



**Preston
Rowe
Paterson**

International
Property Consultants
and Valuers



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Transactions in Review

October 2023



ABOUT THIS REPORT

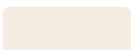
Preston Rowe Paterson prepare research reports covering the main markets within which we operate in each of our capital cities and major regional locations.

This report summarises major reported transactions within these markets whilst adding transactional analysis to provide greater market insight.

The markets covered in this research report include the commercial office market, industrial market, retail market, specialised property market, hotel and leisure market, residential market and significant property fund activities.

We regularly undertake valuations of commercial, retail, industrial, hotel and leisure, residential and special purpose properties for many varied reasons, as set out later herein.

We also provide property management services, asset and facilities management services for commercial, retail, industrial property as well as plant and machinery valuation.



Sales Transaction



HIGHLIGHTS

Commercial

406 Collins Street
Melbourne VIC 3000

Adraian Abrahams has divested a 12-storey office building for \$30 million on a yield of 5.80%.

Industrial

620-628 Mersey Road North
Osborne SA 5017

Department of Defence has acquired an office and warehouse from *Australian Unity* for \$46 million.

Retail

345 Victoria Avenue
Chatswood NSW 2067

Vicinity Centres has acquired a remaining half stake of Chatswood Chase from *GIC* for \$307 million on a yield of 5.88%.



Commercial

406 Collins Street Melbourne VIC 3000

\$35 million

5.80% Yield

\$7,770 per sqm lettable area

Adraian Abrahams has divested 12-storey office building to an undisclosed buyer for **\$30 million**. Built in 1958, the building has a curtain-wall glass façade and 14.5 metres of frontage along Collins Street, and it has undergone substantial refurbishments in the past decade. Currently leased to a diverse range of tenants, including Afterpay Touch Group, with a WALE of 1.33 years. The transaction was struck on a **yield of 5.80% at a rate of \$7,770 per sqm of NLA**.

(MSCI RCA 11.10.23)

11-27 Tavistock Place Melbourne VIC 3000

\$28 million

\$19,364 per sqm lettable area

Citipower Pty Ltd has divested a vacant warehouse office to an undisclosed buyer for **\$28 million**. Situated within the Melbourne CBD, the two storey building is sitting on a landholding of 840 sqm with a frontage over 45 metres. It is positioned between Flinders Street and Flinders Lane in close proximity to Flinders Street Station. The transaction was struck at a **rate of \$19,364 per sqm of NLA**.

(MSCI RCA 17.10.23)

669-685 High Street Kew East VIC 3102

\$23 million

\$7,931 per sqm lettable area

Brother Kon and Stan DeMangos have divested a two storey office property to its occupier, *Pixel Technologies Pty Ltd* for **\$23 million**. The Property, also known as Q House, was developed in 2000. It is positioned north of the Hap Junction Shopping Strip, in close proximity to the Eastern Freeway. The top floor was recently vacated by Greencap and the ground floor suite is occupied by A2 Milk Company. The transaction was struck at a **rate of \$7,931 per sqm of NLA**.

(MSCI RCA 06.10.23)





Residential Development

277-281 Ingles Street Port Melbourne VIC 3207

- \$30.079 million
- \$1,361 per sqm of site area

Property Corporate Holdings No. 6 Pty Ltd has acquired a development site from *Dexus* for **\$30.079 million**. Zoned Capital City 1, the mixed-use development site is situated on a 2.21 ha land with two frontages of over 248 metres. This development project encompasses residential, office, retail and hotel use integrated across four high-rise towers with GFA of 178,109 sqm. The transaction was struck at a **rate of \$1,361 per sqm of site area**. (MSCI RCA 09.10.23)

Specialised Property

230 Cooper Street Epping VIC 3076

- \$76 million
- 7.10% Yield
- \$7,957 per sqm of lettable area

KordaMentha has acquired a private hospital and medical centre from *NorthWest Healthcare Properties* for **\$76 million**. Sitting opposite the Northern Hospital, Epping Private Hospital and Medical Centre is located 18km north of the CBD within Melbourne's Northern Growth Corridor. The building is fully leased with an 8.7-year WALE, anchored by Northern Health which occupies 49 per cent of the building. The transaction was struck on a **yield of 7.10%** at a **rate of \$7,957 per sqm of lettable area**. (MSCI RCA 18.10.23)

Hotels & Leisure

1 Kensington Street Chippendale NSW 2008

- \$61.8 million
- \$895,652 per room

Invictus Developments has acquired a hotel with vacant possession from *Loh Lik Peng*, CEO of Unlisted Collection, for **\$61.8 million**. Positioned within proximity of the proposed NSW Government's Central Precinct Renewal program, The Old Clare Hotel comprises the hatted restaurant Longshore, The Clar Bar, rooftop bar and swimming pool, event spaces and meeting rooms. *Invictus* will appoint new hotel managers in early 2024. The transaction was struck at a **rate of \$895,652 per room**. (AFR 30.10.23)

42 Logan Road & 6-11 Trafalgar Street Woolloongabba QLD 4102

- \$20.5 million
- \$5,996 per sqm of site area

Forest Endeavour JV (Qld) Pty Ltd has acquired a residential development site from *R W Wiley Holdings Pty Ltd* for **\$20.5 million**. The 3,419 sqm corner allotment in the Brisbane Olympic Games precinct is sitting directly adjacent to the Gabba stadium and also is in close proximity to the Woolloongabba station precinct and the Cross River Rail which is scheduled to open in late 2024. The transaction was struck at a **rate of \$5,996 per sqm of site area**. (MSCI RCA 01.10.23)

5 South Avenue Double Bay NSW 2028

- \$9.4 million
- \$38,844 per sqm of land area

Tahany Pty Ltd has acquired a childcare centre from *Cassarina Pty Ltd* for **\$9.4 million**. Situated in Double Bay village, the centre located near the intersection of South Avenue and Copper Street, having 15-metre street frontage to South Avenue. The property is currently leased to *Babies By the Bay*, which holds childcare centre license for 29 places. The transaction was struck at a **rate of \$38,844 per sqm of lettable area**. (MSCI RCA 16.10.23)

118 Percival Road Stanmore NSW 2048


- \$14 million
- \$21,250 per sqm of site area

Matthew Sweeney has acquired a three-storey 1900s art deco freehold pub from *Ged Dore and Trish Larkin* for **\$17 million**. The Salisbury Hotel is located in the inner-west Sydney suburb on the corner of Percival Road. It comprises 15 gaming machines and 20 accommodation rooms. The establishment underwent a large-scale refurbishment during its prior tenure. The transaction was struck at a **rate of \$21,250 per sqm of land area**. (MSCI RCA 09.10.23)



Industrial

620-628 Mersey Road North Osborne SA 5017


 \$46 million

 \$5,746 per sqm of GLA

Department of Defence has acquired an office and warehouse from *Australian Unity* for **\$46 million**. Situated on the Le Fevre Peninsula, 21 km north-west of the Adelaide CBD, the two-storey office and warehouse is sitting on 2.5 ha site which includes 330 carparking spaces and 3,000 sqm of vacant land earmarked for the future development of two additional office buildings. It was purpose-built for the Air Warfare Destroyer Alliance and Raytheon in 2010. The transaction was struck at a rate of **\$5,746 per sqm of GLA**. (MSCI RCA 05.10.23)


2-8 Kent Road Mascot NSW 2020


 \$38.5 million

 \$8,964 per sqm of site area

Goodman Group has acquired an industrial warehouse from *Kent Road Pty Ltd* for **\$38.5 million**. Situated within the Sydney Employment Zone, 7 km from the Sydney CBD, the property occupies a 5,868 sqm freehold site with a main road frontage of over 150 m and includes 58 car parking spaces. It is in close proximity to WestConnex, Sydney Gateway and Sydney International and Domestic Airports. The transaction was struck at a rate of **\$8,964 per sqm of GLA**. (MSCI RCA 06.10.23)

25 Glasscocks Road Dandenong South VIC 3175

 \$31.5 million

 \$2,395 per sqm of GLA

Glasscocks 25 has divested an institutional-grade freestanding office and warehouse facility to a *national private owner-occupier* specialising in hardware products for **\$31.5 million**. This high clearance warehouse and corporate office facility includes a mix of docks and on-grade doors, and 238 car parking. It is in close proximity to Frankston Dandenong Road, East Link, Thompson Road and Westernport Highway. The transaction was struck at a rate of **\$2,395 per sqm of GLA**. (MSCI RCA 04.10.23)





Retail

345 Victoria Avenue Chatswood NSW 2067

- \$307 million
- 5.88% Yield
- \$9,818 per sqm of GLAR

Vicinity Centres has acquired a remaining half stake of Sydney regional shopping centre, Chatswood Chase, from *GIC* for **\$307 million**. Located 8 km north of the Sydney CBD, the centre is anchored by David Jones, Kmart and Coles. *Vicinity* plans a \$620 million refurbishment of the centre. The initial phase of the redevelopment is set to commence early next year. The transaction was struck on a **yield of 5.88% at a rate of \$9,818 per sqm of GLAR**.
(AFR 31.10.23)

250 Somerton Road Roxburgh Park VIC 3064

- \$123 million
- 7.25% Yield
- \$24,242 per sqm of GLAR

The JY Group has acquired a regional complex from *Vicinity Centres* for **\$123 million**, an 8.8% premium over the June 2023 value. Located 23 km north of the Melbourne CBD, Roxburgh Village is sitting on 1.14 ha land, having 1096 car parking spaces. It is anchored by Aldi, Coles and Sacca Fine Foods. The transaction was struck on a **yield of 7.25% at a rate of \$5,074 per sqm of GLAR**.
(MSCI RCA 31.10.23)

3 Bay Street Port Macquarie NSW 2444

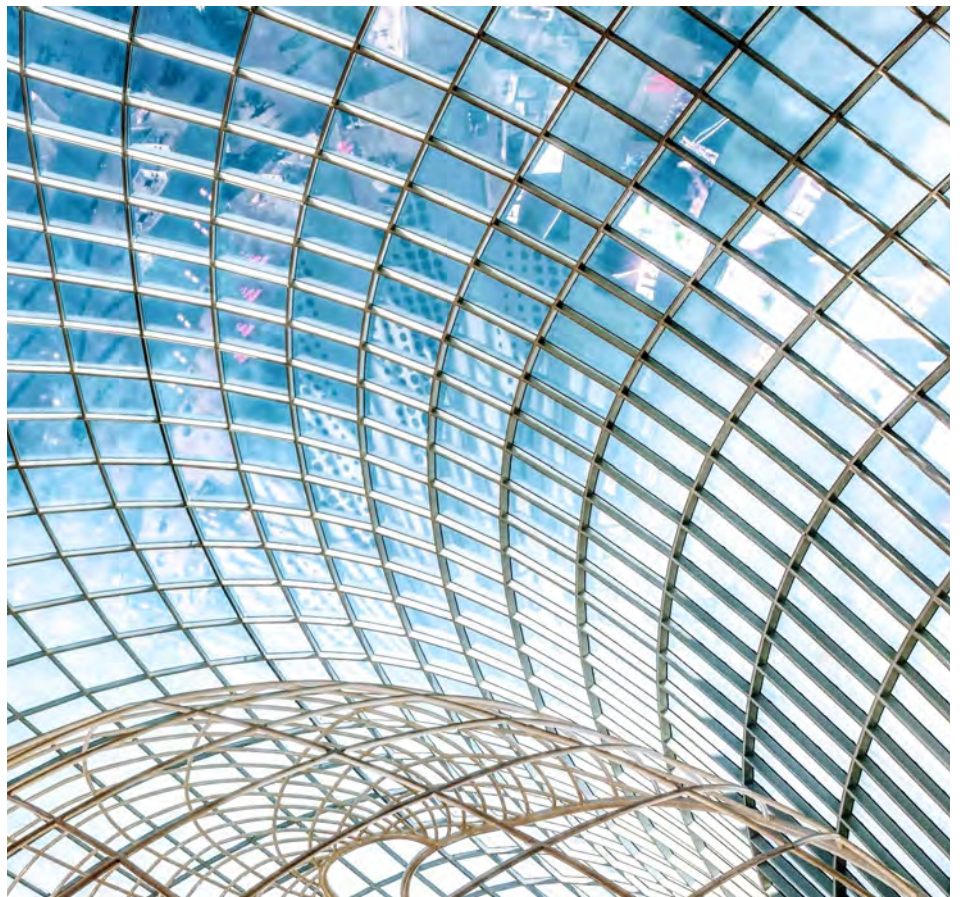
- \$102.4 million
- 7.04% Yield
- \$5,355 per sqm of GLAR

Fawkner Property has acquired Greater Port Macquarie's largest shopping mall from *Lendlease* for **\$102.4 million**. Spanning a 19,564 sqm of lettable area, the mall is anchored by Big W and Woolworths. Additionally, it is occupied by three mini-majors and 52 specialty stores. 1,076 car parking spaces are available for visitors. The transaction was struck on a **yield of 7.04% at a rate of \$5,355 per sqm of GLAR**.
(MSCI RCA 04.10.23)

255 Murray Street Mall Perth WA 6000

- \$48 million
- 4.89% Yield
- \$11,803 per sqm of GLAR

Randal Humich has acquired three retail tenanted buildings in one line including 96 William Street and 110 William Street from *JJ Leach Group* for **\$48 million**. The properties are located on the retail corner of the Perth CBD, adjacent to Perth's main underground train station. It is occupied by both national and international tenancies. The transaction was struck on a **yield of 4.89% at a rate of \$11,803 per sqm of GLAR**.
(MSCI RCA 18.10.23)





**Preston
Rowe
Paterson**

Our Research

At Preston Rowe Paterson we take pride in the extensive research we prepare for the market sectors within which we operate in. These include Commercial, Retail, Industrial, Hotel and Leisure and Residential property markets, as well as Infrastructure, Capital, Asset, Plant and Machinery markets.

We have **property** covered.

We have **clients** covered

Preston Rowe Paterson acts for a diverse range of clients with all types of property needs, covering real estate, infrastructure, asset, plant and machinery interests, these include:

- Accountants, auditors & insolvency practitioners
- Banks, finance companies & lending institutions
- Commercial & residential non-bank lenders
- Co-operatives
- Developers
- Family Offices
- Finance & mortgage brokers
- Hotel owners & operators
- Institutional investors
- Insurance brokers & companies
- Investment advisors
- Lessors & lessees
- Listed & private companies & corporations
- Listed & unlisted property trusts
- Local, state & federal government departments & agencies
- Mining companies
- Mortgage trusts
- Overseas clients
- Private investors
- Property syndication managers
- Real Estate Investment Trusts (REITS)
- Rural landholders
- Solicitors & barristers
- Sovereign wealth funds
- Stockbrokers
- Superannuation funds
- Trustee & custodial companies.

We have **real estate** covered

We regularly provide valuation, advisory, research, acquisition, due diligence management, asset and property management, consultancy and leasing services for all types of Real Estate, including:

- Metropolitan & CBD commercial office buildings
- Retail shopping centres & shops
- Industrial, office/warehouses & factories
- Business parks
- Hotels (accommodation) & resorts
- Hotels (pubs), motels & caravan parks
- Residential developments projects
- Residential dwellings (houses/apartments/units)
- Property Management
- Rural properties
- Hospitals & aged care
- Special purpose properties
- Extractive industries & resource based enterprises
- Infrastructure including airports & port facilities.

We have **asset, plant and machinery** covered

We regularly undertake valuations of all forms of asset, plant and machinery, including:

- Mining & earth moving equipment/road plant
- Resort & accommodation, hotel furniture, fittings & equipment
- Office fit outs & equipment
- Farming equipment
- Transport equipment
- Industrial/factory equipment
- Licensed club furniture, fittings & equipment
- Building services equipment (lifts, air conditioning, fire services & building maintenance equipment).

We have your **needs** covered

Our clients seek our property (real estate, infrastructure, asset, plant and machinery) services for a multitude of reasons, including:

- Acquisitions & Disposals
- Alternative use & highest and best use analysis
- Asset Management
- Asset Valuations for financial reporting to meet ASIC, AASB, IFRS & IVSC guidelines
- Compulsory acquisition and resumption
- Corporate merger & acquisition real estate due diligence
- Due Diligence management for acquisitions and sales
- Facilities management
- Feasibility studies
- Funds management advice & portfolio analysis
- Income & outgoings projections and analysis
- Insurance valuations (replacement & reinstatement costs)
- Leasing vacant space within managed properties
- Listed property trust & investment fund valuations & revaluations
- Litigation support
- Marketing & development strategies
- Mortgage valuations
- Property Management
- Property syndicate valuations & re-valuations
- Rating and taxing objections
- Receivership, Insolvency & liquidation valuations & support/advice
- Relocation advice, strategies and consultancy
- Rental assessments & determinations
- Sensitivity analysis
- Strategic property planning.

We have all **locations** covered

From our capital city and regional office locations we serve our client's needs throughout Australia. Globally, we have three offices located in New Zealand, as well as associated office networks located in the Asia-Pacific region.

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Asia-Pacific Region

Associated office networks throughout:

China via China Appraisal
<http://www.appraisalchina.com/>

Japan via Daiwa Realty Appraisal
<http://daiwakantei.co.jp/eng/about>

Thailand via Capital and Co.
<http://www.cpmcapital.co.th/>

Philippines via Cuervo Appraisal Incorporated
<http://cuervoappraisers.com.ph/>

United Arab Emirates via Windmills Real Estate Valuation Services
<https://www.windmillsgroup.com/>





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