

**Australian Property Monitors Statistical Reference Paper
Auction Statistics (4 February 2005 Update)**

Series Name	Home Price Guide™ National Residential Auction Results
Series Description	The monthly combined house and unit auction statistics for each mainland capital city.
Update Frequency	Monthly.
Data Cut-Off Date The date up to which sales data was received by APM.	3 February 2005
APM Publication Date (this update)	4 February 2005 .
Data Source	Residential data is sourced directly from real estate agents, APM's own moniteers whom attend auctions as well as advertisements monitored by APM.
Event (Reference) Date	All auction sales volumes and clearance rates calculated for the reference periods are based on the auction event date or the date reported as being sold prior.
Property Types	<p>APM's property types can be defined as follows:</p> <p>Houses include:</p> <ul style="list-style-type: none"> - Houses - Cottages - Semis - Terraces - Villas - Townhouses* <p>Units include</p> <ul style="list-style-type: none"> - Units - Studios - Duplexes <p>*Some reporting organisations include townhouses with units. While there are no hard and fast rules, these different classifications can impact on the median price. All things being equal, APM median house prices will be lower than organisations that include townhouses with units.</p>
Geographical Definitions The definitions of metropolitan areas used by APM are generally	Sydney – 'Greater Sydney', which includes the Central Coast and Blue Mountains. Does not include Wollongong or Newcastle.

consistent with the statistical divisions used by the Australian Bureau of Statistics.

Melbourne - 'Greater Melbourne', which includes Mornington. Greater Melbourne does not include Geelong.

Brisbane - 'Greater Brisbane', which includes Ipswich, Beenleigh and as far north as Caboolture.

Gold Coast - Defined as 'Gold Coast Part B' as per the ABS definition.

Adelaide - Defined under SD 405 of Adelaide, which includes Western Adelaide, Northern Adelaide, Eastern Adelaide and Southern Adelaide.

Perth - Defined under SD 505, which includes Central, East, North, South West and South East Perth.

Canberra - Covers Belconnen, Central, Gungahlin, Majura, Tuggeranong, Weston Creek and Woden Valley

<p>Calculation Definitions</p>	<p>Estimated total number listed for Auction The estimated total number of properties advertised for auction during the month as monitored by APM.</p> <p>Number unreported The total number of properties where a auction results was not reported to APM as at the cut off date.</p> <p>Number withdrawn Those properties withdrawn prior to auction.</p> <p>Number auctioned The total number of properties offered for auction during the reference period concerned. This number excludes withdrawals. It does include those properties listed for auction that were sold prior during the reference period.</p> <p>Number sold Those properties that sold under the hammer or prior to auction. It does not include those properties sold after auction.</p> <p>Clearance rate The percentage of properties auctioned that sold under the hammer or prior to auction. Adjusts for those properties withdrawn before auction. Calculated as: No. sold/(No. Auctioned + No. Withdrawn)</p>
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