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VICTORIA Industrial **sale**, 215 Browns Road, Noble **Park Property** fund manager Aspen **Group** has **sold** an industrial **property** in Melbourne's southeast for \$20.8 million. On 5.8ha, it includes office and warehouse buildings totalling 43,949sq m. Aspen **Group** chief executive Clem Salwin said: "The **sale** leaves our industrial **property** at Spearwood as the last of the major non-core assets, where our immediate asset management focus remains on leasing." PRICE: \$20.1m BUYER: Undisclosed SELLER: Aspen **Group** AREA: 5.81ha (land), 43,949sq m (building) AGENT: Knight Frank

Mixed use **sale**, 627 High Street, Kew A **Chinese** investor has **purchased** a three-level **commercial** building at an auction in Melbourne's east for \$2.69m. The building, in Kew's Harp Village precinct, is occupied by Hooking Bar & Restaurant and i2C Architects. CBRE agent Rorey James said there was increased interest in Melbourne's secondary retail market.

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PRICE: \$2.69m YIELD: 5.53 per cent BUYER: **Chinese** investor AGENTS: Rorey James, Justin Dowers, Mark Wizel, CBRE

QUEENSLAND Retail **sale**, 30-50 Warrago Highway, **Chinchilla** A private Melbourne syndicate has **purchased** the The Village Travel Centre at **Chinchilla** in Queensland for \$10.1m. The two-complex **property** spans a 10,564sq m **site**. One lot covers 3942sq m of land with the 838sq m of building space leased to Fast Food Village. The second lot is 6622sq m, Caltex and KFC leasing the building.

PRICE: \$10.1m BUYER: Melbourne-based syndicate AREA: 10,564sq m (land)AGENT: Stephen Kidd, Colliers International

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