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Produced 13/04/2022 05:35 pm

Land Use Victoria

Valuation Report

Property Address	168/73 RIVER STREET RICHMOND 3121
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Land Description			
Plan Number	PS502581	Lot Number	B140

Property Details	
Land Area	

Valuation Record					
Date of Valuation: 01/01/2021					
AVPCC	120	Description	OYO Subdivided Unit		
Construction Material	Concrete Tilt Slab	Other Improvements	Bal / Ver - R3 - \$7,500		
Construction Year	2005				
Bedrooms	2	Estimated Gross Floor Area (SQM)	72		
Site Value	\$190,000	Capital Improved Value	\$540,000	Net Annual Value	\$27,000

**Land Use Victoria**

## Valuation Report

Common Explanatory Notes	
AVPCC	Australian Valuation Property Classification Code
Estimated Gross Floor Area	This is an estimate. Not a surveyed area value.
Land Area	This is an estimate. Not a surveyed area value. Land Area is always 'blank' for Strata Unit or Flat (unspecified)
For property with Vacant Land classification	The following fields are not applicable: - Construction Material - Bedrooms - Construction Year - Estimated Gross Floor Area - Other Improvements
If a data field is blank	We do not currently hold that value

This valuation record is provided in accordance with Valuation of Land Act 1960, Section 7D.

If you believe there are errors or omissions in the information provided, please email the details to [valuer.general@delwp.vic.gov.au](mailto:valuer.general@delwp.vic.gov.au)

**Order Reference:**

[Valuation Report] # 63807456 - 63807456173321 'Rental dispute'

