

# Office of the New South Wales Valuer General MEDIA RELEASE



**Region: Wagga Wagga Local Government Area**

**Date: 25 January 2011**

## **Land Values Issued For Wagga Wagga**

Land valuation notices are being issued for about 25,146 properties in the Wagga Wagga Local Government Area (LGA), Valuer General Philip Western said today.

“The total land value of the Wagga Wagga LGA as at 1 July 2010 was about \$4.698 billion,” Mr Western said.

“Real estate analysis in the Wagga Wagga LGA has been extensive during the course of the valuation program with 384 residential, 24 commercial, 33 industrial and 41 rural sales analysed.

“The value of residential land showed a slight increase overall, with values in central Wagga Wagga increasing by up to 10%. The outer suburbs of Bourkelands, Tatton, Lloyd and Estella also continued to show growth.

“The value of commercial, rural and rural residential land generally remained steady, while the value of industrial land showed a slight increase. The value of village land also remained steady, except for the new Rockview Estates in Uranquinty, which showed some growth.

“Typical residential land values were 645 square metres at Alldis Place, Koorringal valued at \$112,000; 800 square metres at Doman Street, Estella valued at \$95,000; 474 square metres at Collins Street, Turvey Park valued at \$154,000; 582 square metres at Banks Avenue, Koorringal valued at \$118,000; and 666 square metres at Bass Street, Lake Albert valued at \$105,000.

“Typical commercial land values were 1,313 square metres at Baylis Street, Wagga Wagga valued at \$1,250,000; 797 square metres at Fitzmaurice Street, Wagga Wagga valued at \$314,000; and 1,086 square metres at Bruce Street, Tolland valued at \$119,000.

“Typical industrial land values were 2,601 square metres at Stuart Road, East Wagga Wagga valued at \$244,000; 1,968 square metres at Hammond Avenue, East Wagga Wagga valued at \$330,000; and 2,265 square metres at Cheshire Street, Wagga Wagga valued at \$337,000.

“Typical rural land values were 438 hectares at Sturt Highway, Gumly Gumly valued at \$1,800,000; 122 hectares at Humula Road, Tarcutta valued at \$326,000; and 261 hectares at Holbrook Road, Mangoplah valued at \$518,000.



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“Typical rural residential land values were 1.9 hectares at Argent Street, Tarcutta valued at \$41,500; two hectares at Byrnes Road, North Wagga Wagga valued at \$187,000; and 4.9 hectares at Gradys Road, Uranquinty valued at \$130,000.

“Typical hobby farm land values were 18 hectares at Henty Road, Mangoplah valued at \$71,500; 11.3 hectares at Old Narrandera Road, Euberta valued at \$268,000; and 40.2 hectares at Pattersons Road, Eunanoreenya valued at \$318,000.

“Typical village land values were 2,023 square metres at Linton Street, Collingullie valued at \$35,200 and 2,023.00 square metres at Pearson Street, Uranquinty valued at \$79,100.

“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](http://www.lpma.nsw.gov.au/valuation).

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