

# CIVIC VALUATIONS

Land Development & Investment Advice

## 129 Oxford Street, Darlinghurst NSW 2010

### Valuer's Comment

Recent market transaction notes a distinct change in asset values within this highly regarded retail strip.



## Substantial Correction

**Brief Details** Two level turn of the century retail building located in the heart of the Darlinghurst Road retail strip. No rear lane access. Sold with vacant possession and in poor condition. Asking rental is currently \$84,000 per annum gross plus GST or \$1,615 per week. Sold to a private investor.

### Sale Data

Latest Sale Price		\$1,000,000
Land Area / Rate per sqm	70m <sup>2</sup>	\$14,286/m <sup>2</sup>
Internal Area / Rate per sqm	123m <sup>2</sup>	\$8,130/m <sup>2</sup>
Adopted Core Capitalisation Rate		6.00%
Equated Yield (Net)		6.28%
Initial Yield (Net)		N/a

### Sales History

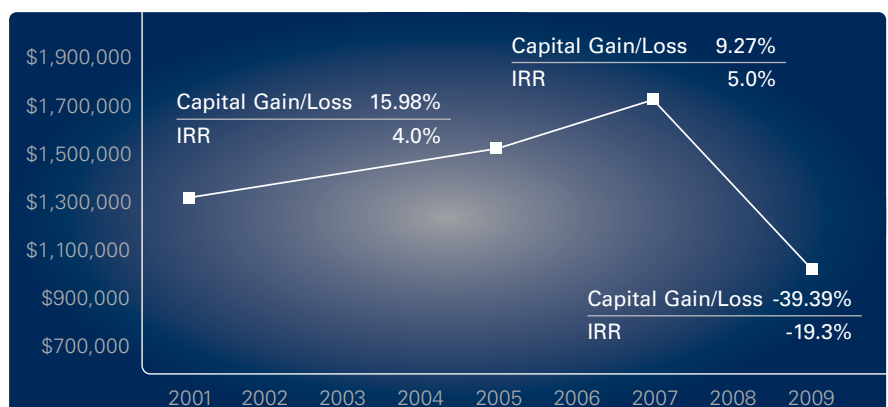
Sale Date	Sale Price	Capital Increase/Decrease	IRR
20 Sep 01	\$1,302,000	-	-
20 May 05	\$1,510,000	15.98%	4.0%
22 Mar 07	\$1,650,000	9.27%	5.0%
01 Jul 09	\$1,000,000	-39.39%	-19.3%

### Contact Us

Civic Valuations Pty Ltd  
P. (02) 9571 1133  
F. (02) 9571 1166  
[www.civicvaluations.com.au](http://www.civicvaluations.com.au)

**Correspondence:**  
Suite 115, Lower Deck  
Jones Bay Wharf  
26-32 Pirrama Road  
Pyrmont NSW 2009

Giamol Pasin Director  
Peter Panopoulos Director



Disclaimer: The information provided is indicative and Civic Valuations Pty Ltd does not guarantee that the information is accurate at the date it is received. Civic Valuations Pty Ltd does not accept any responsibility or legal liability for any loss incurred by the use of information contained herein.