



Gross Rental Value Report

4 Smith St, Viveash 6056

SAMPLE REPORT

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Image captured February 2024



4 Smith Street, Viveash 6056

Year built	1982
Building area	N/A
Type of property	House
Property use	Residential
Wall/Roof type	Brick Walls/Tile Roof
Local Government Authority	Swan
Zoning	Residential (R20/35)
Land area	506 m ²
Land ID	Lot 259 On Plan 12067
Certificate of title number	1477/51

Selected Date: 22/04/2024

Property Details

Land ID	Land Area (m ²)	Certificate of Title	Property Type	Local Government Authority	Valuation Entity (VEN)	PIN
296P1884/1	506	CT2204/305	HOUSE	SWAN	449140	120443

Valuations

Gross Rental Value	Date in Force	Current Revaluation Date	Previous Revaluation Date	Proposed Next Revaluation Date
\$16,120	01/07/2023	01/07/2023	01/07/2020	01/07/2026
\$14,820	01/07/2020	01/07/2020	01/07/2017	01/07/2023
\$16,380	01/07/2017	01/07/2017	01/07/2014	01/07/2020

Gross Rental Value

Gross Rental Values (GRVs) are determined once every 3 years in the Perth Metropolitan area and up to 5 years in regional WA. Rental evidence is collected and used to determine a fair rental value for each property - whether the property is rented or not. GRV's are used by local government authorities to determine council rates and by the Water Corporation to determine sewerage and drainage rates for home owners. The below chart presents a past to present view of the values along with the growth percentages.

* A change to a valuation between revaluation periods may be due to a change in property details.



Date in Force	01/07/2011	01/07/2014	01/07/2017	01/07/2020	01/07/2023
GRV	\$13,520	\$18,720	\$16,380	\$14,820	\$16,120
% Growth		47.73%	38.46%	-12.5%	-9.52%
					8.77%

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