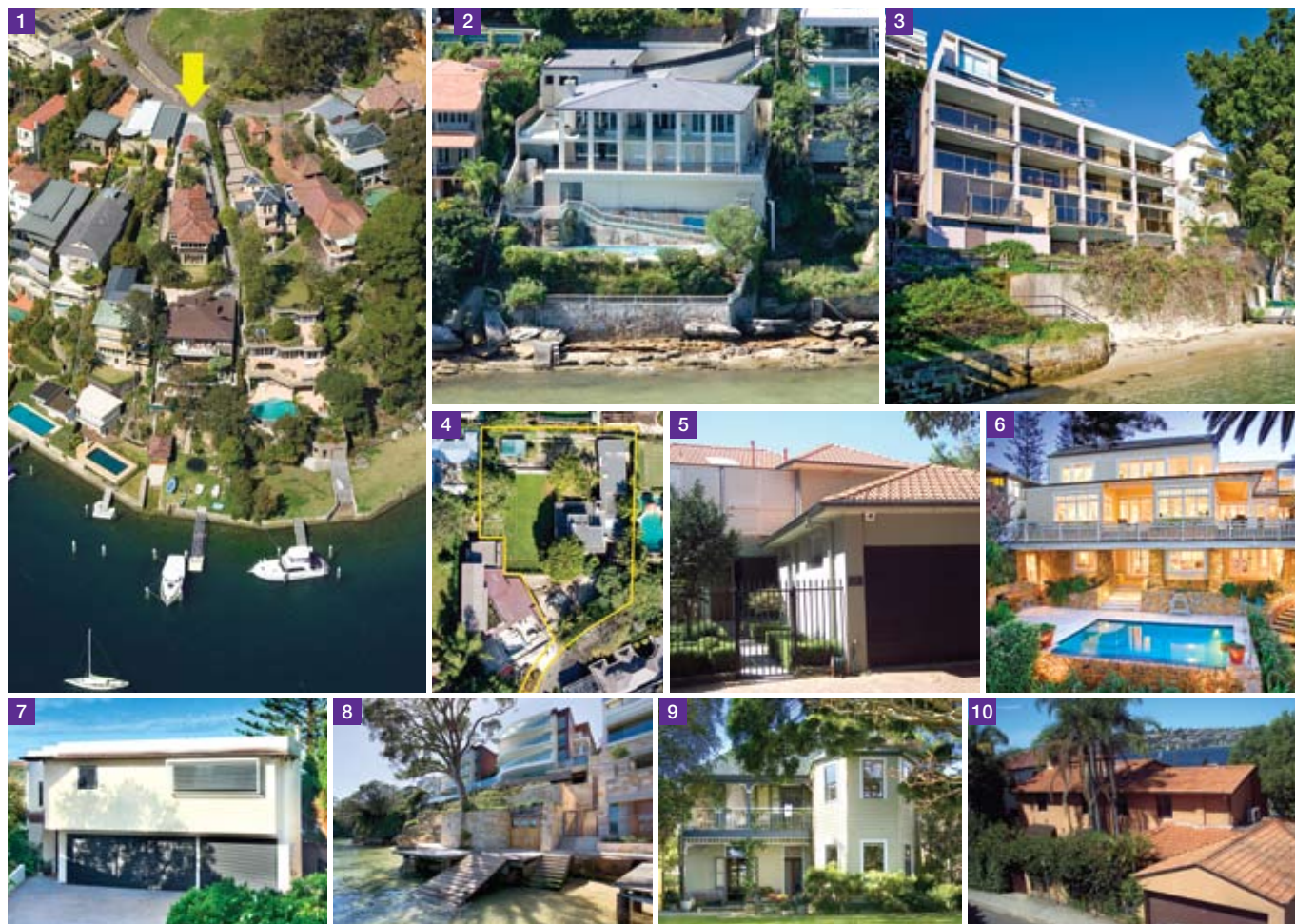
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Quarterly Results: All Ords: +20% | Dow Jones: +15% | Interest Rate: 3% (unchg) | \$A/US: +9.5% | Survey: +7.2%





	Address	Suburb	Price	Date	Bed	Description	Land sqm (appx.)	Agent
1	8 Lodge Road	Cremorne	\$13.5 M	Aug 09	5	New substantial waterfront residence and separate accommodation with pool, views and waterfront amenity.	1,546	R&W Mosman
2	22A Tivoli Avenue	Rose Bay	\$13.5 M	Sep 09	5	Waterfront residence with 5 bathrooms, wine cellar, pool/spa, boat ramp and city / harbour views.	866	LJH DB
3	76 Wolseley Road	Point Piper	\$13.2 M	Sep 09	5	Waterfront residence set over multiple levels in private setting with sandy beach, harbour views, separate games room and total of 5 bathrooms.	696	L&S DB
4	24A Victoria Road	Bellevue Hill	\$12.3 M	Sep 09	4	Residence on large land holding, elevated views and grass tennis court.	2,567	RW DB
5	17 Thornton Street	Darling Point	\$12.1 M	Sep 09	–	Duplex accommodation with views.	885	Ken Jacobs
6	7 Calvert Parade	Newport	\$12 M	Aug 09	7	Beachfront residence set on double block with views, steamroom, jacuzzi and swimming pool.	1,322	Max Walls Int'l
7	12A Burran Avenue	Balmoral / Mosman	\$12 M	Jul 09	4	Waterfront estate with 4 bathrooms, water views, cliff top position, heated indoor pool, 2 bed guest accommodation and lift.	1,200	Belle Property Mosman
8	2/38 Wolseley Road	Point Piper	\$10.25 M	Jul 09	3	"Sienna" - Waterfront garden apartment, 2 car garage, gym, boathouse and exclusive swimming pool.	–	LJH DB
9	14 Pacific Street	Watsons Bay	\$10.2 M	Aug 09	5	Historic waterfront residence with 4 bathrooms. City and harbour views.	1,257	R&W DB
10	17 Wunulla Road	Point Piper	\$9 M	Sep 09	4	Waterfront family home with a private jetty, mooring pylons and water views.	688	LJH DB/L&S DB

Interest rates remained unchanged at 3.00% * Unconfirmed * Approximately

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



Highest value transactions per quarter in 2009

<p>Q1</p>  <p>5 Rose Bay Avenue, Bellevue Hill SOLD for \$17 million</p>	<p>Q3</p>  <p>8 Lodge Road, Cremorne SOLD for \$13.5 million</p>
<p>Q2</p>  <p>40 Wentworth Road, Vaucluse SOLD for \$18 million</p>	<p>Q4</p>  <p>23-25 Coooling Road, Vaucluse SOLD for \$45 million</p>

Highest value transactions per quarter in 2008

<p>Q1</p>  <p>73-75 Wolseley Road, Pt Piper SOLD for \$32.4 million</p>	<p>Q2</p>  <p>99 Wentworth Road, Vaucluse SOLD for \$20 million</p>
<p>Q3</p>  <p>23-25 Coooling Road, Vaucluse SOLD for \$45 million</p>	<p>Q4</p>  <p>4 & 6 Burran Avenue, Mosman SOLD for \$19.75 million</p>

Highest value transactions per quarter in 2007

<p>Q1</p>  <p>50 The Crescent, Vaucluse SOLD for \$16.1 million</p>	<p>Q2</p>  <p>9 Wentworth Place, Point Piper SOLD for \$13.8 million</p>
<p>Q3</p>  <p>22D Vaucluse Road, Vaucluse SOLD for \$29 million</p>	<p>Q4</p>  <p>26-28 Wolseley Road, Pt Piper SOLD for \$25 million</p>

Highest value transactions per quarter in 2006

<p>Q1</p>  <p>2 Loch Maree Place, Vaucluse SOLD for \$12.5 million</p>	<p>Q2</p>  <p>9 Wolseley Crescent, Point Piper SOLD for \$24 million</p>
<p>Q3</p>  <p>528/19 Hickson Road, Walsh Bay SOLD for \$16 million*</p>	<p>Q4</p>  <p>2 Bayview Hill Road, Rose Bay SOLD for \$18 - \$18.5 million</p>

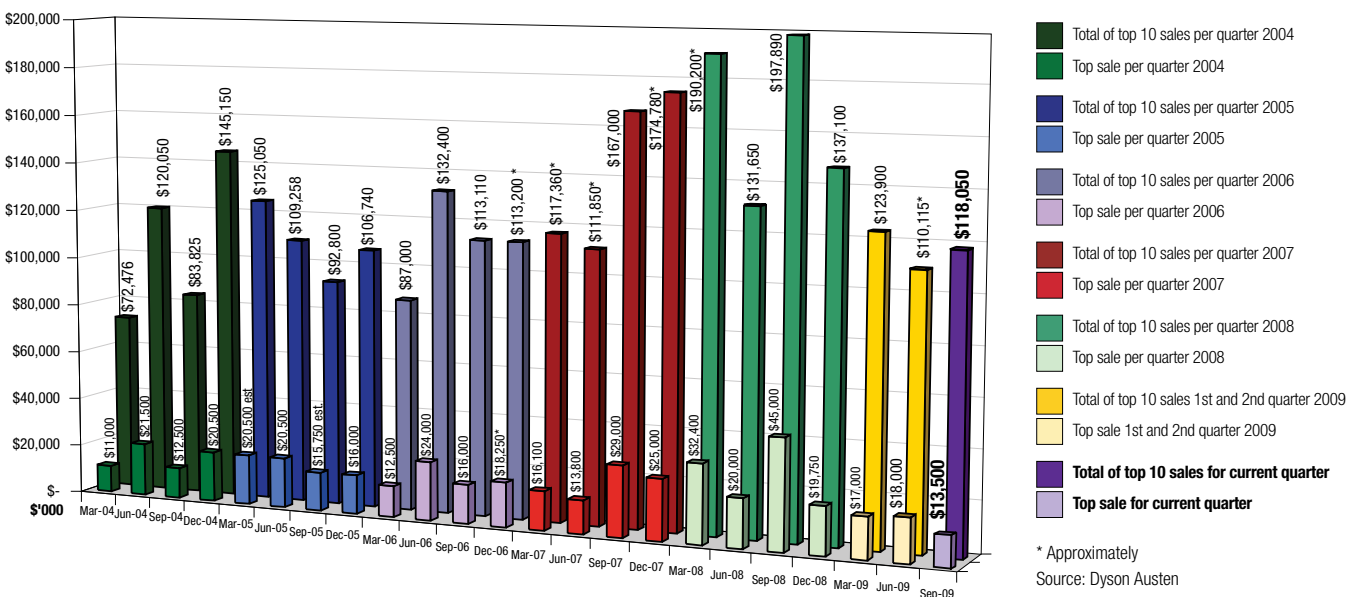
Highest value transactions per quarter in 2005

<p>Q1</p>  <p>110 Wolseley Road, Point Piper SOLD for \$20.6 million</p>	<p>Q2</p>  <p>4 & 6 Burran Avenue, Mosman SOLD for \$20.5 million</p>
<p>Q3</p>  <p>7 Rose Bay Avenue, Bellevue Hill SOLD for \$15.7 million</p>	<p>Q4</p>  <p>88 Wolseley Road, Point Piper SOLD for \$16 million*</p>

Highest value transactions per quarter in 2004

<p>Q1</p>  <p>20 The Crescent, Vaucluse SOLD for \$11 million</p>	<p>Q2</p>  <p>63 Wolseley Road, Point Piper SOLD for \$21.5 million</p>
<p>Q3</p>  <p>42a Wolseley Road, Point Piper SOLD for \$12.5 million</p>	<p>Q4</p>  <p>2&6 Ginahgulla Rd & 49 Fairfax Rd, Point Piper SOLD for \$20.5 million</p>

Highest value and total value of top 10 transactions per quarter in 2004-2009



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