

## Property Research Report (Commercial and Industrial)

<b>Valuation Number</b>	0911570100
<b>Record Type</b>	Site & Capital Value
<b>Valuation Status</b>	CURRENT
<b>Property Location</b>	Unit 2, 315 UNLEY ROAD, MALVERN, SA 5061
<b>In Water District</b>	Yes
<b>Title</b>	CT 5002/422
<b>Constraints</b>	No
<b>Plan Reference</b>	S10402 UNIT 2
<b>Local Government</b>	UNLEY
<b>Local Government Description</b>	Commercial - Shop
<b>Land Use</b>	2168 - Second-Hand And Antiques
<b>Zone / Subzone</b>	BN - Business Neighbourhood\\
<b>Year Built</b>	1984
<b>Wall Construction</b>	Brick
<b>Roof Construction</b>	Galvanised Iron
<b>Equivalent Main Area</b>	366 sqm
<b>Improvements</b>	SHOP SH/RM OFF
<b>Site Area</b>	N/A
<b>Frontage</b>	0.0 m

## Values

Financial Year	Date of Valuation	Site Value	Capital Value
Current	01/01/2023	\$1,625,000	\$1,625,000
Previous	01/01/2022	\$1,175,000	\$1,200,000

## Occupants

No occupants exist for this property

## Suburb Sales - Previous 12 months (Commercial and Industrial)

No sales recorded for this suburb/land use in the last 12 months