

Dyson Austen Top 10 Prestige Residential Survey

DYSON AUSTEN
VALUERS SINCE 1927

2009
Q4
Oct - Dec

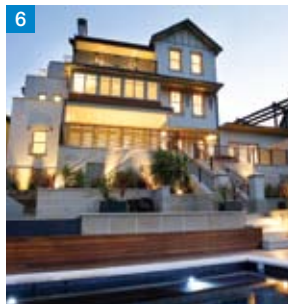
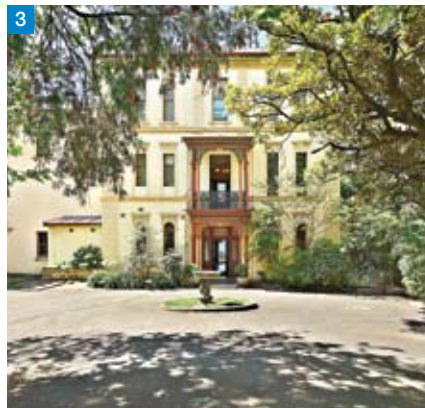
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Quarterly Results: All Ords: +3% | Dow Jones: +7% | Interest Rate: +0.75% (act.) | \$A/US: +1.7% | Survey: +12.2%



Address	Suburb	Price	Date	Bed	Description	Land sqm (approx.)	Agent
1 93 Victoria Road	Bellevue Hill	\$23 M	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	\$16.25 M*	Dec 09	-	Large residence on double block of land with tennis court.	1,568	-
3 2 Macleay Street	Potts Point	\$15 M	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	\$14.5 M	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	\$12 M	Dec 09	5	Substantial residence with swimming pool and views.	1,485	-
6 19 Wharf Road	Birchgrove	\$11.5 M*	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	\$10.75 M*	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	\$10.4 M	Dec 09	5	Beachside residence with 5 bathrooms, large garden and water views.	1,229	R&H PB
9 8 Tivoli Avenue	Rose Bay	\$9.5 M	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	\$9.5 M	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

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




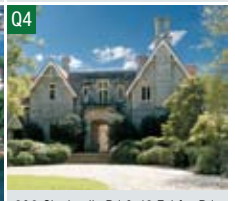
Highest value transactions per quarter in 2006

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

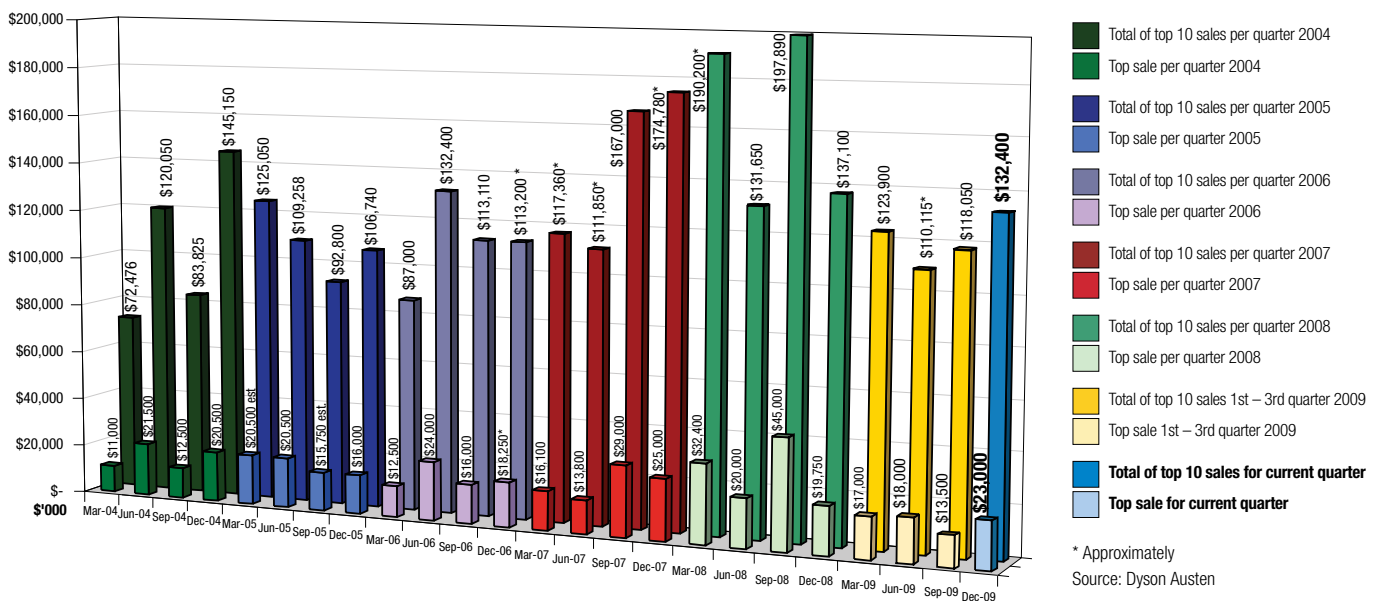
Highest value transactions per quarter in 2005

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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