

# Dyson Austen Top 10 Prestige Residential Survey

DYSON AUSTEN  
VALUERS SINCE 1927

2009  
Q4  
Oct - Dec

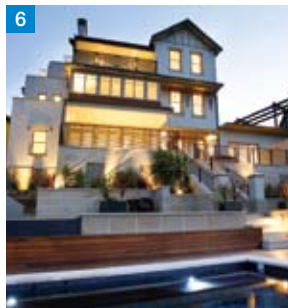
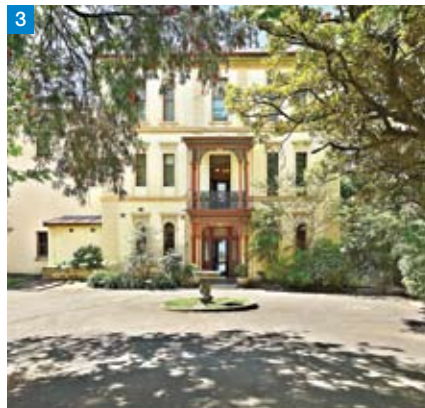
[www.dysonausten.com.au](http://www.dysonausten.com.au)

Quarterly Results: All Ords: +3% | Dow Jones: +7% | Interest Rate: +0.75% (act.) | \$A/US: +1.7% | Survey: +12.2%

Address	Suburb	Price	Date	Bed	Description	Land sqm (approx.)	Agent
1 93 Victoria Road	Bellevue Hill	<b>\$23 M</b>	Nov 09	6	Substantial residence and surrounding land, with swimming pool, tennis court and expansive views.	4,097	R&H DB
2 5-7 Trahlee Road	Bellevue Hill	<b>\$16.25 M*</b>	Dec 09	-	Large residence on double block of land with tennis court.	1,568	-
3 2 Macleay Street	Potts Point	<b>\$15 M</b>	Nov 09	8	Harbourside estate with 6 bathrooms, 10 car garaging, water views, cellar and substantial gardens.	1,896	McGrath
4 24 The Crescent	Vaucluse	<b>\$14.5 M</b>	Nov 09	5	Large waterfront residence with 6 bathrooms, home theatre, pool and spa, gym/games room, steam room, wine cellar and water views.	1,025	McGrath
5 33 Upper Almora Street	Mosman	<b>\$12 M</b>	Dec 09	5	Substantial residence with swimming pool and views.	1,485	-
6 19 Wharf Road	Birchgrove	<b>\$11.5 M*</b>	Nov 09	5	"Clanmire" - Three level waterfront residence with 6 bathrooms, lift, swimming pool, separate spa pool, wharf facilities, Heritage listed jetty, marina berth, separate lower level guest accommodation. Additional leasehold land.	770	Cobden & Hayson
7 102 Elizabeth Street	Elizabeth Bay	<b>\$10.75 M*</b>	Dec 09	5	"Ashton House" - Harbourside residence with 5 bathrooms, study, water views, swimming pool, lift, billiard and entertainment rooms, cellar, library and guest rooms.	1,078	LJH DB and R&W EB/PP
8 20 Ocean Road	Palm Beach	<b>\$10.4 M</b>	Dec 09	5	Beachside residence with 5 bathrooms, large garden and water views.	1,229	R&H PB
9 8 Tivoli Avenue	Rose Bay	<b>\$9.5 M</b>	Nov 09	6	Modern residence with 5 bathrooms, fully self contained accommodation, indoor/outdoor swimming pool with harbour views.	892	R&H DB and R&H World Square
10 77 Bulkara Road	Bellevue Hill	<b>\$9.5 M</b>	Dec 09	6	Modern, three level residence with 5 bathrooms, views, lift, study, gym and swimming pool.	753	McGrath and R&H DB





Interest rates increased from 3.00% to 3.75%. \* Unconfirmed \* Approximately

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





### Highest value transactions per quarter in 2009

<b>Q1</b>  5 Rose Bay Avenue, <b>Bellevue Hill</b> <b>SOLD for \$17 million</b>	<b>Q2</b>  40 Wentworth Road, <b>Vaucluse</b> <b>SOLD for \$18 million</b>
<b>Q3</b>  8 Lodge Road, <b>Cremorne</b> <b>SOLD for \$13.5 million</b>	<b>Q4</b>  93 Victoria Road, <b>Bellevue Hill</b> <b>SOLD for \$23 million</b>

### Highest value transactions per quarter in 2008

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

### Highest value transactions per quarter in 2007

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





### Highest value transactions per quarter in 2006

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

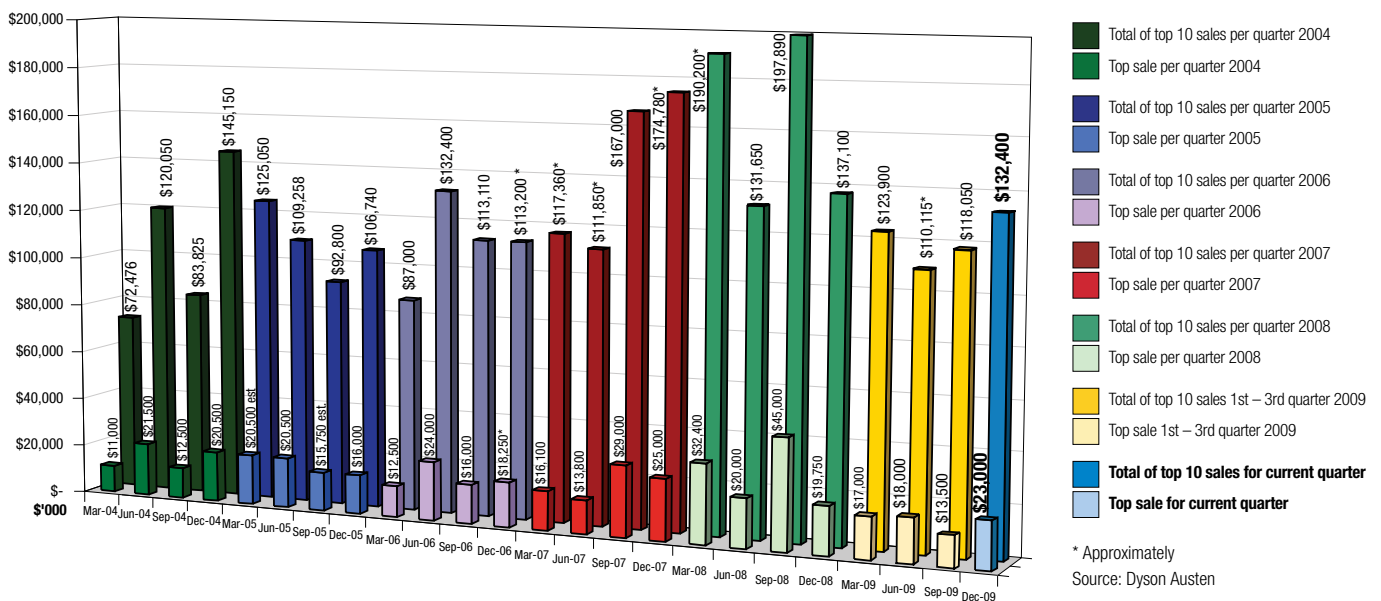
### Highest value transactions per quarter in 2005

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

### Highest value transactions per quarter in 2004

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

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



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