

MARKET WRAP

Sales

DANDENONG

Melbourne boutique property fund Quintessential Equity has paid \$4.55 million for an industrial investment property in Dandenong. The fully let 269-271 Frankston-Dandenong Road property was sold subject to a new 10-year lease at a net passing income of \$475,000 a year, representing a 10.44 per cent yield. "Traditionally our investments have followed a value-add model. In keeping with the interest expressed by some of our investors in this type of low-risk investment, this property has a high yield and minimal capex or leasing risk," QE director **Shane Quinn** said. Savills' associate director investments, **Ben Hegerty**, who brokered the deal, said the vendor, Tyree Industries, owned by Sir William Tyree, sold the property in order to reinvest the proceeds at the company's major plant in Mittagong.

PARKVILLE

A city-fringe investment property opposite Melbourne University

tenanted by national retailer 7-Eleven has sold under instructions from receivers and managers KordaMentha for \$2.5 million. Fitzroys selling agent **Mark Talbot** said the bidding at the auction was hot, with seven potential buyers. The final sale price reflected a yield of about 4.7 per cent based on the property being fully leased, he said. The property at 55 Royal Parade in Parkville returned \$87,739 a year plus outgoings and GST from the convenience store. Its first floor was offered with vacant possession and consists of a four-bedroom apartment, sunroom and off-street parking entered from the rear. Mr Talbot said the rental for the first floor would be in the vicinity of \$30,000 a year.

SUNSHINE WEST

McMullin Group has sold two industrial parcels in its Proximity Estate in Sunshine West for \$3.25 million. Concreters AVC Constructions paid \$1.77 million - or \$150 per square metre - for a 1.18-hectare site at 89 Enterprise Way. A second parcel on the same street, of 1.06 hectares, sold for \$1.48 million - or \$140 per sq m - to



269-271 Frankston-Dandenong Road (above) and the 7-Eleven on Royal Parade.

a private buyer. The deals were negotiated by **Matt Crofts** and **Andrew Macqueen** of Knight Frank.

MORWELL

Three former State Electricity Commission properties at Morwell in the Latrobe Valley have sold. Three of five properties that went to auction sold to earth-moving company Douglas Trucking and industrial painting and cleaning company AsClear. Lot 3A Miners Way - a 6.774-hectare, fully fenced



the new Kubis Industrial Estate, will be the home to Lee Electrical for the next three years for \$56,000 a year. In the same street a television and movie production company has leased an 893 sq m warehouse for \$75,000 a year over three years.

Movers

Architectural firm Hassell has appointed a new Melbourne principal, **Ben Duckworth**. Before joining Hassell, Mr Duckworth had been an associate with Herzog & de Meuron in Switzerland since 2007. Hassell and Herzog & de Meuron are collaborating on a shortlisted proposal for the Flinders Street Station International Design Competition. The Australian Institute of Architects has announced the jury for its 2013 awards. WOHA founder and director **Richard Hassell**, South Australian government architect **Ben Hewett**, emerging architect **Hannah Tribe**, and architectural editor, writer and critic **Justine Clark** will join jury chairwoman **Shelley Penn** in selecting winners to be revealed next November at the Sydney Opera House.

Leasing

SPOTSWOOD

Lemon Baxter agent **Richard Hutton** has inked two lease contracts in Spotswood in the lead-up to Christmas. Unit 2/132 in Hall Street, a 460-square-metre space in