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11 June 2008

Mr G O'Dea
IPART
PO Box Q290
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Dear Mr O'Dea,

SUBMISSION ON DRAFT REPORT BY IPART ON FEES TO BE CHARGED TO LOCAL COUNCILS FOR VALUATIONS ISSUED BY THE VALUER GENERAL.

I enclose the following material produced by me to the Public Workshop which I would ask be formally considered by the Tribunal as evidence of the inaccuracy of the values being issued by the Valuer General:

1. Tables 1-4 Woollahra - Base Date 1 July 2007
2. Tables 1-6 City of Sydney - Base Date 1 July 2007

I hope that my explanations of these Tables at the Workshop as set out in the Transcript was adequate enough for the Tribunal to understand the allegations of inaccuracy as substantiated by the above Tables. I am happy to meet with the Tribunal to further explain them if the Tribunal considers that necessary.

Additionally I enclose the following documents not produced at the Workshop:

1. Statistics Table for Woollahra - Base Date 1 July 2007
2. Statistics Table for City of Sydney - Base Date 1 July 2007.
3. Quality Statement for the District of Woollahra - Base Date 1 July 2007

These Statistics Tables and the Quality Statement clearly demonstrate how the determined mass values were changed to present an entirely different statistical picture which on the face of it would indicate that the problems inherent in the system as identified by the Ombudsman had been fixed - when in reality they still continue to plague the system.

These statistical tables form the key indicators of the efficacy of the mass valuation system employed by the Valuer General:

Some valuation districts may meet the statistical requirements but only a full and detailed audit of every valuation district will be able to establish whether the practices unearthed in Woollahra and the City of Sydney are widespread. Certainly there is a suspicion that this could be the case in a substantial number of valuation districts.

Multiple factors have been used in 12 (9.75%) of 123 components in the City of Sydney which is the very antithesis of the mass valuation system.

In Component MB factors of 1.30, 1.50 and 1.70 have been used.

In Component GF factors of 1.35, 1.75 and 1.90 have been used.

53/123 Components (43.1%) in the City of Sydney had their values increased by 20% or more - this in a year when all anecdotal evidence indicated very little increases in land values.

132/321 Sales (41%) in the City of Sydney were higher than the contracting valuers valuation indicating the component factors adopted were far too high.

74/115 values (64.35%) determined by the mass valuation system in Woollahra were changed in the Statistical Report - a remarkable figure giving the lie to any improvement at all in Woollahra since the Ombudsman's Report.

I do not believe the Tribunal can ignore this evidence of a system still in shambles and incapable of producing anything approaching realistic values.

I would urge the Tribunal to not grant any increase in the fees being charged to Councils by the Valuer General until the Tribunal is reasonably satisfied that the mass valuation system has been corrected to provide accurate, consistent and transparent land values - wrongfully claimed to have already occurred by the Valuer General in his letter to the Tribunal dated 30 January 2007 [sic] and in his submission to the Tribunal especially paragraphs 6.4 and following (page 53 - 57).

Refusal of the Valuer General's application is warranted - especially as a substantial element of overvaluation has now appeared in Woollahra and the City of Sydney for the first time this year which could have horrendous results for Councils if they are successfully challenged by ratepayers - or land tax payers - over the next three years.

Paying increased fees for the provision of land values that could ultimately lead to Councils being forced to refund - but not recoup - rates because of overvaluation is something that should not be countenanced by the Tribunal.

Yours faithfully,

David Singer

TABLE 1

WOOLLAHRA

BASE DATE 1 JULY 2007

VARIATIONS BETWEEN CONTRACTOR'S VALUE, VALUE DETERMINED BY MASS VALUATION AND VALUE RECORDED BY VALUER GENERAL
 OR
 UNDERVALUATION BY MORE THAN 15% OF THE CONTRACTOR'S VALUE
 OR
 OVERVALUATION ABOVE THE CONTRACTOR'S VALUE

COMP CODE	ADDRESS	A CONTRACTOR'S VALUE (\$mill)	B VALUE DETERMINED BY MASS VALUATION (\$mill)	C FACTOR [Col. B/Col. A]	D VALUER GENERAL'S RECORDED VALUE (\$mill)	E VARIATION [Col. D /Col. A]
RG	84 BORONIA	1.263	1.525	1.20	1.200	0.95
RG	52 BORONIA	1.782	1.469	0.82	1.620	0.91
RG	17 DRUMALBYN	4.170	3.220	0.77	3.650	0.88
RG	75 DRUMALBYN	7.695	5.311	0.69	6.640	0.86
RG	3 KAMBALA	2.105	2.147	1.02	2.050	0.97
RD	5 BURRABIRRA	3.708	2.912	0.79	3.250	0.88
RD	136 HOPETOUN	2.200	2.465	1.12	1.990	0.90
RD	41 THE CRESCENT	1.950	2.408	1.23	1.800	0.92
RB	256 OLD SOUTH HEAD	1.490	1.728	1.16	1.410	0.95
RC	25 HOPETOUN	2.750	2.109	0.77	2.360	0.86
RC	188 OLD SOUTH HEAD	0.865	0.999	1.15	0.849	0.98

IPART - Table 1 - Woollahra

RC	16 VILLAGE HIGH	2.530	2.664	1.05	2.500	0.99
RE	36 CAPTAIN PIPERS	1.161	1.208	1.04	1.130	0.97
RE	51 CHAMBERLAIN	3.860	2.940	0.76	3.300	0.85
RE	11 HAY	1.562	1.260	0.81	1.340	0.86
RE	652 OLD SOUTH HEAD	0.970	0.756	0.78	0.832	0.86
RA	7 CLOVELLY	0.875	0.908	1.04	0.824	0.94
RA	13 PACIFIC	2.065	1.595	0.77	1.770	0.86
RF	17 HAMILTON	1.110	0.910	0.82	0.946	0.85
RH	53 JOHN	1.910	1.495	0.78	1.680	0.88
RH	12 NELSON	2.201	1.610	0.73	1.910	0.87
RH	353 NEW SOUTH HEAD	1.405	1.668	1.19	1.350	0.96
RJ	18 BATHURST	1.530	0.885	0.58	1.320	0.86
RJ	34 EDGECLIFF	1.020	0.795	0.78	0.877	0.86
RJ	25 EDGECLIFF	0.521	0.532	1.02	0.500	0.96
RJ	94 FLETCHER	0.975	0.750	0.77	0.834	0.86
RJ	10 SOUTH	0.885	0.952	1.08	0.850	0.96
RJ	12 SOUTH	0.510	0.520	1.02	0.490	0.96
RK	15 EPPING	0.930	1.107	1.19	0.890	0.96
RK	24 FAIRFAX	2.945	1.944	0.66	2.520	0.86
RK	6 LEURA	0.935	0.999	1.07	0.890	0.95
RL	3B BUCKHURST	3.975	3.339	0.84	3.410	0.86
RL	15 WENTWORTH	4.460	3.780	0.85	3.930	0.88
RP	7 HAMPDEN	0.578	0.418	0.72	0.498	0.86

IPART - Table 1 - Woollahra

RP	16 HARGRAVE	1.065	0.870	0.82	0.922	0.87
RP	30 HARGRAVE	0.720	0.557	0.77	0.619	0.86
RP	17 WINDSOR	0.765	0.789	1.03	0.710	0.93
RQ	14 MONA	1.630	0.910	0.56	1.500	0.92
AD	48 COOLONG	9.130	6.930	0.76	7.930	0.87
AH	2 LOCH MAREE	10.500	8.300	0.79	9.070	0.86
AH	22 PACIFIC	8.520	6.903	0.81	7.400	0.87
AH	50 THE CRESCENT	9.526	7.137	0.75	8.330	0.87
BK	733 NEW SOUTH HEAD	3.550	2.128	0.60	3.300	0.93
BL	1 GLENMORE	0.650	0.412	0.65	0.560	0.86
BL	217 GLENMORE	0.610	0.462	0.76	0.528	0.87
BL	1A VICTORIA	0.800	0.605	0.76	0.705	0.88
BM	167 HOPE TOWN	0.660	0.525	0.80	0.584	0.88
BM	46 NEW SOUTH HEAD	0.600	0.630	1.05	0.600	1.00
FP	25 MANNING	2.950	2.294	0.78	2.550	0.86
FP	166A QUEEN	2.230	1.581	0.71	2.000	0.90
FQ	53 NEW BEACH	7.200	7.440	1.03	7.200	1.00
	TOTAL				51	
	SALES INSPECTED				117	
	PERCENTAGE				43.6%	

Notes:

1. The values in Column B do not meet the standard tests of accuracy required by the Valuer General being more than 15% below the contractor's values in Column A OR exceeding the contractor's values in Column A
2. The values in Column B are calculated using the formula $[L.7.06 \text{ land value} \times \text{Component Factor}]$. They were changed by some unknown process to produce the values in Column D thereby affecting the correctness of the statistical reports prepared for the Valuer General.

TABLE 2

WOOLLAHRA

BASE DATE 1 JULY 2007

VARIATIONS BETWEEN CONTRACTOR'S VALUE, VALUE DETERMINED BY MASS VALUATION AND VALUE RECORDED BY VALUER GENERAL
 UNDERVALUATION BY LESS THAN 15% OF THE CONTRACTOR'S VALUE

COMP CODE	ADDRESS	A CONTRACTOR'S VALUE (\$mill)	B VALUE DETERMINED BY MASS VALUATION (\$mill)	C FACTOR [Col. B/Col. A]	D VALUER GENERAL'S RECORDED VALUE (\$mill)	E FACTOR [Col. D/Col. A]
AH	1 WINGADAL	8.050	7.956	0.99	7.400	0.92
FP	12A TRELAWNEY	3.270	2.852	0.87	3.130	0.96
RA	292 OLD SOUTH HEAD	1.420	1.375	0.97	1.300	0.92
RB	27CAMBRIDGE	1.370	1.350	0.99	1.210	0.88
RC	8 OLPHERT	2.310	1.803	0.85	1.870	0.88
RD	38 COOLONG	5.080	4.928	0.97	5.020	0.99
RD	3 PARSLEY	2.900	2.744	0.95	2.690	0.93
RD	14 GREYCLIFFE	2.610	2.352	0.90	2.470	0.95
RD	55 WENTWORTH	3.810	3.360	0.88	3.460	0.91
RE	38 CAPTAIN PIPERS	1.137	0.997	0.88	1.100	0.97
RG	88A BELLEVUE	2.130	1.865	0.87	2.000	0.94
RH	97 MANNING	1.415	1.408	1.00	1.350	0.95

IPART - Table 2 - Woollahra

RH	14 TRELAWNEY	1.455	1.236	0.85	1.300	0.89
RJ	10 KENDALL	0.785	0.694	0.88	0.708	0.90
RJ	81 QUEEN	0.591	0.510	0.86	0.546	0.92
RJ	10 RAINE	0.934	0.862	0.92	0.888	0.95
RJ	20 SPICER	0.640	0.554	0.87	0.582	0.91
RK	8 COURT	2.165	1.944	0.90	2.040	0.94
RK	1 HOLT	1.562	1.512	0.97	1.450	0.93
RL	15 WENTWORTH	4.460	3.780	0.85	3.980	0.88
RN	2A GREENOAKS	2.220	1.944	0.88	2.040	0.92
RP	13 STAFFORD	0.549	0.522	0.95	0.538	0.98
RQ	127 DARLING POINT	1.700	1.534	0.90	1.580	0.93
	TOTAL				23	
	TOTAL SALES INSPECTED				117	
	PERCENTAGE				19.7%	

Notes:

1. The values in Column B meet the standard tests of accuracy required by the Valuer General being between 85-100% of the contractor's values in Column A
2. Nevertheless the values calculated in Column B using the formula [L.7.06 land value x Component Factor] were changed by some unknown process to produce the values in Column D thereby affecting the correctness of the statistical reports prepared for the Valuer General.

TABLE 3

WOOLLAHRA

BASE DATE 1 JULY 2007

CONTRACTOR'S VARIATIONS IN SM2 RATE
FOR
PROPERTIES IN SAME COMPONENTS IN SAME STREET

COMPONENT CODE	ADDRESS	AREA (M2)	SM2
RG	46 BORONIA	442	3502
RG	52 BORONIA	518	3436
RG	84 BORONIA	423	2979

COMPONENT CODE	ADDRESS	AREA (M2)	SM2
RE	36 CAPTAIN PIPERS	525	2212
RE	38 CAPTAIN PIPERS	398	2853

COMPONENT CODE	ADDRESS	AREA (M2)	SM2
RP	16 HARGRAVE	195	5455
RP	30 HARGRAVE	120	5995

COMPONENT CODE	ADDRESS	AREA (M2)	SM2
RH	97 MANNING	398	3551
RH	117 MANNING	445	3319

COMPONENT CODE	ADDRESS	AREA (M2)	SM2
RD	73 WENTWORTH	774	5191
RD	55 WENTWORTH	803	4744

TABLE 4
WOOLLAHRA
BASE DATE 1 JULY 2007
SUMMARY

NUMBER OF SALES INSPECTED:

117

	BEFORE VALUES WERE ALTERED	AFTER VALUES WERE ALTERED
NUMBER OF SALES UNDERVALUED BY MORE THAN 15% BELOW CONTRACTOR'S VALUE	33 (28.2%)	0
NUMBER OF SALES VALUED ABOVE CONTRACTOR'S VALUE	18 (15.4%)	0
NUMBER OF SALES WITHIN VALUER GENERAL'S ACCEPTABLE BAND OF ACCURACY (0.85 TO 1.00)	66 (56.4%)	117 (100%)

IPART - Table 1 - City of Sydney-

TABLE 1

CITY OF SYDNEY

BASE DATE 1 JULY 2007

VARIATIONS BETWEEN CONTRACTOR'S VALUE, VALUE DETERMINED BY MASS VALUATION AND VALUE RECORDED BY VALUER GENERAL

UNDERVALUATION BY MORE THAN 15% OF THE CONTRACTOR'S VALUE

RESIDENTIAL PROPERTIES

COMP CODE	ADDRESS	A CONTRACTOR'S VALUE (\$mill)	B VALUE DETERMINED BY MASS VALUATION (\$mill)	C FACTOR [Col. B/Col. A]	D VALUER GENERAL'S RECORDED VALUE (\$mill)	E FACTOR [Col. D/Col. A]
AD (321)	206 HARRIS	0.860	0.485	0.56	0.600	0.70
AD	46 HARRIS	0.570	0.394	0.69	0.500	0.88
AD	115 HARRIS	0.485	0.324	0.67	0.425	0.88
AD	579 HARRIS	2.250	1.884	0.84	2.000	0.89
AM (317)	45A LOWER FORT	1.200	0.623	0.52	1.050	0.88
AM	92 WINDMILL	0.580	0.396	0.68	0.550	0.95
BD (2337)	32 FLINDERS	2.380	1.950	0.82	2.150	0.90
BD	24 PROSPECT	0.433	0.350	0.81	0.403	0.93
BD	34 PROSPECT	0.430	0.350	0.81	0.403	0.94
BF (101)	4 COOK	1.307	0.755	0.58	0.775	0.59
BJ (827)	1 UNION	0.300	0.250	0.83	0.270	0.90

IPART - Table 1 - City of Sydney-

BP (912)	244 WILSON	0.325	0.256	0.79	0.275	0.85
BP	7 WATKIN	0.460	0.340	0.74	0.417	0.91
BR (1436)	59 WYNDHAM	0.230	0.184	0.80	0.210	0.90
EB (503)	136 BRIDGE	0.464	0.347	0.75	0.405	0.87
EB	152 BRIDGE	0.557	0.463	0.83	0.505	0.91
EB	103 WIGRAM	0.305	0.387	0.83	0.347	1.14
EJ (2667)	25 COLBOURNE	0.440	0.368	0.84	0.375	0.85
EW (417)	5 KIDMANS	0.232	0.152	0.66	0.200	0.86
EW	74 NICHOLSON	0.340	0.221	0.65	0.242	0.71

	TOTAL				20	
	SALES INSPECTED				155	
	PERCENTAGE				12.9%	

Notes:

1. The values in Column B do not meet the standard test of accuracy required by the Valuer General being more than 15% below the contractor's values in Column A
2. The values in Column B are calculated using the formula $[L.7.06 \text{ land value} \times \text{Component Factor}]$. They were changed by some unknown process to produce the values in Column D thereby affecting the correctness of the statistical reports prepared for the Valuer General.

TABLE 2

CITY OF SYDNEY

BASE DATE 1 JULY 2007

**CONTRACTOR'S VARIATIONS IN \$M2 RATE
FOR
PROPERTIES IN SAME COMPONENTS IN SAME STREET**

COMPONENT CODE	ADDRESS	AREA (M2)	\$M2
BQ	109 UNION	119	2646
BQ	117 UNION	158	2298

COMPONENT CODE	ADDRESS	AREA (M2)	\$M2
MW	63 VICTORIA	1805	1383
MW	107 VICTORIA	112	2135

COMPONENT CODE	ADDRESS	AREA (M2)	\$M2
JJ	127 REDFERN	146	3151
JJ	107 REDFERN	1277	1018
JJ	95 REDFERN	152	3026
JJ	122 REDFERN	145	3241

COMPONENT CODE	ADDRESS	AREA (M2)	\$M2
BJ	51 WELLINGTON	108	2269
BJ	53 WELLINGTON	108	2083
BJ	55 WELLINGTON	108	2222
BJ	61 WELLINGTON	108	2083
BJ	63 WELLINGTON	114	1974

TABLE 3

CITY OF SYDNEY

BASE DATE 1 JULY 2007

VARIATIONS BETWEEN CONTRACTOR'S VALUE, VALUE DETERMINED BY MASS VALUATION AND VALUE RECORDED BY VALUER GENERAL

UNDERVALUATION BY MORE THAN 15% OF CONTRACTOR'S VALUE

NON - RESIDENTIAL PROPERTIES

COMP CODE	ADDRESS	A CONTRACTORS VALUE (\$mill)	B VALUE DETERMINED BY MASS VALUATION (\$mill)	C FACTOR (Col.B /Col.A)	D VALUER GENERAL'S RECORDED VALUATION (\$mill)	E FACTOR (Col.D/Col.A)
CB (100)	262 CASTLEREAGH	2.500	1.296	0.52	2.300	0.92
CB	129 KING	4.700	1.180	0.25	4.100	0.87
CD (107)	4 CAMPBELL	8.570	6.398	0.75	8.000	0.93
CE (341)	70 DRUITT	0.512	0.328	0.64	0.515	1.00
CE	76 LIVERPOOL	1.900	1.521	0.80	1.900	1.00
CE	277 SUSSEX	2.340	0.946	0.40	2.050	0.88
CF (60)	218 GEORGE	16.200	12.360	0.76	15.300	0.94
CH (36)	331 GEORGE	3.350	1.584	0.47	3.000	0.90
CJ (150)	91 BATHURST	1.925	0.748	0.39		

IPART - Table 3 - City of Sydney

CJ	131 BATHURST	2.580	1.119	0.46		
CJ	130 ELIZABETH	12.800	9.889	0.77	11.700	0.91
CJ	219 ELIZABETH	24.200	18.683	0.77	21.800	0.90
CL (54)	37 OXFORD	3.000	1.987	0.66		
CO (24)	255 BROADWAY	4.450	1.680	0.38		
CO	49 GREEK	2.000	0.640	0.32		
DW	67A BOURKE	6.000	3.960	0.66		
JA (58)	238 WILLIAM	3.222	2.447	0.76		
JA	242 WILLIAM	3.510	1.213	0.35		
JD (124)	125 OXFORD	1.628	0.776	0.48		
JD	129 OXFORD	1.390	0.776	0.56		
JJ (69)	127 REDFERN	0.460	0.378	0.82		
JJ	95 REDFERN	0.460	0.239	0.52		
JJ	122 REDFERN	0.470	0.145	0.31		
MA (491)	72 DARLINGHURST	12.406	8.190	0.66		
MA	133 DOWLING	0.602	0.491	0.82		
MA	3 KELLETT	2.224	1.762	0.79		
MB (351)	83 McLACHLAN	2.802	2.295	0.82		
MD (1091)	5 BELVOIR	0.326	0.267	0.82		
MD	477 CROWN	0.891	0.460	0.52		
MD	503 CROWN	0.953	0.365	0.38		
MD	650 CROWN	0.834	0.671	0.80		
MD	483 ELIZABETH	0.690	0.561	0.81		

IPART - Table 3 - City of Sydney

ME (37)	449 OXFORD	1.294	0.798	0.62	
MN (233)	24 SPARKES	0.230	0.160	0.69	
MW (431)	5 COLLINS	0.250	0.208	0.83	
MW	11 WILLIAM	2.250	0.933	0.41	
MW	43 WILLIAM	1.456	1.200	0.82	
ZV (12)	57 FLINDERS	0.470	0.368	0.78	

TOTAL:

39 (32.2%)

NUMBER OF SALES INSPECTED:

121

Notes:

1. The statistical tests of accuracy are not applied by the Valuer General to non - residential properties.
2. The values in Column B were changed to the recorded values in Column D by an unknown process.
3. The uncompleted values in Column D have yet to be ascertained but there appears to be a clear pattern to change the values derived in Column B.

TABLE 4

CITY OF SYDNEY

BASE DATE 1 JULY 2007

VARIATIONS BETWEEN CONTRACTOR'S VALUE, VALUE DETERMINED BY MASS VALUATION AND VALUE RECORDED BY VALUER GENERAL

OVERVALUATION - NON - RESIDENTIAL PROPERTIES

COMP CODE	ADDRESS	A CONTRACTORS VALUE (\$mill)	B RECORDED VALUE (\$mill)	C FACTOR (Col.B/Col.A)	D VALUER GENERAL'S RECORDED VALUATION (\$mill)	E FACTOR (Col.D / Col.A)
BQ (1751)	121 ROCHFORD	0.295	0.311	1.05		
BQ	203 ROCHFORD	0.335	0.339	1.01		
CB (100)	147 CASTLEREAGH	13.300	13.920	1.05		
CB	226 PITT	5.000	5.376	1.08		
CD (107)	1 HARGRAVE	4.700	5.348	1.13		
CD	400 PITT	42.800	49.000	1.14	41.00	0.96
CE (341)	118 SUSSEX	11.250	12.077	1.07	11.250	1.00
CE	89 YORK	4.900	6.240	1.27	4.900	1.00
CM (58)	165 MACQUARIE	30.000	31.320	1.04	30.000	1.00
CN (90)	11 BRIDGE	0.282	0.295	1.04		
CP (174)	333B GLEBE POINT	0.625	0.738	1.18		
CP	377 GLEBE POINT	0.775	0.886	1.14	0.775	1.00
DT (m/k)	41 BOURKE	19.000	21.500	1.13	19.000	1.00

IPART - Table 4 - City of Sydney

DT	47 BOURKE	20.000	20.740	1.04		
DT	37 O'RIORDAN	20.250	23.160	1.14		
DT	26 ROTHSCCHILD	20.000	23.720	1.19		
DV (m/k)	10 STOKES	0.375	0.380	1.01		
DW (m/k)	15 DOODY	4.800	5.530	1.15	4.800	1.00
JD (124)	135 OXFORD	1.130	1.344	1.19		
MA (491)	136 CATHEDRAL	0.788	0.836	1.06		
MA	9 CORFU	0.246	0.282	1.15		
MA	12 CROWN	0.527	0.593	1.12		
MA	99 FORBES	4.806	5.525	1.15		
MD (1091)	10 BELLEVUE	0.580	0.677	1.17		
MD	12 BELMORE	0.458	0.471	1.02		
MD	14 BELMORE	0.437	0.451	1.03		
MD	8 CLEVELAND	0.350	0.354	1.01		
MD	53 WATERLOO	0.440	0.551	1.03		
MG (441)	297 BOTANY	0.530	0.545	1.03		
MG	92 PORTMAN	0.335	0.358	1.07		
MN (233)	37 CHURCH	0.670	0.679	1.01		
MS 225)	677 BOTANY	0.210	0.220	1.05		
MU (128)	114 JOYNTON	10.500	11.443	1.08		
MU	2062 SOUTH	7.500	8.120	1.08		
MW (431)	432 BOTANY	0.220	0.240	1.09		
MW	77B PRINCESS	0.210	0.222	1.06		
MW	125 QUEEN	0.270	0.292	1.08		

IPART - Table 4 - City of Sydney

MW	200 VICTORIA	1,470	1,560	1.06	
	SALES INSPECTED	121			TOTAL
					38 (31.4%)

Notes:

1. The statistical tests of accuracy are not applied by the Valuer General to non - residential properties.
2. The values in Column B were changed to the recorded values in Column D by an unknown process.
3. The uncompleted values in Column D have yet to be ascertained but there appears to be a clear pattern to change the values derived in Column B.

TABLE 5

CITY OF SYDNEY

BASE DATE 1 JULY 2007

VARIATIONS BETWEEN CONTRACTOR'S VALUE, VALUE DETERMINED BY MASS VALUATION AND VALUE RECORDED BY VALUER GENERAL
 UNDERVALUATION BY LESS THAN 15% OF THE CONTRACTOR'S VALUE

NON RESIDENTIAL PROPERTIES

COMP CODE	ADDRESS	A CONTRACTOR'S VALUE (\$mill)	B VALUE DETERMINED BY MASS VALUATION (\$mill)	C FACTOR [Col. B / Col. A]	D VALUER GENERAL'S RECORDED VALUE (\$mill)	E FACTOR [Col. D / Col. A]
CB (100)	58 KING	5,350	4,944	0.92	5,500	1.03
CC (195)	710 GEORGE	31,000	29,570	0.95	31,000	1.00
CD (107)	98 GOULBURN	1,490	1,335	0.90	1,450	0.97
CE (341)	205 CLARENCE	0,630	0,553	0.88	0,630	1.00
CE	160 SUSSEX	8,500	8,398	0.99	8,500	1.00

Note:

1. The statistical tests of accuracy are not applied by the Valuer General to non - residential properties.
2. The values in Column B were changed to the recorded values in Column D by an unknown process.

TABLE 6

CITY OF SYDNEY

BASE DATE 1 JULY 2007

NON RESIDENTIAL PROPERTIES

SUMMARY

NUMBER OF SALES INSPECTED:	121
NUMBER UNDERVALUED BY MORE THAN 15% BELOW THE CONTRACTOR'S VALUE:	39 (32.2%)
NUMBER VALUED ABOVE THE CONTRACTOR'S VALUE:	38 (31.4%)
NUMBER OF SALES VALUED BETWEEN 85% TO 100% OF THE CONTRACTOR'S VALUE:	44 (36.4%)

RESIDENTIAL PROPERTIES

SUMMARY

NUMBER OF SALES INSPECTED:	155
NUMBER UNDERVALUED BY MORE THAN 15% BELOW THE CONTRACTOR'S VALUE:	20 (12.9%)
NUMBER VALUED ABOVE THE CONTRACTOR'S VALUE:	55 (35.5%)
NUMBER OF SALES VALUED BETWEEN 85% TO 100% OF THE CONTRACTOR'S VALUE:	80 (51.6%)

Statistical	PID	Zone	Comp	Address	Dealing Number	Contract Date	Sale Code	Adjusted Sale LY	Future LY	Sales Ratio	Ab Dev	Remark
	2021381	A	AA	314 BULWARA RD ULTIMO 2007	AD325549	07/06/2007	AC	440,000	293,000	0.67	0.33	In comparison to other sales in the street out of line
	2021383	A	AA	310 BULWARA RD ULTIMO 2007	AC887036	22/11/2006	AC	290,000	293,000	1.01	0.01	
	2021389	A	AA	298 BULWARA RD ULTIMO 2007	AC944832	19/12/2006	AC	262,000	293,000	1.12	0.12	
	2021662	A	AA	34 BULWARA RD ULTIMO 2007	AD32564	23/02/2007	AC	291,500	334,000	1.15	0.15	
	2021673	A	AA	231 BULWARA RD ULTIMO 2007		18/05/2007	AC	575,000	536,000	0.93	0.06	
	2029085	A	AA	63 HACKETT ST ULTIMO 2007	AC953522	11/12/2006	AC	280,000	275,000	0.98	0.01	
	2029633	A	AA	252 HARRIS ST ULTIMO 2007	AC928034	22/12/2006	AC	327,000	325,000	0.99	0.00	
	2031047	A	AA	125 JONES ST ULTIMO 2007	AD56833	13/04/2007	AC	300,000	290,000	0.97	0.03	
	2033814	A	AA	13 LITTLE MOUNT ST PYRMONT 2009	AD303513	02/06/2007	AC	435,000	325,000	0.75	0.25	Sale appears high in comparison to others
	2033833	A	AA	51 LITTLE MOUNT ST PYRMONT 2009	AC728206	03/10/2006	AC	325,000	325,000	1.00	0.00	
	2036355	A	AA	22 MARY ANN ST ULTIMO 2007	AD209933	19/03/2007	BC	715,000	622,000	0.87	0.13	
	2036385	A	AA	93 MILLER ST PYRMONT 2009		25/05/2007	AC	325,000	325,000	1.00	0.00	
	3112310	A	AA	66 JOHN ST PYRMONT 2009	AD134847	30/03/2007	AC	530,000	505,000	0.95	0.04	
	3277478	A	AA	9 B ADA PL PYRMONT 2009	AC920646	22/12/2006	AC	285,000	316,000	1.11	0.11	
	3277478	A	AA	9 B ADA PL PYRMONT 2009	AC920646	22/12/2006	AC	285,000	316,000	1.11	0.11	
	2036923	A	AB	13 MOUNT ST PYRMONT 2009	AD438884	26/07/2007	AC	265,000	234,000	0.88	0.11	
	2041884	A	AC	160 PYRMONT ST PYRMONT 2009	AD50566	26/02/2007	AC	375,000	398,000	1.06	0.06	
	2046072	A	AC	3 SYSTRUM ST ULTIMO 2007	AD125877	26/02/2007	AC	280,000	245,000	0.88	0.12	
	2029548	A	AD	606 HARRIS ST ULTIMO 2007	AD184636	28/03/2007	AC	300,000	336,000	1.12	0.12	
	2029549	A	AD	604 HARRIS ST ULTIMO 2007	AD169310	16/03/2007	AC	300,000	336,000	1.12	0.12	
	2029655	A	AD	206 HARRIS ST PYRMONT 2009	OSR339600	30/04/2007	BC	860,000	600,000	0.70	0.30	
	2029693	A	AD	46 HARRIS ST PYRMONT 2009		14/06/2007	BS	570,000	500,000	0.88	0.12	
	2029817	A	AD	115 HARRIS ST PYRMONT 2009	AD377128	12/06/2007	BO	485,000	425,000	0.88	0.12	
	2030334	A	AD	579 HARRIS ST ULTIMO 2007	AD349707	31/05/2007	BO	2,250,000	2,000,000	0.89	0.11	
	2030345	A	AD	625 627 HARRIS ST ULTIMO 2007		13/09/2007	BC	620,000	607,000	0.98	0.02	
	2034587	A	AM	45 A LOWER FORT ST DAWES POINT 2000	AD260448	01/06/2007	AC	1,200,000	1,050,000	0.88	0.12	
	2047362	A	AM	92 WINDMILL ST MILLERS POINT 2000	AC869685	27/10/2006	AC	580,000	550,000	0.95	0.05	
	2106937	A	AT	19 ASQUITH AVE ROSEBERY 2018	AC737592	16/09/2006	AC	825,000	852,000	1.03	0.04	
	2119388	A	AT	33 DALMENY AVE ROSEBERY 2018		05/09/2007	AC	625,000	627,000	1.00	0.01	
	2121660	A	AT	161 DUNNING AVE ROSEBERY 2018	AC689360	25/08/2006	AC	580,000	599,000	1.03	0.04	
	2128072	A	AT	66 HARCOURT PDE ROSEBERY 2018	AC923663	27/07/2006	AC	670,000	687,000	1.03	0.03	
	2128102	A	AT	137 HARCOURT PDE ROSEBERY 2018	AD421513	20/07/2007	AC	605,000	599,000	0.99	0.01	
	2134939	A	AT	20 MENTMORE AVE ROSEBERY 2018	AC847278	17/11/2006	AC	535,000	567,000	1.06	0.06	
	2140608	A	AT	48 PRIMROSE AVE ROSEBERY 2018	AC842539	16/09/2006	AC	675,000	687,000	1.02	0.02	
	2140642	A	AT	43 PRIMROSE AVE ROSEBERY 2018	AC751346	06/10/2006	AC	560,000	582,000	1.04	0.04	
	2143141	A	AT	26 RYON WAY ROSEBERY 2018	AD223094	08/05/2007	AC	825,000	820,000	0.99	0.00	
	2143143	A	AT	31 RYON WAY ROSEBERY 2018	AD17413	23/02/2007	AC	735,000	770,000	1.05	0.05	
	2143802	A	AT	69 ROSEBERY AVE ROSEBERY 2018	AC598189	12/07/2006	AC	600,000	611,000	1.02	0.02	
	2144760	A	AT	66 ROTHSCCHILD AVE ROSEBERY 2018		14/08/2007	AC	590,000	582,000	0.99	0.01	
	2147572	A	AT	26 TREVILYAN AVE ROSEBERY 2018	AC734101	17/08/2006	AC	685,000	639,000	0.93	0.06	

2147867	A	AT	16 TWEEDMOUTH AVE ROSEBERY 2018	AC829535	20/10/2006	AC	620,000	644,000	1.04	0.04
2147894	A	AT	70 TWEEDMOUTH AVE ROSEBERY 2018	AC691120	22/08/2006	AC	570,000	582,000	1.02	0.02
2147938	A	AT	109 TWEEDMOUTH AVE ROSEBERY 2018	AD417044	20/07/2007	AC	565,000	582,000	1.03	0.03
2107277	A	BB	178 BARCOM AVE DARLINGHURST 2010	AC554394	08/07/2006	AC	470,000	450,000	0.96	0.04
2111583	A	BB	186 BOURKE ST DARLINGHURST 2010		23/02/2007	AC	298,000	272,000	0.91	0.08
2113644	A	BB	1 CALDWELL ST DARLINGHURST 2010	AD204415	30/05/2007	AC	436,000	445,000	1.02	0.02
2113663	A	BB	16 CALDWELL ST DARLINGHURST 2010		28/07/2007	AC	502,500	491,000	0.98	0.02
2118723	A	BB	188 CROWN ST DARLINGHURST 2010	AD369533	07/07/2007	AC	332,000	348,000	1.05	0.05
2118730	A	BB	174 CROWN ST DARLINGHURST 2010	AD243923	11/05/2007	AC	498,000	464,000	0.93	0.07
2132257	A	BB	10 LITTLE SURREY ST DARLINGHURST 2010	AD333662	03/07/2007	AC	307,875	295,000	0.96	0.04
2132258	A	BB	12 LITTLE SURREY ST DARLINGHURST 2010	AD335602	29/06/2007	AC	447,500	450,000	1.01	0.01
2132270	A	BB	27 LITTLE WEST ST DARLINGHURST 2010		02/06/2007	AC	295,000	270,000	0.92	0.08
2132324	A	BB	463 LIVERPOOL ST DARLINGHURST 2010	AC556507	08/07/2006	AC	360,000	353,000	0.98	0.02
2139243	A	BB	292 PALMER ST DARLINGHURST 2010	AC994756	07/02/2007	AC	378,000	380,000	1.01	0.01
2105950	A	BD	7 ALBION AVE PADDINGTON 2021	AD316684	09/06/2007	AC	601,250	579,000	0.96	0.03
2106382	A	BD	5 ANN ST SURRY HILLS 2010		07/07/2007	AC	325,000	309,000	0.95	0.05
2106725	A	BD	131 ARTHUR ST SURRY HILLS 2010	AD132111	14/03/2007	AC	530,000	504,000	0.95	0.05
2108628	A	BD	3 BENNETT PL SURRY HILLS 2010	AD192212	05/05/2007	AC	455,000	432,000	0.95	0.05
2110575	A	BD	657 BOURKE ST SURRY HILLS 2010	AD103057	02/03/2007	AC	620,000	598,000	0.96	0.03
2110671	A	BD	723 BOURKE ST SURRY HILLS 2010		17/01/2007	AC	540,750	556,000	1.03	0.03
2111290	A	BD	622 BOURKE ST SURRY HILLS 2010	AD320049	16/06/2007	AC	610,000	556,000	0.91	0.09
2116274	A	BD	340 CLEVELAND ST SURRY HILLS 2010		02/03/2007	AC	363,000	348,000	0.96	0.04
2124658	A	BD	32 38 FLINDERS ST SURRY HILLS 2010		07/08/2007	AV	2,380,000	2,150,000	0.90	0.09
2127893	A	BD	41 GRIFFIN ST SURRY HILLS 2010	AD59898	16/03/2007	AC	390,000	432,000	1.11	0.11
2137402	A	BD	62 NICKSON ST SURRY HILLS 2010	AC726136	23/09/2006	AC	463,000	465,000	1.00	0.01
2139751	A	BD	53 PHELPS ST SURRY HILLS 2010		10/03/2007	AC	487,705	475,000	0.97	0.02
2140827	A	BD	34 PROSPECT ST SURRY HILLS 2010	AD184126	16/05/2007	AC	429,500	403,000	0.94	0.06
2140832	A	BD	24 PROSPECT ST SURRY HILLS 2010	AD103003	03/03/2007	AC	433,000	403,000	0.93	0.07
2136521	A	BE	252 MOORE PARK RD PADDINGTON 2021		10/08/2007	AC	700,000	713,000	1.02	0.02
2137611	A	BE	19 OATLEY RD PADDINGTON 2021	AD250880	17/05/2007	AC	1,075,000	1,050,000	0.98	0.02
2146640	A	BE	20 STEWART ST PADDINGTON 2021	AD232228	29/05/2007	AC	431,000	438,000	1.02	0.02
2117527	A	BF	4 COOK RD CENTENNIAL PARK 2021	AD22738	08/07/2007	AC	1,307,000	775,000	0.59	0.40
2140454	A	BF	15 POATE RD CENTENNIAL PARK 2021	AD123651	04/04/2007	AC	1,610,000	1,460,000	0.91	0.09
2107035	A	BH	145 BAPTIST ST REDFERN 2016	AD351330	11/05/2007	AC	345,000	335,000	0.97	0.03
2107078	A	BH	61 BAPTIST ST REDFERN 2016	AC745414	28/09/2006	AC	305,000	331,000	1.09	0.09
2107079	A	BH	59 BAPTIST ST REDFERN 2016	AC804974	18/10/2006	AC	310,000	331,000	1.07	0.07
2107108	A	BH	80 BAPTIST ST REDFERN 2016	AC759768	07/10/2006	AC	350,000	371,000	1.06	0.06
2107127	A	BH	122 BAPTIST ST REDFERN 2016	AC836960	14/10/2006	AC	350,000	371,000	1.06	0.06
2109409	A	BH	77 BORONIA ST REDFERN 2016	AD123364	16/02/2007	AC	345,000	322,000	0.93	0.06
2110761	A	BH	847 A BOURKE ST REDFERN 2016	AC702946	16/09/2006	AC	340,000	360,000	1.06	0.06
2111251	A	BH	708 BOURKE ST REDFERN 2016	AC765685	07/10/2006	AC	360,000	360,000	1.00	0.00
2115135	A	BH	47 CHELSEA ST REDFERN 2016	AD264519	15/05/2007	AC	325,000	315,000	0.97	0.03
2117545	A	BH	5 COOPER ST REDFERN 2016		05/06/2007	AC	265,000	300,000	1.13	0.14
										Sale appears high in comparison to others

212250	A	BH	710 ELIZABETH ST WATERLOO 2017				02/06/2007	AC	305,000	331,000	1.09	0.09
212278	A	BH	778 ELIZABETH ST WATERLOO 2017	AC767272			06/10/2006	AC	285,000	298,000	1.05	0.05
212285	A	BH	792 ELIZABETH ST WATERLOO 2017	AD255284			17/05/2007	AC	300,000	298,000	0.99	0.00
2129720	A	BH	17 KENSINGTON ST WATERLOO 2017	AC754211			30/09/2006	AC	270,000	270,000	1.00	0.00
2129764	A	BH	85 KEPOS ST REDFERN 2016	AC892509			25/11/2006	AC	335,000	371,000	1.11	0.11
2132156	A	BH	8 LITTLE CLEVELAND ST REDFERN 2016	AD138637			17/03/2007	AC	350,000	331,000	0.95	0.05
2134593	A	BH	22 MARRIOTT ST REDFERN 2016	AD16585			22/01/2007	AC	320,000	331,000	1.03	0.04
2134612	A	BH	79 MARRIOTT ST REDFERN 2016	AD198972			30/03/2007	AC	380,000	351,000	0.92	0.07
2134655	A	BH	105 MARRIOTT ST REDFERN 2016	AD374606			16/06/2007	AC	615,000	600,000	0.98	0.02
2136650	A	BH	37 MOREHEAD ST REDFERN 2016	AC656560			12/08/2006	AC	350,000	351,000	1.00	0.01
2136651	A	BH	39 MOREHEAD ST REDFERN 2016				07/07/2007	AC	405,000	392,000	0.97	0.03
2136688	A	BH	98 MOREHEAD ST WATERLOO 2017	AD136476			23/03/2007	AC	280,000	278,000	0.99	0.00
2136705	A	BH	64 MOREHEAD ST WATERLOO 2017	AD89222			10/03/2007	AC	260,000	278,000	1.07	0.07
2146044	A	BH	705 SOUTH DOWLING ST REDFERN 2016	AC922034			20/12/2006	AC	355,000	383,000	1.08	0.08
2146414	A	BH	5 STANLEY ST REDFERN 2016	AD222156			10/04/2007	AC	260,000	249,000	0.96	0.04
2147138	A	BH	70 TELOPEA ST REDFERN 2016	AD34600			14/02/2007	AC	325,000	345,000	1.06	0.06
2147162	A	BH	21 TELOPEA ST REDFERN 2016	AD184041			14/04/2007	AC	335,000	331,000	0.99	0.01
2149803	A	BH	5 WALKER ST REDFERN 2016	AC935314			02/12/2006	AC	305,000	331,000	1.09	0.09
2149833	A	BH	154 WALKER ST WATERLOO 2017	AD199030			12/05/2007	AC	190,000	190,000	1.00	0.00
2149839	A	BH	142 WALKER ST WATERLOO 2017	AC910998			22/12/2006	AC	220,000	220,000	1.00	0.00
2149867	A	BH	26 WALKER ST REDFERN 2016	AC795164			04/10/2006	AC	250,000	278,000	1.11	0.12
2150686	A	BH	24 30 WELLINGTON ST WATERLOO 2017	AD376937			26/06/2007	IF	1,675,000	1,700,000	1.01	0.02
2152014	A	BH	61 YOUNG ST REDFERN 2016	AC812272			10/11/2006	AC	285,000	287,000	1.01	0.01
2152019	A	BH	71 YOUNG ST REDFERN 2016				04/08/2007	AC	280,000	287,000	1.03	0.03
2152025	A	BH	83 YOUNG ST REDFERN 2016	AD27984			05/02/2007	AC	325,000	310,000	0.95	0.04
2152218	A	BH	8 ZAMIA ST REDFERN 2016	AC902105			18/11/2006	AC	325,000	351,000	1.08	0.08
2152227	A	BH	26 ZAMIA ST REDFERN 2016	AD293257			02/06/2007	AC	390,000	360,000	0.92	0.07
3289168	A	BH	81 KELLICK ST WATERLOO 2017	AC878160			25/11/2006	AC	365,000	398,000	1.09	0.09
2113319	A	BJ	36 BURNETT ST REDFERN 2016	AC787618			13/10/2006	AC	380,000	415,000	1.09	0.10
2121355	A	BJ	50 DOUGLAS ST REDFERN 2016	AD143385			31/03/2007	AC	280,000	269,000	0.96	0.04
2126404	A	BJ	145 GEORGE ST REDFERN 2016	AD428588			20/08/2007	AC	265,000	269,000	1.02	0.02
2127635	A	BJ	70 GREAT BUCKINGHAM ST REDFERN 2016	AD416465			13/08/2007	AC	390,000	375,000	0.96	0.04
2127651	A	BJ	38 GREAT BUCKINGHAM ST REDFERN 2016				15/03/2007	AC	360,000	325,000	0.90	0.09
2140068	A	BJ	45 PITT ST REDFERN 2016	AC734601			29/09/2006	AC	305,000	297,000	0.97	0.02
2140105	A	BJ	99 PITT ST REDFERN 2016	AD194084			01/05/2007	AC	300,000	297,000	0.99	0.01
2140110	A	BJ	109 PITT ST REDFERN 2016	AD249277			19/05/2007	AC	310,000	297,000	0.96	0.04
2140377	A	BJ	16 PITT ST REDFERN 2016	AC857715			04/11/2006	AC	250,000	250,000	1.00	0.00
2147662	A	BJ	4 TURNER ST REDFERN 2016	AC928375			25/11/2006	AC	250,000	250,000	1.00	0.00
2147665	A	BJ	3 TURNER ST REDFERN 2016				17/07/2007	AC	230,000	230,000	1.00	0.00
2147995	A	BJ	1 UNION ST WATERLOO 2017				19/05/2007	AC	300,000	270,000	0.90	0.10
2150637	A	BJ	51 WELLINGTON ST WATERLOO 2017	AC786033			30/10/2006	AC	245,000	250,000	1.02	0.02
2150638	A	BJ	53 WELLINGTON ST WATERLOO 2017	AC781167			30/10/2006	AC	225,000	230,000	1.02	0.03
2150639	A	BJ	55 WELLINGTON ST WATERLOO 2017	AC795367			30/10/2006	AC	240,000	230,000	0.96	0.04
2150642	A	BJ	61 WELLINGTON ST WATERLOO 2017	AC851544			02/11/2006	AC	225,000	230,000	1.02	0.03

2150643	A	BJ	63 WELLINGTON ST WATERLOO 2017	AC851505	02/11/2006	AC	225,000	230,000	1.02	0.03
2150670	A	BJ	72 WELLINGTON ST WATERLOO 2017		10/02/2007	AC	410,000	430,000	1.05	0.05
2150719	A	BJ	21 WELLS ST REDFERN 2016	AD433737	20/07/2007	AC	220,000	216,000	0.98	0.02
2150839	A	BJ	29 WILLIAM ST REDFERN 2016	AC960467	19/01/2007	AC	240,000	216,000	0.90	0.10
2116049	A	BK	84 CLEVELAND ST CHIPPENDALE 2008	AD316801	06/06/2007	AC	285,000	250,000	0.88	0.12
2137076	A	BK	30 MYRTLE ST CHIPPENDALE 2008	AD191432	30/04/2007	AC	395,000	392,000	0.99	0.00
2143549	A	BK	69 ROSE ST CHIPPENDALE 2008	AC929173	17/01/2007	AC	308,000	354,000	1.15	0.15
2143589	A	BK	18 ROSE ST CHIPPENDALE 2008	AD300930	24/04/2007	AC	363,500	354,000	0.97	0.02
2145387	A	BK	80 SHEPHERD ST CHIPPENDALE 2008		21/07/2007	AC	422,500	392,000	0.93	0.07
2145444	A	BK	46 SHEPHERD ST CHIPPENDALE 2008		01/07/2007	AC	342,000	392,000	1.15	0.15
2105469	A	BL	192 ABERCROMBIE ST REDFERN 2016		02/06/2007	AC	205,000	208,000	1.01	0.02
2105650	A	BL	297 ABERCROMBIE ST DARLINGTON 2008	AD8809	06/12/2006	IF	360,000	359,000	1.00	0.00
2105668	A	BL	257 ABERCROMBIE ST DARLINGTON 2008		05/06/2007	AC	400,000	401,000	1.00	0.01
2105700	A	BL	183 ABERCROMBIE ST DARLINGTON 2008	AC795589	11/10/2006	AC	295,000	264,000	0.89	0.10
2113600	A	BL	20 CALDER RD DARLINGTON 2008		21/07/2007	AC	328,000	307,000	0.94	0.06
2114150	A	BL	75 CAROLINE ST REDFERN 2016	AC595680	27/07/2006	AC	139,000	131,000	0.94	0.05
2121819	A	BL	49 EDWARD ST DARLINGTON 2008		16/05/2007	AC	247,000	250,000	1.01	0.02
2121847	A	BL	12 EDWARD ST DARLINGTON 2008	AC999283	16/12/2006	AC	245,000	241,000	0.98	0.01
2121857	A	BL	32 EDWARD ST DARLINGTON 2008	AC973416	23/01/2007	AC	235,000	232,000	0.99	0.01
2129255	A	BL	9 IVY ST DARLINGTON 2008		21/07/2007	AC	400,000	401,000	1.00	0.01
2129278	A	BL	57 IVY ST DARLINGTON 2008	AD99722	20/04/2007	AC	330,000	325,000	0.98	0.01
2131347	A	BL	32 LANDER ST DARLINGTON 2008	AD62236	02/02/2007	AC	325,000	314,000	0.97	0.03
2131357	A	BL	52 LANDER ST DARLINGTON 2008		18/08/2007	AC	285,000	256,000	0.90	0.10
2131776	A	BL	174 LAWSON ST REDFERN 2016	AD175974	21/04/2007	AC	270,000	274,000	1.01	0.02
2131784	A	BL	158 LAWSON ST REDFERN 2016		09/05/2007	AC	295,000	296,000	1.00	0.01
2131794	A	BL	138 LAWSON ST REDFERN 2016	AD165944	19/04/2007	AC	295,000	296,000	1.00	0.01
2131827	A	BL	147 LAWSON ST REDFERN 2016	AD443274	22/06/2007	AC	395,000	404,000	1.02	0.03
2131835	A	BL	163 LAWSON ST REDFERN 2016	AD186162	09/12/2006	AC	415,000	404,000	0.97	0.02
2132280	A	BL	145 LITTLE EVELEIGH ST REDFERN 2016	AD337023	25/06/2007	AC	235,000	235,000	1.00	0.00
2145303	A	BL	4 SHEPHERD LANE DARLINGTON 2008	AC877003	04/11/2006	AC	195,000	195,000	1.00	0.00
2114075	A	BN	29 CAMPBELL ST NEWTOWN 2042	AD182422	01/05/2007	AC	270,000	264,000	0.98	0.02
2115231	A	BN	204 CHURCH ST NEWTOWN 2042	AD410535	12/07/2007	AC	330,000	318,000	0.96	0.03
2115270	A	BN	284 CHURCH ST NEWTOWN 2042	AC998617	27/01/2007	AC	425,000	419,000	0.99	0.01
2115278	A	BN	119 121 CHURCH ST CAMPERDOWN 2050	AC866824	22/11/2006	AV	3,000,000	632,000	0.21	0.79
2125805	A	BN	12 FOWLER ST CAMPERDOWN 2050	AD98197	27/03/2007	AC	265,000	252,000	0.95	0.05
2128588	A	BN	37 HORDERN ST NEWTOWN 2042	AD156090	02/04/2007	AC	305,000	311,000	1.02	0.02
2128623	A	BN	96 HORDERN ST NEWTOWN 2042	AD129489	01/04/2007	AC	335,000	311,000	0.93	0.07
2128627	A	BN	88 HORDERN ST NEWTOWN 2042	AD130035	28/03/2007	AC	325,000	311,000	0.96	0.04
2137642	A	BN	13 O'CONNELL ST NEWTOWN 2042	AD198879	12/05/2007	AC	310,000	300,000	0.97	0.03
2140806	A	BN	10 PROSPECT ST NEWTOWN 2042	AD258346	02/05/2007	AC	295,000	291,000	0.99	0.01
2141443	A	BN	17 RAPER ST NEWTOWN 2042	AD45395	14/02/2007	AC	350,000	318,000	0.91	0.09
2141445	A	BN	13 RAPER ST NEWTOWN 2042	AC975580	04/01/2007	AC	345,000	318,000	0.92	0.08

Sale involves 3 PIDs -
2115276, 2115277 &
2115278. Future LV
only refers to OID
2115278. All 3 PIDs

210551	A	BP	330 ABERCROMBIE ST DARLINGTON 2008	AD239043	17/05/2007	AC	355,000	339,000	0.95	0.04
210552	A	BR	354 ABERCROMBIE ST DARLINGTON 2008	AD331890	16/06/2007	AC	480,000	453,000	0.94	0.05
210563	A	BP	305 ABERCROMBIE ST DARLINGTON 2008	AC857478	08/11/2006	AC	270,000	273,000	1.01	0.01
2108635	A	BP	10 BENNETT ST NEWTOWN 2042	AD301784	17/07/2007	AC	420,000	435,000	1.04	0.04
2126610	A	BP	6 GEORGINA ST NEWTOWN 2042	AD46589	17/02/2007	AC	655,000	606,000	0.93	0.07
2126811	A	BP	33 GOLDEN GROVE ST NEWTOWN 2042		21/08/2006	AV	405,000	435,000	1.07	0.08
2139989	A	BP	3 PINE ST NEWTOWN 2042	AD104611	05/04/2007	AC	410,000	417,000	1.02	0.02
2139995	A	BP	15 PINE ST NEWTOWN 2042	AD232844	28/03/2007	AC	405,000	369,000	0.91	0.09
2150466	A	BP	7 WATKIN ST NEWTOWN 2042	AD107679	23/03/2007	AC	460,000	417,000	0.91	0.09
2150472	A	BP	19 WATKIN ST NEWTOWN 2042	AD236309	15/05/2007	AC	420,000	426,000	1.01	0.02
2150511	A	BP	72 WATKIN ST NEWTOWN 2042	AD129627	06/03/2007	AC	435,000	417,000	0.96	0.04
2151129	A	BP	162 WILSON ST NEWTOWN 2042	AC992727	23/02/2007	AC	390,000	390,000	1.00	0.00
2151167	A	BP	244 WILSON ST DARLINGTON 2008	AC788038	20/10/2006	AC	325,000	275,000	0.85	0.15
2151181	A	BP	322 WILSON ST DARLINGTON 2008	2428883	25/11/2006	XA	355,000	330,000	0.93	0.07
2151456	A	BP	17 WILSON ST NEWTOWN 2042	AD111633	11/04/2007	AC	355,000	339,000	0.95	0.04
2151970	A	BP	7 YARALLA ST NEWTOWN 2042	AD195627	05/05/2007	AC	420,000	435,000	1.04	0.04
2106518	A	BQ	21 ANGEL ST NEWTOWN 2042	AD239338	09/05/2007	AC	340,000	339,000	1.00	0.00
2106525	A	BQ	111 ANGEL ST NEWTOWN 2042	AD146320	05/04/2007	AC	340,000	365,000	1.07	0.08
2126248	A	BQ	171 GEORGE ST ERSKINEVILLE 2043		15/04/2007	AC	235,000	247,000	1.05	0.05
2126322	A	BQ	118 GEORGE ST ERSKINEVILLE 2043	AD205801	26/05/2007	AC	480,000	489,000	1.02	0.02
2127403	A	BQ	110 GOWRIE ST NEWTOWN 2042	AD410070	19/07/2007	AC	585,000	589,000	1.01	0.01
2127472	A	BQ	25 GOWRIE ST NEWTOWN 2042	AD193760	31/03/2007	AC	225,000	230,000	1.02	0.03
2129400	A	BQ	22 JOHN ST ERSKINEVILLE 2043	AD363927	19/06/2007	AC	344,000	339,000	0.99	0.01
2131322	A	BQ	21 A LAMBERT ST ERSKINEVILLE 2043	4522722	29/05/2007	AV	10,000	10,800	1.08	0.08
2136904	A	BQ	38 MUNNI ST NEWTOWN 2042	AD8457	23/01/2007	AC	350,000	357,000	1.02	0.02
2143240	A	BQ	121 ROCHFORD ST ERSKINEVILLE 2043	AD108407	03/04/2007	AC	295,000	311,000	1.05	0.06
2143283	A	BQ	203 ROCHFORD ST ERSKINEVILLE 2043	AC901932	21/12/2006	AC	335,000	339,000	1.01	0.01
2143353	A	BQ	64 ROCHFORD ST ERSKINEVILLE 2043		11/08/2007	AC	340,000	339,000	1.00	0.00
2148034	A	BQ	65 UNION ST NEWTOWN 2042	AD102856	14/03/2007	AC	405,000	391,000	0.97	0.03
2148057	A	BQ	109 UNION ST NEWTOWN 2042	AD30832	21/02/2007	AC	315,000	293,000	0.93	0.07
2148061	A	BQ	117 UNION ST NEWTOWN 2042	AD98355	14/03/2007	AC	365,000	339,000	0.93	0.07
2148173	A	BQ	162 UNION ST ERSKINEVILLE 2043		22/05/2007	AC	340,000	365,000	1.07	0.08
2106325	A	BR	32 ALEXANDER ST ALEXANDRIA 2015	AD2077	19/02/2007	AC	450,000	420,000	0.93	0.06
2106356	A	BR	45 ALEXANDER ST ALEXANDRIA 2015	AC845969	02/11/2006	AC	290,000	308,000	1.06	0.07
2106495	A	BR	30 ANDERSON ST ALEXANDRIA 2015	AD434009	28/07/2007	AC	345,000	345,000	1.00	0.00
2106500	A	BR	20 ANDERSON ST ALEXANDRIA 2015	AD214724	04/04/2007	AC	275,000	296,000	1.08	0.08
2108280	A	BR	191 BELMONT ST ALEXANDRIA 2015	AC846163	13/11/2006	AC	335,000	354,000	1.06	0.06
2108356	A	BR	309 BELMONT ST ALEXANDRIA 2015	AC916033	23/11/2006	AC	345,000	354,000	1.03	0.03
2108385	A	BR	367 BELMONT ST ALEXANDRIA 2015	AC860257	21/11/2006	AC	320,000	316,000	0.99	0.01
2108395	A	BR	368 BELMONT ST ALEXANDRIA 2015	AD254261	18/05/2007	AC	325,000	354,000	1.09	0.09
2108437	A	BR	282 BELMONT ST ALEXANDRIA 2015	AC836154	27/10/2006	AC	345,000	354,000	1.03	0.03
2108444	A	BR	268 BELMONT ST ALEXANDRIA 2015	AD48788	28/02/2007	AC	350,000	354,000	1.01	0.01
2108457	A	BR	238 BELMONT ST ALEXANDRIA 2015	AD131498	27/03/2007	AC	355,000	354,000	1.00	0.00
2108467	A	BR	212 BELMONT ST ALEXANDRIA 2015	AC986793	18/01/2007	AC	345,000	354,000	1.03	0.03
2108495	A	BR	124 BELMONT ST ALEXANDRIA 2015	AC811743	01/11/2006	AC	350,000	354,000	1.01	0.01
2111754	A	BR	37 BRANDLING ST ALEXANDRIA 2015		03/09/2007	AC	400,000	388,000	0.97	0.03

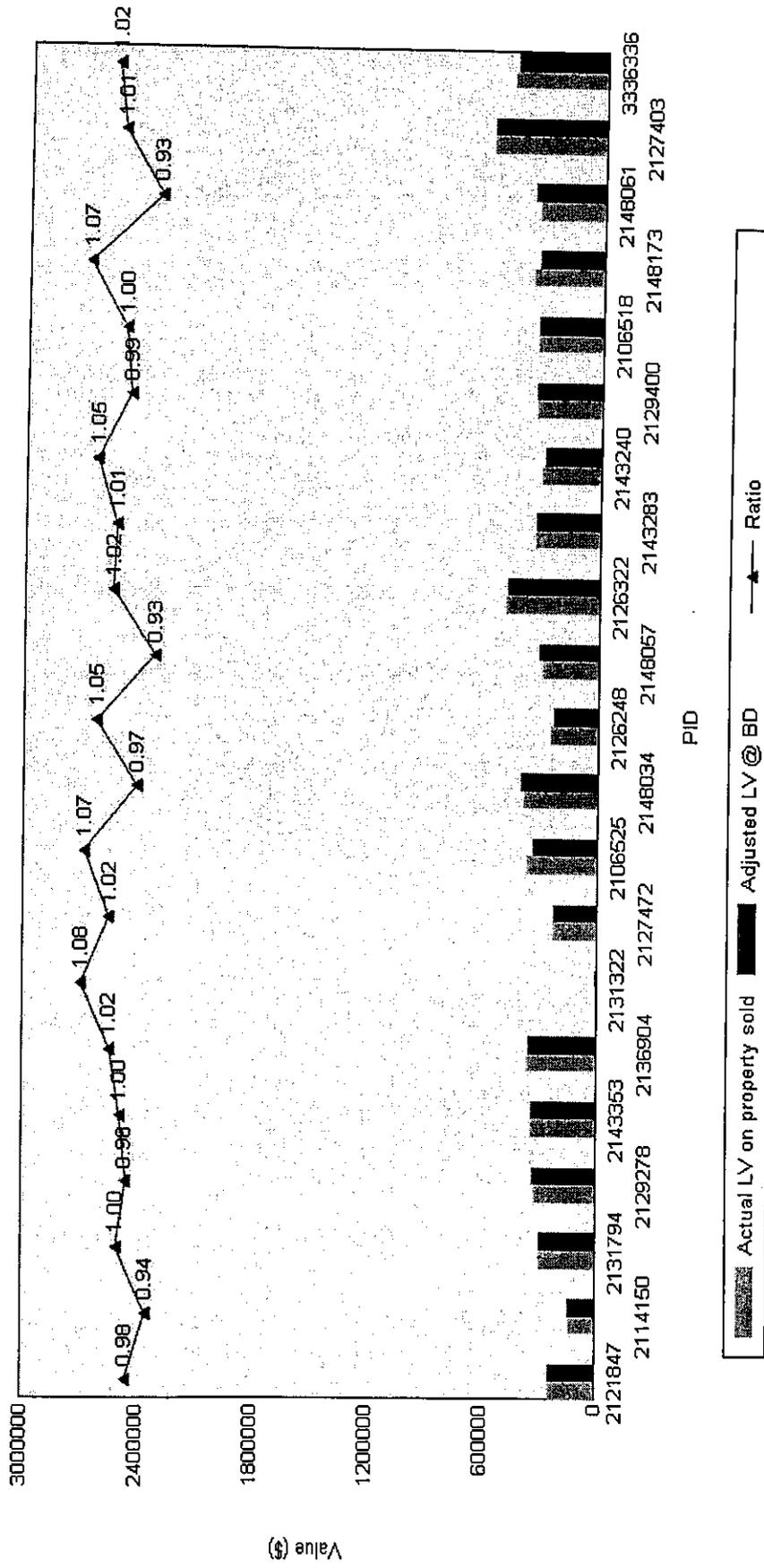
2113079	A	BR	55 BUCKLAND LANE ALEXANDRIA 2015	AC906313	23/10/2006	AC	405,000	420,000	1.04	0.04
2117854	A	BR	36 COPELAND ST ALEXANDRIA 2015	AC908666	18/09/2006	BC	285,000	296,000	1.04	0.04
2117855	A	BR	37 37 A COPELAND ST ALEXANDRIA 2015	AC908665	18/09/2006	BC	525,000	541,000	1.03	0.03
2125960	A	BR	109 GARDEN ST ALEXANDRIA 2015	AD217237	18/04/2007	AC	350,000	308,000	0.88	0.12
2125981	A	BR	67 GARDEN ST ALEXANDRIA 2015	AD235583	16/05/2007	AC	505,000	541,000	1.07	0.07
2126634	A	BR	81 GERARD ST ALEXANDRIA 2015	AD129362	03/03/2007	AC	390,000	380,000	0.97	0.02
2128304	A	BR	258 HENDERSON RD ALEXANDRIA 2015	AC811241	28/10/2006	AC	395,000	420,000	1.06	0.07
2128351	A	BR	138 HENDERSON RD ALEXANDRIA 2015	AD319841	19/06/2007	AC	416,000	400,000	0.96	0.04
2128353	A	BR	134 HENDERSON RD ALEXANDRIA 2015	AD248634	27/04/2007	AC	280,000	276,000	0.99	0.01
2130450	A	BR	40 KINGSCLEAR RD ALEXANDRIA 2015	AC930568	07/12/2006	AC	350,000	371,000	1.06	0.06
2130488	A	BR	57 KINGSCLEAR RD ALEXANDRIA 2015	AD226544	29/05/2007	AC	330,000	308,000	0.93	0.06
2131525	A	BR	71 LAWRENCE ST ALEXANDRIA 2015		11/05/2007	AC	330,000	354,000	1.07	0.08
2131595	A	BR	231 LAWRENCE ST ALEXANDRIA 2015	AC801689	28/10/2006	AC	340,000	354,000	1.04	0.04
2131599	A	BR	239 LAWRENCE ST ALEXANDRIA 2015	AD413470	21/07/2007	AC	365,000	354,000	0.97	0.03
2135206	A	BR	103 MITCHELL RD ALEXANDRIA 2015		12/06/2007	AC	355,000	380,000	1.07	0.07
2136230	A	BR	182 MITCHELL RD ALEXANDRIA 2015	AC901901	01/12/2006	AC	305,000	308,000	1.01	0.01
2136260	A	BR	128 MITCHELL RD ALEXANDRIA 2015	AD150609	26/02/2007	AC	260,000	259,000	1.00	0.00
2136284	A	BR	80 MITCHELL RD ALEXANDRIA 2015	AC931032	20/12/2006	AC	315,000	325,000	1.03	0.03
2139925	A	BR	23 PHILLIPS ST ALEXANDRIA 2015	AD103869	20/03/2007	AC	320,000	308,000	0.96	0.03
2139929	A	BR	31 PHILLIPS ST ALEXANDRIA 2015	AC887210	17/10/2006	AC	295,000	308,000	1.04	0.05
2139954	A	BR	10 PHILLIPS ST ALEXANDRIA 2015	AD114766	20/03/2007	AC	320,000	325,000	1.02	0.02
2139955	A	BR	8 PHILLIPS ST ALEXANDRIA 2015	AC847293	13/10/2006	AC	265,000	276,000	1.04	0.04
2139956	A	BR	6 PHILLIPS ST ALEXANDRIA 2015	AC827379	19/09/2006	AC	520,000	541,000	1.04	0.04
2146868	A	BR	72 SUTTON ST ALEXANDRIA 2015	AD317629	26/05/2007	AC	475,000	503,000	1.06	0.06
2147010	A	BR	4 SYDNEY ST ERSKINEVILLE 2043	AD154628	31/03/2007	AC	355,000	354,000	1.00	0.00
2147040	A	BR	1 SYDNEY ST ERSKINEVILLE 2043	AD11326	07/02/2007	AC	450,000	420,000	0.93	0.06
2151858	A	BR	59 WYNDHAM ST ALEXANDRIA 2015	AD318318	29/05/2007	AC	230,000	210,000	0.91	0.08
2151873	A	BR	99 WYNDHAM ST ALEXANDRIA 2015	AC795882	18/10/2006	AC	395,000	400,000	1.01	0.02
2900496	A	BR	29 B COPELAND ST ALEXANDRIA 2015	AD103053	29/03/2007	AC	250,000	239,000	0.96	0.04
2910816	A	BR	259 BELMONT ST ALEXANDRIA 2015	AD304497	04/04/2007	AC	360,000	354,000	0.98	0.01
3120914	A	BR	34 A JENNINGS ST ALEXANDRIA 2015	AD175428	23/04/2007	AC	315,000	313,000	0.99	0.00
3291005	A	BR	170 BELMONT ST ALEXANDRIA 2015	AC928456	29/11/2006	AC	335,000	345,000	1.03	0.03
3291007	A	BR	174 BELMONT ST ALEXANDRIA 2015	AD166157	22/03/2007	AC	360,000	345,000	0.96	0.04
3330248	A	BR	20 CLARA ST ERSKINEVILLE 2043		15/09/2007	AC	280,000	276,000	0.99	0.01
3330249	A	BR	5 PARK LANE ERSKINEVILLE 2043		15/09/2007	AV	365,000	345,000	0.95	0.05
2118736	A	BU	158 A 162 CROWN ST DARLINGHURST 2010	AC816545	15/12/2006	BW	647,000	741,000	1.15	0.15
1916271	A	EB	200 BRIDGE RD GLEBE 2037		04/06/2007	AC	332,000	336,000	1.01	0.02
1916305	A	EB	152 BRIDGE RD GLEBE 2037	AD114506	16/03/2007	AC	557,000	505,000	0.91	0.09
1916313	A	EB	136 BRIDGE RD GLEBE 2037		31/05/2007	AC	464,000	405,000	0.87	0.12
1916341	A	EB	66 BRIDGE RD GLEBE 2037	AD41003	08/02/2007	AC	274,000	273,000	1.00	0.00
1916557	A	EB	253 BRIDGE RD FOREST LODGE 2037	AC832079	02/12/2006	AC	365,000	388,000	1.06	0.07
1924865	A	EB	427 GLEBE POINT RD GLEBE 2037	AD224028	11/04/2007	AC	526,000	520,000	0.99	0.01
1939993	A	EB	134 WIGRAM RD FOREST LODGE 2037	AC987530	12/01/2007	AC	340,000	325,000	0.96	0.04
1940000	A	EB	120 WIGRAM RD FOREST LODGE 2037	AD397317	13/07/2007	AC	365,000	347,000	0.95	0.05
1940151	A	EB	85 E WIGRAM RD GLEBE 2037		07/07/2007	AC	495,000	501,000	1.01	0.02

1940160	A	EB	103 WIGRAM RD GLEBE 2037	AD121859	21/03/2007	AC	305,000	347,000	1.14	0.14
1940200	A	EB	189 WIGRAM RD FOREST LODGE 2037	AD196138	04/05/2007	AC	330,000	325,000	0.98	0.01
1940210	A	EB	209 WIGRAM RD FOREST LODGE 2037	AC951519	25/11/2006	AC	310,000	325,000	1.05	0.05
1922970	A	ED	36 FERRY RD GLEBE 2037	AC853487	01/08/2006	AC	705,000	736,000	1.04	0.05
1928665	A	EF	9 11 LEICHHARDT ST GLEBE 2037		22/06/2007	AC	645,000	643,000	1.00	0.00
1936167	A	EF	19 SHEEHY ST GLEBE 2037		23/08/2007	AM	1,300,000	1,290,000	0.99	0.00
3329811	A	BF	25 ALEXANDRA RD GLEBE 2037	AD400040	22/06/2007	AM	2,500,000	2,500,000	1.00	0.00
1912725	A	EJ	4 ALBERT ST FOREST LODGE 2037	AC921126	02/12/2006	AC	455,000	483,000	1.06	0.06
1914360	A	EJ	15 AVENUE RD GLEBE 2037	AD252299	18/05/2007	AC	972,500	938,000	0.96	0.03
1914377	A	EJ	12 AVENUE RD GLEBE 2037	AD310984	12/06/2007	AC	1,025,000	926,000	0.90	0.09
1914388	A	EJ	11 AVON ST GLEBE 2037		21/08/2007	AC	375,000	347,000	0.93	0.07
1914392	A	EJ	19 AVON ST GLEBE 2037		12/08/2007	AC	472,000	497,000	1.05	0.06
1915498	A	EJ	40 BELLEVUE ST GLEBE 2037	AD123790	29/03/2007	AC	405,000	454,000	1.12	0.12
1915985	A	EJ	34 BOYCE ST GLEBE 2037	AD227689	10/05/2007	AC	760,000	711,000	0.94	0.06
1917378	A	EJ	5 CAMPBELL ST GLEBE 2037	AD52686	02/02/2007	AC	355,000	351,000	0.99	0.01
1918285	A	EJ	25 CHARLES ST FOREST LODGE 2037	AD331361	31/05/2007	AC	405,000	414,000	1.02	0.03
1918335	A	EJ	30 CHARLES ST FOREST LODGE 2037	AD382644	11/07/2007	AC	345,000	351,000	1.02	0.02
1918930	A	EJ	9 COLBOURNE AVE GLEBE 2037		18/05/2007	AV	383,000	368,000	0.96	0.04
1918938	A	EJ	25 COLBOURNE AVE GLEBE 2037		13/08/2007	AC	440,000	375,000	0.85	0.14
1919822	A	EJ	22 CROSS ST FOREST LODGE 2037	AD121521	20/03/2007	AC	415,000	483,000	1.16	0.17
1920037	A	EJ	25 DARGHAN ST GLEBE 2037	AD422677	25/07/2007	AC	408,000	414,000	1.01	0.02
1920992	A	EJ	31 DARLING ST GLEBE 2037	AD183848	28/04/2007	AC	450,000	414,000	0.92	0.08
1921024	A	EJ	82 DARLING ST GLEBE 2037	AD245782	14/06/2007	AC	360,000	351,000	0.98	0.02
1921794	A	EJ	1 C EDWARD ST GLEBE 2037	AC989051	19/01/2007	AC	660,000	638,000	0.97	0.03
1922927	A	EJ	33 FERRY RD GLEBE 2037	AD18489	05/02/2007	AC	370,000	414,000	1.12	0.12
1923327	A	EJ	5 FOREST ST FOREST LODGE 2037	AC888066	02/12/2006	AC	482,500	495,000	1.03	0.03
1923450	A	EJ	12 FORSYTH ST GLEBE 2037	AC822627	15/11/2006	AC	425,000	439,000	1.03	0.04
1925248	A	EJ	48 GOTTENHAM ST GLEBE 2037	AC840630	03/11/2006	AC	305,000	330,000	1.08	0.08
1925924	A	EJ	9 HEGARTY ST GLEBE 2037	AD243027	17/05/2007	AC	310,500	307,000	0.99	0.01
1926056	A	EJ	230 HEREFORD ST FOREST LODGE 2037		07/07/2007	AC	335,000	368,000	1.10	0.10
1926070	A	EJ	202 HEREFORD ST FOREST LODGE 2037	AC822514	04/11/2006	AC	430,000	483,000	1.12	0.13
1926102	A	EJ	138 HEREFORD ST FOREST LODGE 2037		26/05/2007	AC	524,000	523,000	1.00	0.00
1926532	A	EJ	117 HEREFORD ST FOREST LODGE 2037	AC989236	17/01/2007	AC	565,000	523,000	0.93	0.07
1929260	A	EJ	12 LODGE ST FOREST LODGE 2037		04/08/2007	AC	430,000	483,000	1.12	0.13
1930187	A	EJ	12 MANSFIELD ST GLEBE 2037	AC898312	04/11/2006	AC	650,000	621,000	0.96	0.04
1934830	A	EJ	10 REUSS ST GLEBE 2037		05/06/2007	AC	330,000	307,000	0.93	0.07
1934831	A	EJ	8 REUSS ST GLEBE 2037	AD34344	22/02/2007	AC	330,000	307,000	0.93	0.07
1935816	A	EJ	6 ST JAMES AVE GLEBE 2037	AD243981	26/05/2007	AC	420,000	414,000	0.99	0.01
1935919	A	EJ	155 ST JOHNS RD GLEBE 2037	AD10330	02/02/2007	AC	420,000	439,000	1.05	0.05
1935983	A	EJ	211 ST JOHNS RD FOREST LODGE 2037	AD35943	07/02/2007	AC	420,000	454,000	1.08	0.08
1937164	A	EJ	51 TALFOURD ST GLEBE 2037		12/05/2007	AC	386,000	330,000	0.85	0.14
1937180	A	EJ	32 TALFOURD ST GLEBE 2037	AD335757	16/06/2007	AC	595,000	523,000	0.88	0.12
1937869	A	EJ	3 TOXTETH RD GLEBE 2037	AC878427	05/12/2006	AC	910,000	1,001,000	1.10	0.10
1937870	A	EJ	5 TOXTETH RD GLEBE 2037	AC869050	02/11/2006	AC	1,000,000	1,001,000	1.00	0.00
1937897	A	EJ	68 TOXTETH RD GLEBE 2037	AD209693	03/05/2007	AC	517,500	483,000	0.93	0.06
1937938	A	EJ	10 TOXTETH RD GLEBE 2037	AD384104	27/06/2007	AC	1,060,000	1,001,000	0.94	0.05

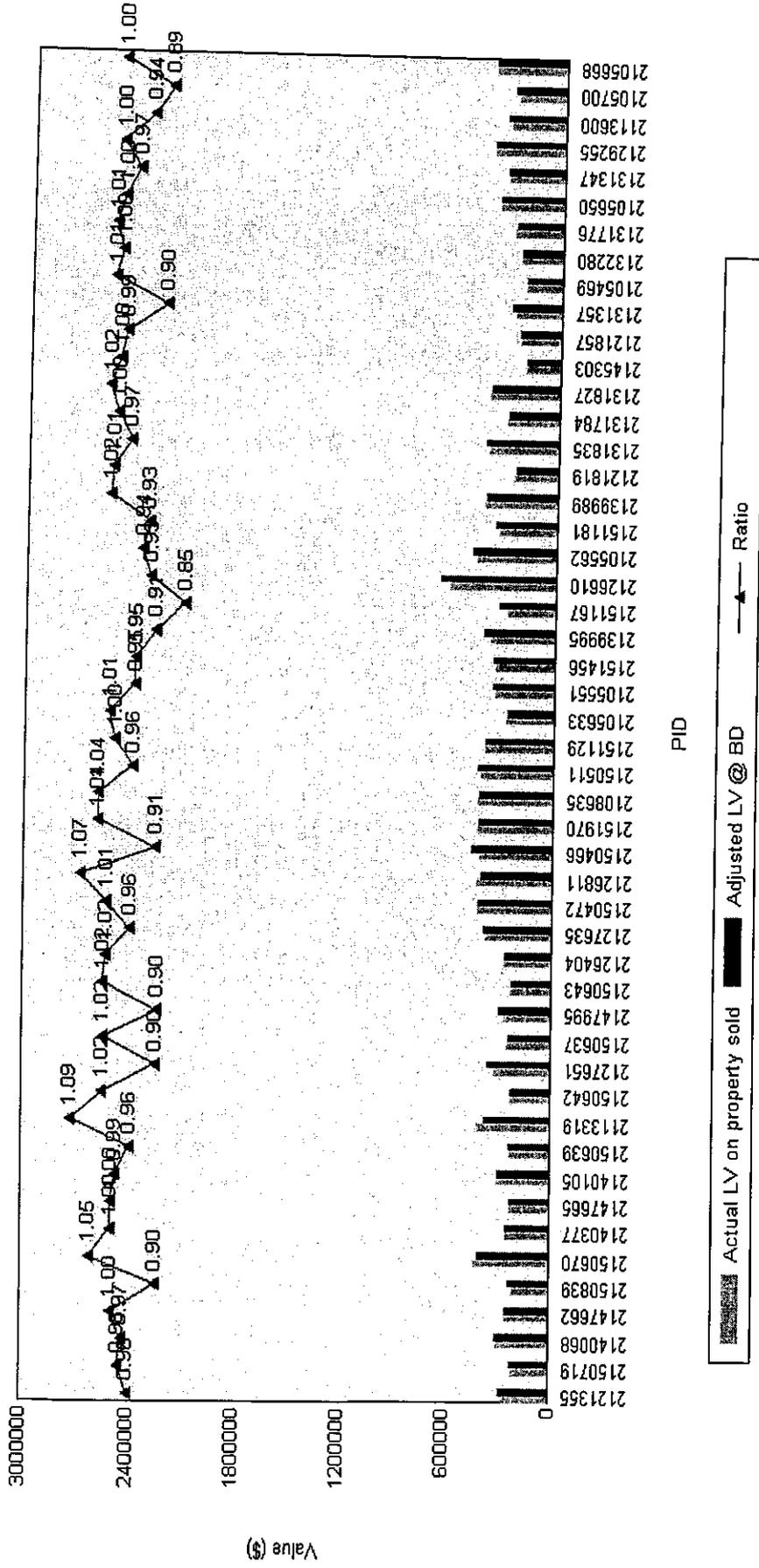
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2112621	A	EW	56 BROUGHAM ST POTTS POINT 2011	AC955915	19/01/2007	AC	426,500	440,000	1.03	0.03
2112637	A	EW	86 BROUGHAM ST POTTS POINT 2011	AD9595	13/01/2007	AC	500,000	485,000	0.97	0.03
2129818	A	EW	5 KIDMANS TCE WOOLLOOMOOLOO 2011	AD239855	10/03/2007	AC	232,000	200,000	0.86	0.14
2137329	A	EW	74 NICHOLSON ST WOOLLOOMOOLOO 2011	AD122135	02/04/2007	AC	340,000	242,000	0.71	0.29
2136301	A	GF	5 MOORE PARK RD CENTENNIAL PARK 2021		15/06/2007	AC	1,210,000	1,090,000	0.90	0.10
2136305	A	GF	13 MOORE PARK RD CENTENNIAL PARK 2021	AD375668	25/05/2007	AC	1,384,000	1,180,000	0.85	0.14
2137677	A	NU	82 88 O'CONNELL ST NEWTOWN 2042	AD18665	14/10/2006	AC	600,000	536,000	0.89	0.10
2137699	A	NU	32 34 O'CONNELL ST NEWTOWN 2042		11/09/2007	AM	950,000	960,000	1.01	0.01
2143814	A	PP	15 ROSLYN GDN ELIZABETH BAY 2011	AC724893	06/10/2006	AC	1,113,000	1,050,000	0.94	0.05
2145143	A	PP	12 ST NEOT AVE POTTS POINT 2011	AD328856	26/05/2007	AC	1,050,000	1,050,000	1.00	0.00
2105553	A	QU	334 336 ABERCROMBIE ST DARLINGTON 2008	AC984344	09/11/2006	AC	520,000	507,000	0.98	0.02
2105624	A	QU	325 ABERCROMBIE ST DARLINGTON 2008	AC969082	30/01/2007	AC	300,000	294,000	0.98	0.02
2136231	A	RU	180 MITCHELL RD ALEXANDRIA 2015	AC779952	29/09/2006	BH	450,000	449,000	1.00	0.00
3336336	A	RU	266 268 MITCHELL RD ALEXANDRIA 2015	AD311008	01/02/2007	IF	470,000	480,000	1.02	0.02
321 Sales			MVP: 99%				Median Sale			
PRD:			COD: 6				Average Sale			
1.03							Ratio: 0.99			
Notes:		1)	Analysed 16 sales in A BD component. We have excluded the following 2 sales from this stats report as we consider them outliers. 1) PID 2129373 - Sale considered good buying for area. 2) PID 2142910 - Considered to be a high sale.							
		2)	Analysed 5 sales in A BE component, we have excluded 2 sales from this stats report as we consider them to be an outlier sale. 1) PID 2127034 - Sale considered to be high. 2) PID 2108695 - Sale considered to be high.							
		3)	Analysed 3 sales in A BF component. We have excluded 2 sales from this stats report as we consider them to be outliers. 1) PID 2117527 - Sale considered to be high. 2) PID 2908790 - Sale considered to be high.							

4) Analysed 4 Sales in A EW. It is to be noted that although PID 2137329 is included in this report, it is considered to be a high sale for area.

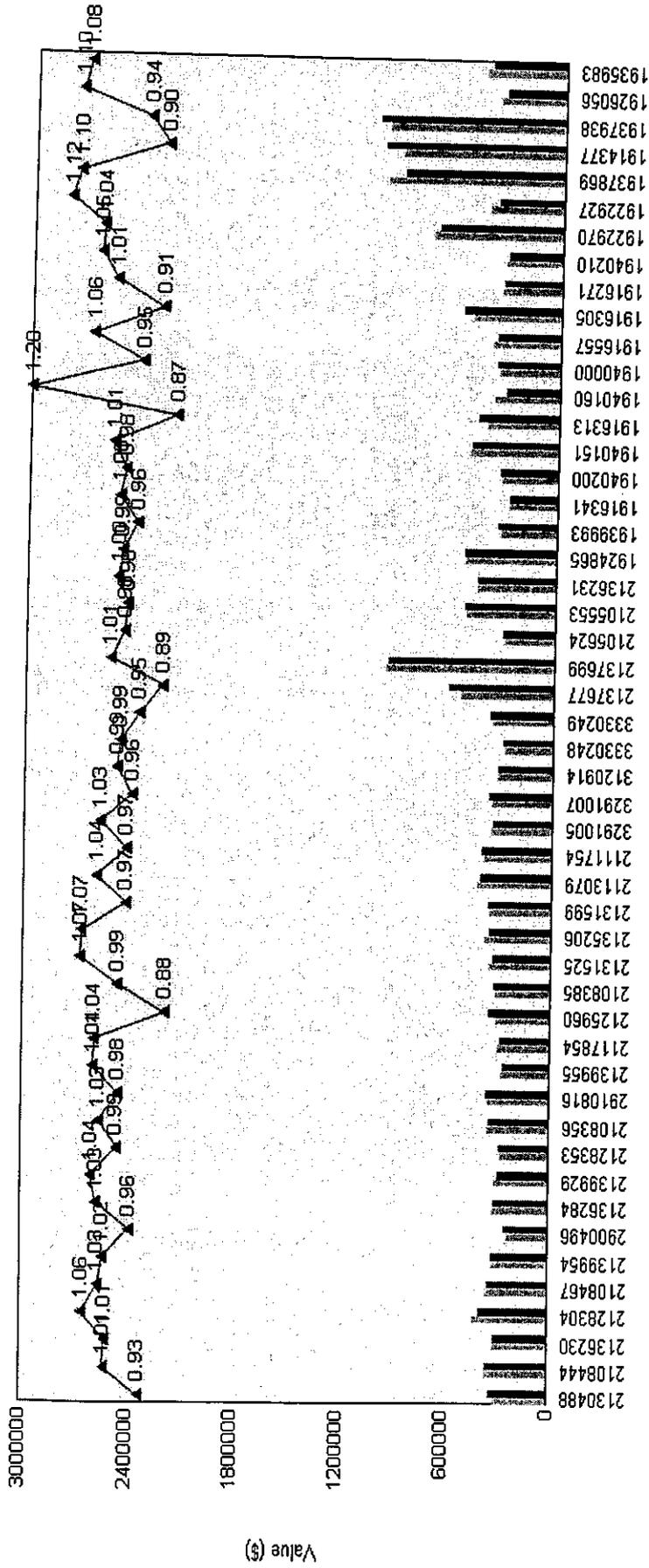
708 Sydney CBD Zone A



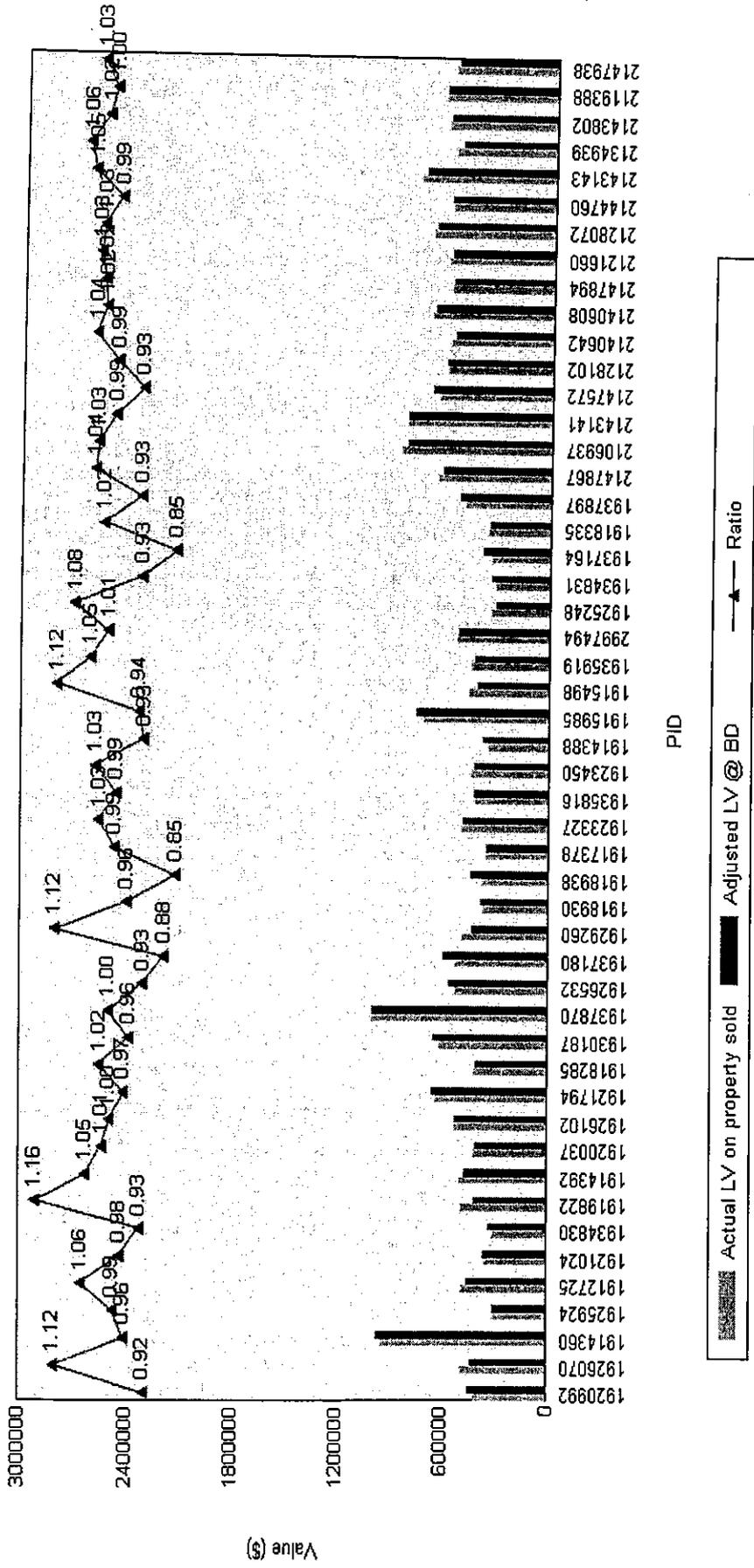
708 Sydney CBD Zone A



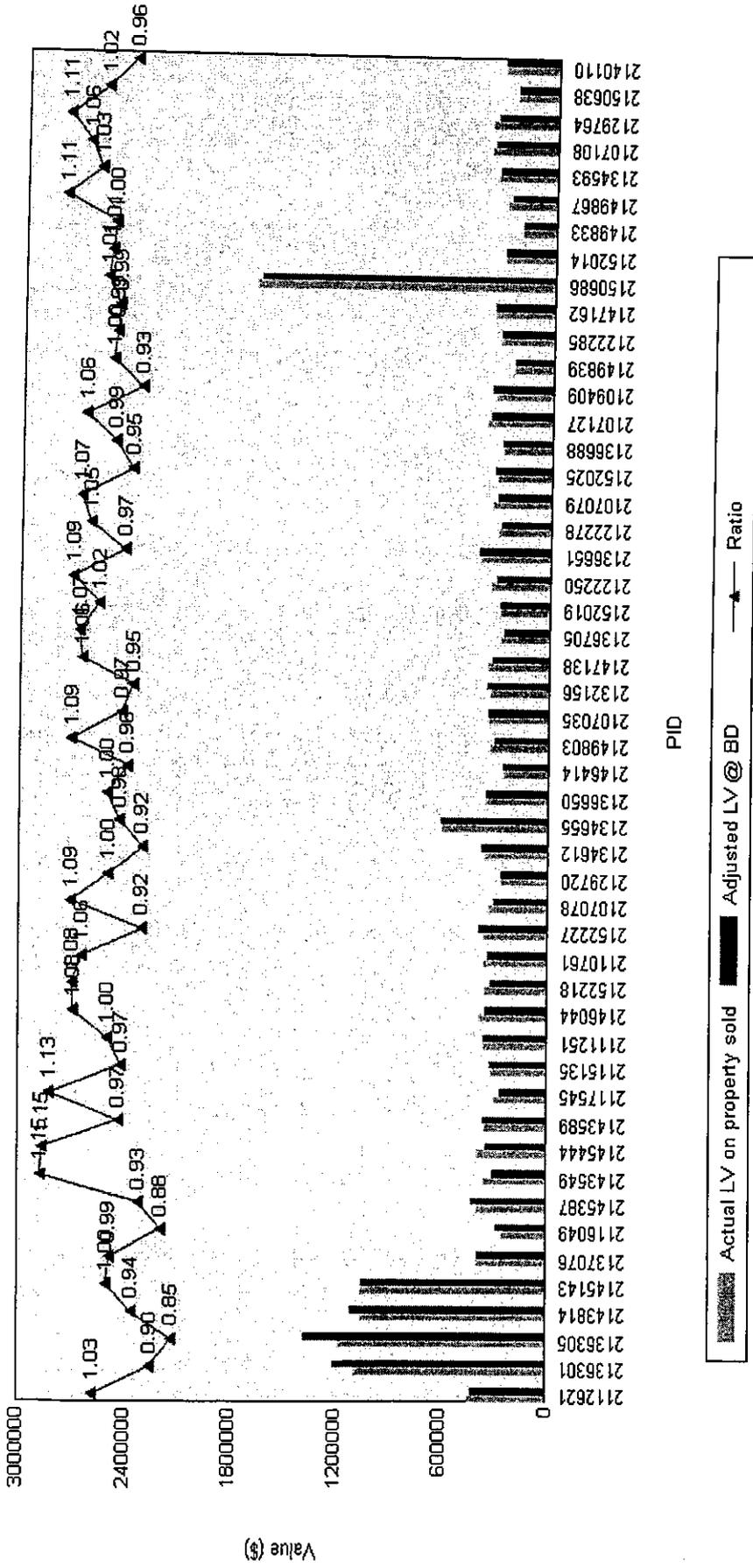
708 Sydney CBD Zone A



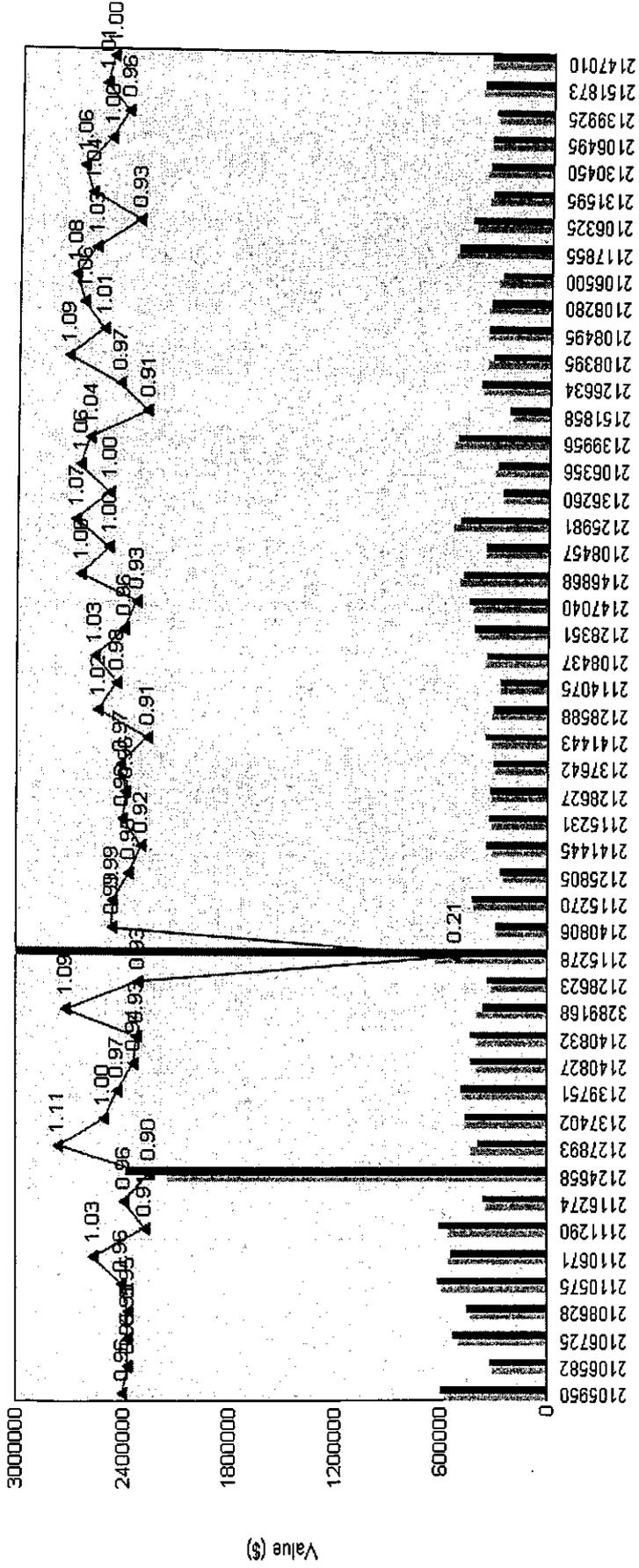
708 Sydney CBD Zone A



708 Sydney CBD Zone A



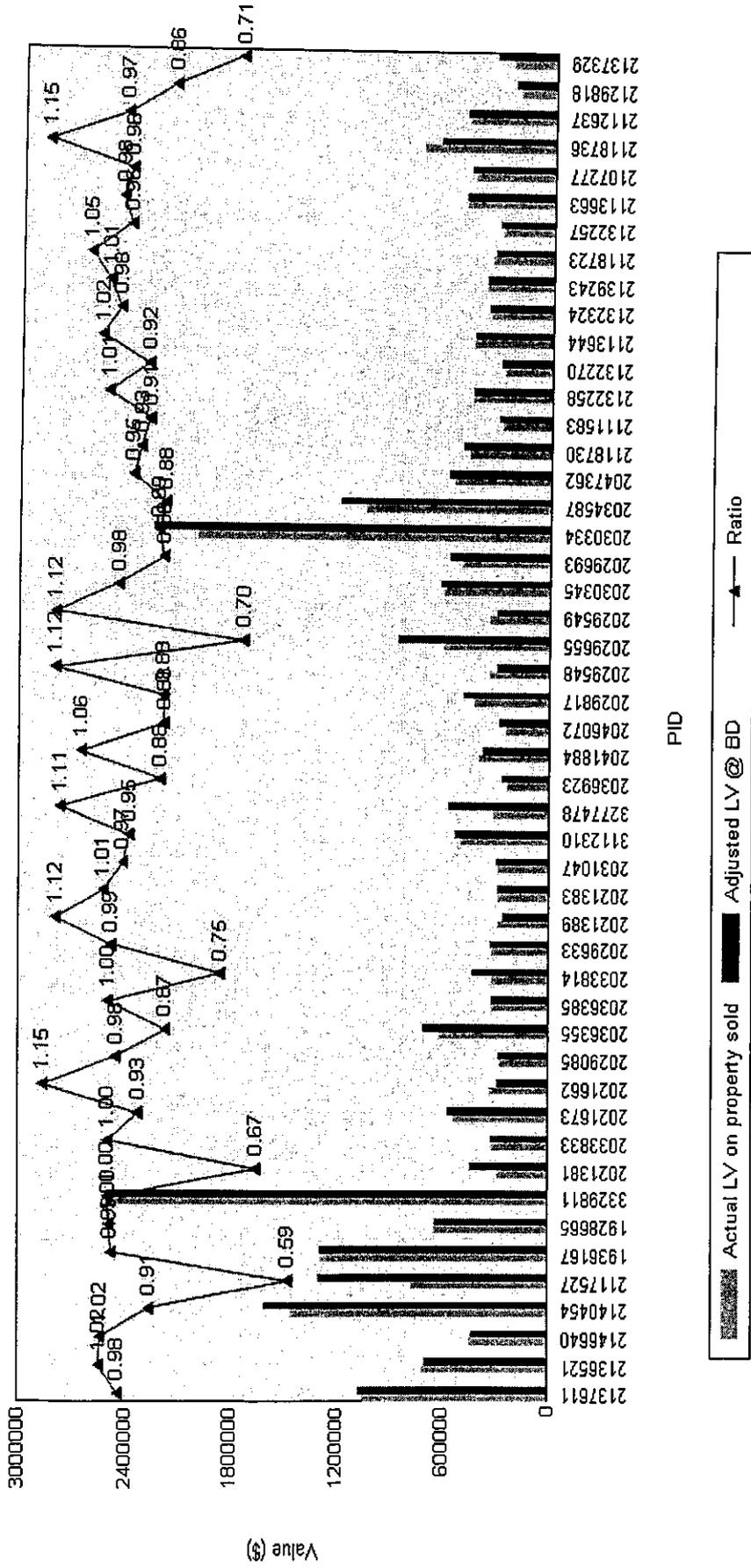
708 Sydney CBD Zone A



PID

Actual LV on property sold Adjusted LV @ BD Ratio

708 Sydney CBD Zone A



Zone Cp	PID	Address	Cont Date	Dealing	Code	Sale Price	al LV	Sale D	Adj LV	BD	Property LV	Ratio
A - Re AD -	2095384	1A ROSE BAY AVE, ROSE BAY, 2029	5-Jul-06	ACT31100	AD	9227055	6927055	7477055	6490000			0.87
A - Re AD -	2082900	3/48 COOLONG RD, VAUCLUSE, 2030	5-Feb-06	AC367455	AC	9800000	8300000	9130000	7930000			0.87
A - Re AH -	2100453	30 STAFFORD ST, DOUBLE BAY, 2028	17-Feb-07	AD56054	AC	7000000	3500000	3675000	3150000			0.86
A - Re AH -	2091808	2 LOCH MAREE PL, VAUCLUSE, 2030	22-Mar-06	AC319517	AC	12500000	9500000	10500000	9070000			0.86
A - Re AH -	2098588	22 PACIFIC ST, WATSONS BAY, 2030	20-Nov-06	AD131272	AC	9000000	8160000	8520000	7400000			0.87
A - Re AH -	2101416	50 THE CRESCENT, VAUCLUSE, 2030	15-Feb-07	AD182394	AC	16126000	9126000	9526000	8330000			0.87
A - Re AH -	2087333	79 FITZWILLIAM RD, VAUCLUSE, 2030	9-Feb-07	AD311845	AC	11000000	5000000	5275000	4860000			0.92
A - Re AH -	2104583	1 WINGADAL PL, POINT PIPER, 2027	11-Apr-06	AC353730	AV	7950000	7450000	8050000	7400000			0.92
B - Co BE -	2094646	73 - 79 NEW SOUTH HEAD RD, EDGECLIFF, 202	15-Feb-06	AC298563	BS	10050000	7050000	7050000	3500000			0.5
B - Co BH -	2102019	16 TRANSVAAL AVE, DOUBLE BAY, 2028	31-May-07	AD354245	BS	1900000	730000	730000	647000			0.89
B - Co BH -	2079117	16 - 22 BAY ST, DOUBLE BAY, 2028	1-Jun-07	AD257330	BS	12500000	4800000	4800000	4260000			0.89
B - Co BH -	2094322	330 NEW SOUTH HEAD RD, DOUBLE BAY, 202;	27-Apr-07	AD407108	BS	1450000	815000	815000	792000			0.97
B - Co BK -	2095899	2 NORWICH RD, ROSE BAY, 2029	30-Jun-06	ACS40759	BO	2305000	710000	710000	621000			0.87
B - Co BK -	2093961	694 NEW SOUTH HEAD RD, ROSE BAY, 2029	5-Apr-07	AD272072	BS	2240000	790000	790000	713000			0.9
B - Co BK -	2095517	733 NEW SOUTH HEAD RD, ROSE BAY, 2029	29-Mar-07	AD127641	BV	4700000	3550000	3550000	3300000			0.93
B - Co BK -	2093959	702 - 704 NEW SOUTH HEAD RD, ROSE BAY, 20	11-May-07	AD259831	BC	2000000	790000	790000	759000			0.96
B - Co BL -	2088560	30 GLENMORE RD, PADDINGTON, 2021	6-Dec-06	AD176793	BC	1276000	491000	491000	423000			0.86
B - Co BL -	2088163	1 GLENMORE RD, PADDINGTON, 2021	7-Mar-07	AD107631	BS	1700000	650000	650000	560000			0.86
B - Co BL -	2088231	217 GLENMORE RD, PADDINGTON, 2021	5-Dec-06	AD102038	BC	1300000	610000	610000	528000			0.87
B - Co BL -	2099285	88 QUEEN ST, WOOLLAHRA, 2025	8-Nov-06	AC912134	BC	1650000	750000	750000	649000			0.87
B - Co BL -	2103166	1 VICTORIA ST, PADDINGTON, 2021	28-Feb-07	AD70138	BS	1830000	800000	800000	705000			0.88
B - Co BL -	2088711	12 GOODHOPE ST, PADDINGTON, 2021	8-Feb-07	AD19103	BA	1300000	545000	545000	539000			0.99
B - Co BL -	2098469	202 OXFORD ST, PADDINGTON, 2021	22-Jun-06	AC625171	BS	1460000	670000	670000	660000			0.99
B - Co BL -	2099265	132 QUEEN ST, WOOLLAHRA, 2025	30-May-07	AD378580	BS	3000000	1270000	1270000	1260000			0.99
B - Co BM -	2090152	167 HOPETOUN AVE, VAUCLUSE, 2030	4-Jun-07	AD267654	BA	1750000	660000	660000	584000			0.88
B - Co BM -	2090156	175 HOPETOUN AVE, VAUCLUSE, 2030	1-Jun-07	AD363044	AC	1125000	520000	520000	502000			0.97
B - Co BM -	2093739	46 NEW SOUTH HEAD RD, VAUCLUSE, 2030	20-Dec-06	AC885485	BA	1920000	600000	600000	600000			1
A - Re FE -	2084547	20 DOVER RD, ROSE BAY, 2029	11-May-07	AD255319	AC	2650000	1800000	1800000	1650000			0.92
A - Re FE -	2088004	2 GIRILANG AVE, VAUCLUSE, 2030	19-Apr-07	AD169017	AM	2700000	1800000	1800000	1800000			1
A - Re FG -	2080831	16 BIRRIGA RD, BELLEVUE HILL, 2023	21-Jul-06	AC830725	AD	4750000	3640000	3640000	1730000			0.48

A - Re FG -	2079769	98 BELLEVUE RD, BELLEVUE HILL, 2023	26-Jul-07	AD406311	AC	2100000	1820000	1820000	1650000	0.91
A - Re FG -	2080830	18 BIRRIGA RD, BELLEVUE HILL, 2023	3-Nov-06	AD155472	AD	3400000	2620000	2620000	2400000	0.92
A - Re FG -	2080511	79 BIRRIGA RD, BELLEVUE HILL, 2023	15-Mar-07	AD243451	AC	1700000	1380000	1380000	1290000	0.93
A - Re FG -	2097867	69 O'SULLIVAN RD, ROSE BAY, 2029	23-Jun-06	AC532502	AD	1960000	1560000	1560000	1550000	0.99
A - Re FP -	2102030	10A TRELAWNEY ST, WOOLLAHRA, 2025	17-Apr-07	AD401138	AC	6600000	3900000	3900000	3320000	0.85
A - Re FP -	2099544	7 ROSEMONT AVE, WOOLLAHRA, 2025	4-Jan-07	AD30359	AC	5695000	2695000	2695000	2320000	0.86
A - Re FP -	2092313	25 MANNING RD, DOUBLE BAY, 2025	7-Mar-07	AD237657	AC	3600000	2950000	2950000	2550000	0.86
A - Re FP -	2099241	166A QUEEN ST, WOOLLAHRA, 2025	19-Apr-07	AD234572	AM	3250000	2230000	2230000	2000000	0.9
A - Re FP -	2087577	5 FULLERTON ST, WOOLLAHRA, 2025	22-Feb-07	AD254648	AC	5850000	3450000	3450000	3100000	0.9
A - Re FP -	2096438	12A TRELAWNEY ST, WOOLLAHRA, 2025	30-Mar-06	AC886614	AD	4500000	3270000	3270000	3130000	0.96
A - Re FQ -	2091834	3 LOFTUS RD, DARLING POINT, 2027	21-Mar-06	AC512157	AD	8500000	7230000	7230000	3840000	0.53
A - Re FQ -	2093257	53 NEW BEACH RD, DARLING POINT, 2027	22-Mar-06	AC415311	AD	8000000	7200000	7200000	7200000	1
A - Re RA -	2087791	5 GAP RD, WATSONS BAY, 2030	20-Feb-07	AD170628	AC	3550000	1950000	2040000	1740000	0.85
A - Re RA -	2098571	13 PACIFIC ST, WATSONS BAY, 2030	31-Aug-06	AC753868	AC	2500000	1940000	2065000	1770000	0.86
A - Re RA -	3201366	5 DUNBAR ST, WATSONS BAY, 2030	19-Jan-06	AC377951	AC	860000	730000	810000	725000	0.9
A - Re RA -	2099489	9 ROBERTSON PL, WATSONS BAY, 2030	9-May-07	AD204299	AC	2000000	1000000	1020000	935000	0.92
A - Re RA -	2096911	292A OLD SOUTH HEAD RD, WATSONS BAY, 2030	16-Nov-06	AC899414	AC	1800000	1350000	1420000	1300000	0.92
A - Re RA -	2082778	7 CLOVELLY ST, WATSONS BAY, 2030	2-Sep-06	AC655423	AC	1000000	825000	875000	824000	0.94
A - Re RA -	2099491	13 ROBERTSON PL, WATSONS BAY, 2030	25-May-07	AD292937	AC	1400000	950000	965000	935000	0.97
A - Re RB -	2090175	209 HOPETOUN AVE, VAUCLUSE, 2030	22-Feb-07	AD45816	AC	4325000	2125000	2235000	1930000	0.86
A - Re RB -	2084432	30 DERBY ST, VAUCLUSE, 2030	20-Feb-07	AD242026	AC	4120000	2120000	2220000	1930000	0.87
A - Re RB -	2081852	27 CAMBRIDGE AVE, VAUCLUSE, 2030	23-Aug-06	AC668761	AC	1600000	1280000	1370000	1210000	0.88
A - Re RB -	2079198	7 BELL ST, VAUCLUSE, 2030	27-May-06	AC469755	AC	2400000	1950000	2120000	1920000	0.91
A - Re RB -	2099775	19 RUSSELL ST, VAUCLUSE, 2030	5-Apr-07	AD255620	AC	1620000	1070000	1045000	972000	0.93
A - Re RB -	2090859	6 JESMOND AVE, VAUCLUSE, 2030	3-Apr-07	AD156865	AC	1900000	1300000	1330000	1240000	0.93
A - Re RB -	2096941	256 - 258 OLD SOUTH HEAD RD, VAUCLUSE, 2030	20-Nov-06	AC932479	AM	1700000	1420000	1490000	1410000	0.95
A - Re RB -	2079144	4 BEACH AVE, VAUCLUSE, 2030	7-Jun-07	AD337967	AC	2620000	1820000	1820000	1780000	0.98
A - Re RC -	2090077	25 HOPETOUN AVE, VAUCLUSE, 2030	6-Sep-06	AC916076	AC	2950000	2600000	2750000	2360000	0.86
A - Re RC -	2097744	8 OLPHERT AVE, VAUCLUSE, 2030	22-May-07	AD306247	AC	2700000	2100000	2130000	1870000	0.88
A - Re RC -	2090111	97 HOPETOUN AVE, VAUCLUSE, 2030	22-Feb-07	AD329818	AC	3285000	2715000	2795000	2470000	0.88
A - Re RC -	2091317	35 KINGS RD, VAUCLUSE, 2030	27-Mar-07	AD114161	AC	1637000	1157000	1187000	1080000	0.91
A - Re RC -	2097010	158 OLD SOUTH HEAD RD, VAUCLUSE, 2030	31-Oct-06	AC775276	AC	2575000	2195000	2310000	2110000	0.91
A - Re RC -	2090151	165 HOPETOUN AVE, VAUCLUSE, 2030	28-Mar-07	AD205368	AC	4500000	3200000	3290000	3000000	0.91

A - Re RC -	2103341	11 VILLAGE LOWER RD, VAUCLUSE, 2030	15-Jan-07	AD62581	AC	2600000	2200000	2280000	2100000	0.92
A - Re RC -	2091323	25 KINGS RD, VAUCLUSE, 2030	25-Aug-06	AC632799	AC	3200000	2450000	2630000	2440000	0.93
A - Re RC -	2091287	101 KINGS RD, VAUCLUSE, 2030	7-Mar-07	AD113380	AC	3000000	2500000	2560000	2410000	0.94
A - Re RC -	2091261	30 KINGS RD, VAUCLUSE, 2030	27-Jul-07	AD409923	AC	4255000	3705000	3705000	3480000	0.94
A - Re RC -	2103264	52 VILLAGE HIGH RD, VAUCLUSE, 2030	26-Apr-07	AD299907	AC	2800000	2250000	2220000	2150000	0.97
A - Re RC -	2096998	188 OLD SOUTH HEAD RD, VAUCLUSE, 2030	3-May-07	AD246018	AC	1055000	855000	865000	849000	0.98
A - Re RC -	2103282	16 VILLAGE HIGH RD, VAUCLUSE, 2030	11-May-07	AD324893	AC	3000000	2500000	2530000	2500000	0.99
A - Re RC -	2103274	32 VILLAGE HIGH RD, VAUCLUSE, 2030	23-May-06	AC822744	AV	2600000	2500000	2525000	2500000	0.99
A - Re RD -	2097695	51 OIOLA AVE, VAUCLUSE, 2030	22-Feb-07	AD28478	AC	5315000	2915000	3045000	2630000	0.86
A - Re RD -	2081701	5 BURRABIRRA AVE, VAUCLUSE, 2030	10-Mar-07	AD185087	AC	4188000	3628000	3708000	3250000	0.88
A - Re RD -	2090223	136 HOPETOUN AVE, VAUCLUSE, 2030	15-Nov-06	AC8664006	AC	2460000	2100000	2200000	1990000	0.9
A - Re RD -	2099335	10 QUEENS AVE, VAUCLUSE, 2030	3-May-07	AD419084	AC	6150000	4750000	4810000	4310000	0.9
A - Re RD -	2102518	1 VAUCLUSE RD, VAUCLUSE, 2030	28-Mar-07	AD196042	AC	4000000	3200000	3280000	2970000	0.91
A - Re RD -	2103880	55 WENTWORTH RD, VAUCLUSE, 2030	25-Oct-06	AC877124	AC	4000000	3630000	3810000	3460000	0.91
A - Re RD -	2101423	41 THE CRESCENT, VAUCLUSE, 2030	2-May-06	AC926123	AC	2200000	1800000	1950000	1800000	0.92
A - Re RD -	2103867	73 WENTWORTH RD, VAUCLUSE, 2030	23-May-06	AC618425	AC	4100000	3740000	4020000	3700000	0.92
A - Re RD -	2098888	3 PARSLEY RD, VAUCLUSE, 2030	18-Jul-06	AD81600	AV	3340500	2700500	2900500	2690000	0.93
A - Re RD -	2090220	140 HOPETOUN AVE, VAUCLUSE, 2030	14-Mar-06	AC358399	AC	2900000	2500000	2560000	2410000	0.94
A - Re RD -	2080997	10 BOAMBILLEE AVE, VAUCLUSE, 2030	4-Apr-07	AD140671	AC	4700000	3200000	3270000	3060000	0.94
A - Re RD -	2089118	14 GREYCLIFFE AVE, VAUCLUSE, 2030	12-May-06	AC618892	AC	3200000	2580000	2610000	2470000	0.95
A - Re RD -	3212503	26 FITZWILLIAM RD, VAUCLUSE, 2030	28-Mar-07	AD180232	AC	4150000	3350000	3430000	3350000	0.98
A - Re RD -	2082896	38 COOLONG RD, VAUCLUSE, 2030	10-Nov-06	AC967340	AC	5900000	4840000	5080000	5020000	0.99
A - Re RD -	2081693	19 BURRABIRRA AVE, VAUCLUSE, 2030	19-Apr-07	AD198852	AC	5150000	3350000	3430000	3420000	1
A - Re RE -	2082613	51 CHAMBERLAIN AVE, ROSE BAY, 2029	21-Jun-06	AC545661	AV	4100000	3600000	3860000	3300000	0.85
A - Re RE -	2097170	652 OLD SOUTH HEAD RD, ROSE BAY, 2029	3-Apr-07	AD148880	AC	1300000	950000	970000	832000	0.86
A - Re RE -	2089789	11 HAY ST, VAUCLUSE, 2030	15-May-07	AD228461	AC	2190000	1540000	1562000	1340000	0.86
A - Re RE -	2095902	4 NULLA ST, VAUCLUSE, 2030	23-Feb-06	AC354169	AC	3100000	2650000	2910000	2520000	0.87
A - Re RE -	2084884	31 DUDLEY RD, ROSE BAY, 2029	15-Jun-07	AD312905	AC	2100000	1540000	1540000	1350000	0.88
A - Re RE -	2082161	53 CAPTAIN PIPERS RD, VAUCLUSE, 2030	30-Jun-07	AD374634	AC	2510000	2030000	2030000	1800000	0.89
A - Re RE -	2080919	9 BLACK ST, VAUCLUSE, 2030	4-May-06	AC416699	AC	3350000	2900000	2930000	2730000	0.93
A - Re RE -	2099408	1 RAY AVE, VAUCLUSE, 2030	17-May-07	AD329216	AC	4700000	2500000	2550000	2420000	0.95
A - Re RE -	2097064	54 OLD SOUTH HEAD RD, VAUCLUSE, 2030	9-May-07	AD255097	AC	1360000	880000	894000	866000	0.97
A - Re RE -	2082098	38 CAPTAIN PIPERS RD, VAUCLUSE, 2030	17-May-07	AD166522	AC	1250000	1125000	1137000	1100000	0.97

A - Re RE -	2082099	36 CAPTAIN PIPERS RD, VAUCLUSE, 2030	17-May-07	AD166523	AC	1275000	1148000	1161000	1130000	0.97
A - Re RF -	2089287	17 HAMILTON ST, ROSE BAY, 2029	3-Mar-06	AC386565	AC	1150000	1020000	1110000	946000	0.85
A - Re RF -	2097175	640 OLD SOUTH HEAD RD, ROSE BAY, 2029	4-Jul-07	AD443943	AC	1161000	701000	701000	611000	0.87
A - Re RF -	2104046	32 WILBERFORCE AVE, ROSE BAY, 2029	15-Jun-07	AD417186	AC	2400000	1700000	1700000	1480000	0.87
A - Re RF -	2089301	22 HAMILTON ST, ROSE BAY, 2029	23-Feb-07	AD26431	AC	1950000	1550000	1600000	1460000	0.91
A - Re RF -	2084566	29 DOVER RD, ROSE BAY, 2029	6-Dec-06	AC895825	AC	1386000	1246000	1296000	1200000	0.93
A - Re RF -	2078388	19 ALBEMARLE AVE, ROSE BAY, 2029	4-Jul-07	AD341033	AC	2405000	1705000	1705000	1590000	0.93
A - Re RF -	2104035	58 WILBERFORCE AVE, ROSE BAY, 2029	20-Feb-07	AD38430	AC	1750000	1470000	1510000	1460000	0.97
A - Re RG -	2079346	55 BELLEVUE RD, BELLEVUE HILL, 2023	1-Jun-07	AD327115	AC	2100000	1350000	1350000	1150000	0.85
A - Re RG -	2091576	25 LENNOX ST, BELLEVUE HILL, 2023	20-Apr-07	AD304700	AC	2250000	1770000	1800000	1540000	0.86
A - Re RG -	2091574	21 LENNOX ST, BELLEVUE HILL, 2023	23-Apr-07	AD330423	AC	2690000	2130000	2160000	1850000	0.86
A - Re RG -	2092382	14 MANSION RD, BELLEVUE HILL, 2023	21-Jun-07	AD392549	AC	4670000	2870000	2870000	2460000	0.86
A - Re RG -	2084799	75 DRUMALBYN RD, BELLEVUE HILL, 2023	22-Jun-06	AC709013	AV	7325000	7225000	7695000	6640000	0.86
A - Re RG -	2083232	2A GRANBROOK RD, BELLEVUE HILL, 2023	12-Jun-07	AD393381	AC	3450000	2150000	2150000	1900000	0.88
A - Re RG -	2092480	15 MARCH ST, BELLEVUE HILL, 2023	10-May-07	AD283027	AC	4650000	2450000	2495000	2190000	0.88
A - Re RG -	2084746	17 DRUMALBYN RD, BELLEVUE HILL, 2023	11-Aug-06	AC627231	AC	4900000	3900000	4170000	3650000	0.88
A - Re RG -	2080211	18 BERESFORD RD, ROSE BAY, 2029	28-Nov-06	AC937884	AV	2000000	1800000	1880000	1670000	0.89
A - Re RG -	2101332	22 SUTTIE RD, BELLEVUE HILL, 2023	5-Apr-06	AC335774	AC	2775000	2275000	2475000	2220000	0.9
A - Re RG -	2081093	52 BORONIA RD, BELLEVUE HILL, 2023	8-May-07	AD268884	AC	2210000	1760000	1782000	1620000	0.91
A - Re RG -	2084740	5 DRUMALBYN RD, BELLEVUE HILL, 2023	8-Jun-07	AD309216	AC	3100000	2350000	2350000	2140000	0.91
A - Re RG -	2098981	14 PLUMER RD, ROSE BAY, 2029	23-May-07	AD277469	AC	1730000	1430000	1447000	1330000	0.92
A - Re RG -	2081095	46 BORONIA RD, BELLEVUE HILL, 2023	16-May-06	AC638422	AC	1640000	1440000	1550000	1420000	0.92
A - Re RG -	2081470	45 BULKARA RD, BELLEVUE HILL, 2023	28-Mar-07	AD110783	AC	3900000	3450000	3530000	3230000	0.92
A - Re RG -	2081650	17 BUNYULA RD, BELLEVUE HILL, 2023	7-May-07	AD282070	AC	2775000	1975000	2003000	1890000	0.94
A - Re RG -	2079778	88A BELLEVUE RD, BELLEVUE HILL, 2023	21-Aug-06	AC655864	AC	2400000	2000000	2130000	2000000	0.94
A - Re RG -	2081077	84 BORONIA RD, BELLEVUE HILL, 2023	9-Jan-07	AC971481	AC	1612500	1212500	1262500	1200000	0.95
A - Re RG -	2078685	63 BALFOUR RD, BELLEVUE HILL, 2029	19-Dec-06	AC947955	AC	2650000	2200000	2290000	2200000	0.96
A - Re RG -	2091006	3 KAMBALA PL, BELLEVUE HILL, 2023	9-Mar-07	AD92766	AC	2475000	2055000	2105000	2050000	0.97
A - Re RG -	3263061	18A GINAHGULLA RD, BELLEVUE HILL, 2023	22-May-06	AC417429	AC	3200000	2580000	2612000	2540000	0.97
A - Re RG -	2081635	45 BUNYULA RD, BELLEVUE HILL, 2023	17-Jul-07	AD410665	AC	2800000	2250000	2250000	2240000	1
A - Re RH -	2093061	12 NELSON ST, WOOLLAHRA, 2025	18-Nov-06	AD44079	AC	2791000	2091000	2201000	1910000	0.87
A - Re RH -	2090884	53 JOHN ST, WOOLLAHRA, 2025	7-Feb-07	AD94239	AC	3100000	1840000	1910000	1680000	0.88
A - Re RH -	2102028	14 TRELAWNEY ST, WOOLLAHRA, 2025	13-Feb-07	AD86701	AC	2205000	1405000	1455000	1300000	0.89

A - Re RH -	2101339	11 TARA ST, WOOLLAHRA, 2025	6-Jun-07	AD349044	AC	3125000	1625000	1625000	1450000	0.89
A - Re RH -	2092620	9 MILTON AVE, WOOLLAHRA, 2025	6-Jun-07	AD302706	AC	2200000	1600000	1600000	1490000	0.93
A - Re RH -	2092338	59 MANNING RD, DOUBLE BAY, 2025	4-Apr-07	AD224929	AC	2510000	2030000	2070000	1950000	0.94
A - Re RH -	2092358	97 MANNING RD, WOOLLAHRA, 2025	25-Jan-07	AD4328	AC	1725000	1365000	1415000	1350000	0.95
A - Re RH -	2092368	117 MANNING RD, WOOLLAHRA, 2025	19-Dec-06	AD163275	AV	1625000	1425000	1480000	1410000	0.95
A - Re RH -	2095110	353 NEW SOUTH HEAD RD, DOUBLE BAY, 2025	6-Feb-07	AC926914	AC	1625000	1365000	1405000	1350000	0.96
A - Re RH -	2081956	76 CAMERON ST, EDGECLIFF, 2027	5-Apr-07	AD162936	AC	1920000	1370000	1400000	1350000	0.96
A - Re RJ -	2092856	84 MONCUR ST, WOOLLAHRA, 2025	9-Mar-06	AC284912	AC	1210000	750000	840000	717000	0.85
A - Re RJ -	2086629	21 EDWARD ST, WOOLLAHRA, 2025	5-Jun-07	AD302978	AC	1350000	700000	707000	605000	0.86
A - Re RJ -	2087446	94 FLETCHER ST, WOOLLAHRA, 2025	25-Oct-06	AC810037	AC	1365000	915000	975000	834000	0.86
A - Re RJ -	2085900	34 EDGECLIFF RD, WOOLLAHRA, 2025	26-Oct-06	AC863935	AC	1550000	950000	1020000	877000	0.86
A - Re RJ -	2089724	18 BATHURST ST, WOOLLAHRA, 2025	9-Nov-06	AC958307	AC	2050000	1450000	1530000	1320000	0.86
A - Re RJ -	2093053	28 NELSON ST, WOOLLAHRA, 2025	16-Jan-06	AC169650	AC	900000	640000	720000	627000	0.87
A - Re RJ -	2091114	10 KENDALL ST, WOOLLAHRA, 2025	7-Feb-06	AC282104	AC	1075000	755000	785000	708000	0.9
A - Re RJ -	2100372	20 SPICER ST, WOOLLAHRA, 2025	20-Mar-07	AD170056	AC	810000	625000	640000	582000	0.91
A - Re RJ -	2099154	81 QUEEN ST, WOOLLAHRA, 2025	14-May-07	AD323283	AC	912000	582000	591000	546000	0.92
A - Re RJ -	2090997	18 JUNCTION ST, WOOLLAHRA, 2025	13-Jun-07	AD343630	AC	850000	620000	620000	577000	0.93
A - Re RJ -	2099354	10 RAINE ST, WOOLLAHRA, 2025	12-May-07	AD255395	AC	1281000	921000	934000	888000	0.95
A - Re RJ -	2100216	12 SOUTH ST, EDGECLIFF, 2027	11-Nov-06	AC883784	AV	500000	490000	510000	490000	0.96
A - Re RJ -	2085939	25 EDGECLIFF RD, WOOLLAHRA, 2025	28-Nov-06	AC880693	AC	721000	501000	521000	500000	0.96
A - Re RJ -	2100348	7 SPICER ST, WOOLLAHRA, 2025	26-Jun-07	AD409984	AC	790000	570000	570000	547000	0.96
A - Re RJ -	2087471	20 FLETCHER ST, WOOLLAHRA, 2025	15-Jun-07	AD367827	AC	1300000	820000	820000	787000	0.96
A - Re RJ -	2100215	10 SOUTH ST, EDGECLIFF, 2027	11-Nov-06	AC869276	AV	910000	850000	885000	850000	0.96
A - Re RJ -	2088088	23 GLEBE ST, EDGECLIFF, 2027	1-Mar-07	AD45655	AC	890000	460000	480000	468000	0.98
A - Re RJ -	2081948	60 CAMERON ST, EDGECLIFF, 2027	3-May-07	AD185849	AC	730000	480000	490000	480000	0.98
A - Re RK -	2086835	18 EPPING RD, DOUBLE BAY, 2028	24-Aug-06	AC802601	AC	1763000	1263000	1363000	1170000	0.86
A - Re RK -	2087165	24 FAIRFAX RD, BELLEVUE HILL, 2023	17-May-07	AD330254	AC	4400000	2900000	2945000	2520000	0.86
A - Re RK -	3252527	8 HENRIETTA ST, DOUBLE BAY, 2028	20-Sep-06	AC762908	AC	1950000	1615000	1715000	1520000	0.89
A - Re RK -	2086858	29 EPPING RD, DOUBLE BAY, 2028	4-May-07	AD347936	AC	1855000	1295000	1313000	1190000	0.91
A - Re RK -	2088151	23 GLENDON RD, DOUBLE BAY, 2028	14-Jul-06	AC618527	AC	1580000	1280000	1375000	1270000	0.92
A - Re RK -	2090064	1 HOLT ST, DOUBLE BAY, 2028	17-Oct-06	AC802361	AC	2042000	1472000	1562000	1450000	0.93
A - Re RK -	2083122	8 COURT RD, DOUBLE BAY, 2028	1-Mar-07	AD236606	AC	2575000	2115000	2165000	2040000	0.94
A - Re RK -	2091646	6 LEURA RD, DOUBLE BAY, 2028	25-Nov-06	AC877755	AC	1075000	895000	935000	890000	0.95

A - Re RK -	2086851	15 EPPING RD, DOUBLE BAY, 2028	28-Nov-06	AC875332	AC	1050000	890000	930000	890000	0.96
A - Re RK -	2088138	34 GLENDON RD, DOUBLE BAY, 2028	17-May-07	AD259666	AC	1770000	1295000	1313000	1270000	0.97
A - Re RL -	2081438	3B BUCKHURST AVE, POINT PIPER, 2027	29-Sep-06	AC971262	AC	5875000	3675000	3975000	3410000	0.86
A - Re RL -	2103985	4D WENTWORTH ST, POINT PIPER, 2027	4-Apr-07	AD247750	AC	6450000	4800000	4900000	4220000	0.86
A - Re RL -	2103954	15 WENTWORTH ST, POINT PIPER, 2027	12-May-07	AD309372	AC	6000000	4400000	4460000	3930000	0.88
A - Re RL -	2105071	20 WUNULLA RD, POINT PIPER, 2027	5-Jun-06	AC849011	AC	5850000	4650000	5030000	4600000	0.91
A - Re RN -	2087001	11 ETHAM AVE, DARLING POINT, 2027	18-Apr-07	AD234418	AM	3850000	2850000	2910000	2590000	0.89
A - Re RN -	2101022	22 SUTHERLAND CRES, DARLING POINT, 2027	12-May-06	AC792474	AC	3600000	3040000	3290000	2920000	0.89
A - Re RN -	2096045	59 OCEAN AVE, DOUBLE BAY, 2028	29-Aug-06	AC723673	AC	2800000	2100000	2250000	2050000	0.91
A - Re RN -	2089000	2A GREENOAKS AVE, DARLING POINT, 2027	28-Feb-07	AD189386	AC	3560000	2130000	2220000	2040000	0.92
A - Re RN -	2083489	23 DARLING POINT RD, DARLING POINT, 2027	8-May-07	AD313663	AC	3335000	2135000	2168000	2110000	0.97
A - Re RP -	3057824	26 - 28 STEPHEN ST, PADDINGTON, 2021	28-Sep-06	AC864271	AC	2040000	1690000	1790000	615000	0.34
A - Re RP -	2081199	60 BOUNDARY ST, PADDINGTON, 2021	1-May-07	AD1922767	AC	938000	568000	577000	493000	0.85
A - Re RP -	3252950	37A CALEDONIA ST, PADDINGTON, 2021	19-Oct-05	AC314026	AC	860000	650000	727000	621000	0.85
A - Re RP -	2089501	7 HAMPDEN ST, PADDINGTON, 2021	12-May-07	AD227994	AC	860000	570000	578000	498000	0.86
A - Re RP -	2101030	209 SUTHERLAND ST, PADDINGTON, 2021	12-Dec-06	AC905683	AC	982500	582500	617500	534000	0.86
A - Re RP -	2089629	30 HARGRAVE ST, PADDINGTON, 2021	20-Nov-06	AC963176	AC	1100000	680000	720000	619000	0.86
A - Re RP -	2102306	197 UNDERWOOD ST, PADDINGTON, 2021	30-Mar-07	AD134758	AC	620000	340000	352000	306000	0.87
A - Re RP -	2087907	32 GIPPS ST, PADDINGTON, 2021	22-Feb-07	AD77200	AC	810000	430000	450000	390000	0.87
A - Re RP -	2081369	54 BROWN ST, PADDINGTON, 2021	11-May-07	AD397789	AC	1000000	530000	540000	469000	0.87
A - Re RP -	2083048	8 COOPER ST, PADDINGTON, 2021	4-Apr-07	AD153991	AC	1750000	1050000	1075000	932000	0.87
A - Re RP -	2089505	16 HARGRAVE LANE, PADDINGTON, 2021	1-Sep-06	AC732799	AC	1425000	995000	1065000	922000	0.87
A - Re RP -	2084890	5 DUDLEY ST, PADDINGTON, 2021	13-Dec-06	AC946342	AV	680000	525000	550000	485000	0.88
A - Re RP -	2088777	30 GOSBELL ST, PADDINGTON, 2021	29-Mar-07	AD127907	AC	920000	610000	628000	557000	0.89
A - Re RP -	3279739	10 ALBERT ST, PADDINGTON, 2021	27-Jul-06	AC717473	AC	985000	695000	755000	679000	0.9
A - Re RP -	2088648	62 GLENVIEW ST, PADDINGTON, 2021	22-Mar-07	AD144010	AC	790000	520000	536000	487000	0.91
A - Re RP -	2101074	121 SUTHERLAND ST, PADDINGTON, 2021	14-Oct-06	AC793967	AC	860000	510000	550000	505000	0.92
A - Re RP -	2104574	17 WINDSOR ST, PADDINGTON, 2021	19-Sep-06	AC703982	AC	1035000	715000	765000	710000	0.93
A - Re RP -	2101083	95 SUTHERLAND ST, PADDINGTON, 2021	5-Jun-07	AD313344	AC	1475000	875000	875000	812000	0.93
A - Re RP -	2092552	4 MARY PL, PADDINGTON, 2021	22-Dec-06	AC924821	AC	410000	285000	299000	283000	0.95
A - Re RP -	2086785	58 ELIZABETH ST, PADDINGTON, 2021	12-May-07	AD256711	AC	817000	507000	515000	487000	0.95
A - Re RP -	2104522	119 WINDSOR ST, PADDINGTON, 2021	14-Feb-07	AD101416	AC	880000	610000	632000	603000	0.95
A - Re RP -	2102540	5 VIALOUX AVE, PADDINGTON, 2021	16-May-07	AD244413	AC	1255000	805000	818000	777000	0.95

**QUALITY STATEMENT FOR THE DISTRICT OF WOOLLAHRA,
BASE DATE 1ST JULY 2007**

I, Serano Nicolai, of MVS Valuation Services P/L, have ensured that the following checks have been made:-

- 1 All properties have been valued.
- 1 Majority of valuations are within the set parameters with minor anomalies resulting from the limitations of the mass valuation methodology.
 - Coefficient of Dispersion - 0 to 15
 - Mean Value to Price Ratio - 85% to 100%
 - Price Related differential - 0.98 to 1.03
 - Analysed Sales land values - 0 to 15
- 2 Correct zones and components verified.
- 3 Properties with land values higher or lower than the component average have checked.
- 4 Affects of current and proposed town planning aspects have been accounted for.
- 5 The statutory concession and allowances have been supplied.
- 6 Properties with valuation recommendations that were increased or decreased at a significantly higher or lower rate than the component factor and component average have been checked.
- 7 Properties with valuation recommendations that were below or close to their respective sale price have been checked.

Component Data Table	- Attached
Statistics Report	- Attached
Comparison of Average Values Report	- Attached
Valuation Upload File	- Attached



Serano Nicolai
MVS Valuers Australia Pty Ltd