



Quarterly Auction Market Review

Australia | September Quarter 2022
– Released October 2022



Quarterly Summary

Quarterly auction volumes fall to lowest levels since Q1 last year across the combined capitals

There were 23,087 homes taken to auction across the combined capital cities over the three months to September, the quietest quarter for auctions since Q1 last year (19,004), down from 23,184 over the September 2021 quarter. The previous quarter saw 31,439 auctions held across the combined capital cities, the second busiest June quarter on record.

Looking at clearance rates, 56.4% of reported auctions were successful over the September 2022 quarter, the lowest quarterly clearance rate since June 2020 (47.9%), down 15.2 percentage points from the same period last year (71.7%). Over the previous quarter, 60.8% of reported auctions were successful.

The March 2021 quarter recorded a clearance rate of 80.0% across the combined capital cities, the highest quarterly clearance rate since records commenced in 2008. Since then, clearance rates have trended lower every quarter. With tough selling conditions over the quarter, the withdrawal rate across the combined capitals rose from 12.8% in the June quarter, to 13.8% over the three months to September. While the number of homes withdrawn from auction increased over the quarter, the September 2021 quarter saw a much larger number of capital city homes withdrawn from auction (18.3%).

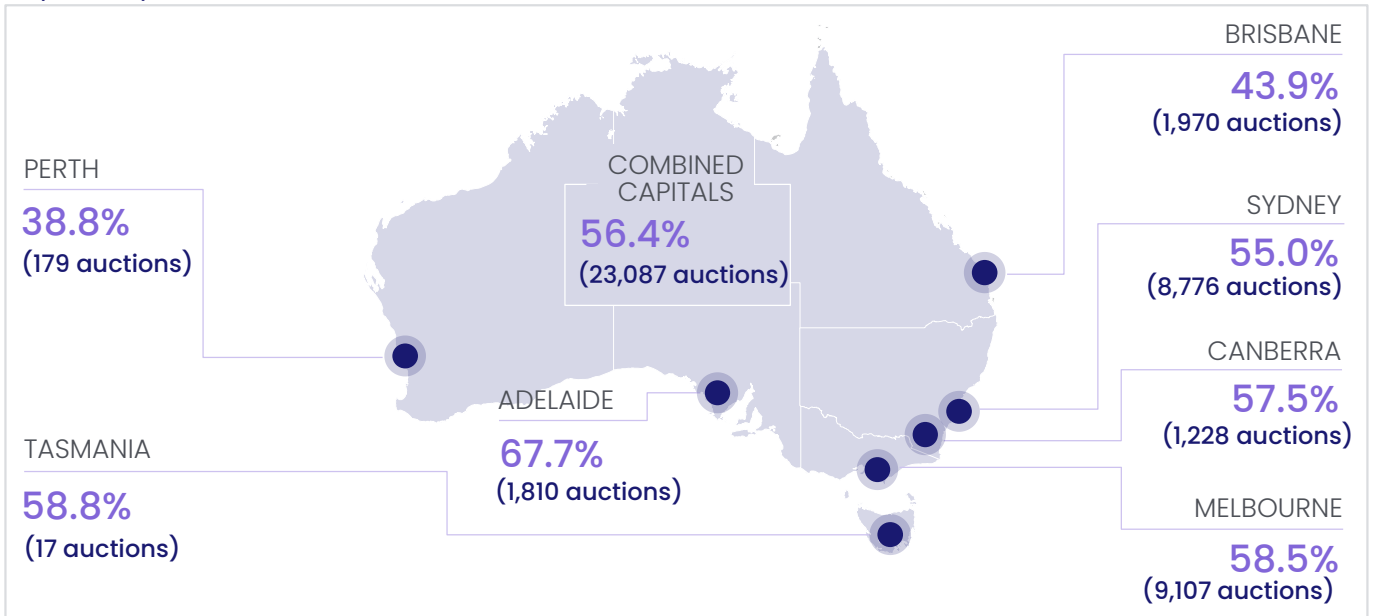
Although the quarterly clearance rate has been trending lower over the last six quarters, we are seeing the weekly clearance rate improve, holding around the 60% mark each week in September. It will be interesting to see whether clearance rates continue to hold as we head in to what is traditionally the busiest quarter of the year. Breaking down the September quarter into months, July recorded a clearance rate of 53.4%, increasing to 56.8% in August and 59.8% in September.

Adelaide recorded the highest clearance rate this quarter (67.7%), followed by Tasmania (58.8%), Melbourne (58.5%) and Canberra (57.5%), noting auction volumes in Tasmania are extremely low. Sydney recorded a clearance rate of 55.0% over the quarter, while Brisbane (43.9%) and Perth (38.8%) both came in under 50.0%. In terms of auction volumes, Melbourne was the busiest auction market, with 9,107 homes taken to auction, followed by Sydney (8,776). Brisbane was the busiest of the smaller capital cities (1,970), followed by Adelaide (1,810), Canberra (1,228) and Perth (179). There were just 17 auctions held in Tasmania over the September quarter.



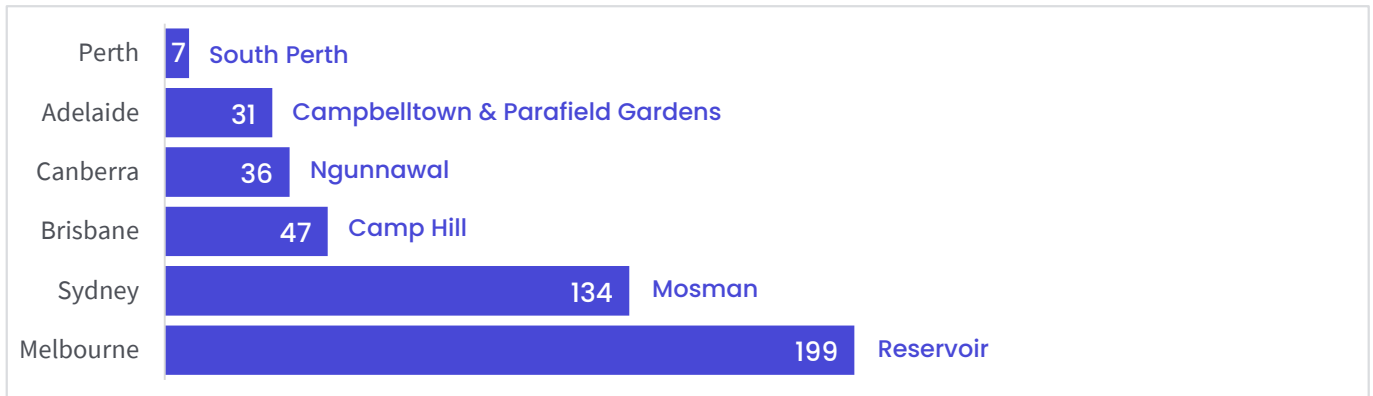
Auction Market Review Highlights

Capital city auction clearance rate and volumes



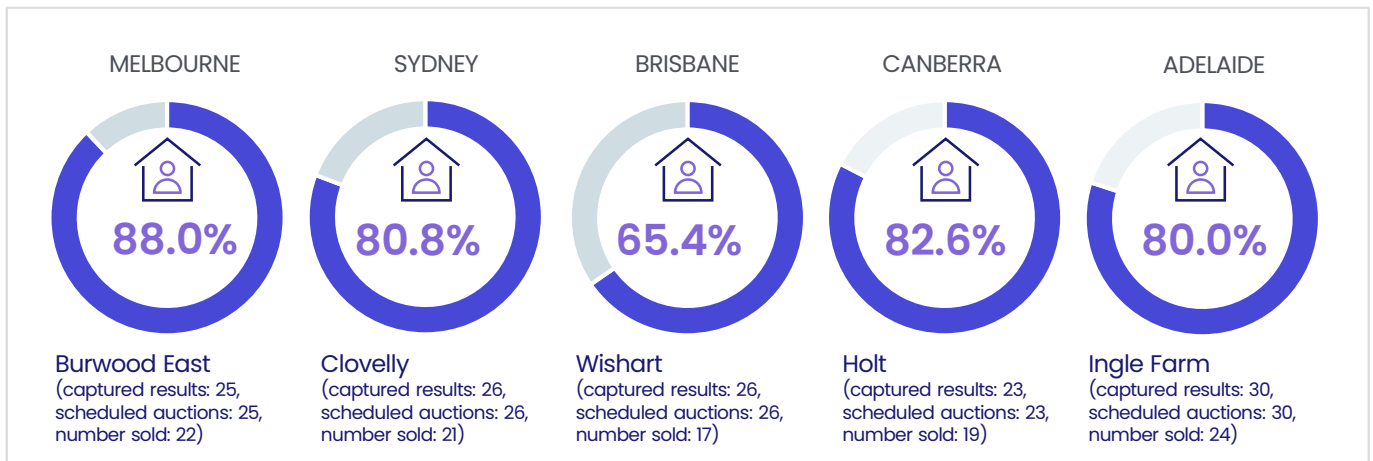
Highest number of auctions for the quarter across capital city suburbs

(Based on total auctions held across the suburb over the reporting period)



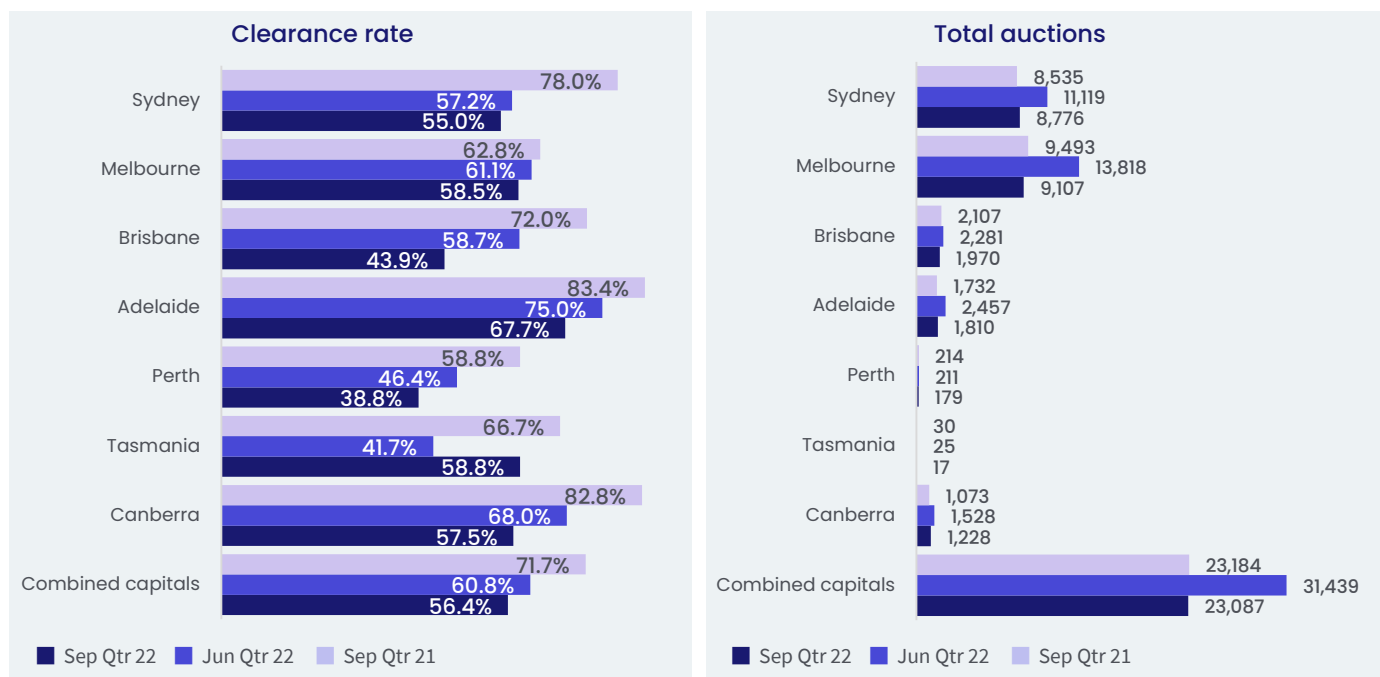
Highest clearance rate for the quarter by capital city suburbs

(Clearance rates are calculated when there have been at least 20 auction results reported over the period)

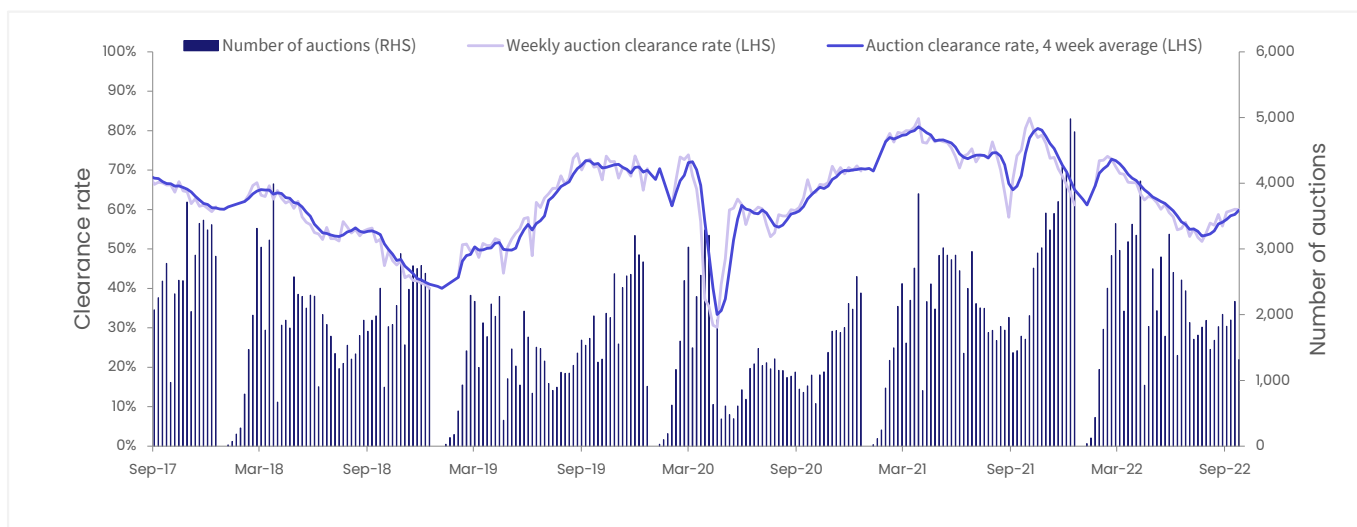


Capital city & major regional markets

Quarterly summary, capital cities



Weekly clearance rate and volume of auctions, combined capital cities



Quarterly summary, regional

Sub-region	Clearance rate (Sep Qtr '22)	Total auctions (Sep Qtr '22)	Clearance rate (Jun Qtr '22)	Total auctions (Jun Qtr '22)	Clearance rate (Sep Qtr '21)	Total auctions (Sep Qtr '21)
Newcastle & Lake Macquarie	55.1%	334	62.2%	418	84.8%	407
Illawarra	43.3%	255	53.3%	315	76.3%	281
Gold Coast	43.9%	853	48.3%	902	68.7%	901
Sunshine Coast	36.2%	604	47.7%	556	70.8%	599
Geelong	53.4%	252	59.1%	427	78.6%	390

Capital city sub-regions (Sydney)

Sydney

Sub-region	Clearance rate (Sep Qtr '22)	Total auctions (Sep Qtr '22)	Clearance rate (Jun Qtr '22)	Total auctions (Jun Qtr '22)	Clearance rate (Sep Qtr '21)	Total auctions (Sep Qtr '21)
Central Coast	39.4%	246	44.5%	291	72.8%	260
Baulkham Hills and Hawkesbury	52.0%	327	50.2%	470	80.9%	389
Blacktown	54.0%	335	51.6%	340	72.4%	320
City and Inner South	56.8%	927	57.9%	1,152	79.0%	954
Eastern Suburbs	59.9%	918	55.7%	1,223	80.7%	835
Inner South West	54.7%	986	58.3%	1,317	73.7%	956
Inner West	59.4%	751	59.2%	1,000	80.4%	704
North Sydney and Hornsby	58.1%	1,382	61.9%	1,655	83.4%	1,248
Northern Beaches	53.5%	593	57.2%	787	85.3%	664
Outer South West	55.1%	79	58.1%	105	71.3%	87
Outer West and Blue Mountains	56.8%	95	38.1%	127	67.8%	117
Parramatta	50.4%	676	59.6%	810	66.4%	642
Ryde	54.5%	452	58.6%	589	81.0%	412
South West	49.4%	549	57.2%	645	67.7%	425
Sutherland	51.2%	459	54.7%	606	81.1%	526

Sydney sub-region summary

In Sydney, all 15 sub-regions saw fewer homes taken to auction over the September quarter compared to the previous three month period, although clearance rates increased across five sub-regions over the quarter. Auction volumes across eight sub-regions were lower over the September 2021 quarter compared to now, while all 15 sub-regions recorded higher clearance rates this time last year. North Sydney and Hornsby held the most auctions this quarter (1,382), while all other sub-regions held fewer than 1,000 auctions over the quarter. The Eastern Suburbs recorded the highest clearance rate (59.9%), followed by the Inner West (59.4%), while two sub-regions recorded clearance rates of less than 50.0% (Central Coast and South West). The June quarter saw one sub-region record a clearance rate in excess of 60.0% (North Sydney and Hornsby, 61.9%), while the September quarter last year saw all 15 sub-regions record clearance rates in excess of 60.0%, with the highest being the Northern Beaches (85.3%).

Overall, Sydney's auction clearance rate over the September quarter was recorded at 55.0%, down 2.3 percentage points from the previous quarter (57.2%), and 23.0 percentage points lower than the September 2021 quarter, when 78.0% of reported auctions were successful. Sydney's withdrawal rate rose from 19.4% over the three months to June, to 20.8% in the September quarter, as selling conditions continued to weaken. The September 2021 quarter saw 14.3% of homes withdrawn from auction across Sydney. The portion of homes that were sold prior to auction (46.4%) was down slightly from the previous quarter (48.6%), and the September quarter last year (55.4%).

Capital city sub-regions (Melbourne)

Melbourne

Sub-region	Clearance rate (Sep Qtr '22)	Total auctions (Sep Qtr '22)	Clearance rate (Jun Qtr '22)	Total auctions (Jun Qtr '22)	Clearance rate (Sep Qtr '21)	Total auctions (Sep Qtr '21)
Inner	53.5%	1,623	57.9%	2,563	59.0%	1,790
Inner East	65.8%	1,021	65.1%	1,600	62.2%	1,007
Inner South	60.7%	1,212	62.3%	1,946	69.1%	1,199
North East	59.5%	1,114	61.2%	1,717	63.7%	1,207
North West	54.2%	979	59.8%	1,380	61.9%	1,005
Outer East	64.4%	690	66.7%	1,033	68.9%	769
South East	63.5%	1,040	64.0%	1,396	61.5%	1,040
West	50.9%	1,223	55.0%	1,823	56.6%	1,165
Mornington Peninsula	62.6%	206	66.6%	360	75.4%	309

Melbourne sub-region summary

In Melbourne, all nine sub-regions saw fewer homes taken to auction over the September quarter compared to the previous three month period, while clearance rates dropped across all but one of the nine sub-regions over the same period. Melbourne's Inner East region, where 65.8% of reported auctions were successful, recorded the highest clearance rate over the September quarter, followed by the Outer East (64.4%). Four sub-regions saw clearance rates come in below 60% this quarter (West, Inner, North West and North East), compared to three over the previous quarter and two over the September 2021 quarter.

Overall, Melbourne recorded a clearance rate of 58.5% over the September quarter, down 2.6 percentage points from the June quarter (61.1%) and 4.4 percentage points lower than the same quarter last year (62.8%). In terms of auction volumes, 9,107 homes were taken to auction across the city, down from 13,818 over the previous quarter and 9,493 over the September 2021 quarter. Over the three months to September, 25.9% of homes were sold prior to auction in Melbourne, down from 28.7% over the previous quarter and well below the 42.7% recorded over the September 2021 quarter through COVID lockdowns and restrictions. Melbourne's withdrawal rate came in at 9.3% over the quarter, down slightly from the previous quarter (9.6%) and substantially lower than the surging withdrawals seen over the September quarter last year amidst the lockdowns (27.2%).

Suburb results (city by city)

September Quarter 22

Canberra

Suburb	Clearance rate (Sep Qtr 22)	Total auctions (Sep Qtr 22)
Bonner	50.0%	20
Bruce	70.0%	20
Casey	58.1%	31
Franklin	38.1%	21
Gordon	50.0%	22
Holt	82.6%	23
Kambah	44.8%	29
Lyneham	55.0%	20
Mawson	50.0%	20
Narrabundah	58.3%	24
Ngunnawal	61.1%	36
Palmerston	75.0%	20

Sydney

Suburb	Clearance rate (Sep Qtr 22)	Total auctions (Sep Qtr 22)
Alexandria	72.7%	44
Annandale	63.3%	30
Artarmon	55.2%	30
Ashfield	56.1%	57
Auburn	54.8%	31
Avalon Beach	51.1%	45
Balmain	68.4%	38
Bankstown	63.6%	22
Baulkham Hills	62.3%	53
Beecroft	77.1%	35
Bellevue Hill	73.8%	42
Belmore	25.0%	20
Belrose	61.9%	21
Beverly Hills	63.0%	27
Bexley	46.7%	45
Blacktown	46.2%	52
Bondi	53.2%	47
Bondi Beach	58.8%	34
Bondi Junction	47.1%	51
Bossley Park	61.9%	21
Botany	58.7%	46
Bronte	63.2%	38

Sydney

Suburb	Clearance rate (Sep Qtr 22)	Total auctions (Sep Qtr 22)
Burwood	45.8%	24
Cabramatta	40.0%	20
Cammeray	71.4%	28
Camperdown	65.6%	32
Campsie	33.3%	30
Caringbah	62.5%	32
Caringbah South	71.1%	38
Carlingford	57.4%	54
Castle Hill	56.1%	68
Casula	38.7%	31
Chatswood	63.0%	54
Chester Hill	50.0%	30
Chippendale	47.8%	23
Clovelly	80.8%	26
Concord	72.7%	44
Condell Park	55.2%	29
Coogee	63.6%	67
Cremorne	55.3%	47
Cronulla	51.0%	51
Crows Nest	47.8%	23
Croydon	58.3%	24
Croydon Park	62.5%	32
Darlinghurst	58.3%	48
Dee Why	61.0%	41
Double Bay	47.6%	21
Drummoyne	58.7%	46
Dulwich Hill	72.3%	47
Earlwood	55.0%	40
Eastwood	39.5%	43
Edensor Park	57.1%	21
Elizabeth Bay	57.1%	21
Epping	65.5%	56
Ermington	36.4%	22
Erskineville	44.9%	50
Fairlight	57.1%	21
Frenchs Forest	78.6%	28
Georges Hall	51.9%	27
Gladesville	48.8%	43
Glebe	65.7%	36
Glenwood	57.1%	28

Suburb results (city by city)

September Quarter 22

Sydney

Suburb	Clearance rate (Sep Qtr 22)	Total auctions (Sep Qtr 22)
Gordon	67.5%	40
Granville	47.8%	23
Green Valley	60.0%	20
Greenacre	65.2%	46
Greenwich	45.0%	20
Greystanes	54.2%	24
Guildford	33.3%	27
Homebush	36.4%	22
Hornsby	36.0%	26
Hunters Hill	69.6%	23
Hurstville	63.0%	27
Kellyville	56.9%	51
Kensington	59.4%	32
Killara	58.8%	34
Kingsford	60.0%	25
Kingsgrove	40.7%	27
Lane Cove	61.9%	42
Lane Cove North	65.7%	67
Leichhardt	60.4%	48
Lidcombe	59.3%	27
Lilyfield	69.6%	23
Lindfield	51.2%	41
Liverpool	66.7%	24
Manly	52.4%	63
Maroubra	54.3%	81
Marrickville	62.8%	94
Marsfield	40.9%	22
Mascot	55.2%	29
Matrville	61.5%	26
Merrylands	38.9%	36
Miranda	38.9%	36
Mona Vale	44.1%	34
Mortdale	60.0%	20
Mosman	56.8%	134
Naremburn	69.6%	23
Neutral Bay	57.1%	49
Newport	19.2%	26
Newtown	61.8%	68
North Bondi	66.7%	30
North Kellyville	37.0%	27

Sydney

Suburb	Clearance rate (Sep Qtr 22)	Total auctions (Sep Qtr 22)
North Parramatta	51.6%	31
North Rocks	70.0%	20
North Ryde	75.9%	29
North Sydney	40.0%	30
Oatley	56.3%	32
Paddington	66.7%	72
Padstow	62.5%	24
Panania	55.2%	29
Parramatta	38.9%	36
Peakhurst	36.4%	23
Petersham	62.9%	35
Picnic Point	71.4%	21
Potts Point	42.9%	36
Punchbowl	45.7%	35
Pymble	53.1%	32
Pymont	45.5%	22
Quakers Hill	79.6%	49
Randwick	58.0%	113
Redfern	57.1%	28
Revesby	37.5%	24
Rose Bay	66.7%	24
Rosebery	39.3%	28
Roselands	55.0%	20
Roseville	50.0%	24
Rozelle	70.4%	27
Ryde	57.7%	78
Sans Souci	66.7%	30
Smithfield	58.3%	24
St Ives	65.3%	72
St Leonards	53.6%	28
Stanmore	70.8%	24
Strathfield	71.7%	53
Summer Hill	58.1%	31
Surry Hills	57.7%	71
Sutherland	57.1%	21
Sylvania	60.0%	25
Terrigal	33.3%	21
The Ponds	68.2%	22
Thornleigh	25.0%	20
Turramurra	66.1%	62

Suburb results (city by city)

September Quarter 22

Sydney

Suburb	Clearance rate (Sep Qtr 22)	Total auctions (Sep Qtr 22)
Vaucluse	46.2%	26
Wahroonga	60.3%	73
Wentworth Point	36.4%	22
Wentworthville	61.9%	21
West Pymble	70.4%	27
West Ryde	51.7%	29
Wollstonecraft	67.7%	32
Woollahra	64.3%	42
Yagoona	67.6%	34

Brisbane

Suburb	Clearance rate (Sep Qtr 22)	Total auctions (Sep Qtr 22)
Bardon	36.7%	30
Brisbane City	42.9%	21
Bulimba	30.4%	25
Camp Hill	48.9%	47
Carindale	60.0%	20
Coorparoo	42.9%	21
Eight Mile Plains	56.0%	25
Hamilton	34.8%	23
Hawthorne	30.0%	20
Mansfield	44.8%	29
Mount Gravatt East	57.1%	35
New Farm	47.8%	23
Nundah	47.6%	21
Oxley	39.3%	28
Sunnybank Hills	58.8%	35
Tarragindi	57.1%	21
Upper Mount Gravatt	47.8%	23
West End	51.1%	45
Wishart	65.4%	26

Adelaide

Suburb	Clearance rate (Sep Qtr 22)	Total auctions (Sep Qtr 22)
Campbelltown	74.2%	31
Ingle Farm	80.0%	30

Adelaide

Suburb	Clearance rate (Sep Qtr 22)	Total auctions (Sep Qtr 22)
Para Hills	63.6%	22
Parafield Gardens	67.7%	31
Prospect	60.9%	23
Seaton	78.6%	28
Valley View	60.0%	20

Melbourne

Suburb	Clearance rate (Sep Qtr 22)	Total auctions (Sep Qtr 22)
Abbotsford	73.1%	26
Airport West	46.9%	32
Altona North	28.9%	48
Armadale	65.5%	29
Ascot Vale	59.0%	39
Ashburton	84.6%	26
Ashwood	70.0%	30
Aspendale	70.0%	20
Avondale Heights	64.7%	34
Balaclava	46.2%	26
Balwyn	63.4%	41
Balwyn North	60.0%	55
Bayswater	64.5%	31
Beaumaris	56.8%	44
Bentleigh	68.5%	54
Bentleigh East	61.7%	82
Berwick	44.0%	51
Black Rock	57.7%	26
Blackburn	58.3%	36
Blackburn South	78.6%	28
Boronia	75.8%	34
Box Hill	70.4%	27
Box Hill North	63.8%	47
Box Hill South	60.0%	35
Braybrook	34.8%	23
Brighton	53.7%	42
Brighton East	64.6%	48
Broadmeadows	44.4%	36
Brunswick	55.4%	83

Suburb results (city by city)

September Quarter 22

Melbourne

Suburb	Clearance rate (Sep Qtr 22)	Total auctions (Sep Qtr 22)
Brunswick East	44.4%	27
Brunswick West	48.7%	39
Bulleen	66.7%	27
Bundoora	68.4%	76
Burwood	69.6%	56
Burwood East	88.0%	25
Camberwell	61.9%	63
Canterbury	66.7%	27
Carlton	51.9%	27
Carlton North	54.2%	24
Carnegie	69.5%	82
Caroline Springs	71.9%	32
Caulfield North	62.3%	53
Caulfield South	62.5%	49
Chadstone	52.0%	50
Cheltenham	61.7%	81
Clayton	56.4%	56
Clayton South	63.0%	27
Clifton Hill	51.9%	27
Coburg	50.7%	69
Coburg North	58.6%	29
Collingwood	55.0%	20
Craigieburn	65.0%	123
Croydon	38.7%	31
Dandenong	46.2%	26
Dandenong North	71.4%	21
Dingley Village	75.0%	20
Doncaster	56.6%	53
Doncaster East	71.0%	62
Edithvale	65.0%	20
Elsternwick	57.6%	35
Eltham	65.2%	23
Elwood	49.1%	57
Epping	67.1%	70
Essendon	45.9%	61
Fawkner	43.2%	37
Ferntree Gully	60.0%	55
Fitzroy	53.8%	40
Fitzroy North	58.1%	43
Footscray	35.3%	51

Melbourne

Suburb	Clearance rate (Sep Qtr 22)	Total auctions (Sep Qtr 22)
Forest Hill	61.9%	42
Frankston	52.5%	40
Frankston North	69.6%	23
Gladstone Park	84.0%	25
Glen Iris	71.6%	67
Glen Waverley	74.5%	138
Glenroy	41.6%	89
Greensborough	68.6%	35
Greenvale	60.3%	58
Hadfield	44.8%	29
Hampton	38.5%	26
Hawthorn	58.6%	70
Hawthorn East	54.8%	31
Heidelberg West	45.0%	20
Highett	58.8%	34
Hillside	69.0%	29
Hoppers Crossing	56.8%	74
Hughesdale	43.3%	30
Ivanhoe	53.8%	26
Keilor Downs	72.0%	25
Keilor East	66.0%	53
Kensington	65.0%	40
Kew	67.2%	67
Keysborough	69.6%	46
Knoxfield	75.0%	20
Lalor	71.0%	63
Macleod	61.9%	21
Maidstone	38.2%	34
Malvern	67.5%	40
Malvern East	75.0%	57
Maribyrnong	60.5%	43
Meadow Heights	30.4%	23
Mentone	55.6%	45
Mernda	72.5%	51
Mickleham	43.2%	44
Mill Park	70.1%	67
Mitcam	66.0%	47
Mont Albert	47.8%	23
Moonee Ponds	50.0%	38
Mordialloc	67.9%	28

Suburb results (city by city)

September Quarter 22

Melbourne

Suburb	Clearance rate (Sep Qtr 22)	Total auctions (Sep Qtr 22)
Mornington	86.4%	22
Mount Waverley	73.4%	124
Mulgrave	78.2%	55
Murrumbeena	73.0%	37
Newport	47.2%	53
Noble Park	58.3%	60
North Melbourne	45.5%	33
Northcote	60.5%	83
Nunawading	69.2%	39
Oak Park	44.0%	25
Oakleigh	50.0%	25
Oakleigh East	36.0%	25
Oakleigh South	60.0%	31
Ormond	61.5%	26
Parkdale	52.9%	34
Pascoe Vale	42.1%	76
Pascoe Vale South	41.2%	34
Point Cook	55.4%	57
Port Melbourne	52.2%	67
Prahran	63.2%	38
Preston	44.4%	90
Reservoir	49.2%	199
Richmond	50.5%	103
Ringwood	65.8%	38
Ringwood East	43.5%	23
Rosanna	25.0%	20
Rosebud	45.0%	20
Rowville	78.6%	42
Roxburgh Park	60.0%	30
Sandringham	63.6%	22
South Melbourne	34.5%	30
South Morang	79.6%	54
South Yarra	59.2%	71
Springvale	64.1%	39
St Albans	47.6%	43
St Kilda	52.5%	80
St Kilda East	47.3%	55
Strathmore	48.9%	46
Sunbury	42.9%	21
Sunshine	38.2%	34

Melbourne

Suburb	Clearance rate (Sep Qtr 22)	Total auctions (Sep Qtr 22)
Sunshine North	52.2%	23
Sunshine West	42.1%	38
Surrey Hills	71.4%	49
Sydenham	66.7%	21
Tarneit	51.7%	29
Taylors Lakes	78.3%	23
Templestowe	65.9%	41
Templestowe Lower	71.4%	42
Thomastown	61.0%	59
Thornbury	62.7%	60
Toorak	42.9%	35
Truganina	58.3%	36
Tullamarine	69.2%	26
Vermont	67.7%	31
Vermont South	65.0%	20
Wantirna	73.2%	41
Wantirna South	62.2%	45
Werribee	54.5%	77
West Footscray	48.7%	39
Westmeadows	69.6%	23
Wheelers Hill	68.3%	41
Williamstown	64.9%	37
Windsor	46.4%	28
Wollert	64.4%	45
Yarraville	33.3%	36

Methodology note

Each week CoreLogic collects the most comprehensive set of auction results available in Australia. Thank you to our vast network of real estate professionals who assist us with aggregating these results. On average, CoreLogic collects approximately 99% of auction results each week with final results released each Thursday.

A cleared auction refers to those properties that were either successfully auctioned on the day, sold before the auction or sold after the auction. Properties which are sold after the auction must be reported to CoreLogic by three days after the week has ended to be included in the clearance rate. Auctions that pass in or are withdrawn are counted as unsuccessful auctions.

Clearance rates are calculated across properties that have been taken to auction over the past week. The auction statistics presented in this report are calculated on a weekly basis and have been rolled up into quarterly reporting as per the below timeframes.

September 2022 quarter

Based on results from 27 June to 25 September 2022

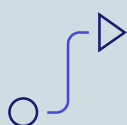
June 2022 quarter

Based on results from 28 March to 26 June 2022

September 2021 quarter

Based on results from 28 June to 26 September 2021

Auction clearance rates at a suburb level will only be displayed when at least 20 results were reported to CoreLogic over the reporting period.



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With an extensive breadth and depth of knowledge gathered over the last 30 years, we provide services across a wide range of industries, including Banking & Finance, Real Estate, Government, Insurance and Construction. Our diverse, innovative solutions help our clients identify and manage growth opportunities, improve performance and mitigate risk. We also operate consumer-facing portals - onthehouse.com.au and propertyvalue.com.au - providing important insights for people looking to buy or sell their home or investment property.

We are a wholly owned subsidiary of CoreLogic, Inc – one of the largest data and analytics companies in the world with offices in Australia, New Zealand, the United States and United Kingdom.

Granular Data and Analytics Driving Growth in your Business

CoreLogic produces an advanced suite of housing market analytics that provides key insights for understanding housing market conditions at a granular geographic level. Granular data is often used for portfolio analysis and benchmarking, risk assessments and understanding development feasibility and market sizing. It gives industry professionals valuable modules which provide essential analytics and insights for decision making and strategy formation within the residential property asset class. We can tailor reports to suit your business requirements.

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