

CIVIC VALUATIONS

Land Development & Investment Advice

Suite 79, 28-32 Pirrama Road, Pyrmont NSW

Valuer's Comment

Recent market transactions on Jones Bay Wharf show a new price level being achieved.



Repricing on the Wharf

Brief Details

Lower deck office suite having an internal area of 79m², a 23m² deck, plus one car space. Situated in the Heritage Listed Jones Bay Wharf building. The building was originally built circa 1911 and comprised a loading dock facility which has been refurbished and converted into a strata titled, office suites. Sold with vacant possession after auction for \$550,000 excluding GST.



Sale Data

Latest Sale Price		\$550,000
Internal Area / Rate per sqm	79m ²	\$6,962/m ²
Equated Yield (Net)		6.5%
Initial Yield (Net)		N/a

Sales History

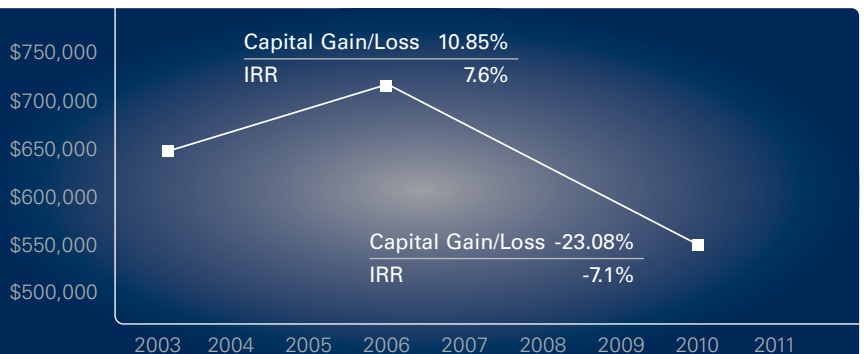
Sale Date	Sale Price	Capital Increase/Decrease	IRR
7 Feb 2003	\$645,000		
14 Sept 2006	\$715,000	10.85	7.6%
31 Mar 2010	\$550,000	-23.08%	-7.1%

Contact Us

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