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Sales

FISHERMANS BEND A \$4.536 million **sale** has set a benchmark price for **property** in the development area of Fishermans Bend, say selling agents Dean Alexander and Michael Donovan of Fitzroys. The **property** went to a local **property** owner at a yield of 3.52 per cent. The **site** comes with a two-level office building and a warehouse building at the rear, with a total floor space between the two of 1356 square metres. The **sale** comes with a long-term lease to a government agency returning \$160,000 a year. The lease is up in 2015 but it comes with a five-year option. "The outstanding price achieved reflects the demand in the newly rezoned Fishermans Bend precinct," Mr Alexander said.

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OAKLEIGH The former head office of Kingston Constructions at 15 Stamford Road has been **sold** for \$1.925 million after a campaign conducted by Lawson Real **Estate's** Mark Spigelman.

HAWTHORN 723 Burwood Road has been **sold** to a private investor for \$860,000. The two-level 198-square-metre Victorian terrace comes with parking for six cars and is leased at \$51,688 a year.

CBD A **Chinatown** shop of 267 square metres has been **sold** for \$2.225 million by Dixon Kestles and Co's Steven Lee. The **sale** comes with a lease of \$110,000 a year on a 10-plus-10 contract.

CAMPBELLFIELD A modern office/warehouse at 13 Production Drive has been **sold** by CVA's Anthony Carbone for \$1.88 million to a local owner-occupier. The 3345-square-metre **site** went for about \$560 a square metre.

CAULFIELD NORTH Benjamin Klein and Jonathon McCormack of Gross Waddell have **sold** 67-77 Hawthorn Road for \$4.4 million, a rate of \$4150 a square metre. The **property**, 50 metres from the Balaclava Road corner, has four shops and a squash court, with total rental income of \$115,000 a year.

NUNAWADING A warehouse/office has **sold** to an owner-occupier for \$665,000 just a week after it was listed for **sale** by Teska Carson's George Takis. The 350-square-metre **site** includes a warehouse with container access and a mezzanine storage area.

THOMASTOWN Six lots with development potential have been **sold** to an owner-occupier for \$2.062 million by Gray Johnson's Matt Hoath. The land, part of Rio Tinto's former development **site**, has vacant area of 1553 square metres.

GEELONG A service station and retail outlet will go up at 133 Torquay Road after a developer paid \$1.35 million at auction for a 3470-square-metre **site** located 12 minutes from Geelong's CBD. Tim Casanelia and Greg Jenz of Savills **sold** the **site**.

LeasesFITZROY 433 Brunswick Street has been leased to Sacred Heart Mission on a three-plus-three-plus-three-year lease at \$82,000 per year negotiated by CVA's Anthony Carbone.

DANDENONG SOUTH Fencing manufacturer Oxworks has signed a seven-year lease on the former Beaurepaires **site** in Dandenong South. The 6215-square-metre **site**, with 938 square metres of office space, was leased by Knight Frank's Adrian Garvey and George Linn.

DOCKLANDS A \$270,000 lease at Docklands signed by Whyte's of Torquay is one of the biggest food and beverage deals in the precinct this year, says leasing agent Michael Di Carlo from Savills. 829 Bourke Street is a 450-square-metre two-level building with CBD views.

MIDDLE **PARK** Perth **company** NTC VoiceSolutions has signed a three-year lease on 840 square metres at 71 Queens Road. The **company**, which is expanding, will pay \$350 per square metre in a deal negotiated by Knight Frank's Matt Brown-Greaves.

NOBLE **PARK** First Office Idea has leased 1606 square metres of office/warehouse at 20 Summit Road, Noble **Park**. The lease, negotiated by Crabtrees Real **Estate**'s Luke Pitcher, allows First Office to expand its operations, and will cost the **company** \$90,000 a year on a three-year-plus-three lease.

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