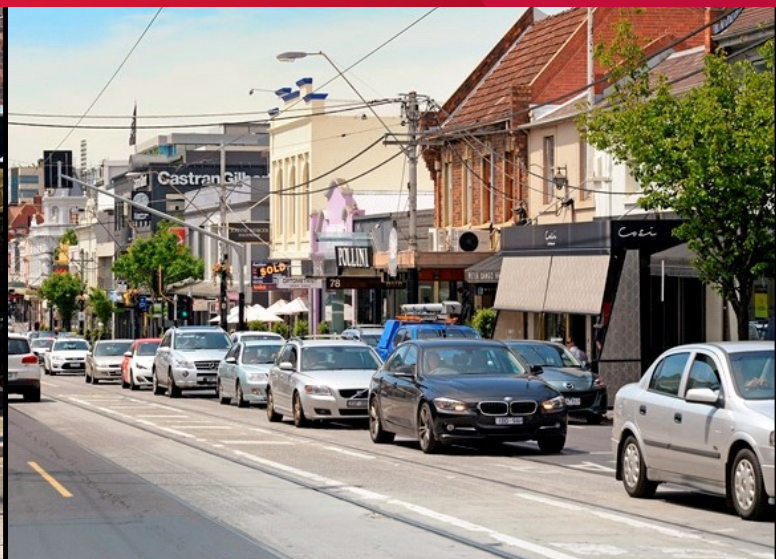


SALES ANALYSIS

78 Toorak Road, SOUTH YARRA



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PROPERTY DESCRIPTION

The subject property is located on the southern side of Toorak Road, approximately 200 metres east of its intersection with Punt Road.

The property is situated within a significant retail precinct of Toorak Road, South Yarra, which comprises a variety of specialty retail outlets, internationally acclaimed restaurants, cafes and fashion stores.

PROPERTY DETAILS

Property Type:	Retail Investment
Building Area:	100 sqm (approx.)
Land Area:	150 sqm (approx.)
Car Parking:	Onsite car parking at rear
Zoning:	Commercial 1
Occupancy:	Tenanted

INCOME DETAILS

Tenant:	Rok Hair
Income:	\$61,000 per annum
Lease Term:	5 + 5 years

CAMPAIGN SYNOPSIS

Sale Type:	Public Auction
Enquiries:	46
Inspections:	11

TRANSACTION DETAILS

Sale Date:	December 2015
Sale Price:	Undisclosed
Yield:	Circa 3.5% (approx.)
Rate Sqm (NLA):	Circa \$17,000 sqm (approx.)
Rate Sqm (Site):	Circa \$11,000 psm (approx.)
Client:	Private Owner
Purchaser:	Private Investor

For further information contact...

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