

Property Sales Information Data Files user guide

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Acknowledgements

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We are here to help

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Do you need an interpreter?

Please call TIS National on 131 450 and ask them to call us on 1800 110 038.



131 450



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AND
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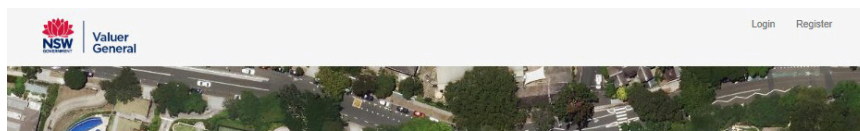
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Overview

We provide Property Sales Information data files that can be accessed using common database software such as Microsoft Excel. Property Sales Information data files are accessible under the Weekly sales data and Annual Sales Data sections of the Property Sales Information application accessible from the Valuation Portal.



Bulk property sales information

You can access free bulk NSW Property Sales Information (PSI) from 1990 onwards.

Current (2001 to current date) PSI files are generated on a weekly basis for each Local Government Area. These files contain sales data created in the week prior to file creation. Historic (1990 to 2001) PSI files are generated on a yearly basis and contain annual sales data registered during the specified year.

PSI data files are delivered in .DAT file format. They can be imported into most spreadsheet and database programs.

Bulk PSI is available under open access licensing as part of the NSW Government Open Data Policy and is subject to the Creative Commons Attribution 4.0 Licence.

We do not guarantee the completeness or accuracy of the data as bulk PSI is obtained from a variety of sources.

As an alternate to accessing PSI, the NSW Land Values and Property Sales Map also contains a PSI layer where property sales can be viewed at an individual property level going back to 2001, and at a street and suburb level going back five years from day of inquiry. Information on how to access PSI on NSW Land Values and Property Sales Map is available on the [NSW Valuer General's website](#).

The Valuer General NSW manages the valuation system. The information on this page was prepared by Valuer General NSW.

Weekly sales data

06 Jan 2020

13 Jan 2020

20 Jan 2020

27 Jan 2020

03 Feb 2020

10 Feb 2020

17 Feb 2020

24 Feb 2020

02 Mar 2020

09 Mar 2020

16 Mar 2020

23 Mar 2020

30 Mar 2020

06 Apr 2020

13 Apr 2020

20 Apr 2020

27 Apr 2020

04 May 2020

11 May 2020

18 May 2020

25 May 2020

01 Jun 2020

Annual sales data

1990

1991

1992

1993

1994

1995

1996

1997

1998

1999

2000

2001

2002

2003

2004

2005

2006

2007

2008

2009

2010

2011

2012

2013

2014

2015

2016

2017

2018

2019

Documentation

When you download a Property Sales Information data file, the file will be presented in one of two file structures as described below:

- **Current Property Sales data files** are produced on a weekly basis for each Local Government Area and are in a .DAT (DAT file) file format. These files contain property sales data created in the week prior to file creation from 2001 to current and are delivered in the file structure detailed in **Appendix 1: Current Property Sales Data File Format (2001 to Current)**. This file structure applies to all **Weekly sales data** and **Annual sales data** from 2001 to current. Property ownership details are not included in these files.

- **Archived Property Sales data files** are produced on a yearly basis for all Local Government Areas and are in a .DAT (DAT file) file format. These files contain annual sales data registered with Land and Property Information for the years 1990 to 2001 and are delivered in the file structure detailed in **Appendix 2: Archived Property sales Data File Format (1990 to 2001)**. This file structure only applies to Annual Sales Data for the years 1990 to 2001. Property ownership details are not included in these files.

We recommend you access the Land Value Information data files using the latest version of Google Chrome internet browser.

Standard unzipping software such as WinZip (www.winzip.com/UnZip) or 7-Zip (www.7-zip.org/) is required to be installed before Property Sales Information data files can be accessed. Once unzipped, you will be able to access a collection of .DAT files which contain property sales information from each district across NSW. You can use the table in **Appendix 3: District Codes and Names** to identify the District via the District Code and match this to the first 3 characters of the .DAT file.

Note:


- The details contained in each file are only current at the time of extract.
- The zone codes recorded in land value data files are as recorded on the Register of Land Values on the date the data was extracted. Note that the Zone Code has been recorded for the purpose of making valuations under the Valuation of Land Act 1916 only. The Valuer General is not an authority on property zones and these codes should not be used as the basis for decisions regarding the potential use of land.


If you need more detailed instructions, please see the next section for detailed step by step instructions.

Detailed Guide

3.1 Weekly Sales Data

1. To download **Weekly sales data**, click on the **Weekly sales data** heading to expand and display a list of dates. The below dates correspond to property sales data created in the week prior to file creation and is delivered in the file structure detailed in **Appendix 1: Current Property Sales Data File Format (2001 to Current)**.

Login Register



Bulk property sales information

You can access free bulk NSW Property Sales Information (PSI) from 1990 onwards.

Current (2001 to current date) PSI files are generated on a weekly basis for each Local Government Area. These files contain sales data created in the week prior to file creation. Historic (1990 to 2001) PSI files are generated on a yearly basis and contain annual sales data registered during the specified year.

PSI data files are delivered in .DAT file format. They can be imported into most spreadsheet and database programs.

Bulk PSI is available under open access licensing as part of the NSW Government Open Data Policy and is subject to the Creative Commons Attribution 4.0 Licence. We do not guarantee the completeness or accuracy of the data as bulk PSI is obtained from a variety of sources.

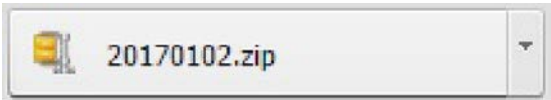
As an alternate to accessing PSI, the NSW Land Values and Property Sales Map also contains a PSI layer where property sales can be viewed at an individual property level going back to 2001, and at a street and suburb level going back five years from day of inquiry. Information on how to access PSI on NSW Land Values and Property Sales Map is available on the [NSW Valuer General's website](#).

The Valuer General NSW manages the valuation system. The information on this page was prepared by Valuer General NSW.

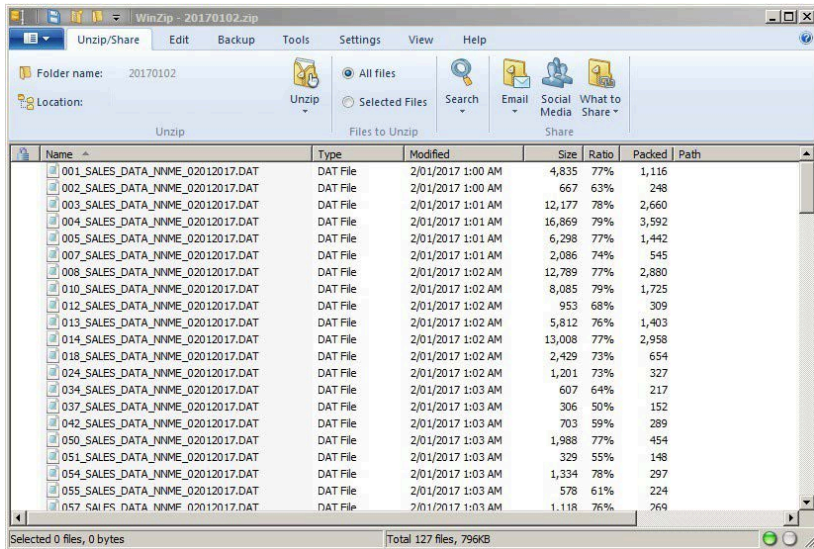
Weekly sales data

06 Jan 2020	13 Jan 2020	20 Jan 2020	27 Jan 2020	03 Feb 2020	10 Feb 2020	17 Feb 2020	24 Feb 2020	02 Mar 2020
09 Mar 2020	16 Mar 2020	23 Mar 2020	30 Mar 2020	06 Apr 2020	13 Apr 2020	20 Apr 2020	27 Apr 2020	04 May 2020
11 May 2020	18 May 2020	25 May 2020	01 Jun 2020	08 Jun 2020				

2. Click on the weekly sales data file you want to download.
3. The file will automatically download to your nominated Downloads folder and will also appear at the bottom of your web browser screen.



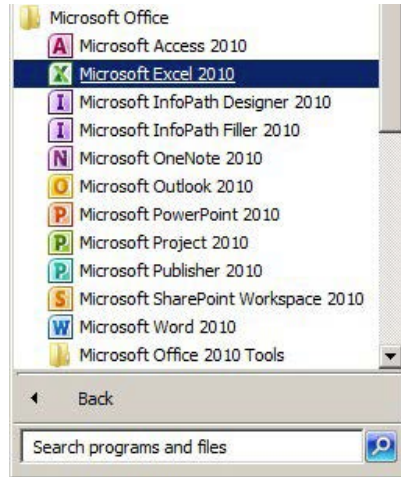
4. Using your preferred ZIP software, open the ZIP file. The ZIP file will contain a list of .DAT (DAT file) district files.



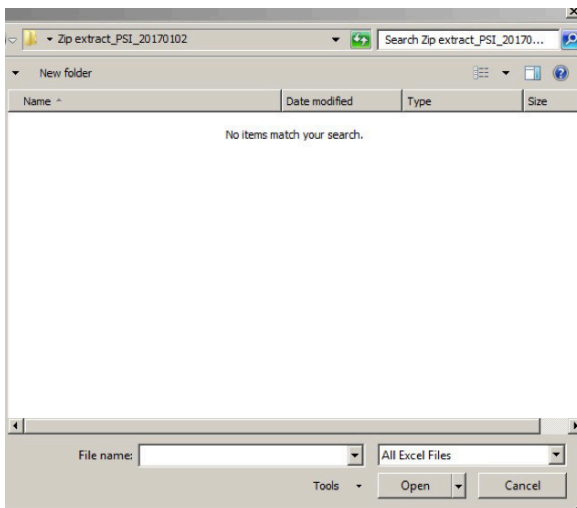
- Now create a new folder or select a folder within your desktop/laptop to extract the .DAT data files. Extract the files from the Zip folder. Once extracted to your nominated folder, the .DAT files are ready to be opened using your preferred database software.

Name	Date modified	Type	Size
001_SALES_DATA_NNIME_02012017	2/01/2017 2:00 AM	DAT File	5 KB
002_SALES_DATA_NNIME_02012017	2/01/2017 2:00 AM	DAT File	1 KB
003_SALES_DATA_NNIME_02012017	2/01/2017 2:01 AM	DAT File	12 KB
004_SALES_DATA_NNIME_02012017	2/01/2017 2:01 AM	DAT File	17 KB
005_SALES_DATA_NNIME_02012017	2/01/2017 2:01 AM	DAT File	7 KB
007_SALES_DATA_NNIME_02012017	2/01/2017 2:01 AM	DAT File	3 KB
008_SALES_DATA_NNIME_02012017	2/01/2017 2:02 AM	DAT File	13 KB
010_SALES_DATA_NNIME_02012017	2/01/2017 2:02 AM	DAT File	8 KB
012_SALES_DATA_NNIME_02012017	2/01/2017 2:02 AM	DAT File	1 KB
013_SALES_DATA_NNIME_02012017	2/01/2017 2:02 AM	DAT File	6 KB
014_SALES_DATA_NNIME_02012017	2/01/2017 2:02 AM	DAT File	13 KB
018_SALES_DATA_NNIME_02012017	2/01/2017 2:02 AM	DAT File	3 KB
024_SALES_DATA_NNIME_02012017	2/01/2017 2:02 AM	DAT File	2 KB
034_SALES_DATA_NNIME_02012017	2/01/2017 2:03 AM	DAT File	1 KB
037_SALES_DATA_NNIME_02012017	2/01/2017 2:03 AM	DAT File	1 KB
042_SALES_DATA_NNIME_02012017	2/01/2017 2:03 AM	DAT File	1 KB
050_SALES_DATA_NNIME_02012017	2/01/2017 2:03 AM	DAT File	2 KB
051_SALES_DATA_NNIME_02012017	2/01/2017 2:03 AM	DAT File	1 KB
054_SALES_DATA_NNIME_02012017	2/01/2017 2:03 AM	DAT File	2 KB
055_SALES_DATA_NNIME_02012017	2/01/2017 2:03 AM	DAT File	1 KB
057_SALES_DATA_NNIME_02012017	2/01/2017 2:03 AM	DAT File	2 KB
058_SALES_DATA_NNIME_02012017	2/01/2017 2:03 AM	DAT File	1 KB

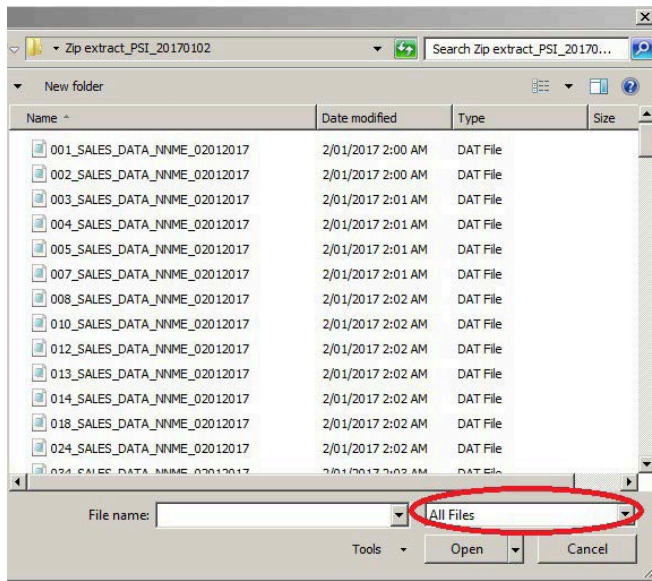
6. To identify the District of the file you want to open, refer to **Appendix 3: District Codes and Names** . Each District in the State of NSW is matched to a unique 3-digit District Code. This District Code corresponds to the first 3 numbers of the .DAT file.
7. You should be able to open your .DAT file in most database programs or spreadsheets such as Microsoft Excel. To do this, open the Microsoft Excel application from the windows task bar.



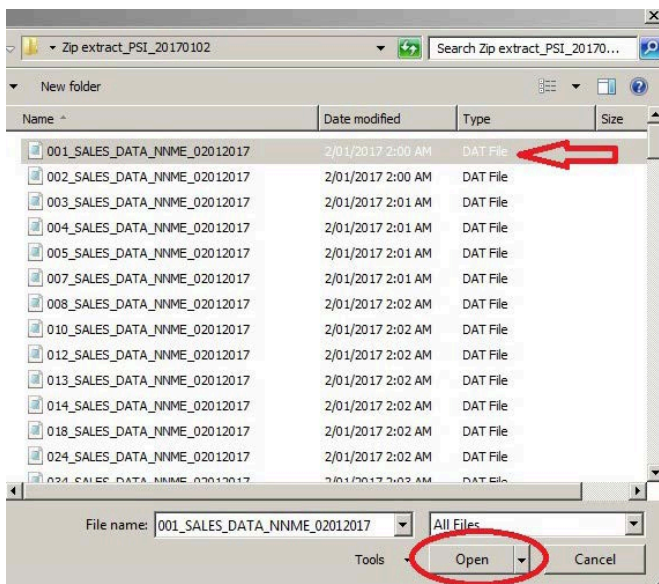
8. Once you have opened the Microsoft Excel application, select File > Open and then navigate to the nominated folder location which you selected to download your .DAT files in Step 5.



9. In the bottom right corner of the pop-up window, change the “All Excel Files” drop down menu selection to “All files”. All files extracted into this folder will now appear on screen.



10. Using the mouse, select the file you wish to open and click the “Open” button.



11. A Text Import pop up window will open. Select the Delimited radio button then click on the “Next>” button.

Text Import Wizard - Step 1 of 3

The Text Wizard has determined that your data is Delimited.
If this is correct, choose Next, or choose the data type that best describes your data.

Original data type

Choose the file type that best describes your data:

☒ Delimited - Characters such as commas or tabs separate each field.
☐ Fixed width - Fields are aligned in columns with spaces between each field.

Start import at row: File origin:

Preview of file C:\Users\njebink\Desktop\Zip extract_P...\001_SALES_DATA_NNME_02012017.DAT.

1	A	RTSALEDATA	001	20170102 01:00	VALNET		
2	B	001	2885891	1	20170102 01:00	91	ADAMS ST;HEDDON GRETA;2321;1150;M;20
3	C	001	2885891	1	20170102 01:00	7/1037379	
4	D	001	2885891	1	20170102 01:00	P	
5	D	001	2885891	1	20170102 01:00	P	

Cancel < Back Next > Finish

12. De-select the Tab checkbox and select the Semicolon checkbox. Click on the “Next>” button.

Text Import Wizard - Step 2 of 3

This screen lets you set the delimiters your data contains. You can see how your text is affected in the preview below.

Delimiters

☐ Tab
☒ Semicolon
☐ Comma
☐ Space
☐ Other:

☐ Treat consecutive delimiters as one

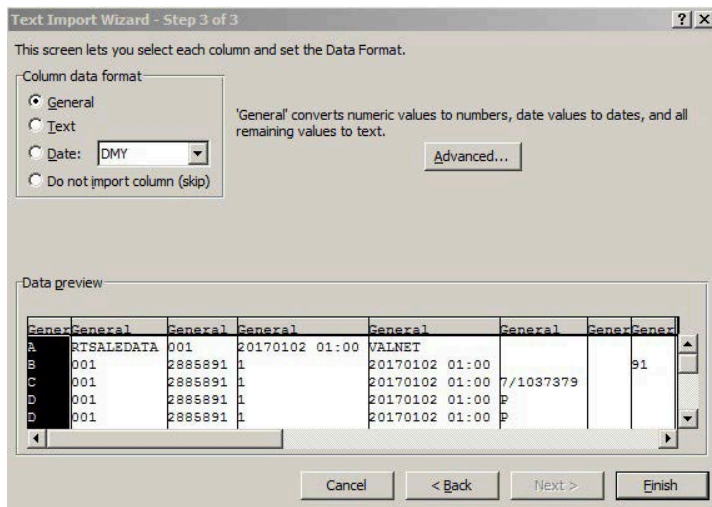
Text qualifier:

Data preview

A	RTSALEDATA	001	20170102 01:00	VALNET		
B	001	2885891	1	20170102 01:00		91
C	001	2885891	1	20170102 01:00	7/1037379	
D	001	2885891	1	20170102 01:00	P	
D	001	2885891	1	20170102 01:00	P	

Cancel < Back Next > Finish

13. Ensure the General Radio button is selected then click on the “Finish” button.

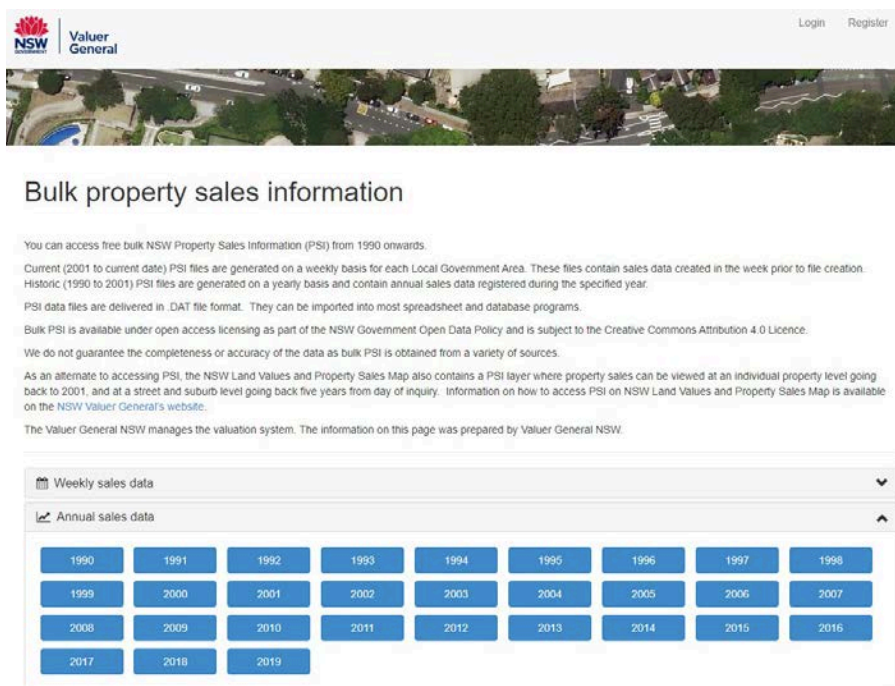


14. The Microsoft Excel application will now appear, populating the sheet with data according to the file structure specified in **Appendix 1: Current Property Sales Data File Format (2001 to Current)**. Each row contains a record within the downloaded Property Sales Information data file with the first column, **column A**, representing the Record Type (A, B, C, D or Z).

The screenshot shows the Microsoft Excel application with a large data table. The table has columns labeled A through R. The data includes record types (A, B, C, D), dates, and various numerical values. The first column (A) represents the Record Type (A, B, C, D or Z).

3.2 Annual Sales Data (2001 - Current)

1. To download **annual sales data for the years 2001 to current**, click on the **Annual sales data** heading to expand and display a list of years. Each year below contains property sales data that has been produced on a weekly basis for each Local Government Area over the specified year. This is delivered in the file structure detailed in **Appendix 1: Current Property Sales Data File Format (2001 to Current)** or in **Appendix 2: Archived Property sales Data File Format (1990 to 2001)**.



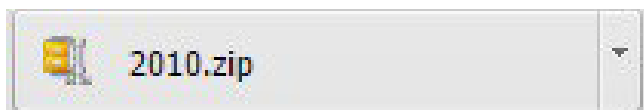
The screenshot shows the Valuer General NSW website. At the top, there is a header with the NSW Valuer General logo and links for 'Login' and 'Register'. Below the header is a banner image of a suburban street. The main heading is 'Bulk property sales information'. The text explains that users can access free bulk NSW Property Sales Information (PSI) from 1990 onwards. It details that current (2001 to current date) PSI files are generated weekly for each Local Government Area, while historic (1990 to 2001) PSI files are generated annually. PSI data files are in .DAT format and can be imported into spreadsheets and databases. It also mentions that PSI is available under open access licensing as part of the NSW Government Open Data Policy and is subject to the Creative Commons Attribution 4.0 Licence. A note states that the Valuer General does not guarantee the completeness or accuracy of the data as bulk PSI is obtained from a variety of sources. An alternate way to access PSI is through the NSW Land Values and Property Sales Map, which contains a PSI layer for individual properties from 2001 to the present, and a street and suburb level view going back to 2001. Information on how to access PSI is available on the NSW Valuer General's website. At the bottom, it states that the Valuer General NSW manages the valuation system and that the information on this page was prepared by Valuer General NSW.

Weekly sales data ▼

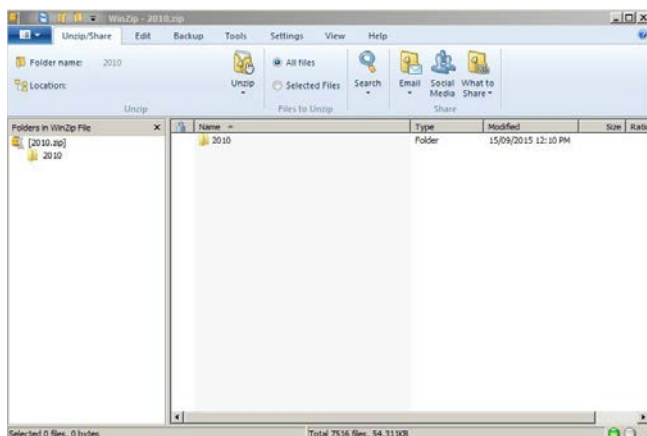
Annual sales data ▲

1990	1991	1992	1993	1994	1995	1996	1997	1998
1999	2000	2001	2002	2003	2004	2005	2006	2007
2008	2009	2010	2011	2012	2013	2014	2015	2016
2017	2018	2019						


2. Click on the yearly sales data file you want to download.
3. The file will automatically download to your nominated Downloads folder and will also appear at the bottom of your web browser screen.





















4. Using your preferred ZIP software, open the ZIP file. The ZIP file will contain an annual sales file.



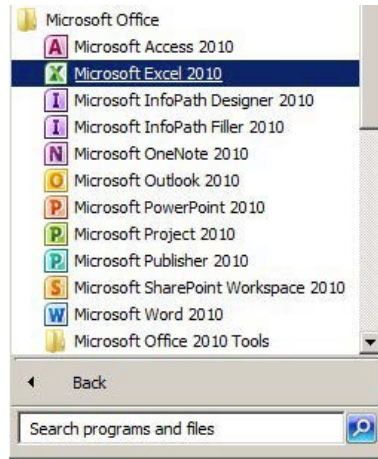
5. Now create a new folder or select a folder within your desktop/laptop to extract the .DAT data file. Extract the file from the Zip folder. Once extracted to your nominated folder, the .DAT file is ready to be opened using your preferred database software.

Name ^	Date modified	Type	Size
 2010	23/08/2017 11:11 AM	File folder	

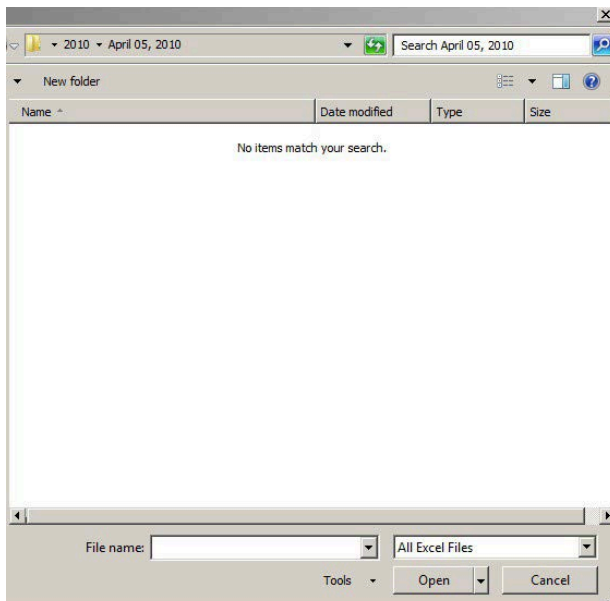
6. To identify the District of the file you want to open, refer to **Appendix 3: District Codes and Names** . Each District in the State of NSW is matched to a unique 3-digit District Code. This District Code corresponds to the first 3 numbers of the .DAT file.

Name ^	Date modified	Type	Size
 001_SALES_DATA_NNIME_05042010	11/09/2015 1:58 PM	DAT File	9 KB
 002_SALES_DATA_NNIME_05042010	11/09/2015 1:58 PM	DAT File	1 KB
 003_SALES_DATA_NNIME_05042010	11/09/2015 1:58 PM	DAT File	18 KB
 004_SALES_DATA_NNIME_05042010	11/09/2015 1:58 PM	DAT File	19 KB
 005_SALES_DATA_NNIME_05042010	11/09/2015 1:58 PM	DAT File	8 KB
 007_SALES_DATA_NNIME_05042010	11/09/2015 1:58 PM	DAT File	2 KB
 008_SALES_DATA_NNIME_05042010	11/09/2015 1:58 PM	DAT File	17 KB
 010_SALES_DATA_NNIME_05042010	11/09/2015 1:58 PM	DAT File	8 KB
 012_SALES_DATA_NNIME_05042010	11/09/2015 1:58 PM	DAT File	5 KB
 013_SALES_DATA_NNIME_05042010	11/09/2015 1:58 PM	DAT File	5 KB
 014_SALES_DATA_NNIME_05042010	11/09/2015 1:58 PM	DAT File	21 KB
 018_SALES_DATA_NNIME_05042010	11/09/2015 1:58 PM	DAT File	11 KB
 020_SALES_DATA_NNIME_05042010	11/09/2015 1:58 PM	DAT File	1 KB
 021_SALES_DATA_NNIME_05042010	11/09/2015 1:58 PM	DAT File	1 KB
 022_SALES_DATA_NNIME_05042010	11/09/2015 1:58 PM	DAT File	2 KB
 024_SALES_DATA_NNIME_05042010	11/09/2015 1:58 PM	DAT File	1 KB
 034_SALES_DATA_NNIME_05042010	11/09/2015 1:58 PM	DAT File	2 KB
 037_SALES_DATA_NNIME_05042010	11/09/2015 1:58 PM	DAT File	1 KB

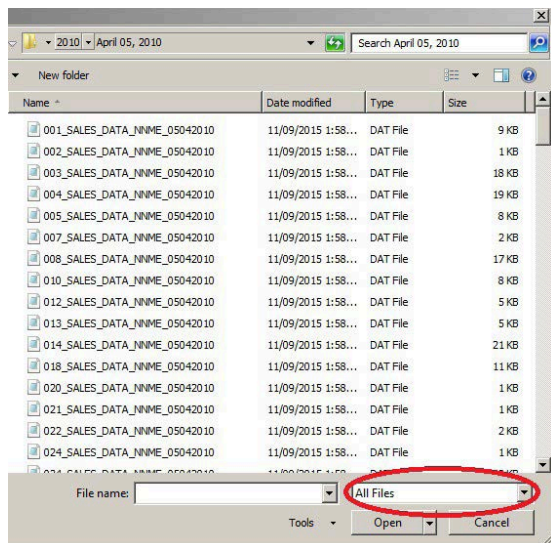
7. You should be able to open your .DAT file in most database programs or spreadsheets such as Microsoft Excel. To do this, open the Microsoft Excel application from the windows task bar.



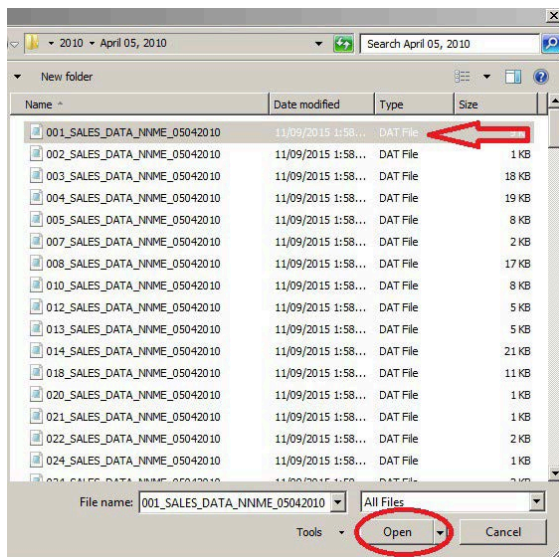
8. Once you have opened the Microsoft Excel application, select File > Open and then navigate to the nominated folder location which you selected to download your .DAT files in Step 5.



9. In the bottom right corner of the pop-up window, change the “All Excel Files” drop down menu selection to “All files”. All files extracted into this folder will now appear on screen.



10. Using the mouse, select the file you wish to open and click the “Open” button.



11. A Text Import pop up window will open. Select the Delimited radio button then click on the “Next>” button.

Text Import Wizard - Step 1 of 3

The Text Wizard has determined that your data is Delimited.
If this is correct, choose Next, or choose the data type that best describes your data.

Original data type

Choose the file type that best describes your data:

☒ Delimited - Characters such as commas or tabs separate each field.
☐ Fixed width - Fields are aligned in columns with spaces between each field.

Start import at row: File origin:

Preview of file C:\Users\jnebbink\Desktop\Zip extract_P...\001_SALES_DATA_NNME_02012017.DAT.

1	A;RTSALEDATA;001;20170102 01:00;VALNET;
2	B;001;2885891;1;20170102 01:00;;91;ADAMS ST;HEDDON GRETA;2321;1150;M;20
3	C;001;2885891;1;20170102 01:00;7/1037379;
4	D;001;2885891;1;20170102 01:00;P; ; ; ; ;
5	D;001;2885891;1;20170102 01:00;P; ; ; ; ;

12. De-select the Tab checkbox and select the Semicolon checkbox. Click on the “Next>” button.

Text Import Wizard - Step 2 of 3

This screen lets you set the delimiters your data contains. You can see how your text is affected in the preview below.

Delimiters

☐ Tab
☒ Semicolon
☐ Comma
☐ Space
☐ Other:

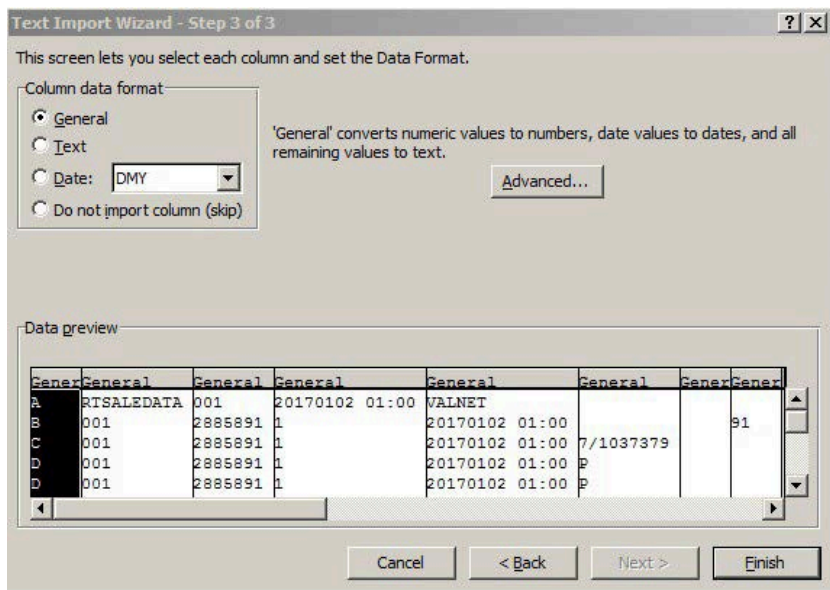
☐ Treat consecutive delimiters as one

Text qualifier:

Data preview

A	RTSALEDATA	001	20170102 01:00	VALNET			
B	001	2885891	1	20170102 01:00			91
C	001	2885891	1	20170102 01:00	7/1037379		
D	001	2885891	1	20170102 01:00	P		
D	001	2885891	1	20170102 01:00	P		

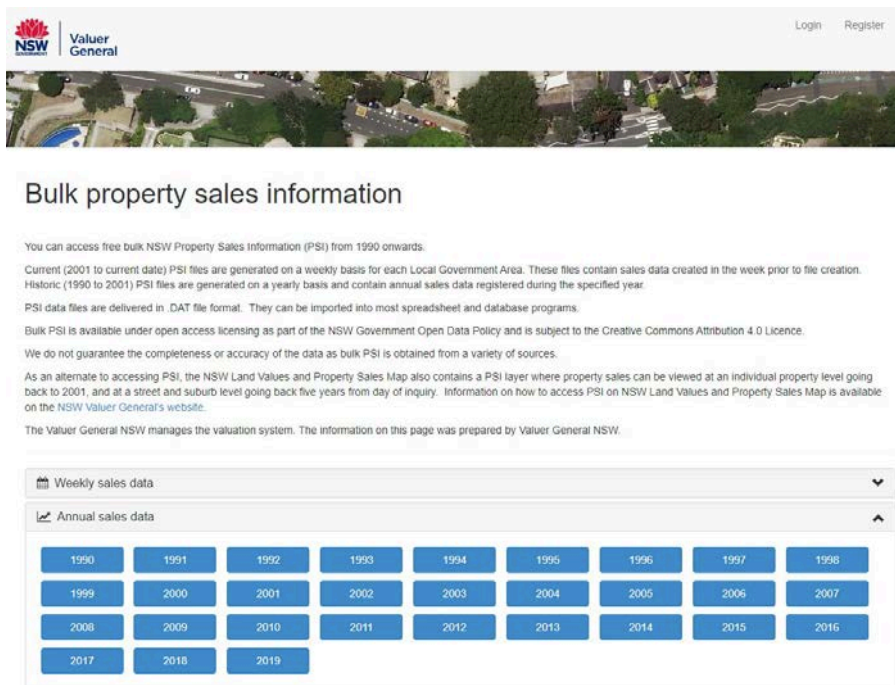
13. Ensure the General Radio button is selected then click on the “Finish” button.



14. The Microsoft Excel application will now appear, populating the sheet with data according to the file structure specified in **Appendix 1: Current Property Sales Data File Format (2001 to Current)**. Each row contains a record within the downloaded Property Sales Information data file with the first column, **column A**, representing the Record Type (A, B, C, D or Z).

3.3 Annual Sales Data (1990 - 2001)

1. To download **annual sales data for the years 1990 to 2001**, click on the **Annual sales data** heading to expand and display a list of years. Each year below contains property sales data that has been produced for each Local Government Area over the specified year. This is delivered in the file structure detailed in **Appendix 2: Archived Property sales Data File Format (1990 to 2001)**.



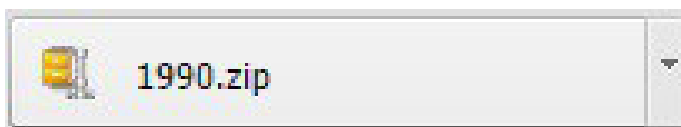
The screenshot shows the NSW Valuer General website. At the top, there is a header with the NSW logo and 'Valuer General' text, along with 'Login' and 'Register' links. Below the header is a large aerial photograph of a suburban area. The main heading is 'Bulk property sales information'. The text explains that users can access free bulk NSW Property Sales Information (PSI) from 1990 onwards. It states that current (2001 to current date) PSI files are generated on a weekly basis for each Local Government Area, while historic (1990 to 2001) PSI files are generated on a yearly basis. PSI data files are delivered in .DAT file format and can be imported into most spreadsheet and database programs. Bulk PSI is available under open access licensing as part of the NSW Government Open Data Policy and is subject to the Creative Commons Attribution 4.0 Licence. The website also mentions that it does not guarantee the completeness or accuracy of the data as bulk PSI is obtained from a variety of sources. An alternate way to access PSI is through the NSW Land Values and Property Sales Map, which contains a PSI layer where property sales can be viewed at an individual property level going back to 2001, and at a street and suburb level going back five years from day of inquiry. Information on how to access PSI on NSW Land Values and Property Sales Map is available on the NSW Valuer General's website. The footer states that the Valuer General NSW manages the valuation system and the information on this page was prepared by Valuer General NSW.

Weekly sales data

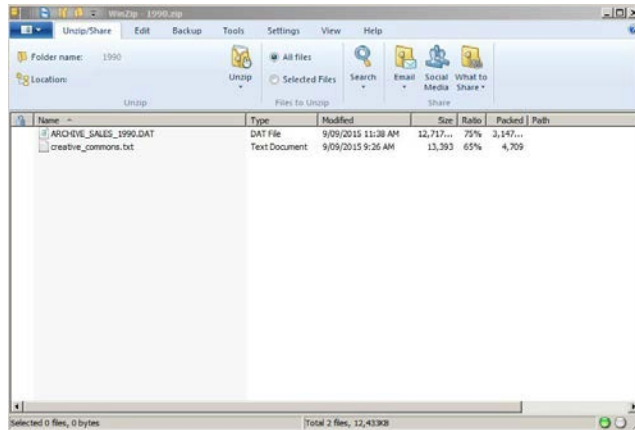
Annual sales data

1990	1991	1992	1993	1994	1995	1996	1997	1998
1999	2000	2001	2002	2003	2004	2005	2006	2007
2008	2009	2010	2011	2012	2013	2014	2015	2016
2017	2018	2019						


2. Click on the yearly sales data file you want to download.
3. The file will automatically download to your nominated Downloads folder and will also appear at the bottom of your web browser screen.



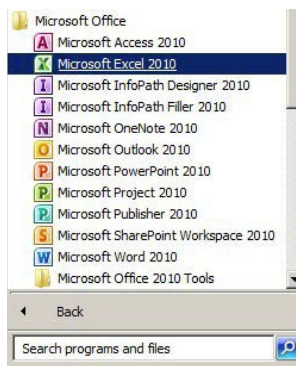
4. Using your preferred ZIP software, open the ZIP file. The ZIP file will contain an annual sales file.



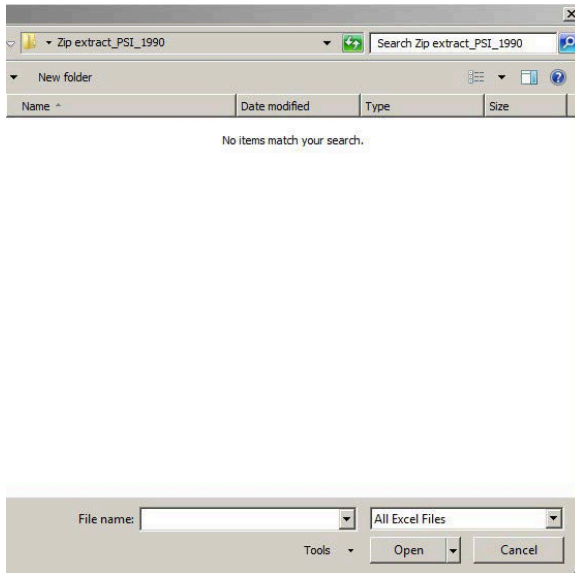
5. Now create a new folder or select a folder within your desktop/laptop to extract the .DAT data file. Extract the file from the Zip folder. Once extracted to your nominated folder, the .DAT file is ready to be opened using your preferred database software.

Name ^	Date modified	Type	Size
 ARCHIVE_SALES_1990	9/09/2015 11:38 AM	DAT File	12,420 KB

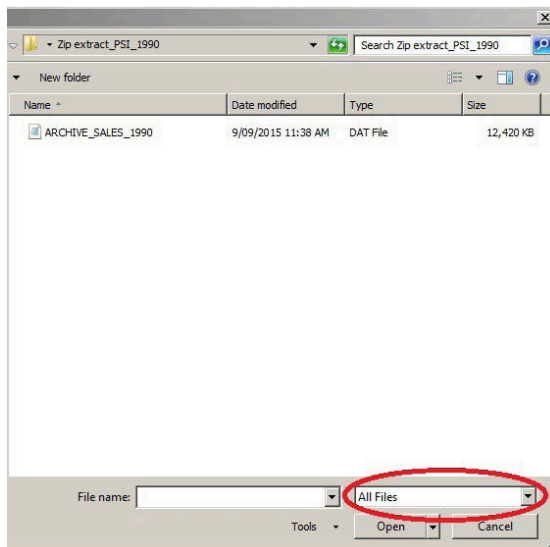
6. You should be able to open your .DAT file in most database programs or spreadsheets such as Microsoft Excel. To do this, open the Microsoft Excel application from the windows task bar.



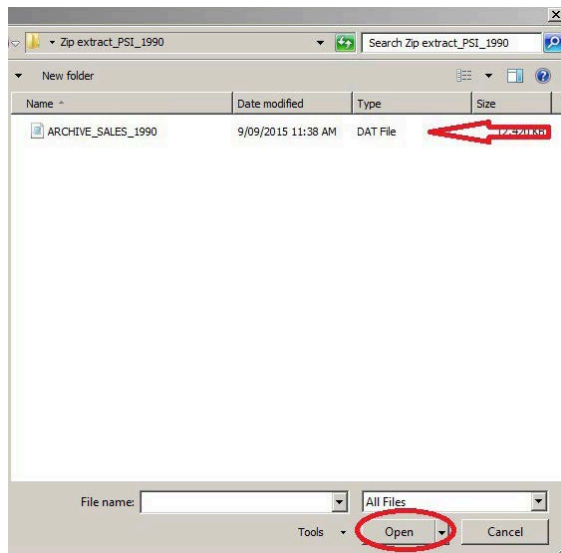
7. Once you have opened the Microsoft Excel application, select File > Open and then navigate to the nominated folder location which you selected to download your .DAT file in Step 5.



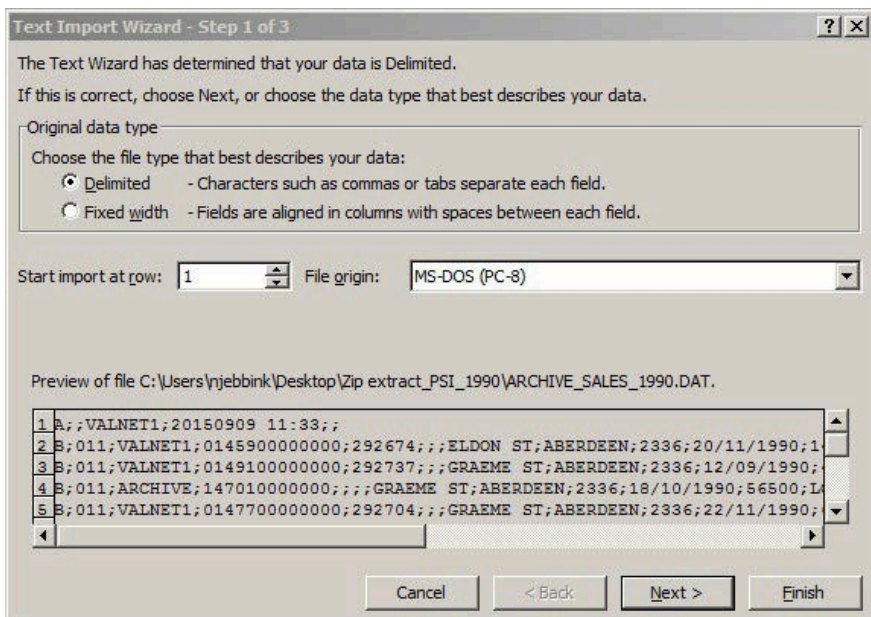
8. In the bottom right corner of the pop up window, change the “All Excel Files” drop down menu selection to “All files”. All files extracted into this folder will now appear on screen.



- Using the mouse, select the file you wish to open and click the “Open” button.



10. A Text Import pop up window will open. Select the Delimited radio button then click on the “Next>” button.



11. De-select the Tab checkbox and select the Semicolon checkbox. Click on the “Next>” button.

Text Import Wizard - Step 2 of 3

This screen lets you set the delimiters your data contains. You can see how your text is affected in the preview below.

Delimiters

☐ Tab

☒ Semicolon

☐ Comma

☐ Space

☐ Other:

☐ Treat consecutive delimiters as one

Text qualifier:

Data preview

A		VALNET1	20150909 11:33						
B	011	VALNET1	01459000000000	292674			ELDON ST	ABERDEEN	2336
B	011	VALNET1	01491000000000	292737			GRAEME ST	ABERDEEN	2336
B	011	ARCHIVE	14701000000000				GRAEME ST	ABERDEEN	2336
B	011	VALNET1	01477000000000	292704			GRAEME ST	ABERDEEN	2336

Cancel < Back Next > Finish

12. Ensure the General Radio button is selected then click on the “Finish” button.

Text Import Wizard - Step 3 of 3

This screen lets you select each column and set the Data Format.

Column data format

☒ General

☐ Text

☐ Date:

☐ Do not import column (skip)

'General' converts numeric values to numbers, date values to dates, and all remaining values to text.

Advanced...

Data preview

General	General	General	General	General	General	General	General	General	General
A		VALNET1	20150909 11:33						
B	011	VALNET1	01459000000000	292674			ELDON ST	ABERDEEN	2336
B	011	VALNET1	01491000000000	292737			GRAEME ST	ABERDEEN	2336
B	011	ARCHIVE	14701000000000				GRAEME ST	ABERDEEN	2336
B	011	VALNET1	01477000000000	292704			GRAEME ST	ABERDEEN	2336

Cancel < Back Next > Finish

13. The Microsoft Excel application will now appear, populating the sheet with data according to the file structure specified in **Appendix 2: Archived Property sales Data File Format (1990 to 2001)**. Each row contains a record within the downloaded Property Sales Information data file with the first column, **column A**, representing the Record Type (A, B, C, D or Z).
14. To identify the district of the file you want to open, refer to **Appendix 3: District Codes and Names**. Each District in the State of NSW is matched to a unique 3-digit District Code. This District Code corresponds to the first 3 numbers of the .DAT file.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
A	11	VALNET1	20150909 11:33															
B	11	VALNET1	1.40E+11	292674			ELDON ST	ABERDEEN	2330	*****	14500	LOT 7 SEC	2365	M			A	
B	11	VALNET1	1.49E+11	292737			GRAEME S	ABERDEEN	2330	*****	45000	LOT 9 SEC	2023	M			A	
B	11	ARCHIVE	1.47E+11				GRAEME S	ABERDEEN	2330	*****	56500	LOT 110 DI	1011	M			A	
B	11	VALNET1	1.48E+11	292704			GRAEME S	ABERDEEN	2330	*****	65000	LOT 1 DP	3	670.2	M		A	
B	11	ARCHIVE	1.52E+11	292767			7 HALL ST	ABERDEEN	2330	*****	66000	LOT A DP	1	1000	M		A	
B	11	ARCHIVE	1.58E+11				MACQUET	ABERDEEN	2330	*****	48000	LOT 1 DP	7	1257	M		A	
B	204	ARCHIVE	T000594		10		8 ROCKERY R	ABBOTSF	2046	*****	182000	LOT 10 SP		0	M			
B	204	ARCHIVE	T000627				34 SPRING ST	ABBOTSF	2046	*****	371000	LOT COR B		622	M	15.11X41.15		
B	204	ARCHIVE	T000629				40 SPRING ST	ABBOTSF	2046	*****	302000	LOT 5 DP1		546	M	12.19X44.81		
B	1	ARCHIVE	T0023921000000				79 TAMWOR	ABERMAI	2326	*****	18000	SEC 22 LO		744	M	14.79X50.29		
B	1	ARCHIVE	T0023540200000				96 TAMWOR	ABERMAI	2326	*****	18000	LOT 2 DP2		601	M			
B	1	ARCHIVE	T0024082000000				16 WILLIAM I	ABERMAI	2326	*****	48000	LOT 3 DP3		1107	M			
B	1	ARCHIVE	T0024081000000				18 WILLIAM I	ABERMAI	2326	*****	48000	LOT 2 DP7		809	M	20.12X40.24		
B	1	ARCHIVE	T0026082000000				10 BRUCE ST	ABERNETH	2325	*****	15000	SEC 15 LO		1012	M			
B	1	ARCHIVE	T0026080000000				14 BRUCE ST	ABERNETH	2325	*****	15000	SEC 15 LO		1012	M			
B	1	ARCHIVE	T0026080000000				16 BRUCE ST	ABERNETH	2325	*****	15000	SEC 15 LO		1012	M			
B	1	ARCHIVE	T0142671200000				HOWELLS	ABERNETH	2325	*****	180000	PH CESSN		3	H			
B	220	ARCHIVE	T083815821				13 DRISCOLL	ABBOTSB	2176	*****	205000	LOT 439 DI		717	M	ARC 20.02/22.05RR X 34.19/33.82		
B	220	ARCHIVE	T097667121				32 FALMER S	ABBOTSB	2176	*****	200000	LOT 1003 I		614	M			
B	220	ARCHIVE	T097667850				33 FALMER S	ABBOTSB	2176	*****	169000	LOT 1040 I		600	M			
B	220	ARCHIVE	T097667103				40 FALMER S	ABBOTSB	2176	*****	160000	LOT 223 DI		594	M			
B	220	ARCHIVE	T110687510				6 FORBES CI	ABBOTSB	2176	*****	117500	COR LOT 7		801	M	IRR28.49/21.26X32.5/PT ARC 27.57		
B	220	ARCHIVE	T110154766				17 GLEESON /	ABBOTSB	2176	*****	135950	LOT 360 DI		416	M	ARC 12.52/21.05X30.55/30.18		
B	220	ARCHIVE	T110154751				2 GLEESON /	ABBOTSB	2176	*****	75000	LOT 101 DI		550	M			
B	220	ARCHIVE	T110154753				4 GLEESON /	ABBOTSB	2176	*****	82000	LOT 104 DI		577	M	10.94/11.07X37.41/35.34		
B	220	ARCHIVE	T110154754				5 GLEESON /	ABBOTSB	2176	*****	74000	LOT 104 DI		596	M	15.80/12.38X42.58/42.35		
B	220	ARCHIVE	T110454830				11 GLENTON	ABBOTSB	2176	*****	18000	LOT 125 DI		614	M			
B	220	ARCHIVE	T110454820				4 GLENTON	ABBOTSB	2176	*****	161000	LOT 117 DI		550	M			
B	220	ARCHIVE	T129231060				30 HEYSEN S	ABBOTSB	2176	*****	92500	LOT 11 DP		905	M			
B	1	ARCHIVE	T0025270000000				6 FORBES S	ABERMAI	2326	*****	0	HOLDING		538	M			
B	1	ARCHIVE	T0146641000000		328		FRAME DR	ABERMAI	2326	*****	105000	PH REDCO		4	H			
B	8	ARCHIVE	T0722710000000				160 CHATHAM	ADAMSTC	2289	*****	0	LOT 389 DI		2	H	2307.52 X 2107.52	O	
B	8	ARCHIVE	T0724100000000				169 CHATHAM	ADAMSTC	2289	*****	150000	LOT 4		0	M	12.19/23.47 X 6152.46/45.21		
B	8	ARCHIVE	T0722900000000				190 CHATHAM	ADAMSTC	2289	*****	84000	LOT 8 DP		1	M	15.09 X 29.41		
B	8	ARCHIVE	T1093700000000				19 DATE ST	ADAMSTC	2289	*****	85500	DP 755247		0	M	12.57 X 30.18		
B	8	ARCHIVE	T1101600000000				4 DATE ST	ADAMSTC	2289	*****	101000	DP 755247		664	M	22.12 X 30.18		
B	1	ARCHIVE	T0025881000000				21 KNOX ST	ABERNETH	2325	*****	0	SEC 10 LO		2	H			

Appendix 1 - Current Data File Format (2001 to Current)

Extract File Format: The Sales Information shall be supplied by electronic delivery in the format specified below.

File Structure: File will be in Delimited flat ASCII.

Record type 'A': Is a header record and will be the first record in the file. It is to include the file type, district code, date and time of lodgement.

Record type 'B': Will contain property address and sales information.

Record type 'C': Will contain Property description details.

Record type 'D': Owner details suppressed.

Record type 'Z': Will be a trailer record and is to be the last record in the file. It is to include a property count and a total record count.

Records 'A' and 'Z' to be included in the total record count.

Each field is delimited by a semi-colon. Fields that do not contain data are represented by ;;.

The last field for a record has a trailing delimiter (;).

Ref	RECORD TYPE	FIELD TYPE	MAX FIELD SIZE	REQ'D FIELD	COMMENTS
3A	RECORD A				HEADER RECORD
3A-1	Record Type	A	1	Y	'A'
3A-2	File Type	A	12	Y	RITSALEDATA
3A-3	District Code	A	3	Y	A unique 3 digit numeric identifier applied to every district within the State of New South Wales. e.g. '077'.
3A-4	Download Date/Time	Date	16	Y	The Date/Time for the creation of this file. Format is CCYYMMDD HH24:MI
3A-5	Submitter's Userid	A	35	N	Internal use only.

3B	RECORD B				
3B-1	Record Type	A	1		'B'
3B-2	District Code	A	3	Y	A unique 3 digit numeric identifier applied to every district within the State of New South Wales. e.g. '077'.
3B-3	Property Id.	A	10	Y	A unique numeric identifier applied to every property within the State of New South Wales
3B-4	Sale Counter	A	7	Y	Unique for file.
3B-5	Download Date/ Time	N	16	Y	The Date / Time for the creation of this file. Format is CCYYMMDD HH24:MI
3B-6	Property Name	A	40	N	The name of a property as recorded in the Register of Land Values.
3B-7	Property Unit Number	A	10	N	Concatenation of Unit Number and Unit Suffix, seperated by a space. e.g. '1 A'.
3B-8	Property House Number	A	10	N	Concatenated of House Number Prefix, House Number & House Number Suffix. e.g. 'A125B'.
3B-9	Property Street Name	A	38	N	Concatenation Street Name, Street Type, Street Suffix and Location Descriptor e.g. 'Green Lane NW'.
3B-10	Property Locality	A	40	N	A locality is a named geogrpahical area with defined boundaries which represents a community or area of interest and may be rural or urban in character (where urban it is usually defined as a suburb).

3B-11	Property Post Code	N	4	N	The unique 4 digit numeric postal code a property exists within as recorded in the Register of Land Values.
3B-12	Area	N	7,3	N	The extent or measurement of land as recorded in the Register of Land Values. e.g. 1300, 125.30.
3B-13	Area Type	A	1	N	The metric used to measure area (M=square metres, H=hectares) as recorded in the register of Land Values
3B-14	Contract Date	Date	8	Y	The calander date on which contracts were exchanged as recorded in the Register of Land Values and sourced from the Notice of Sale. Format is CCYYMMDD
3B-15	Settlement Date	Date	8	Y	The calander date on which a contract was settled as recorded in the Register of Land values. Format is CCYYMMDD
3B-16	Purchase Price	N	12	Y	The purchase price of a property as recorded in the register of Land Values.
3B-17	Zoning	A	4	N	The zone classification applied to a property as recorded in the Register of Land Values.
3B-18	Nature of Property	A	1	N	The nature of property classification applied to a property (V=Vacant, R=Residence, 3=Other) as recorded in the Register of Land Values.

3B-19	Primary Purpose	A	20	N	The main use of a property as recorded in the Register of Land Values. Description supplied when Nature of Property = 3.
3B-20	Strata Lot Number	A	5	N	The strata lot identifier as recorded in the Register of Land Values
3B-21	Component code	A	3	N	Internal use only.
3B-22	Sale Code	A	3	N	Internal use only.
3B-23	% Interest of Sale	A	3	N	The percentage of ownership applied to each party in a sale as recorded in the Register of Land Values. A 0% is displayed in this field if the percentage of share provided in the Notice of Sale is 0%.
3B-24	Dealing Number	A	10	Y	A unique identifier applied to a dealing created within the State of New South Wales.
3C	RECORD C				Note: There may be multiple “C” records for a property
3C-1	Record Type	A	1	Y	‘C’
3C-2	District Code	A	3	Y	A unique 3 digit numeric identifier applied to every district within the State of New South Wales. e.g. ‘077’.
3C-3	Property Id.	N	20	Y	A unique numeric identifier applied to every property within the State of New South Wales.

3C-4	Sale Counter	N	7	Y	Unique for file.
3C-5	Download Date/ Time	Date	16	Y	The date.Time for the creation of this file. Format is CCYYMMDD HH24:MI
3C-6	Property Legal Description	A	70	Y	Concatenated property description cut @ 70 characters. If more than one "C" record they join without a space. Multiple "C" records will be sent in order of extraction.
3D	RECORD D				
3D-1	Record Type	A	1	Y	'D'
3D-2	District Code	A	3	Y	A unique 3 digit numeric identifier applied to every district within the State of New South Wales. e.g. '077'.
3D-3	Property Id.	N	10	Y	A unique numeric identifier applied to every property within the State of New South Wales.
3D-4	Sale Counter	N	7	Y	Unique for file.
3D-5	Download Date/ Time	Date	16	Y	The Date/Time for the creation of this file. Format is CCYYMMDD HH24:MI
3D-6	Purhcaser/Vendor	A	1	Y	P=Purchaser, V=Vendor
3D-7	Blank Field				Removed for privacy reasons.
3D-8	Blank Field				Removed for privacy reasons.
3D-9	Blank Field				Removed for privacy reasons.
3D-10	Blank Field				Removed for privacy reasons.
3D-11	Blank Field				Removed for privacy reasons.

3D-12	Blank Field				Removed for privacy reasons.
3Z	RECORD Z				TRAILER RECORD
3Z-1	Record Type	A	1	Y	'Z'
3Z-2	Total Records	N	12	Y	Includes 'A' and 'Z' records
3Z-3	Total "B" records	N	12	Y	
3Z-4	Total "C" records	N	12	Y	
3Z-5	Total "D" records	N	12	Y	

Appendix 2 - Archived Data File Format (1990 to 2001)

ARCHIVE SALES DATA FILES

EXTRACT FILE FORMAT

File Structure:

- File will be in Delimiter flat ASCII.
- Record type 'B' will contain property and sales information.
- Each field is delimited by a semi-colon. Fields that do not contain data are represented by ;.
- The last field for a record (Record type 'Z') has a trailing delimiter (;).

RECORD TYPE	FIELD TYPE	MAXIMUM FIELD SIZE	COMMENTS
RECORD A			HEADER RECORD
Record Type	A	1	'A'
District Code	A	3	A unique 3 digit numeric identifier applied to every district within the State of New South Wales. e.g. '077'.
Download Date/ Time	Date	16	The Date/Time for the creation of this file. Format is CCYYMMDD HH24:MI
Submitter's Userid	A	35	Internal reference only.
RECORD B			
Record Type	A	1	'B'
District Code	A	3	A unique 3 digit numeric identifier applied to every district within the State of New South Wales. e.g. '077'.
Source	A	8	Internal use only.
Valuation_num	A	16	Old property valuation number e.g. 1287600000000.

Property Id.	N	10	A unique numeric identifier applied to every property within in the State of New South Wales.
Unit_num	A	6	Full unit number of property, e.g. 1A.
House_num	A	14	Full house number of property, e.g. 27A, 1-5.
Street_name	A	30	Full street name of property, e.g. 'BATHURST'.
Suburb_name	A	40	Suburb name of property.
Postcode	A	9	Postcode of property
Contract_date	Date	10	The calander date on which contracts were exchanged as recorded in the Register of Land Values and sourced from the Notice of Sale. Format is CCYYMMDD.
Purchase_Price	N	12	The purchase price of a property as recorded in the Register of Land Values. e.g. 120000.
Land_Description	A	1000	Lot/Section/Plan description of property. e.g. 'SEC B LOT 23 DP4748'.
Area	A	10	The extent or measurement of land as recorded in the Register of Land Values. e.g. 1300, 125.30.
Area_type	A	1	The metric used to measure area (M=square metres, H=hectares) as recorded in the Register of Land Values.
Dimensions	N	40	Dimensions of property, e.g. '20.72 X 40.23'.
Comp_code	A	2	Internal reference only.

Zone_code	A	4	Zone Code of property, e.g. 'A', 'R'. Note: For more information on Zone_code, refer to the Property Sales Data File (Zone Codes and Descriptions) fact sheet.
Vendor_name		4	Removed for privacy reasons
Purchaser_name		40	Removed for privacy reasons
RECORD Z			TRAILER RECORD
Record Type	A	1	'Z'
Totale Records	N	12	Includes 'A' and 'Z' records.
Total "B" Records	N	12	

Appendix 3 - Data Elements

Data element name	Data element description	Source
District Code	A unique 3 digit numeric identifier applied to every district within the State of New South Wales.	Register of Land Values
Property Id.	A unique numeric identifier applied to every property within the State of New South Wales.	Register of Land Values
Property Name	the name of a property as recorded in the Register of Land Values.	Register of Land Values
Property Unit Number	The unit number of a property as recorded in the Register of Land Values.	Register of Land Values
Property House Number	The house number of a property as recorded in the Register of Land Values.	Register of Land Values
Property Street Name	The street name of a property as recorded in the Register of Land Values.	Register of Land Values
Property Locality	The name of the locality a property a property exists within as recorded in the Register of Land Values.	Register of Land Values
Property Post Code	The unique 4 digit numeric postal code a property exists within as recorded in the Register of Land Values.	Register of Land Values
Area	The extent or measurement of land as recorded in the Register of Land Values	Register of Land Values
Area Type	The metric used to measure area (M=square metres, H=hectares) as recorded in the Register of Land Values.	Register of Land Values
Contract Date	The calendar date on which a contract was settled as recorded in the Register of Land Values	Notice Of Sale
Settlement Date	The calendar date on which a contract was settled as recorded in the Register of Land Values and sourced from the Notice of Sale.	Notice Of Sale
Purchase Price	The purchase price of a property as recorded in the Register of Land Values.	Notice Of Sale

Zoning	The zone classification applied to a property as recorded in the Register of Land Values.	Register of Land Values
Nature of Property	The nature of property classification applied to a property (V=Vacant, R=Residence, 3=Other) as recorded in the Register of Land Values.	Notice Of Sale
Primary Purpose	The main use of a property as recorded in the Register of Land Values.	Notice Of Sale
Strata Lot Number	The strata lot identifier as recorded in the Register of Land Values.	Notice Of Sale
% Interest of Sale	The percentage of the total interest that was transferred in a sale as recorded in the Register of Land Values.	Notice of Sale
Dealing Number	A unique identifier applied to a dealing created within the State of New South Wales.	Notice of Sale
Property Legal Description	Concatenated property description that is limited to 70 characters.	Register of Land Values
Owner Type	Classification type of the owner of a property (P=Purchaser, V=Vendor)	Notice of Sale

Appendix 4 - District Codes and Names

A property's recent district code and district name may change over time due to council boundary alignment and council mergers. Accordingly, district references for sales data files may change from year to year.

District Code	Council Name
050	ALBURY
257	ARMIDALE REGIONAL
148	BALLINA
230	BALRANALD
608	BATHURST REGIONAL
276	BAYSIDE
018	BEGA VALLEY
149	BELLINGEN
051	BERRIGAN
214	BLACKTOWN
231	BLAND
118	BLAYNEY
216	BLUE MOUNTAINS
232	BOGAN
239	BOURKE
233	BREWARRINA
234	BROKEN HILL
137	BURWOOD
150	BYRON
109	CABONNE
217	CAMDEN
218	CAMBELLTOWN
139	CANADA BAY
258	CANTERBURY-BANKSTOWN

District Code	Council Name
052	CARRATHOOL
259	CENTRAL COAST
235	CENTRAL DARLING
001	CESSNOCK
260	CITY OF PARRAMATTA
708	CITY OF SYDNEY
303	CLARENCE VALLEY
236	COBAR
152	COFFS HARBOUR
054	COOLAMON
238	COONAMBLE
265	COOTAMUNDRA-GUNDAGAI REGIONAL
042	COWRA
261	CUMBERLAND
275	DUBBO REGIONAL
002	DUNOGG
262	EDWARD RIVER
097	EUROBODALLA
220	FAIRFIELD
263	FEDERATION
117	FORBES
264	GEORGES RIVER
240	GILGANDRA

District Code	Council Name
302	GLEN INNES SEVERN
529	GOULBURN MULWAREE
560	GREATER HUME
074	GRIFFITH
187	GUNNEDAH
300	GWYDIR
219	HAWKESBURY
243	HAY
266	HILLTOPS
082	HORNSBY
083	HUNTERS HILL
267	INNER WEST
188	INVERELL
061	JUNEE
157	KEMPSEY
098	KIAMA
084	KU-RING-GAI
158	KYOGLE
244	LACHLAN
004	LAKE MACQUARIE
085	LANE COVE
065	LEETON
159	LISMORE
222	LITHGOW
223	LIVERPOOL
301	LIVERPOOL PLAINS
066	LOCKHART

District Code	Council Name
005	MAITLAND
620	MID WESTERN REGIONAL
268	MID-COAST
192	MOREE PLAINS
087	MOSMAN
269	MURRAY RIVER
270	MURRUMBIDGEE
007	MUSWELLBROOK
164	NAMBUCA
247	NARRABRI
070	NARRANDERA
251	NARROMINE
008	NEWCASTLE
088	NORTH SYDNEY
271	NORTHERN BRIDGES
123	OBERON
124	ORANGE
116	PARKES
224	PENRITH
656	PORT MACQUARIE- HASTINGS
010	PORT STEPHENS
272	QUEANBEYAN- PALERANG REGIONAL
207	RANDWICK
151	RICHMOND VALLEY
090	RYDE

District Code	Council Name
100	SHELLHARBOUR
012	SINGLETON
273	SNOWY MONARO REGIONAL
274	SNOWY VALLEYS
143	STRATHFIELD
144	SUTHERLAND
666	TAMWORTH REGIONAL
538	TEMORA
250	TENTERFIELD
171	TWEED
511	UPPER HUNTER
526	UPPER LACHLAN
199	URALLA
575	WAGGA WAGGA
252	WALCHA
253	WALGETT
254	WARREN
537	WARRUMBUNGLE
209	WAVERLY
043	WEDDIN
255	WENTWORTH
092	WILLOUGHBY
102	WINGECARRIBEE
226	WOLLONDILLY
103	WOLLONGONG
210	WOOLLAHRA
528	YASS VALLEY

Appendix 5 - Zone Codes and Descriptions

Prior to 2011, single character zone codes were used to classify the zones of properties recorded in the Register of Land Values. From 2011, the NSW Department of Planning introduced a zone code classification system containing up to three characters through the Standard Instrument Local Environment Plan (LEP).

The following tables detail the zone code formats that are contained within Property Sales Information data files and identify how the former and new LEP zone codes are linked.

Disclaimer: The zone codes recorded in land value files are as recorded on the Register of Land Values on the date the data was extracted. Note that the Zone Code has been recorded for the purpose of making valuations under the Valuation of Land Act 1916 only. The Valuer General is not an authority on property zones and these codes should not be used as the basis for decisions regarding the potential use of land.

Zones	
Zone Code	Name
A	Residential
B	Business
C	Sydney Commercial / Business
D	10(a) Sustainable Mixed use Development
E	Employment
I	Industrial
M	9(a) (Mixed Residential / Business)
N	National Parks
O	Open Space
P	Protection
R	Non-Urban
S	Special Uses
T	North Sydney Commercial / Business
U	Community Uses
V	Comprehensive Centre
W	Reserve Open Space
X	Reserved Roads
Y	Reserved Special Uses
Z	Undetermined or Village

New Zone Code Classification	Name	Former Zone Code Classification
Rural Zones		
RU1	Primary Production	R
RU2	Rural Landscape	R
RU3	Forestry	R
RU4	Rural Small Holdings	R
RU5	Village	A
RU6	Transition	R
Residential Zones		
R1	General Residential	A
R2	Low Density Residential	A
R3	Medium Density Residential	A
R4	High Density Residential	A
R5	Large Lot Residential	A
Business Zone		
B1	Neighbourhood Centre	B
B2	Local Centre	B
B3	Commercial Core	B
B4	Mixed Use	B
B5	Business Development	B
B6	Enterprise Corridor	B
B7	Business Park	B
Industrial Zones		
IN1	General Industrial	I
IN2	Light Industrial	I
IN3	Heavy Industrial	I
IN4	Working Waterfront	I

Special Purpose Zones		
SP1	Special Activities	S
SP2	Infrastructure	S
SP3	Tourist	S
Recreational Zones		
RE1	Public Recreation	O
RE2	Private Recreation	O
Environmental Protection Zones		
E1	National Parks and Nature Reserves	R
E2	Environmental Conservation	R
E3	Environmental Management	R
E4	Environmental Living	R
Waterway Zones		
W1	Natural Waterways	R
W2	Recreational Waterways	O
W3	Working Waterways	I

