

Office of the New South Wales Valuer General MEDIA RELEASE



Region: Singleton Local Government Area

Date: 21 January 2011

Land Values Issued For Singleton

Land valuation notices are being issued for about 10,120 properties in the Singleton Local Government Area (LGA), Valuer General Philip Western said today.

“The total land value of the Singleton LGA as at 1 July 2010 was about \$2.428 billion,” Mr Western said.

“Real estate analysis in the Singleton LGA has been extensive during the course of the valuation program with 91 residential, 10 commercial, 16 industrial and 155 rural sales analysed.

“The value of residential land has generally remained steady, except for land in Singleton Heights and the villages of Belford and Ravensworth, which experienced a slight increase in value.

“Industrial, rural residential and hobby farm land values have shown a slight decrease overall, apart from industrial land values in Mount Thorley and rural residential and hobby farm land values in Wattle Ponds, which have remained steady.

“Commercial land values have experienced a slight decrease, as have the values of irrigation land close to Singleton.

“Typical residential land values were 809 square metres at Pitt Street, Singleton valued at \$170,000; 850 square metres at Casey Drive, Huntview valued at \$156,000; 823 square metres at Henry Drive, Singleton Heights valued at \$105,000; and 2,023 square metres at Pagan Street, Jerry's Plains valued at \$83,200.

“Typical commercial land values were 708 square metres at John Street, Singleton valued at \$422,000 and 658 square metres at George Street, Singleton valued at \$269,000.

“Typical industrial land values were 4,031 square metres at Cockatoo Road, McDougalls Hill valued at \$243,000 and 4,046 square metres at Maskey Road, Mt Thorley valued at \$220,000.

“Typical rural land values were 102 hectares at Mirannie Road, Dyrring valued at \$522,000; 497 hectares at Mirannie Road, Mitchells Flat valued at \$1,520,000 and 764 hectares at Goorangoola Road, Goorangoola valued at \$1,164,000.



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“Typical rural residential land values were 1.2 hectares at Mystique Close, Branxton valued at \$270,000; 1.1 hectares at Martin View Close, Wattle Ponds valued at \$277,000 and 1.6 hectares at The Inlet, Bulga valued at \$132,000.

“Typical hobby farm land values were 40 hectares at Kirkton Road, Lower Belford valued at \$392,000 and 40 hectares at Manresa Park Road, Glendon Brook valued at \$323,000.

“A typical irrigation land value was 39 hectares at Scotts Flat Road, Scotts Flat valued at \$689,000.

“The valuations are dated at 1 July 2010 and are based on relevant land and property sales data.

“The 2010 land valuations are one of the factors that council will use to determine landowner rates.

“Landowners will receive a leaflet with their valuation notice that explains the valuation process.

“People who have a query about their valuation are encouraged to call our toll free number (1800 110 038).”

More information on land valuation and a land value search service can be found on the Land and Property Management Authority’s website at www.lpma.nsw.gov.au/valuation.

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For further information contact:

John McClymont Tel: (02) 9236 7726 / or 0401 712 279
or Chris Pryke Tel: (02) 9236 7758 / 0428 291 396

