

Office of the New South Wales Valuer General MEDIA RELEASE



Region: Dubbo Local Government Area

Date: 28 January 2011

Land Values Issued For Dubbo

Land valuation notices are being issued for about 16,519 properties in the Dubbo Local Government Area (LGA), Valuer General Philip Western said today.

“The total land value of the Dubbo LGA as at 1 July 2010 was about \$1.997 billion,” Mr Western said.

“Real estate analysis in the Dubbo LGA has been extensive during the course of the valuation program with 248 residential, 29 commercial, 18 industrial and 47 rural sales analysed.

“The value of residential land and rural residential/hobby farms has increased slightly.

“The value of commercial and industrial land has remained steady with a strong demand for commercial properties within neighbourhood shopping centres.

“Rural and village land values have remained steady, with a slight increase in village land values in Ballimore due to proposed mining activity.

“Typical residential land values were 812 square metres at Sturt Circle, Dubbo valued at \$82,900; 1,175 square metres at Tunberry Terrace, Dubbo valued at \$191,000; 728 square metres at Baird Drive, Dubbo valued at \$68,700; 661 square metres at Ronald Street, Dubbo valued at \$84,500; 791 square metres at Jacqueline Drive, Dubbo valued at \$85,900; and 2,195 square metres at Glenabbey Drive, Dubbo valued at \$139,000.

“Typical commercial land values were 344 square metres at Macquarie Street, Dubbo valued at \$205,000; 335 square metres at Talbragar Street, Dubbo valued at \$117,000; and 322 square metres at Victoria Street, Dubbo valued at \$65,200.

“Typical industrial land values were 2,700 square metres at Douglas Mawson Road, Dubbo valued at \$192,000; 8,000 square metres at Purvis Lane, Dubbo valued at \$320,000; and 3,577 square metres at Depot Road, Dubbo valued at \$160,000.

“Typical rural land values were 75 hectares at Angle Road, Dubbo valued at \$525,000; 259 hectares at Lagoon Creek Road, Dubbo valued at \$333,000; and 1,245 hectares at Days Road, Mountain Creek valued at \$477,000.

“Typical rural residential land values were 10.1 hectares at North Burrabadine Road, Burrabadine valued at \$162,000; 10 hectares at Obley Road, Dubbo valued at \$100,000; and 10.1 hectares at Beni Drive, Beni valued at \$151,000.

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“Typical hobby farm land values were 40.1 hectares at Rosedale Road, Dubbo valued at \$220,000; 40.5 hectares at Eulomogo Road, Eulomogo valued at \$222,000; and 40.3 hectares at Mendooran Road, Bruah valued at \$102,000.

“Typical village land values were 2,023 square metres at Bomen Street, Ballimore valued at \$12,100 and 2,023 square metres at Umangla Street, Wongarbron valued at \$66,000.

“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.

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