

SALES ANALYSIS

31 Vision Drive, BURWOOD EAST



SUPER SECURE GOVERNMENT INVESTMENT

PROPERTY DESCRIPTION

Situated at the western end of Vision Drive approximately 200 metres west of Springvale Road, this high quality three level commercial building, designed and currently used as an Archive Repository complex, is situated in the well sought-after eastern suburb of Burwood East, adjoining Tally Ho Business Park.

Positioned between both Eastlink and Citylink, the property is extremely well serviced by many major arterial roads linking it to Melbourne's CBD, only 18 kilometres from the property.

PROPERTY DETAILS

Property Type:	Commercial Investment
Net Lettable Area:	6,432 sqm (approx.)
Site Area:	1.186 hectares (approx.)
Car Parking:	29 on-site car spaces
Zoning:	Commercial 1
Occupancy:	Tenanted

INCOME DETAILS

Tenant:	Commonwealth of Australia
Income:	\$1,797,422 per annum
Lease Term:	Eighteen (18) years
Lease Commencement:	October 2001

CAMPAIGN SYNOPSIS

Sale Type:	"Off Market" Private Sale
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TRANSACTION DETAILS

Sale Date:	December 2015
Sale Price	\$24,500,000
Yield:	7.33% (approx.)
Rate Sqm (NLA):	\$3,810 sqm (approx.)
Rate Sqm (Site):	\$2,065 psm (approx.)
Client:	Private Owner
Purchaser:	Private Investor

For further information contact...

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