

8 Hosken Street, Springvale South Vic 3172



INFORMATION MEMORANDUM

FOR SALE BY EXPRESSION OF INTEREST

Tony Le

Leyton Real Estate Pty Ltd

7 Warwick Avenue, Springvale, VIC 3171

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Executive Summary

- Property Address: 8 Hosken Street, Springvale South Vic 3172
- Description: For Sale by Expression of Interest on 30 May 2024
- Premises Floor Area/ land area: 300m2*/337m2*
- Zoning: Commercial 1 Zone (C1Z)
- Tenancy Details: Mr. Krisno Henri Wibiwo
- Method of Sale: Via Expression of Interest Closing on 30 May 2024 at 12:00 Noon
- Terms of Sale: 30/60 /90 days Settlement

** Approximately*

Introduction

This shopping strip 90m South of Heatherton Road is popular among the locals with restaurant (about to open) hair salon and place of Worship. It benefits from easy access to all major roads, including Dingley Bypass, South Road, Princes Highway and Eastlink Tollway

- * Solid Brick improvements
- * Ample parking available at the front of the site and rear laneway loading/access.
- * Rental income \$22,497 PA net (from 1 June 2024)
- * Lease 3 years Term certain remaining on the lease commenced 01/06/2023
- * Annual increases: Fixed 4%
- * Tenant pays outgoings
- * Total floor Area: 300m2*.
- * Land area: 337m2*.
- * Subdivision and/or redevelopment possible subject to council approval (STCA)

Exceptional opportunity- FOR SALE via Expression of Interest Closing on 30th May 2024 at 12:00 Noon.

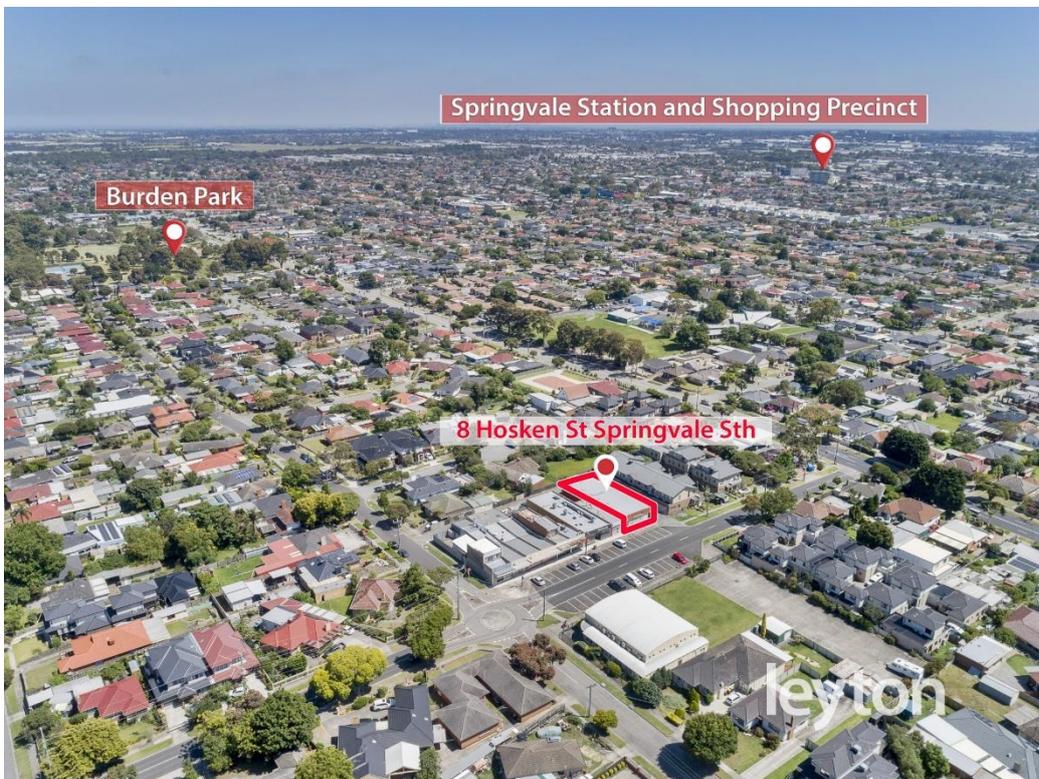




Property Location

Easy access to major Roads, Dingley bypass, Springvale Road, Princes Highway and Eastlink.

8 Hosken Street, Springvale South Vic 3172



Site Details & Zoning Particulars

PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 16 April 2024 10:56 AM

PROPERTY DETAILS

Address: **8 HOSKEN STREET SPRINGVALE SOUTH 3172**

Lot and Plan Number: **Plan CP101992**

Standard Parcel Identifier (SPI): **CP101992**

Local Government Area (Council): **GREATER DANDENONG** www.greaterdandenong.com

Council Property Number: **179445**

Planning Scheme: **Greater Dandenong** [Planning Scheme - Greater Dandenong](#)

Directory Reference: **Melway 89 B1**

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **South East Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **UNITED ENERGY**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**

Legislative Assembly: **CLARINDA**

OTHER

Registered Aboriginal Party: **Bunurong Land Council Aboriginal Corporation**

[View location in ViaPlan](#)

Planning Zones

[COMMERCIAL 1 ZONE \(C1Z\)](#)
[SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\)](#)



Note labels for zones may appear outside the actual zone - please compare the labels with the legend.

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.gov.nrms.net.au/govQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



Outgoings- Annual

Council Rate	\$2,154.05 *
Water Charges, Usage	\$2,160.00*
Building Insurance	\$ 1,493.37 *

Summary

Solid Investment

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Method & Terms of Sale

FOR SALE via Expression of Interest Closing on 30th May 2024 at 12:00 Noon.

Term 30/60/90 days

Due Diligence

The following additional information can be provided upon request

- Contract of sale + Vendors Statement

Agent Details



Tony Le 0412 133 378

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Disclaimer

Subject to the provisions of the Competition and Consumer Act 2010 and subject to any other non-excludable statutory provisions, Leyton Real Estate and staff "the Agents" and the vendor of the property give notice that:

All information given in relation to this property whether contained in this document or given orally, is given without responsibility;

Intending purchasers should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary;

No person in the employment of Leyton Real Estate Pty Ltd and its associated businesses has any authority to make or give any representation or warranty whatsoever in relation to property advertised.

The Agents advise that the financial information in this report, relating to income, outgoings and the like is provided in good faith without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the property.

The particulars are set out as a general outline only for the guidance of Purchasers and do not constitute an offer or contract.

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. A draft Agreement for Sale of Land is available for inspection at the offices of the marketing agents. In the event of inconsistency between the Information Memorandum and the Agreement of Sale of Land, the provisions of the Agreement of Sale of land shall apply.

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The rent, outgoings and other amounts payable by a tenant ("tenant payments"), as well as the value of the property, may be affected by GST, especially if the owner is unable to recover GST on tenant payments received from tenants.

This Information Memorandum does not constitute financial advice of any type or form. All interested parties are advised to consult their own financial and/or investment advisor.