

Property Research Report (Commercial and Industrial)

Valuation Number	9999999999
Record Type	Site & Capital Value
Valuation Status	CURRENT
Property Location	101 GRENFELL STREET, ADELAIDE, SA 5000
In Water District	Yes
Title	CT 9999/999, CT 9999/999
Constraints	Yes
Plan Reference	F999999 ALLOTMENT 999 and Others
Local Government	ADELAIDE
Local Government Description	Commercial - Office
Land Use	2500 - Office (Buildings)
Zone / Policy / Precinct	CC - Capital City Zone\13 - Central Business Policy Area\
Year Built	1990
Wall Construction	Concrete & Brick
Roof Construction	Galvanised Iron
Equivalent Main Area	99999 sqm
Improvements	OFFICE
Site Area	9999.0 sqm
Frontage	Irregular

Values

Financial Year	Date of Valuation	Site Value	Capital Value
Current	01/01/2018	\$9,999,999	\$9,999,999
Previous	01/01/2017	\$9,999,999	\$9,999,999

Occupants

Occupant ID	Property ID	Occupant Name	Current Occupant SV	Current Occupant CV
10	BASE	ANONYMOUS	\$9,999	\$99,999
20	BASE	ANONYMOUS	\$9,999	\$99,999
30	G/F	ANONYMOUS	\$999,999	\$9,999,999
40	1/F	ANONYMOUS	\$999,999	\$9,999,999
50	2/F	ANONYMOUS	\$999,999	\$9,999,999
60	3/F	ANONYMOUS	\$999,999	\$9,999,999
70	4/F	ANONYMOUS	\$999,999	\$9,999,999
80	5/F	ANONYMOUS	\$999,999	\$9,999,999
90	6/F	ANONYMOUS	\$999,999	\$9,999,999

Occupant ID	Property ID	Occupant Name	Current Occupant SV	Current Occupant CV
100	7/F	ANONYMOUS	\$990,000	\$9,000,000
110	8/F	ANONYMOUS	\$990,000	\$9,000,000
120	9/F	ANONYMOUS	\$990,000	\$9,000,000
130	10/F	ANONYMOUS	\$990,000	\$9,000,000
140	11/F SUITE 2	ANONYMOUS	\$990,000	\$9,000,000
150	11/F SUITE 1	ANONYMOUS	\$99,999	\$990,000
160	12/F SUITE 4	ANONYMOUS	\$99,999	\$990,000
170	12/F SUITE 1	ANONYMOUS	\$99,999	\$990,000
180	12/F SUITE 2	ANONYMOUS	\$990,000	\$9,000,000
190	CARPARK	ANONYMOUS	\$990,000	\$9,000,000
200	CARPARK	ANONYMOUS	\$9,000	\$99,000
210	CARPARK	ANONYMOUS	\$9,000	\$99,000
220	CARPARK	ANONYMOUS	\$9,000	\$99,000

Nominated Suburb - ADELAIDE

Price Band	Number of Sales
\$0-\$300,000	0
\$300,001-\$600,000	4
\$600,001-\$1,000,000	3
\$1,000,001 plus	3
TOTAL SALES	10

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
24 Jan 2019	123 PIRIE STREET, ADELAIDE, SA 5000	\$812,500	Commercial - Office	Full Value / Consideration and Whole of Land	206 sqm
04 Dec 2018	456 VICTORIA SQUARE, ADELAIDE, SA 5000	\$1,942,500	Commercial - Office	Full Value / Consideration and Whole of Land	177 sqm
04 Dec 2018	789 VICTORIA SQUARE, ADELAIDE, SA 5000	\$1,942,500	Commercial - Office	Full Value / Consideration and Whole of Land	357 sqm
27 Sep 2018	88888 GILLES STREET, ADELAIDE, SA 5000	\$900,000	Commercial - Office	Full Value / Consideration and Whole of Land	229 sqm
16 Jul 2018	77777 GILLES STREET, ADELAIDE, SA 5000	\$900,000	Commercial - Office	Full Value / Consideration and Whole of Land	286 sqm
16 Jul 2018	88888 KING WILLIAM STREET, ADELAIDE, SA 5000	\$400,000	Commercial - Office	More than one Title	140 sqm
09 Jul 2018	999 MORPHETT STREET, ADELAIDE	\$1,840,000	Commercial - Office	Full Value / Consideration and	251 sqm

Sale Date	Address	Consideration	Sale Land use	Sale Type	Site Area
	SA 5000			Whole of Land	
05 Mar 2018	9999 HUTT STREET, ADELAIDE, SA 5000	\$480,500	Commercial - Office	More than one Title	155 sqm
05 Feb 2018	99999 STURT STREET, ADELAIDE, SA 5000	\$600,000	Commercial - Office	Full Value / Consideration and Whole of Land	125 sqm
01 Feb 2018	540 PIRIE STREET, ADELAIDE, SA 5000	\$700,000	Commercial - Office	Full Value / Consideration and Whole of Land	140 sqm