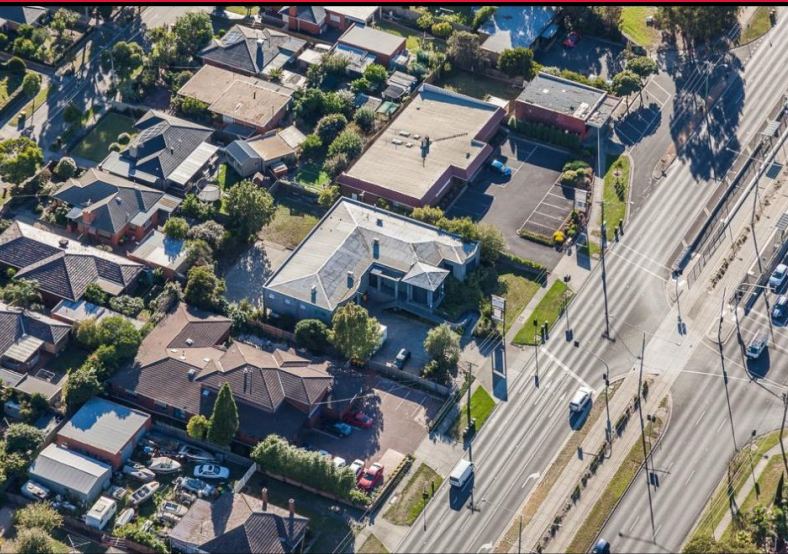


# SALES ANALYSIS

275-277 Burwood Highway, Burwood East



## AN OUTSTANDING DEVELOPMENT SITE

### PROPERTY DESCRIPTION

The subject property is located on the northern side of Burwood Highway, East Burwood — 17 kilometres east of Melbourne's CBD.

275-277 Burwood Highway, East Burwood comprises an older style building. Which is currently utilised as Medical Centre. Specifically, the premises are currently being used for the purposes of a Medical Centre, Pathology services and Skin Surgical Centre.

### PROPERTY DETAILS

<b>Property Type:</b>	Commercial Investment
<b>Site Area:</b>	425 sqm (approx.)
<b>Net Lettable Area:</b>	1,441 sqm (approx.)
<b>Street Frontage:</b>	31 metres to Burwood Highway
<b>Zoning:</b>	Mixed Use Zone
<b>Occupancy:</b>	Vacate Possession Basis

### CAMPAIGN SYNOPSIS

<b>Sale Type:</b>	Sold by Expressions of Interest
<b>Enquiries:</b>	80 Qualified Buyers (local & International)
<b>Inspections</b>	12 Inspections

### TRANSACTION DETAILS

<b>Sale Date:</b>	7 May 2015
<b>Sale Price</b>	\$2,603,800
<b>Yield</b>	N/A
<b>Rate sqm (Site.)</b>	\$6,126 psm (approx.)
<b>Rate sqm (NLA.)</b>	\$1,806 psm (approx.)
<b>Client</b>	Private Investor
<b>Purchaser</b>	Private Developer

For further information contact...

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