



Gross Rental Value Report

4 Smith St, Viveash 6056

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Image captured September 2017



4 Smith St, Viveash 6056

Year built	1999
Building area	226 m ²
Type of property	House
Property use	Residential
Wall/Roof type	Brick Walls/Tile Roof
Local Government Authority	Swan
Zoning	Residential (RE/DEV)
Land area	887 m ²
Land ID	Lot 150 On Plan 29141
Certificate of title number	2982/251

Selected Date: 15/02/2018

Property Details

Land ID	Land Area (m ²)	Certificate of Title	Property Type	Local Government Authority	Valuation Entity (VEN)	PIN
150P29141	887	CT2982/251	HOUSE	SWAN	488257	1091538

Valuations

Gross Rental Value	Date in Force	Current Revaluation Date	Previous Revaluation Date	Next Revaluation Date
\$19,760	01/07/2017	01/07/2017	01/07/2014	01/07/2020
\$19,500	01/07/2014	01/07/2014	01/07/2011	01/07/2017
\$17,420	01/07/2011	01/07/2011	01/07/2008	01/07/2014

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.



	01/07/2008	01/08/2009	01/07/2011	01/07/2014	01/07/2017
GRV	\$12,740	\$13,260	\$17,420	\$19,500	\$19,760
% Growth	36.11%	4.08%	31.37%	11.94%	1.33%

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