

Property Research Report (Residential)

Valuation Number	2633337008
Record Type	Site & Capital Value
Valuation Status	CURRENT
Property Location	443 BLOCKERS ROAD, PAGES FLAT, SA 5172
In Water District	No
Title	CT 5445/662
Constraints	No
Plan Reference	F163960 ALLOTMENT 137
Local Government	YANKALILLA
Local Government Description	Primary Production
Land Use	1992 - House And Livestock (Non-Viable)
Zone / Subzone	PRuL - Productive Rural Landscape\
Building Style	Conventional
Year Built	1946
Building Condition	Very Good
Wall Construction	Cement Sheet; Weatherbrd; Log
Roof Construction	Galvanised Iron
Equivalent Main Area	115 sqm
Bedrooms	Not Available
Bathrooms	1
Improvements	9H D SHED
Site Area	376100.0 sqm
Frontage	0.0 m

Values

Financial Year	Date of Valuation	Site Value	Capital Value
Current	01/01/2023	\$750,000	\$920,000
Previous	01/01/2022	\$560,000	\$710,000

Nominated Suburb - PAGES FLAT

Price Band	Number of Sales
\$0-\$300,000	0
\$300,001-\$600,000	0
\$600,001-\$1,000,000	0
\$1,000,001 plus	1

Price Band	Number of Sales
TOTAL SALES	1

Suburb Sales - Previous 3 months (Residential)

Note: Sales results are limited to a maximum of 10 records

Sale Date	Address	Consideration	Sale Land Use	Sale Type	Year Built	Site Area	Bedrooms	Bathrooms
14 Jul 2023	290F MUNETTA ROAD, PAGES FLAT, SA 5172	\$1,200,000	Rural Living	Full Value / Consideration and Whole of Land	1983	86420 sqm	Not Available	1