

# Office of the New South Wales Valuer General MEDIA RELEASE



**Region: Camden Local Government Area**

**Date: 25 January 2011**

## **Land Values Issued For Camden**

Land valuation notices are being issued for about 20,081 properties in the Camden Local Government Area (LGA), Valuer General Philip Western said today.

“The total land value of the Camden LGA as at 1 July 2010 was about \$7.204 billion,” Mr Western said.

“Real estate analysis in the Camden LGA has been extensive during the course of the valuation program with 344 residential, 8 commercial, 12 industrial and 13 rural sales analysed.

“The value of residential land has shown a slight increase overall, although the level of increase varied between locations.

“The value of commercial land generally remained steady, with the exception of well located quality sites which showed a slight increase in value.

“Industrial land values generally showed a slight decrease, with the exception of land in the older area of Narellan which showed a slight increase in value.

“Rural land values generally remained steady.

“The value of rural residential land up to two hectares has shown a slight increase in value.

“Typical residential land values were 735 square metres at Crookston Drive, Camden South valued at \$210,000; 760 square metres at Suffolk Place, Elderslie valued at \$234,000; 645 square metres at Doncaster Avenue, Narellan valued at \$189,000; 656 square metres at Fairwater Drive, Harrington Park valued at \$228,000; 654 square metres at Stenhouse Drive, Mount Annan valued at \$190,000; and 565 square metres at Tramway Drive, Currans Hill valued at \$189,000.

“Typical commercial land values were 1,917 square metres at Argyle Street, Camden valued at \$1,660,000; 734 square metres at Camden Valley Way, Narellan valued at \$911,000; and 468 square metres at John Street, Camden valued at \$416,000.

“Typical industrial land values were 2,068 square metres at Bellingham Street, Narellan valued at \$456,000; 2,100 square metres at Blackmore Road, Smeaton Grange valued at \$594,000; and 8,734 square metres at Hartley Road, Smeaton Grange valued at \$2,060,000.



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“Typical rural residential land values were 0.4 hectares at Ellis Lane, Ellis Lane valued at \$374,000; 0.2 hectares at Cobbitty Road, Cobbitty valued at \$360,000 and 2 hectares at Allenby Road, Rossmore valued at \$768,000.

“Typical hobby farm land values were 18.3 hectares at Cut Hill Road, Cobbitty valued at \$950,000 and 13.1 hectares at Cawdor Road, Cawdor valued at \$1,230,000.

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

**ENDS**

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