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VICTORIA Office and retail building **sale**, 337-339 La Trobe Street, Melbourne A PRIVATE **China**-based investor has bought an office and retail building in Melbourne's CBD for \$5.6 million. Nick Peden and Clinton Baxter of Savills said 19 offers were received in an expressions-of-interest campaign for the three-level **property** before it **sold** to a **group** based in **China**. The **sale** broke the land-value record for the CBD of \$18,604 a square metre, said Savills.

PRICE: \$5.6m BUYER: Private investor SELLER: Private investor AREA: 301 sq m AGENTS: Nick Peden and Clinton Baxter, Savills

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Mixed-use building **sale**, 1 and 1A Railway Place, Hawthorn, Melbourne A MELBOURNE-BASED developer has **purchased** a converted warehouse in Melbourne's inner east at auction for \$2m. Tom Maule of Teska Carson said the converted warehouse comprised a 240sq m **commercial** photographic studio and four-bedroom residence as well as an adjacent three-bedroom residence. "This is a great location with lots of potential to owner-occupy, invest, subdivide or develop and so it was no surprise the campaign attracted more than 50 inquiries," Mr Maule said.

PRICE: \$2m BUYER: Private investor SELLER: Private investor AREA: 590sq m AGENTS: Tom Maule and Michael Taylor, Teska Carson

Office lease, 530-540 Springvale Road, Glen Waverley, Melbourne THE Freight Consultants have leased office space at Brandon Business **Park** in Melbourne's southeast at a gross annual rental of \$630,720 on a three-year lease. Colliers International manager of office leasing Michael Darvell said the **company** was attracted by the local amenities.

PRICE: \$360 per sq m TENANT: The Freight Consultants LESSOR: MH Brandon AGENT: Michael Darvell, Colliers International

Office and warehouse lease, Unit 2, 435 Williamstown Road, Port Melbourne REFRIGERATION and mechanical installation specialist AG Coombs Servicing has leased an office and warehouse facility in Melbourne's southwest for a net annual rental of \$370,000. The two-level building in the Port **Park** business **estate** includes 50 car spaces.

RENT: \$370,000 per annum (net) TENANT: AG Coombs Servicing LESSOR: Private investor AREA: 1604sq m AGENT: Anthony Gerges, ICR **Property Group**

NSW Office lease, 61 York Street, Sydney INSURANCE **company** Arch Underwriting has taken a three-year lease in inner-city Sydney at a gross annual rental of \$142,549.

RENT: \$685 per sq m TENANT: Arch Underwriting LESSOR: Nick Manettas AREA: 208sq m AGENTS: John Skufis and Anthony Harris, Ray White **Commercial**

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