

Office of the New South Wales Valuer General MEDIA RELEASE



Region: Deniliquin Local Government Area

Date: 27 January 2011

Land Values Issued For Deniliquin

Land valuation notices are being issued for about 3,941 properties in the Deniliquin Local Government Area (LGA), Valuer General Philip Western said today.

“The total land value of the Deniliquin LGA as at 1 July 2010 was about \$234 million,” Mr Western said.

“Real estate analysis in the Deniliquin LGA has been extensive during the course of the valuation program with 19 residential, 6 commercial, 5 industrial and 12 rural sales analysed.

“The value of residential and commercial land has shown a slight decrease due to the effect of drought and low returns from the rural sector. Residential land in North Deniliquin with a river frontage has risen slightly in value.

“Values for industrial land in the Deniliquin LGA have remained relatively steady.

“The value of rural land, both dryland and irrigation, has also remained steady.

“Values for rural residential land has also generally remained steady with the exception of north Deniliquin, where values have declined.

“Typical residential land values were 680 square metres at Wirraway Drive, Deniliquin valued at \$38,600; 1,378 square metres at George Street, Deniliquin valued at \$115,000; 1,062 square metres at Harfluer Street, Deniliquin valued at \$68,500; 1,031 square metres at Junction Street, Deniliquin valued at \$63,900; and 780 square metres at Waring Street, Deniliquin valued at \$36,400.

“Typical commercial land values were 253 square metres at Cressy Street, Deniliquin valued at \$54,800; 488 square metres at Cressy Street, Deniliquin valued at \$108,000; and 1,012 square metres at Cressy Street, Deniliquin valued at \$67,400.

“Typical industrial land values were 2,804 square metres at Augustus Street, Deniliquin valued at \$35,200; 1,808 square metres at Davidson Street, Deniliquin valued at \$64,600; and 2,038 square metres at Napier Street, Deniliquin valued at \$70,000.

“Typical rural land values were 256 hectares at Moonee Swamp Road, Birganbigil valued at \$213,000; 262 hectares at Flanagans Lane, Deniliquin valued at \$275,000; and 101 hectares at Cemetery Road, Deniliquin valued at \$153,000.

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“Typical rural residential land values were two hectares at Coinda Lane, Deniliquin valued at \$76,500; two hectares at Dahwilly Road, Deniliquin valued at \$53,400; and 2.2 hectares at Riverview Road, Deniliquin valued at \$104,000.

“Typical hobby farm land values were 86.3 hectares at Moonee Swamp Road, Deniliquin valued at \$174,000 and 20 hectares at Conargo Road, Deniliquin valued at \$90,900.

“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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