

Property Research Report (Commercial and Industrial)

Valuation Number	0900969001
Record Type	Site & Capital Value
Valuation Status	CURRENT
Property Location	689 SOUTH ROAD, BLACK FOREST, SA 5035
In Water District	Yes
Title	CT 5210/4
Constraints	No
Plan Reference	F9798 ALLOTMENT 153
Local Government	UNLEY
Local Government Description	Commercial - Other
Land Use	2605 - Showroom
Zone / Subzone	SAC - Suburban Activity Centre\\
Year Built	Not Available
Wall Construction	Block (inc Mt Gambier stone)
Roof Construction	Not Available
Equivalent Main Area	330 sqm
Improvements	SHOWROOM WHSE
Site Area	780.0 sqm
Frontage	0.0 m

Values

Financial Year	Date of Valuation	Site Value	Capital Value
Current	01/01/2023	\$840,000	\$1,100,000
Previous	01/01/2022	\$650,000	\$820,000

Occupants

Occupant ID	Property ID	Occupant Name	Current Occupant SV	Current Occupant CV
10	689 SOUTH RD	STHN GYM EQUIPM	\$840,000	\$1,100,000

Nominated Suburb - BLACK FOREST

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

Price Band	Number of Sales
\$1,000,001 plus	1
TOTAL SALES	1

Suburb Sales - Previous 12 months (Commercial and Industrial)

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

Sale Date	Address	Consideration	Sale Land use	Sale Type	Site Area
15 Sep 2023	775 SOUTH ROAD, BLACK FOREST, SA 5035	\$3,850,000	Commercial - Retail	More than one Title	3127 sqm