

Office of the New South Wales Valuer General MEDIA RELEASE



Region: Jerilderie Local Government Area

Date: 11 January 2011

Land Values Issued For Jerilderie

Land valuation notices are being issued for about 1,163 properties in the Jerilderie Local Government Area (LGA), Valuer General Philip Western said today.

“The total land value of the Jerilderie LGA as at 1 July 2010 was about \$191 million,” Mr Western said.

“Real estate analysis in the Jerilderie LGA has been extensive during the course of the valuation program with 11 residential, 1 industrial and 8 rural sales analysed.

“The value of residential and industrial land showed a moderate increase, while rural residential land values showed a slight increase.

“The value of commercial and rural land generally remained steady; however irrigation farm land values showed a slight decrease.

“Typical residential land values were 1,012 square metres at Mahonga Street, Jerilderie valued at \$15,100 and 1,012 square metres at Jerilderie Street, Jerilderie valued at \$11,100.

“A typical commercial land value was 537 square metres at Jerilderie Street, Jerilderie valued at \$23,600.

“A typical industrial land value was 8,863 square metres at Mahonga Street, Jerilderie valued at \$26,800.

“Typical rural land values were a 698 hectare mixed farm at Nyora School Road, Nyora valued at \$471,000: a 3,216 hectare grazing farm at Wilson Road, Jerilderie valued at \$1,495,000 and a 256.3 hectare irrigation farm at Sherwood Lane Finley valued at \$220,000.

“A typical rural residential land value was 41.8 hectares at Bunyona Boulevard, Jerilderie valued at \$150,000.

“A typical hobby farm land value was 4 hectares at Showground Road, Jerilderie valued at \$58,000.

“The valuations are dated at 1 July 2010 and are based on relevant land and property sales data.



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“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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