

General Valuation Sales Report



Byron Council Area

1 July 2004

Report Produced at : 26/05/2005 09:29

The sales listed below were used for the general valuation of the Byron Council Area as at 1 July 2004.

These sales constitute part of the market in the Residential zone and South Golden Beach suburb within your local government area. Although some of these transactions may not be directly comparable to your property it is normal valuation practice to view the breadth of the real estate market in establishing land values.

Valuers will often consider sales of both vacant and improved properties. When considering sales of improved properties valuers make allowance for the added value of the improvements on the land.

It should be noted that this list of sales is limited to those used during the general valuation process. It is possible that other sales evidence may be used in the review of any objection.

The property details contained in the report were advised at the time of the general valuation. These details are regularly updated and some addresses and lot descriptions may no longer be current.

Street Address Lot Description	Area	Zone	Contract Date Purchase Price
25 ELIZABETH AVE SOUTH GOLDEN BEACH LOT 199 DP 31166	607 M	Residential	01/09/2004 \$267,500
25 GLORIA ST SOUTH GOLDEN BEACH 174//31166	575.4 M	Residential	28/05/2004 \$443,000
26 GLORIA ST SOUTH GOLDEN BEACH 149//31166	575.4 M	Residential	23/09/2003 \$355,000
32 GLORIA ST SOUTH GOLDEN BEACH 146//31166	575.4 M	Residential	12/09/2003 \$365,000
6 GLORIA ST SOUTH GOLDEN BEACH 159//31166	575.4 M	Residential	30/01/2004 \$435,000
39 HELEN ST SOUTH GOLDEN BEACH 246//31166	638.6 M	Residential	11/12/2003 \$290,000
9 ROYAL AVE SOUTH GOLDEN BEACH 104//31166	626 M	Residential	03/10/2003 \$272,000

End of Report