

Office of the New South Wales Valuer General MEDIA RELEASE



Region: Guyra Local Government Area

Date: 12 January 2011

Land Values Issued For Guyra

Land valuation notices are being issued for about 2,495 properties in the Guyra Local Government Area (LGA), Valuer General Philip Western said today.

“The total land value of the Guyra LGA as at 1 July 2010 was about \$845 million,” Mr Western said.

“Real estate analysis in the Guyra LGA has been extensive during the course of the valuation program with 58 residential, 1 commercial, 1 industrial and 38 rural sales analysed.

“Land values have generally remained steady.

“Typical residential land values were 1,024 square metres at Ollera Street, Guyra valued at \$55,000; 737 square metres at Youman Street, Guyra valued at \$53,200; 2,735 square metres at Ryanda Street, Guyra valued at \$126,000 and 1,012 square metres at Balblair Street, Guyra valued at \$55,800.

“Typical commercial land values were 479 square metres at Bradley Street, Guyra valued at \$15,000; 974 square metres at Bradley Street, Guyra valued at \$24,000.

“Typical industrial land values were 4,047 square metres at Falconer Street, Guyra valued at \$54,600; 2,841 square metres at Falconer Street, Guyra valued at \$32,700 and 5,234 square metres at Falconer Street, Guyra valued at \$60,000.

“Typical rural land values were 644 hectares at Tubbumurra Road, LLangothlin valued at \$3,120,000; 1,376 hectares at Paddysland Road, Wards Mistake valued at \$260,000 and 355 hectares at Nowlands Road, Aberfoyle valued at \$835,000.

“Typical rural residential land values were 1 hectare at Howell Road, Tingha valued at \$6,000; 1.7 hectares at Lakeview Road, Guyra valued at \$150,000 and 0.9 hectares at Hardinge Street, South Guyra valued at \$90,000.

“Typical hobby farm land values were 25.2 hectares at Paddys Gully, Kookaburra valued at \$20,000 and 17 hectares at Howell Road, Tingha valued at \$78,800.

“Typical village land values were 2,232 square metres at Guyra Road, Tingha valued at \$4,000 and 2,023 square metres at Sandon Street, South Guyra valued at \$55,000.

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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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