

Office of the New South Wales Valuer General MEDIA RELEASE



Region: Snowy River Local Government Area

Date: 14 January 2011

Land Values Issued For Snowy River

Land valuation notices are being issued for about 5,160 properties in the Snowy River Local Government Area (LGA), Valuer General Philip Western said today.

“The total land value of the Snowy River LGA as at 1 July 2010 was about \$1.044 billion,” Mr Western said.

“Real estate analysis in the Snowy River LGA has been extensive during the course of the valuation program with 28 residential, 6 commercial, 2 industrial and 33 rural sales analysed.

“The value of residential, rural residential, village, commercial and industrial land generally remained steady, while rural land values showed a slight decrease.

“Typical residential land values were 797 square metres at The Nook, Jindabyne valued at \$147,000; 842 square metres at Candelbark Circuit, Jindabyne valued at \$139,000; 942 square metres at Gipsland Street, Jindabyne valued at \$141,000; and 2,112 square metres at Jerrara Road East, Jindabyne valued at \$234,000.

“Typical commercial land values were 2,270 square metres at Neettin Circuit, Jindabyne valued at \$138,000 and 8,412 square metres at Snowy River Avenue, Jindabyne valued at \$2,100,000.

“Typical industrial land values were 3,000 square metres at Leesville Estate Jindabyne valued at \$86,600 and 3,182 square metres at Granite Street, Berridale valued at \$38,800.

“Typical rural land values were 1,315 hectares at Cooma valued at \$685,000 and 1,211 hectares at Dalgety valued at \$847,000.

“Typical rural residential land values were 2 hectares at Cooma valued at \$100,000 and 2.1 hectares at Adaminaby valued at \$129,000.

“Typical hobby farm land values were 3.6 hectares at Jindabyne valued at \$208,000 and 3.6 hectares at Dalgety valued at \$69,400.

“Typical village land values were 765.1 square metres at Clancy Street, Adaminaby valued at \$64,200 and 806.3 square metres at Banksia Street, Kalkite valued at \$77,600.



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“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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