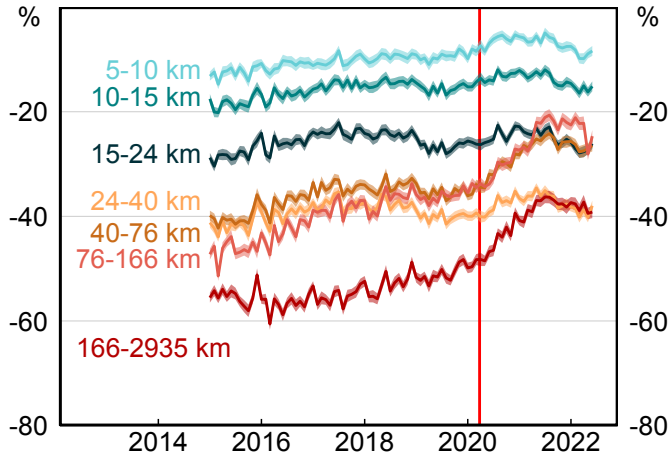


Effect of Proximity on Rents*

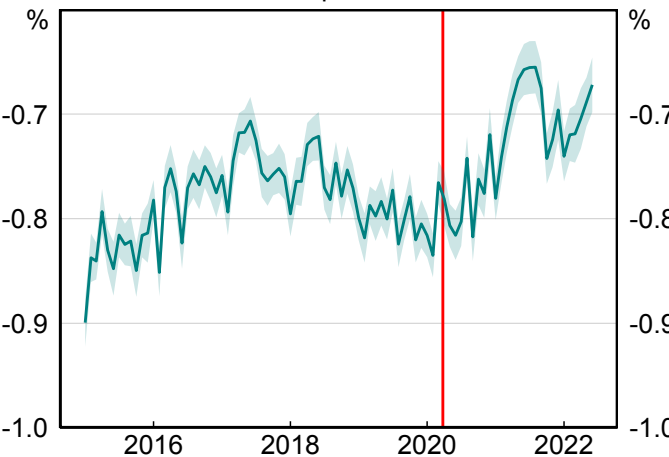
Difference in Rents

Relative to property located 0-5 km from nearest capital city CBD



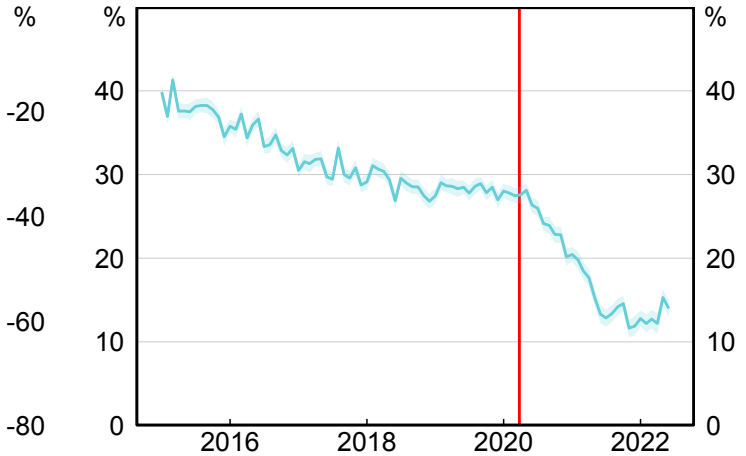
Change in Rents From a 1 km Increase

In distance from nearest capital city CBD, within capital cities**



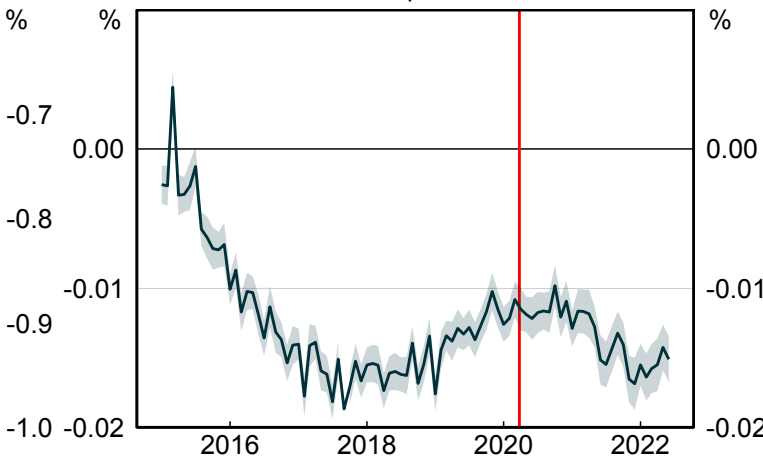
Rental Premium For Properties

Within capital cities relative to outside capital cities



Change in Rents From a 1 km Increase

In distance to nearest capital city CBD, outside capital cities**



* Red line shows the date of first COVID-19 lockdown on 25 March 2020.

** Capital city boundaries are defined using ABS Greater Capital City Statistical Area boundaries.

Sources: ABS; e61 Institute; PropTrack