

vol.2 october - december 2004

the dyson austen top 10 prestige residential survey

top ten prestige residential survey for fourth quarter 2004

	Address	Suburb	Sale Price ,000	Sale Date	Bed	Features	Land m2	Agent
1	2&6 Ginahgulla Road & 49 Fairfax Road	Bellevue Hill	\$20,500	10/04	6	Sep 3 bedroom cottage - staff quarters - tennis court - pool - views	5,600	L&S DB
2	1 Wentworth Place	Point Piper	\$20,000	10/04	5	City and harbour views - pool - 7 car garage	1,761	LJH DB
3	70-72 Wolseley Road	Point Piper	\$15,000	10/04	-	Older style federation residence with jetty and berth - 2b zoning	1,320	LJH DB
4	25 Shellcove Road	Neutral Bay	\$13,500	10/04	5-6	Indoor & out door pool -12 car gargapontoon -jetty -boatshed	2,960	Southeby's Int Rlty
5	29 Kent Road	Rose Bay	\$13,500	11/04	5	Pool - tennis court -sauna - 14 car garage - golf course views	2,592	LJH DB & R&H DB
6	67 Fitzwilliam Road	Vaucluse	\$13,000	11/04	4	Pool - tennis court - water views - 5 car garage	1,467	Barron & Dowling
7	2 Rosherville Road	Mosman	\$11,000	11/04	5	Pool - Slipway - Boatshed - Extensive Gardens	1,400	LJH Mosman
8	32 Victoria Road	Bellevue Hill	\$10,500	10/04	6	Large land and substantial house to be subdivided and sold	2,973	LJH DB
9	50 The Crescent	Vaucluse	\$10,400	12/04	4	Waterfront - boatshed	870	L&S DB
10	7 Queens Avenue	Vaucluse	\$9,250	12/04	3	2 Level house - uninterrupted views	582	R&H DB



top ten prestige residential images for fourth quarter 2004



highest value transactions per quarter in 2004



Q1. 20 The Crescent, Vaucluse
\$11million



Q2. 63 Wolseley Road, Point Piper
\$21.5million

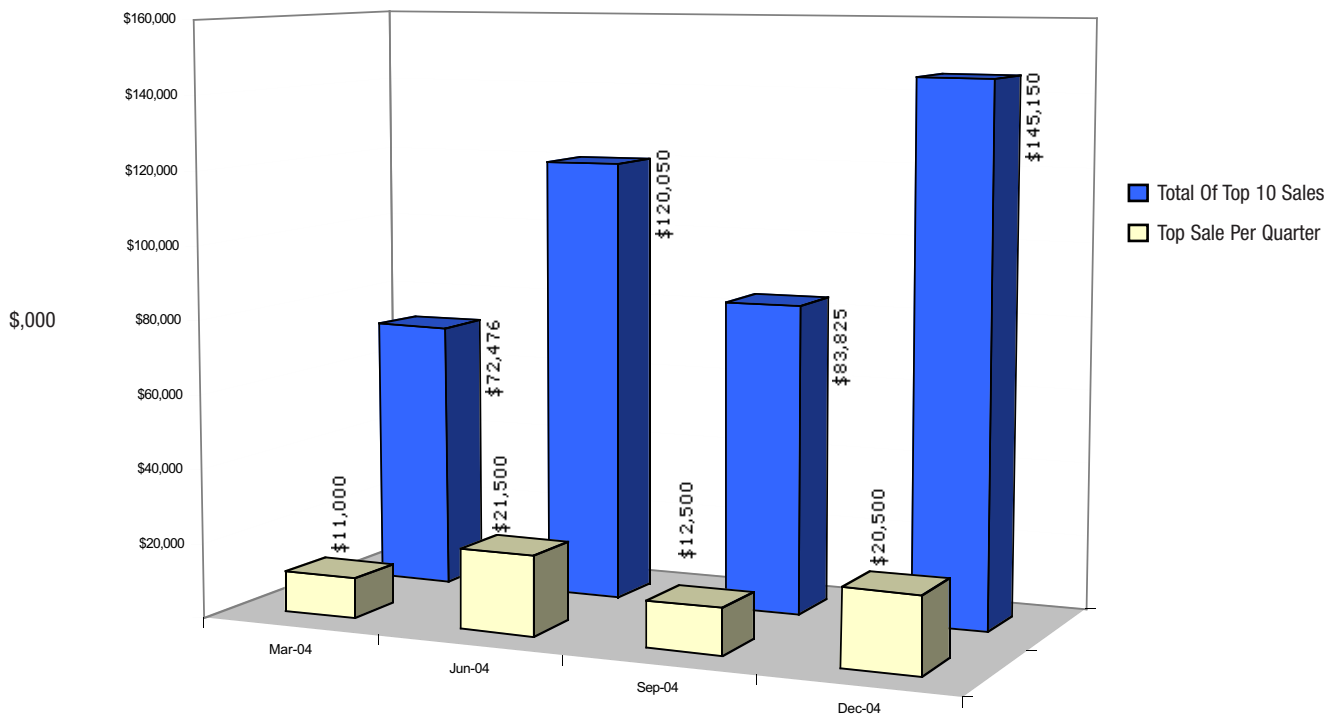


Q3. 42a Wolseley Rd, Point Piper
\$12.5million



Q4. 2&6 Ginahgulla Rd & 49 Fairfax Rd Bellevue Hill
\$20.5million

highest value and total value of top 10 transactions per quarter in 2004



2005

- Some top sales which have occurred in 2005 include:-
- > 1/6 Wentworth Street, Point Piper \$9.3 million L&S Double Bay
 - > 18a Forsyth Street, Killara \$5.75 million L&S Pymble
 - > 63 Ocean Avenue, Double Bay \$5-\$6 million L&S Double Bay

We have been advised of other substantial transactions which currently can not be disclosed. These will be reported in the next edition.