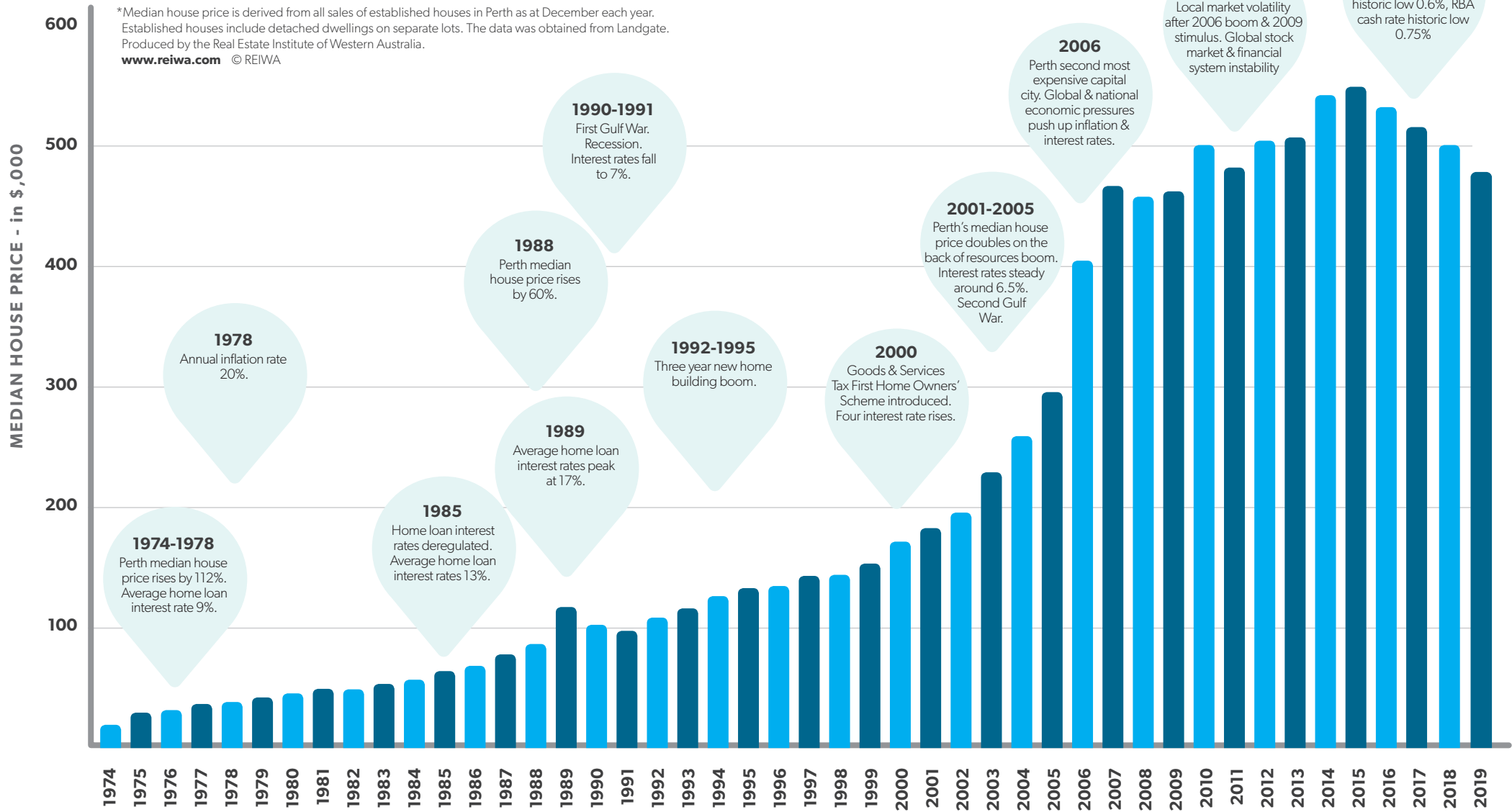


Perth House Prices 1974-2019*



1974-1978
Perth median house price rises by 112%. Average home loan interest rate 9%.

1978
Annual inflation rate 20%.

1985
Home loan interest rates deregulated. Average home loan interest rates 13%.

1988
Perth median house price rises by 60%.

1989
Average home loan interest rates peak at 17%.

1990-1991
First Gulf War. Recession. Interest rates fall to 7%.

1992-1995
Three year new home building boom.

2000
Goods & Services Tax First Home Owners' Scheme introduced. Four interest rate rises.

2001-2005
Perth's median house price doubles on the back of resources boom. Interest rates steady around 6.5%. Second Gulf War.

2006
Perth second most expensive capital city. Global & national economic pressures push up inflation & interest rates.

2007-2013
Local market volatility after 2006 boom & 2009 stimulus. Global stock market & financial system instability.

2016-2019
Economic slowdown, Population growth historic low 0.6%, RBA cash rate historic low 0.75%