

DISTRICT: 258 - CANTERBURY-BANKSTOWN
ZONE: B2 - Local Centre
COMPONENT: BBZ - B2 CAMPSIE - SECONDARY
BASE DATE: 01/07/2019
PROPERTY ID: 1400617

- How is my land valued?** Most land is valued using a mass valuation process.
- What is a component?** Properties that are expected to change in value at the same rate are grouped together. These properties generally have similar features. The groups are called components.
- What is a benchmark?** Within each component, one representative property called a primary benchmark is chosen. Benchmark properties are valued individually each year to measure how much the value of the land has changed from the previous year.
- Each new benchmark value is then compared to the value of the benchmark from the previous year. This change in value is called the component factor and it is then applied to all properties within the component.
- The Primary Benchmark chosen will have a land value close to the median land value. This ensures that it represents most properties in the component. The median usually represents the middle land value, which means that roughly 50% of land values will be higher while the other 50% will be lower.
- Often additional benchmark properties are chosen called Reference Benchmarks. These properties usually have land values higher or lower than the median.
- Before undertaking benchmark valuations, valuers will inspect and analyse a large number of sales in a locality to gain an in depth understanding of what is happening in the real estate market. This information and the valuer's experience, knowledge and expertise are then used to value the benchmark properties.
- About this report:** This report shows information about the component and the sales that were used to value the benchmarks. The report includes the district, the zone and the valuing year it relates to.
- It also provides brief comments about how the sales relate to the benchmarks.

BENCHMARK COMPONENT REPORT**Valuer
General**

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Benchmark Properties

Address: BEAMISH ST CAMPSIE NSW 2194	
Area: 676.6 M	Primary/Reference Benchmark: Reference
Description: 1/3970 Topography has a slight cross fall from right to left. Irregular shaped and inside lot.	
Address: BEAMISH ST CAMPSIE NSW 2194	
Area: 240.3 M	Primary/Reference Benchmark: Reference
Description: C/313315 Topography has a slight cross fall from left to right. Irregular shaped and inside lot.	
Address: BEAMISH ST CAMPSIE NSW 2194	
Area:	Primary/Reference Benchmark: Primary
Description: 1/103500 Topography has a slight cross fall from left to right. Irregular shaped and inside lot.	

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Sales Evidence

Sales Address: 1205 CANTERBURY RD WILEY PARK		Analysed Sale ID:
Legal Description: 1/125222		153525
Area: 1168 M	Purchase Price: \$4,070,000	Contract Date: 30/11/2018
	Analysed land value at current base date: \$1,820,000	Settlement Date: 28/02/2019
Description/Comments: Improvements: A two storey concrete commercial/retail building in good condition. Land: A triangular shaped block mostly level with the street with three street frontages, being Canterbury Rd, The Mall and Rawson St. Location: Located on the north western corner of Canterbury Rd Rawson St. Views: Immediate streetscape. Services/amenities: Standard services are connected to the site. Property has easy access to transport and local amenities. Surrounding development: Surrounded predominantly by other low density commercial/retail buildings and medium density residential development. Environmental Constraints: None. Planning: Zoned B2 Local Centre under Canterbury LEP 2012 with a maximum building height of 18 metres. Analysis shows \$1611/m of land. No DA of significance on date of inspection. Circumstances of Sale: Market transaction sold by local agent. Sold with vacant possession, rooftop lease to Optus. Terms and Conditions: Unless otherwise advised herein, this sales analysis assumes full market price as advised which includes any GST that has formed part of the purchase price, and that there are no inclusions or contributions paid included in the purchase price. We have made the necessary EPA investigations and this property is not known to be contaminated, nor is it known to have any environmental issues. We assessed the added value of improvements for this property using our added value of improvements and paired sales analysis or by replacement cost new analysis. Agent ad: Freestanding Vacant Building with High Exposure- 1,778sq m* freestanding building- 87 metre* frontage to Canterbury Road- Long term rooftop lease to Optus- Located close to rail and shopping centre- Ideal for owner occupier or investor- Zoned B2 Local Centre- 30 car bays- Be seen by 57,000 cars* daily Contact the exclusive agents for an information memorandum or to arrange an inspection.		
Sales Address: 152 WATERLOO RD GREENACRE		Analysed Sale ID:
Legal Description: 1, 2/408508		153896
Area: 480 M	Purchase Price: \$2,025,000	Contract Date: 19/09/2018
	Analysed land value at current base date: \$1,120,000	Settlement Date: 18/01/2019
Description/Comments: Improvements: A two storey brick commercial building consisting of 2 retail shops at ground level and 1 office suite at first level, double garage at rear, in fair condition. Land: Near regular shaped block mostly level with the street. Location: Located on the western side of Waterloo Rd, between Boronia Rd Banksia Rd. Views: Immediate streetscape. Services/amenities: Standard services are connected to the site. Property has easy access to transport and local amenities. Surrounding development: The surrounding development consist of commercial/Retail developments of various age and styles. Environmental Constraints: None. Planning: Zoned B2 Local Centre under Bankstown LEP 2015 with a maximum FSR of 1.0:1 (Area 1). Analysis shows \$2339/m of land or \$2339/m of potential FSA. No DA of significance on date of inspection. Circumstances of Sale: Market transaction sold by local agent. Sold with existing tenancy. Terms and Conditions: Unless otherwise advised herein, this sales analysis assumes full market price as advised which includes any GST that has formed part of the purchase price, and that there are no inclusions or contributions paid included in the purchase price. We have made the necessary EPA investigations and this property is not known to be contaminated, nor is it known to have any environmental issues. We assessed the added value of improvements for this property using our added value of improvements and paired sales analysis or by replacement cost new analysis. Agent ad: Iconic corner building 152 - 154 Waterloo Road, Greenacre - Prime location - Total size 481m2- Corner location - 2 down stairs commercial shops currently leased out - 1 office space upstairs currently vacant - Rear lane access - Zoned 3(b) Business - Potential future redevelopment		

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Sales Address: 182 COOPER RD YAGOONA		Analysed Sale ID:
Legal Description: 1/803373		155143
Area: 564 M	Purchase Price: \$2,000,000	Contract Date: 26/11/2018
	Analysed land value at current base date: \$1,060,000	Settlement Date: 04/06/2019
Description/Comments:	<p>Improvements: A two storey brick commercial building consisting of 2 retail shops at ground level and 2 residential units at first level, double garage at rear, in fair condition. Land: Irregular shaped block rising gently to rear, rear vehicular access to the double garage via Cooper Lane. Location: Located on the western side of Cooper Rd, 2nd lot north of the intersection with Cooper Lane. Views: Immediate streetscape. Services/amenities: Standard services are connected to the site. Property has easy access to transport and local amenities. Surrounding development: The surrounding development consists of commercial/Retail developments of various age and styles with low density residential properties to the north eastern side of Cooper Rd. Environmental Constraints: None. Planning: Zoned B2 Local Centre under Bankstown LEP 2015 with a maximum FSR of 1.0:1 (Area 1). Analysis shows \$1887/m of land or \$1887/m of potential FSA. No DA of significance on date of inspection. Circumstances of Sale: Market transaction sold by local agent. Sold with existing tenancy. Terms and Conditions: Unless otherwise advised herein, this sales analysis assumes full market price as advised which includes any GST that has formed part of the purchase price, and that there are no inclusions or contributions paid included in the purchase price. We have made the necessary EPA investigations and this property is not known to be contaminated, nor is it known to have any environmental issues. We assessed the added value of improvements for this property using our added value of improvements and paired sales analysis or by replacement cost new analysis. Agent ad: DEVELOP YOUR INVESTMENT STRATEGY HERE* A rare opportunity to purchase a freestanding commercial property with 4 tenants paying you income* Fully leased rent at \$73,840 P.A. + GST consisting of two commercial premises and two x two bedroom residence with garage accommodation* Future development potential, this site could potentially have up to 2:1 FSR with a height limit of potentially up to 20 metres (subject to council approval)* Dominant frontage to Cooper Road of approx. 12 metres with rear access for vehicles via Cooper Lane. Open For Inspection Tuesday's Thursday's 12:30 - 1:00pm For Sale by Auction (If Not Sold Prior): Monday 26th November 2018 6:00pm at 2 Crofts Avenue Hurstville. Contact exclusive agent Matthew McHardy 0450 440 xxxxxxxxxxxx@xxxxxxxxxx.xxx.xx</p>	

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Sales to Benchmark Comparison

Benchmark Property Address: BEAMISH ST CAMPSIE NSW 2194	
Analysed Sale ID	Comparison
153525	Due to limited sales, sale from other business components within the district have been used. Larger, 1168 m2 block, situated on Canterbury Rd in Wiley Park. Zoned B2 Local Centre. ALV of \$1,820,000 or \$1,558/m2. Overall the sale is considered inferior to the benchmark.
153896	Due to limited sales, sale from other business components within the district have been used. Smaller, 480 m2 block, situated on Waterloo Rd in Greenacre. Zoned B2 Local Centre. ALV of \$1,120,000 or \$2,333/m2. Overall the sale is considered inferior to the benchmark.
153896	Due to limited sales, sale from other business components within the district have been used. Larger, 480 m2 block, situated on Waterloo Rd in Greenacre. Zoned B2 Local Centre. ALV of \$1,120,000 or \$2,333/m2. Overall the sale is considered comparable to the benchmark.
155143	Due to limited sales, sale from other business components within the district have been used. Larger, 564 m2 block, situated on Cooper Rd in Yagoona. Zoned B2 Local Centre. ALV of \$1,060,000 or \$1,879/m2. Overall the sale is considered comparable to the benchmark.
153896	Due to limited sales, sale from other business components within the district have been used. Larger, 480 m2 block, situated on Waterloo Rd in Greenacre. Zoned B2 Local Centre. ALV of \$1,120,000 or \$2,333/m2. Overall the sale is considered inferior to the benchmark.
155143	Due to limited sales, sale from other business components within the district have been used. Larger, 564 m2 block, situated on Cooper Rd in Yagoona. Zoned B2 Local Centre. ALV of \$1,060,000 or \$1,879/m2. Overall the sale is considered inferior to the benchmark.

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Valuation of Benchmark Properties

Benchmark Property Address: BEAMISH ST CAMPSIE NSW 2194	Primary/Reference Benchmark: Area: 676.6 M	Reference
Previous Base Date and Land Value: 01/07/2018 \$3,180,000		
Current Base Date: and Land Value: 01/07/2019 \$3,180,000		
Reflected Factor: 1.00		

Benchmark Property Address: BEAMISH ST CAMPSIE NSW 2194	Primary/Reference Benchmark: Area: 240.3 M	Reference
Previous Base Date and Land Value: 01/07/2018 \$1,100,000		
Current Base Date: and Land Value: 01/07/2019 \$1,100,000		
Reflected Factor: 1.00		

Benchmark Property Address: BEAMISH ST CAMPSIE NSW 2194	Primary/Reference Benchmark: Area:	Primary
Previous Base Date and Land Value: 01/07/2018 \$1,410,000		
Current Base Date: and Land Value: 01/07/2019 \$1,410,000		
Reflected Factor: 1.00		

Conclusion

There are 78 properties within the component. Component for properties zoned B2 Campsie - Secondary. Due to limited sales evidence within the component in 2019, sales and trends from other B2 components across the district have also been considered when arriving at the primary benchmark valuation and component factor of 1.00 for the 2019 base date.

Previous Component Factor: 1.185

Current Component Factor: 1.000

*** END OF REPORT ***