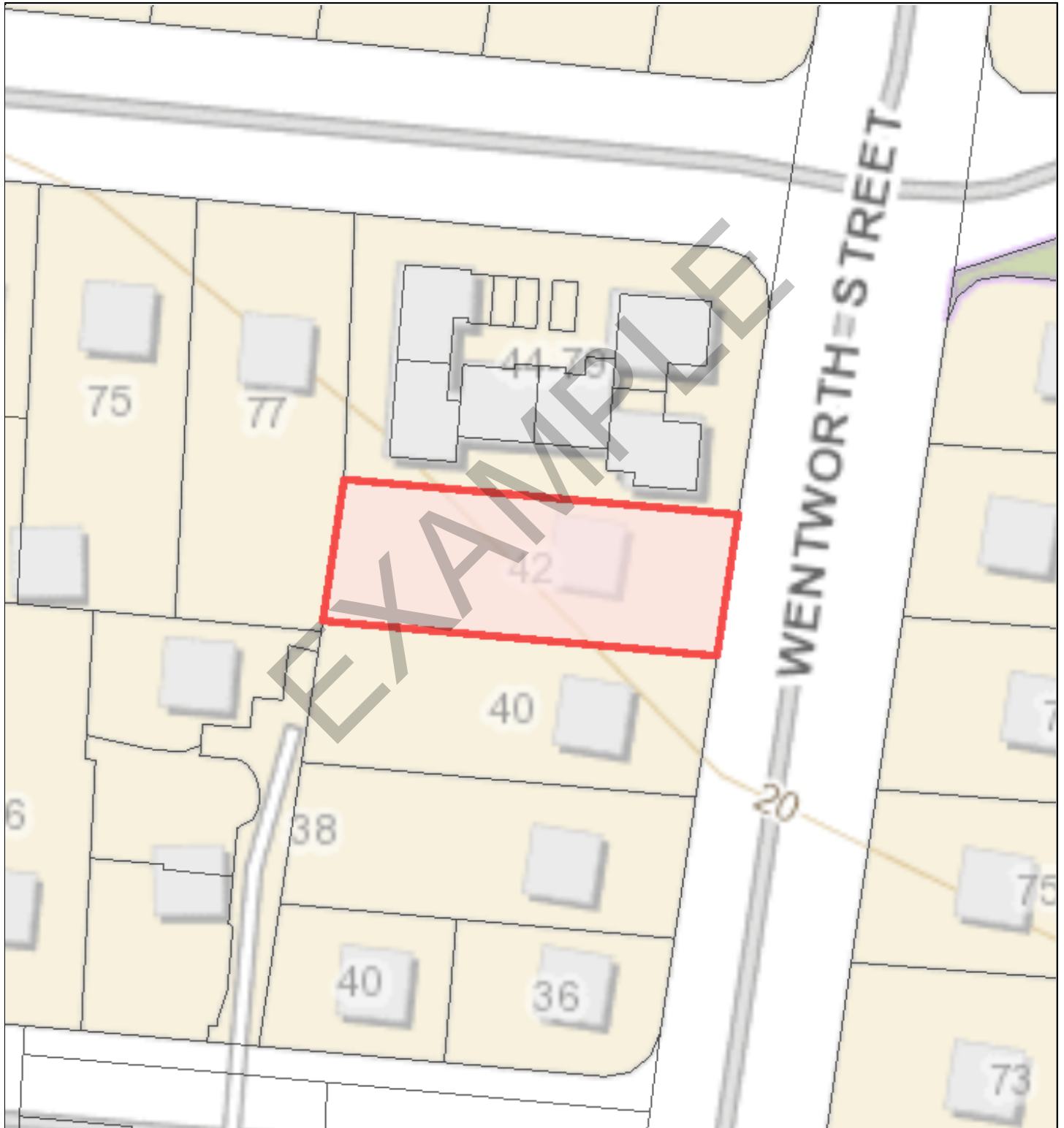


PROPERTY ID: 5101941

PROPERTY ADDRESS: 42 SUNSHINE ST  
SUNSHINE TAS 8018

CONSTRUCTION YEAR: 1950

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# PREMIUM PROPERTY Information Report

## PROPERTY DETAILS - 42 SUNSHINE ST SUNSHINE

Land Use:	Residential - House or Cottage (valuation purposes only)	
Improvements:	HOUSE	
Improvement Sizes (Top 3 by Size):	Improvement:	Area:
	HOUSE	186.1 square metres
	TIMBER DECK	35.0 square metres
	FENCING & PAVING	
Number of Bedrooms:	4	
Construction Year of Main Building:	1950	
Roof Material:	Colorbond	
Wall Material:	Weatherboard	
Land Area:	0.0751 hectares	
Title References:	74334/2	
Municipality:	CLARENCE <a href="#">View Municipality Information Report</a>	
Title Owner:	74334/2: OWNERS	
Interested Parties:		
Postal Address: (Interested Parties)	42 SUNSHINE ST SUNSHINE TAS 8018	

## OWNERSHIP HISTORY - 42 SUNSHINE ST SUNSHINE

TYPE	NAME	ADDRESS	FROM	TO
Ownership	LR OWNER	42 SUNSHINE ST SUNSHINE TAS 8018	08/02/2007	
Ownership	FC OWNER	42 SUNSHINE ST SUNSHINE TAS 8018	03/12/2004	08/02/2007
Ownership	I OWNER	PO BOX 4690 SANDY BAY TAS 8006	25/11/2002	03/12/2004
Ownership	AS OWNER	42 SUNSHINE ST SUNSHINE TAS 8018	31/03/1995	25/11/2002
Ownership	CS OWNER	42 SUNSHINE ST SUNSHINE TAS 8018	07/10/1988	31/03/1995

## PROPERTY SALES - 42 SUNSHINE ST SUNSHINE

CONTRACT DATE	REAL ESTATE	CHATELS	OTHER	SETTLEMENT DATE
21/09/2006	\$470,000			08/02/2007
25/11/2002	\$245,000			25/11/2002
24/03/1995	\$91,000			31/03/1995
24/08/1988	\$60,000			07/10/1988

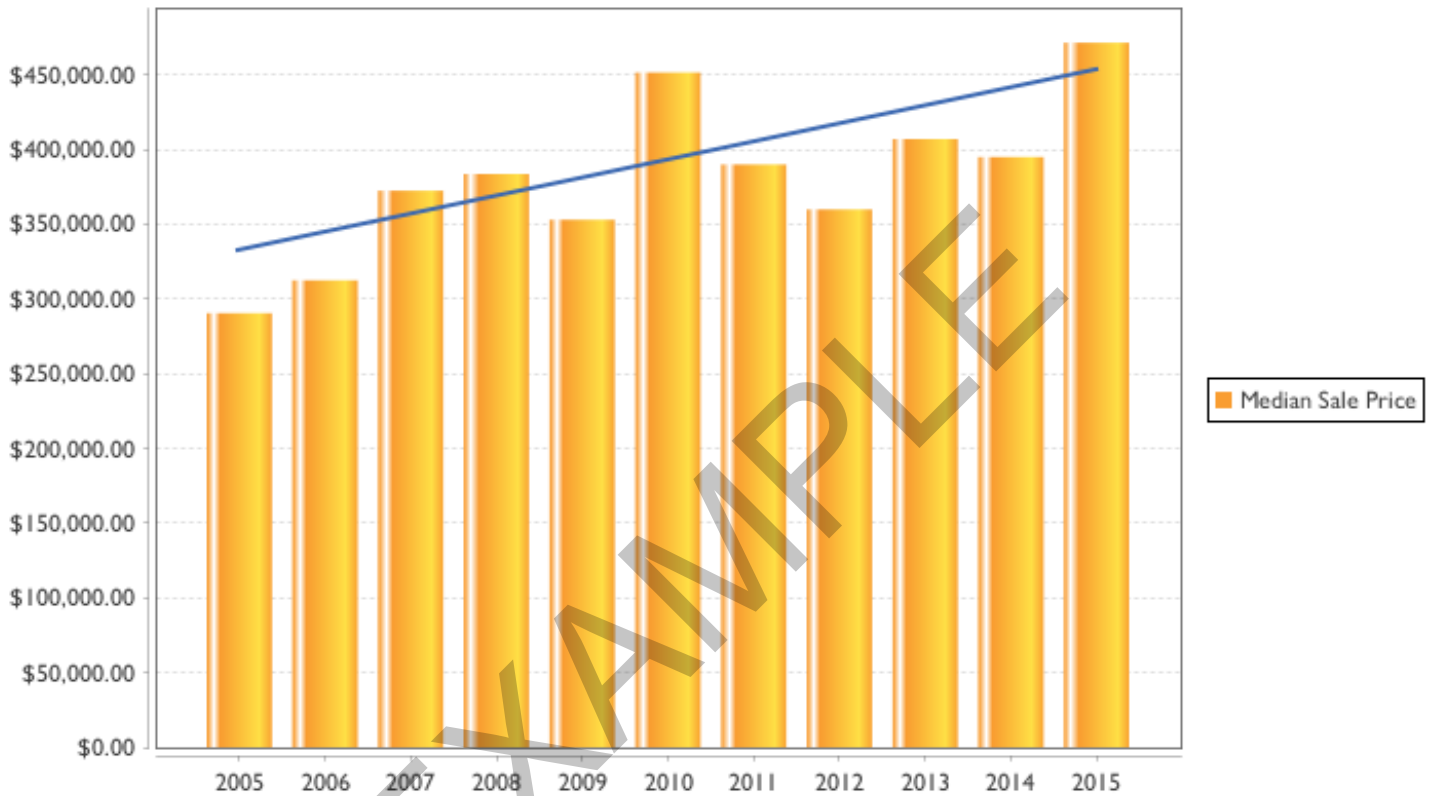
## SALES STATISTICS - (Residential - House or Cottage) - SUNSHINE (Last 12 Months)

Number of Sales:	57
Highest Sales Price:	\$700,000
Median Sales Price:	\$415,000
Mean Sales Price:	\$431,739
Lowest Sales Price:	\$244,000

## LAST 5 SALES SIMILAR CRITERIA - (House or Cottage) - SUNSHINE [View in LISTmap](#)

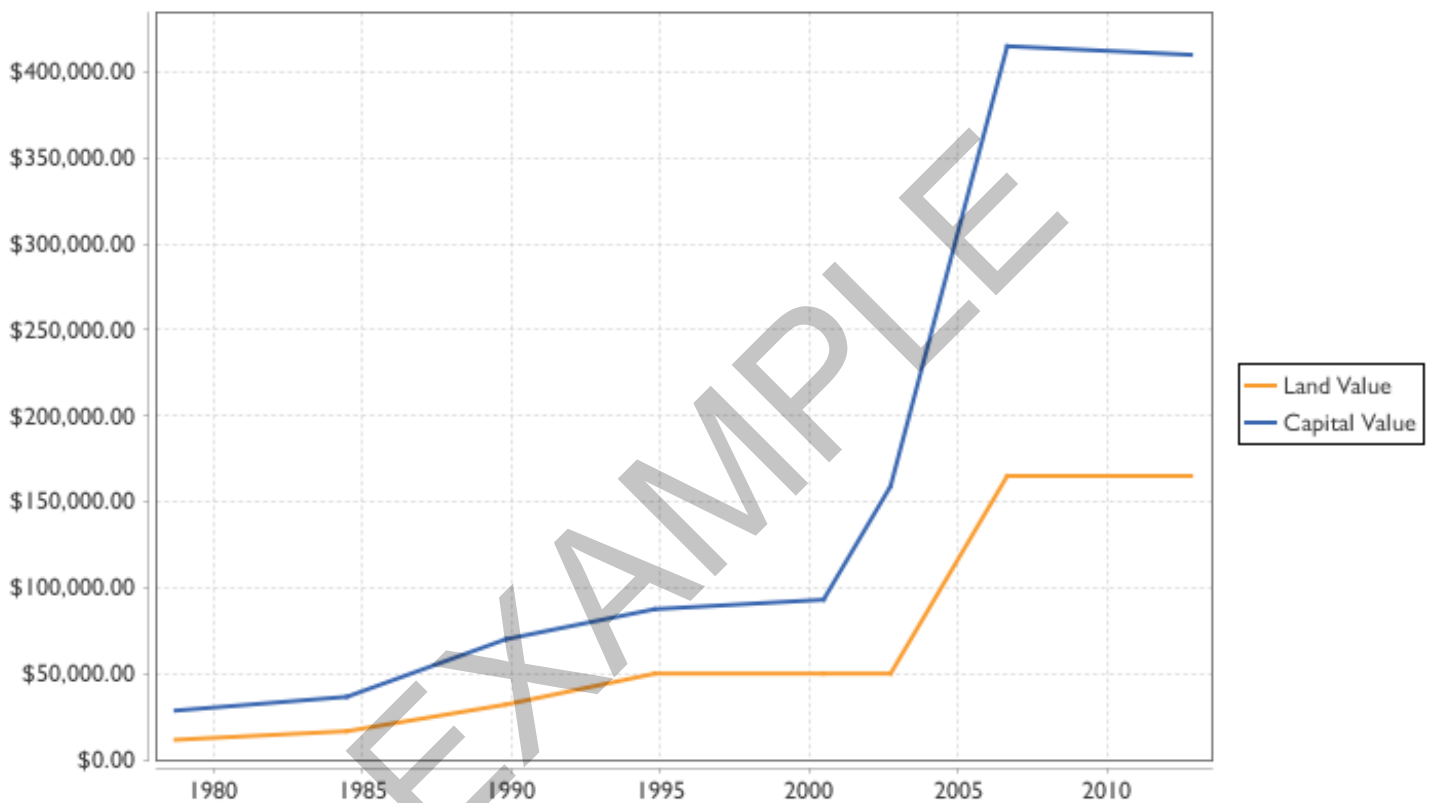
ADDRESS	CONTRACT DATE	SALE PRICE
6 MOON PL SUNSHINE TAS 8018	19/01/2015	\$478,000
15 PLUTO ST SUNSHINE TAS 8018	17/12/2014	\$405,000
59 MARS TCE SUNSHINE TAS 8018	02/12/2014	\$415,000
3 VENUS AV SUNSHINE TAS 8018	19/11/2014	\$440,000
29 SATURN ST SUNSHINE TAS 8018	05/11/2014	\$485,000

## SALES TRENDS - (Residential - House or Cottage) - SUNSHINE (Last 10 Years)



## PROPERTY VALUATIONS - 42 SUNSHINE ST SUNSHINE

DATE INSPECTED	LEVELS AT	LAND	CAPITAL	AAV	REASON
02/11/2012	01/07/2012	\$165,000	\$410,000	\$16,400	Revaluation
14/09/2006	01/10/2006	\$165,000	\$415,000	\$16,600	Revaluation
17/10/2002	01/10/2000	\$50,000	\$159,000	\$8,632	House additions
14/07/2000	01/10/2000	\$50,000	\$93,000	\$7,020	Reval
02/11/1994	01/01/1995	\$50,000	\$87,500	\$6,760	Revaluation
02/11/1989	01/07/1990	\$32,000	\$70,000	\$5,980	REVAL 90
24/07/1984	01/07/1985	\$16,500	\$36,500	\$3,328	REVAL 85
11/10/1978	01/07/1983	\$11,500	\$28,500	\$1,976	REVAL'79



## Explanation of Terms

<b>Property ID</b>	A unique number used for Valuation purposes.
<b>Date Inspected</b>	The date the property was inspected for the valuation.
<b>Levels At</b>	Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.
<b>Land Value</b>	Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.
<b>Capital Value</b>	Capital Value is the total value of the property (including the land value), excluding plant and machinery.
<b>AAV</b>	Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.
<b>Interested Parties</b>	This is a list of persons who have been recorded by the Value-General as having interest in the property (ie owner or Government agency).
<b>Postal Address</b>	This is the last advised postal address for the interested parties.
<b>Multiple Tenancies</b>	Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.
<b>Similar Criteria</b>	Properties in the same locality with a Capital Value within a range of 10% of the property.

EXAMPLE

No information obtained from the LIST may be used for direct marketing purposes.

Much of this data is derived from the Valuation Roll prepared by the Valuer-General under the provisions of the Valuation of Land Act 2001. These values relate to the level of values prevailing at the dates of valuation shown.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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