



Expertise. Integrity. Results.

Bruce Porter

Managing Director,
Porter Commercial

TOWN OF VICTORIA PARK

- 18 square kilometres
- 32,000 residents (approx.)
- Median house price: \$670,000
- 10 year house price growth: 5.3% p.a.

COMMERCIAL FACTORS

- City door step
- Population growth area
- High accessibility
- Development zones
- Comparative affordability

COMMERCIAL PROPERTY

- Annualized 10 year price growth: 11% p.a.

ALBANY HIGHWAY COMMERCIAL LAND VALUES

- Causeway: \$2,000 - \$2,500 /m²
- District Centre: \$1,800 - \$2,000 /m²
- Mixed Use: \$1,500 - \$1,800/m²

COMMERCIAL LAND VALUES

Burswood Road:

- River side - \$2,000/m²
- Non-river side - \$1,500 - \$1,700/m²

Goodwood Pde:

- On the parade - \$1,800 - \$2,000/m²
- Side streets - \$1,500 - \$1,600/m²

277 GREAT EASTERN HWY, BURSWOOD



277 GREAT EASTERN HWY, BURSWOOD

- Use: 24 Hour Deli
- Zone: Mixed Use
- Land: 888m²
- Building: 400m²
- Rent: \$150,000 p.a. net
- Lease Expiry: 2030
- Sold: May 2016 @ \$2.3m
- Yield: 6.52% p.a.

544 – 546 ALBANY HWY, VICTORIA PARK



544 – 546 ALBANY HWY, VICTORIA PARK

- Use: Car Yard
- Zone: Commercial
- Sold: March 2015 @ \$1.85m
- Land: 1,006m²
- Rate: \$1,839/m²
- Leased: August 2015 - \$65,000 p.a.

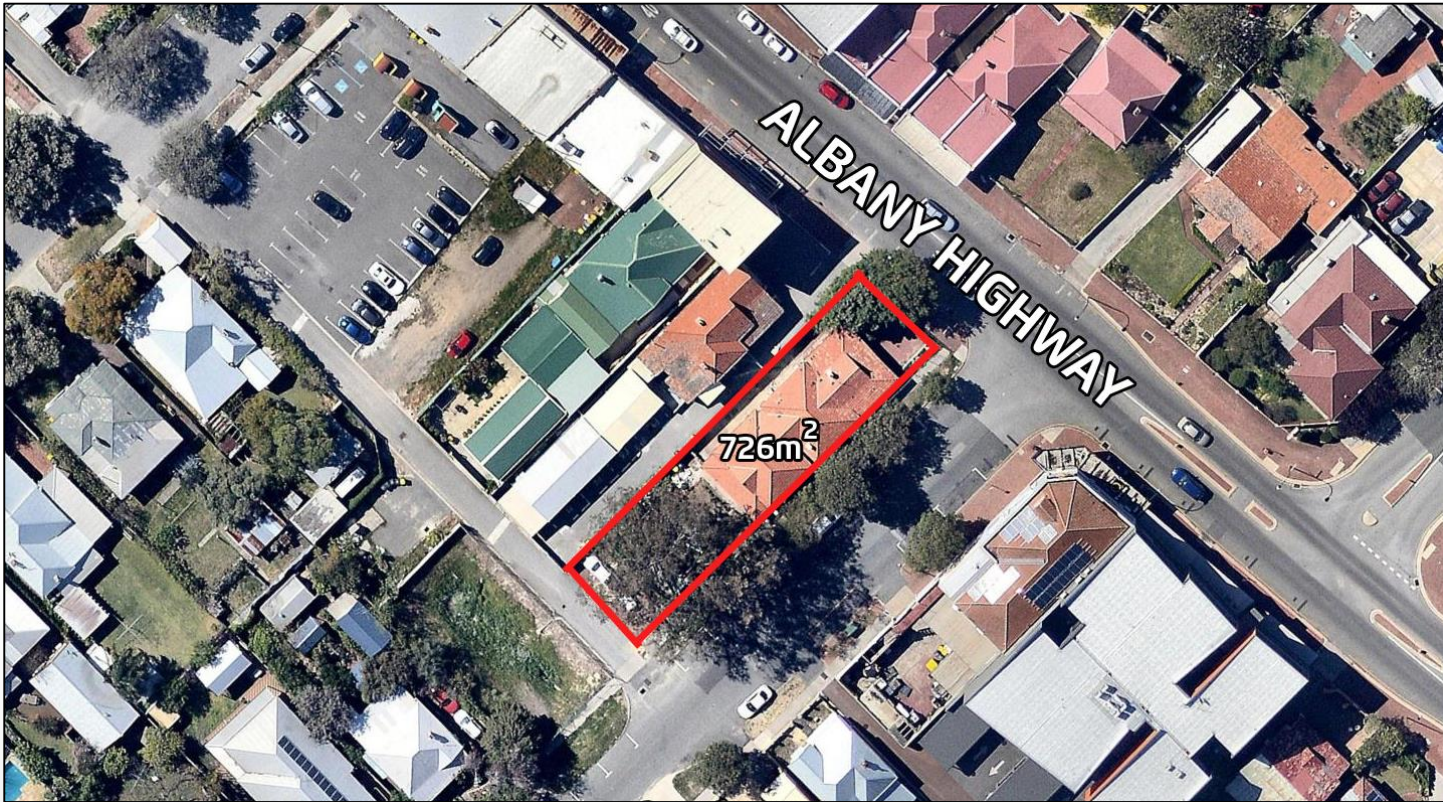
767 – 769 ALBANY HWY, EAST VICTORIA PARK



767 – 769 ALBANY HWY, EAST VICTORIA PARK

- Use: Car Yard
- Zone: District Centre
- Land: 1,058m²
- Sold: Due to settle February 2017 @ \$2.1m
- Rate: \$1,985/m²
- Lease: For lease @ \$80,000 p.a.

975 ALBANY HWY, EAST VICTORIA PARK



975 ALBANY HIGHWAY, EAST VICTORIA PARK

- Use: Converted Residence
- Zone: Mixed Use Residential/Commercial
- Land: 726m² Corner
- Sold: May 2015 @ \$1,280,000
- Rate: \$1,765/m²
- Lease: Leased June 2016 @ 65,000 p.a. for restaurant

1,002 – 1,004 ALBANY HWY, EAST VICTORIA PARK



1,002 – 1,004 ALBANY HWY, EAST VICTORIA PARK

- Use: Car Yard
- Zone: Mixed Use Residential/Commercial
- Land: 1,368m² Corner Oats Road
- Sold: June 2016 @ \$2.2m
- Rate: \$1,608/m²