

National Media Release

CoreLogic RP Data Hedonic Home Value Index Results

Released: Friday, May 1, 2015

Dwelling values move higher in April

The CoreLogic RP Data hedonic Home Value Index showed dwelling values moved 0.8% higher in April across the combined capital cities with values rising across all capital cities except Canberra.

CoreLogic RP Data April Home Value Index results out today confirmed that values across Australia's combined capital cities increased by 0.8 per cent in April 2015, down from a 1.4 per cent month on month increase in March. Overall dwelling values shifted higher over the past month across every capital city except Canberra where values showed a 1.5 per cent drop over the month.

CoreLogic RP Data head of research, Tim Lawless, said that despite the slower month on month reading, the annual rate of growth has seen a slight rebound, with dwelling values now 7.9 per cent higher over the past twelve months across the combined capital city index.

"Annually, the rate of capital gain has slowed since April last year, however, since the February rate cut the Sydney and, to a lesser extent, Melbourne housing markets have caught a second wind which is reflected in the higher rate of capital gain as well as the very strong auction results and rapid rate of sale for properties sold via private treaty.

"Despite the slight annual rate of growth upswing, capital gains remain lower than their annual peak recorded in April last year when dwelling values were rising at the rate of 11.5 per cent per annum across the combined capitals index," he said.

According to the April Home Value results, capital city dwelling values have been trending higher over the past 35 months, recording a cumulative increase of 25.3 per cent between the end of May 2012 and April 2015.

Mr Lawless said, "While the combined capitals trend of dwelling value growth has been substantial, the rate of growth across the Sydney housing market stands head and shoulders above the other capital cities over the cycle to date. Sydney dwelling values are now 40.2 per cent higher relative to the May 2012 trough. If you factor in the previous 2009/10 phase of growth, Sydney values are now up 65.4 per cent post GFC."

Melbourne is the only other capital city that comes close to this measure where dwelling values are 52.3 per cent higher post GFC. The next highest rate of growth is Darwin where values have moved 26.5 per cent higher, followed by Canberra (19.8%), Perth (15.2%), Adelaide (12.2%), Brisbane (8.0%) and Hobart (1.2%).

Mr Lawless said, "While the headline growth figures remain strong it is clear that some markets are winding down. The rate of growth in Perth and Darwin has slowed substantially in line with the wind down of major infrastructure projects associated with the resources sector and the housing market in Canberra has also softened post federal election."

Index results as at April 30, 2015

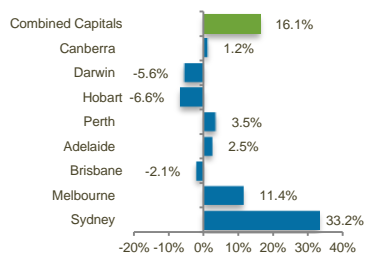
Region	Change in dwelling values			Total gross returns	Median dwelling price
	Month	Qtr	YOY		
Sydney	1.0%	5.4%	14.5%	18.8%	\$732,500
Melbourne	0.8%	1.6%	6.9%	10.6%	\$555,000
Brisbane	0.6%	-0.5%	2.2%	6.9%	\$452,000
Adelaide	1.6%	1.9%	1.7%	6.1%	\$400,000
Perth	0.6%	-1.6%	0.3%	4.5%	\$520,000
Hobart	1.6%	0.9%	1.2%	6.7%	\$320,000
Darwin	0.3%	2.1%	-1.6%	4.4%	\$540,000
Canberra	-1.5%	1.7%	1.1%	5.5%	\$530,000
Combined capitals	0.8%	2.5%	7.9%	12.2%	\$560,000
Rest of State*	-0.4%	-0.1%	1.5%		\$360,000

* Rest of state change in values are for houses only to end of March

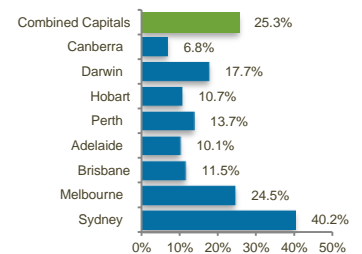
Highlights over the three months to April 2015

- **Best performing capital city: Sydney** +5.4 per cent
- **Weakest performing capital city: Perth** -1.6 per cent
- **Highest rental yields: Darwin houses** with gross rental yield of 5.7 per cent and **Darwin Units** at 5.9 per cent
- **Lowest rental yields: Melbourne houses** with gross rental yield of 3.2 per cent and **Melbourne units** at 4.2 per cent
- **Most expensive city: Sydney** with a median dwelling price of \$732,500
- **Most affordable city: Hobart** with a median dwelling price of \$320,000

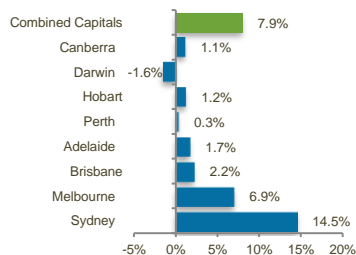
Change in dwelling values from previous market peak



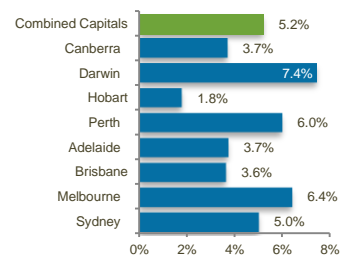
Change in dwelling values from market trough



Change in dwelling values over past twelve months



Annual change in dwelling values over past 10 years



National Media Release Cont.

The performance of houses versus apartments has shown some interesting trends of late. Detached homes are continuing to outperform the multi-unit sector, with capital city house values up 8.3 per cent over the past year while unit values have risen by a lower 5.6 per cent.

This trend is more noticeable in the key growth markets of Sydney and Melbourne. Sydney house values are up 15.5 per cent over the past year while unit values have risen by 9.7 per cent. The over-performance of houses compared with units is more apparent in Melbourne where house values are 7.6 per cent higher over the year compared with a growth rate of just 1.9 per cent across the unit market. A similar trend is evident across most of the capital cities and can likely be attributed to the higher supply levels in the apartment markets which are keeping a lid on the rate of capital gain.

Rental markets haven't seen much improvement from their sluggish pace of growth. Over the past twelve months weekly rents have increased by 1.7 per cent across the capital cities, with weekly rents falling in Perth, Canberra and Darwin over the past year. The highest rental growth can be found in Sydney, where weekly rents are 3.3 per cent higher over the year.

According to the results, virtually every capital city is seeing rental rates rising at a substantially slower pace than dwelling values which is causing severe yield compression in some cities. The low yield scenario is most evident in Melbourne where the typical house is attracting a gross yield of just 3.2 per cent. Sydney isn't far behind with the average gross yield on a house now 3.4 per cent. Darwin remains the highest yielding city, with an average gross yield of 5.7 per cent for local houses, while Hobart yields have actually improved to be the second highest of any capital city at 5.3 per cent gross.

Most other housing market indicators remain strong. Auction clearance rates have surged to new record highs after the February rate cut and have trended slightly higher over the final two weeks of April. Additionally, the number of homes being advertised for sale has been trending lower, particularly in Sydney where listing numbers are now lower than the number of properties being advertised for sale in Melbourne, Brisbane and Perth. The short supply of advertised homes in Sydney is likely to be one of the key factors driving local dwelling values higher, with buyers pressured to make a purchase decision quickly with minimal negotiation on asking prices due to few alternative housing options available for sale.

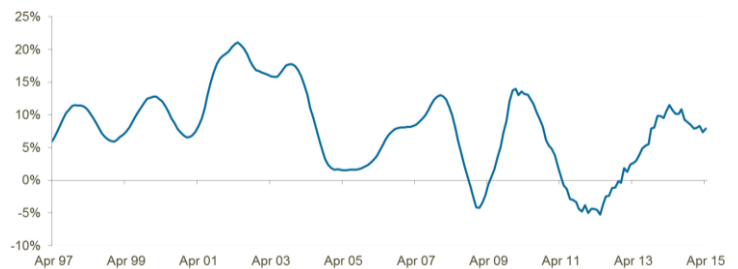
The performance of the housing market is increasingly varied across the capital cities. Sydney is continuing to dominate the headlines with such a high rate of capital gain, while Melbourne is also showing a solid performance. At the other end of the spectrum, Perth, Darwin, Hobart and Canberra are showing weaker results while Brisbane and Adelaide and are roughly keeping pace with inflation. In fact, outside of Sydney and Melbourne, the next highest rate of annual capital gain can be found in Brisbane where dwelling values are up a comparatively paltry 2.2 per cent.

Media inquiries contact: CoreLogic national communications manager – 07 3114 9879 or media@corelogic.com.au

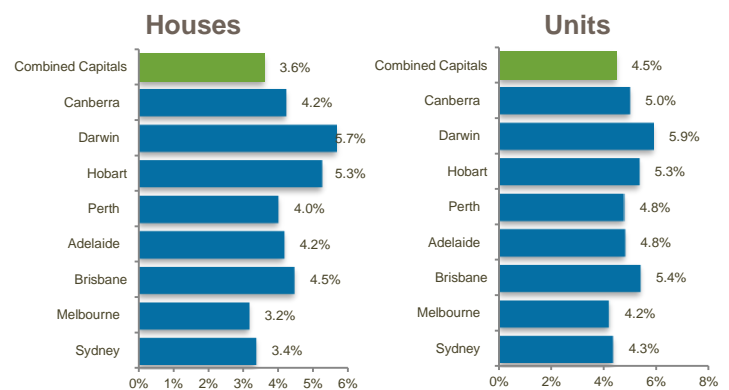
About CoreLogic RP Data

CoreLogic RP Data is a wholly owned subsidiary of CoreLogic (NYSE: CLGX), which is the largest property data and analytics company in the world. CoreLogic RP Data provides property information, analytics and services across Australia and New Zealand and is currently developing and growing partnerships throughout Asia. With Australia's most comprehensive property databases, the company's combined data offering is derived from public, contributory and proprietary sources and includes over 500 million decision points spanning over three decades of collection, providing detailed coverage of property and other encumbrances such as tenancy, location, hazard risk and related performance information. With over 11,000 customers and 120,000 end users, CoreLogic RP Data is the leading provider of property data, analytics and related services to consumers, investors, real estate, mortgage, finance, banking, insurance, developers, wealth management and government. CoreLogic RP Data delivers value to clients through unique data, analytics, workflow technology, advisory and geo spatial services. Clients rely on CoreLogic RP Data to help identify and manage growth opportunities, improve performance and mitigate risk. CoreLogic RP Data employs over 480 people at nine locations across Australia and in New Zealand. For more information call 1300 734 318 or visit www.corelogic.com.au

Rolling annual change in capital city dwelling values



Gross rental yields, houses and units



CoreLogic RP Data Home Value Index tables

Capital Growth to 30 April 2015	Sydney	Melbourne	Brisbane - Gold Coast	Adelaide	Perth	Australia 5 Capitals (ASX)	Hobart	Darwin	Canberra	Brisbane	Australia 8 Capitals
Table 1A: All Dwellings											
Month	1.0%	0.8%	0.4%	1.6%	0.6%	0.9%	1.6%	0.3%	-1.5%	0.6%	0.8%
Quarter	5.4%	1.6%	-0.3%	1.9%	-1.6%	2.5%	0.9%	2.1%	1.7%	-0.5%	2.5%
Year-to-Date	6.9%	4.3%	0.5%	0.7%	-2.2%	3.8%	2.5%	0.7%	2.6%	0.1%	3.8%
Year-on-Year	14.5%	6.9%	2.5%	1.7%	0.3%	8.1%	1.2%	-1.6%	1.1%	2.2%	7.9%
Total Return Year-on-Year	18.8%	10.6%	7.4%	6.1%	4.5%	12.3%	6.7%	4.4%	5.5%	6.9%	12.2%
Median price* based on settled sales over quarter	\$732,500	\$555,000	\$450,000	\$400,000	\$520,000	\$559,600	\$320,000	\$540,000	\$530,000	\$452,000	\$560,000

Table 1B: Houses	Sydney	Melbourne	Brisbane - Gold Coast	Adelaide	Perth	Australia 5 Capitals (ASX)	Hobart	Darwin	Canberra	Brisbane	Australia 8 Capitals
Month	1.3%	1.1%	0.5%	1.9%	0.9%	1.1%	1.6%	0.7%	-1.4%	0.7%	1.1%
Quarter	6.1%	1.8%	-0.5%	2.2%	-1.4%	2.7%	0.0%	3.1%	2.0%	-0.7%	2.7%
Year-to-Date	7.5%	4.6%	0.4%	0.6%	-2.0%	4.0%	2.3%	1.9%	2.7%	-0.1%	4.0%
Year-on-Year	15.5%	7.6%	2.8%	1.6%	0.6%	8.5%	1.6%	-1.7%	1.3%	2.3%	8.3%
Total Return Year-on-Year	19.8%	11.2%	7.6%	6.0%	4.8%	12.6%	7.2%	4.3%	5.7%	7.0%	12.4%
Median price* based on settled sales over quarter	\$850,000	\$605,000	\$495,000	\$420,000	\$540,000	\$595,000	\$350,000	\$600,000	\$590,000	\$480,000	\$591,500

Table 1C: Units	Sydney	Melbourne	Brisbane - Gold Coast	Adelaide	Perth	Australia 5 Capitals (ASX)	Hobart	Darwin	Canberra	Brisbane	Australia 8 Capitals
Month	-0.2%	-2.0%	0.1%	-1.9%	-3.4%	-0.9%	2.2%	-1.4%	-2.4%	-0.5%	-1.0%
Quarter	2.6%	0.0%	1.4%	-1.1%	-3.6%	1.3%	11.3%	-2.2%	-2.4%	1.8%	1.3%
Year-to-Date	4.0%	1.7%	1.0%	1.9%	-4.1%	2.6%	4.9%	-4.3%	1.2%	1.6%	2.6%
Year-on-Year	9.7%	1.9%	0.0%	2.6%	-3.5%	5.6%	-3.4%	-0.9%	-2.1%	0.7%	5.6%
Total Return Year-on-Year	14.7%	6.3%	5.6%	7.6%	1.1%	10.5%	1.9%	5.1%	2.8%	6.2%	10.5%
Median price* based on settled sales over quarter	\$630,000	\$470,000	\$374,000	\$342,500	\$433,000	\$488,000	\$269,000	\$470,000	\$400,000	\$388,000	\$499,000

Table 1D: Rental Yield Results	Sydney	Melbourne	Brisbane - Gold Coast	Adelaide	Perth	Australia 5 Capitals (ASX)	Hobart	Darwin	Canberra	Brisbane	Australia 8 Capitals
Houses	3.4%	3.2%	4.5%	4.2%	4.0%	3.6%	5.3%	5.7%	4.2%	4.5%	3.6%
Units	4.3%	4.2%	5.4%	4.8%	4.8%	4.5%	5.3%	5.9%	5.0%	5.4%	4.5%

The indices in grey shading have been designed for trading environments in partnership with the Australian Securities Exchange (www.asx.com.au). Indices under blue shading (Hobart, Darwin, Canberra, Brisbane and the 8 capital city aggregate) are calculated under the same methodology however are not currently planned to be part of the trading environment.

*The median price is the middle price of all settled sales over the three months to the end of the final month. Median prices are provided as an indicator of what price a typical home sold for over the most recent quarter. The median price has no direct relationship with the CoreLogic RP Data Hedonic Index value. The change in the Index value over time reflects the underlying capital growth rates generated by residential property in the relevant region.

The CoreLogic RP Data Hedonic Index growth rates are not ordinarily influenced by capital expenditure on homes, compositional changes in the types of properties being transacted, or variations in the type and quality of new homes manufactured over time. The CoreLogic RP Data 'index values' are not, therefore, the same as the 'median price' sold during a given period. See the methodology below for further details.

Methodology: The CoreLogic RP Data Hedonic Home Value Index is calculated using a hedonic regression methodology that addresses the issue of compositional bias associated with median price and other measures. In simple terms, the index is calculated using recent sales data combined with information about the attributes of individual properties such as the number of bedrooms and bathrooms, land area and geographical context of the dwelling. By separating each property comprising the index into its various formational and locational attributes, differing observed sales values for each property can be separated into those associated with varying attributes and those resulting from changes in the underlying residential property market. Also, by understanding the value associated with each attribute of a given property, this methodology can be used to estimate the value of dwellings with known characteristics for which there is no recent sales price by observing the characteristics and sales prices of other dwellings which have recently transacted. It then follows that changes in the market value of the stock of residential property comprising an index can be accurately tracked through time. RP Data owns and maintains Australia's largest property related database in Australia which includes transaction data for every home sale within every state and territory. CoreLogic RP Data augments this data with recent sales advice from real estate industry professionals, listings information and attribute data collected from a variety of sources. For detailed methodological information please visit www.corelogic.com.au

For more information on the CoreLogic RP Data Indices, please go to <http://www.corelogic.com.au>

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Introduction to the CoreLogic RP Data Daily Hedonic Home Value Index methodology:

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