

Dyson Austen Top 10 Prestige Residential Survey

DYSON AUSTEN
VALUERS SINCE 1927

2009
Q2
Apr – Jun

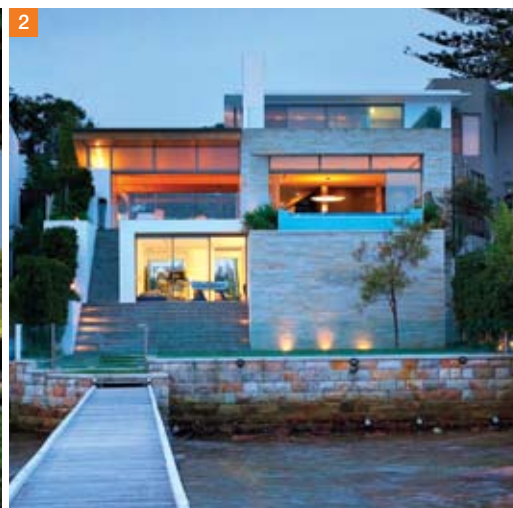
www.dysonausten.com.au

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	\$18 M	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	\$16.45 M	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	\$12 M	Jun 09	6	"Snapperman House" – Beachfront residence with 4 bathrooms, level double block.	1,400	LJH PB
4 16 Tivoli Avenue	Rose Bay	\$10.5 M*	Jun 09	4	New multi level house, 4 bathrooms, harbour views, swimming pool.	775*	LJH DB
5 20 Tivoli Avenue	Rose Bay	\$10.5 M*	Jun 09	4	New multi level house, 4 bathrooms, harbour views, swimming pool.	775*	LJH DB
6 15A Burran Avenue	Mosman	\$10.25 M	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	\$9 M*	Jun 09	6	3 level residence, games / billiard room, harbour & city views.	676	Ken Jacobs
8 44-46 Lang Road	Centennial Park	\$8.3 M	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	\$8-\$8.3 M*	Jun 09	5	2 level penthouse with panoramic harbour views and 2 secure carspaces.	–	R&W EB/PP
10 17 Trelawney Street	Woollahra	\$7.85 M	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

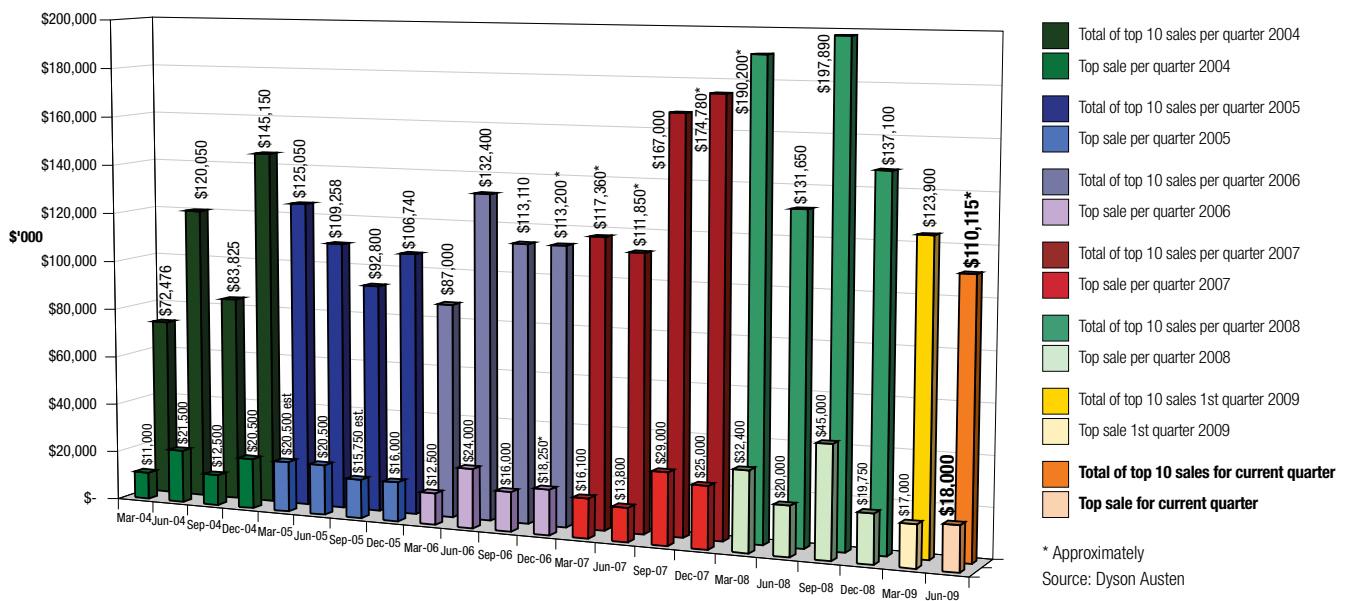


Q3
42a Wolseley Road, **Point Piper**
SOLD for \$12.5 million



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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