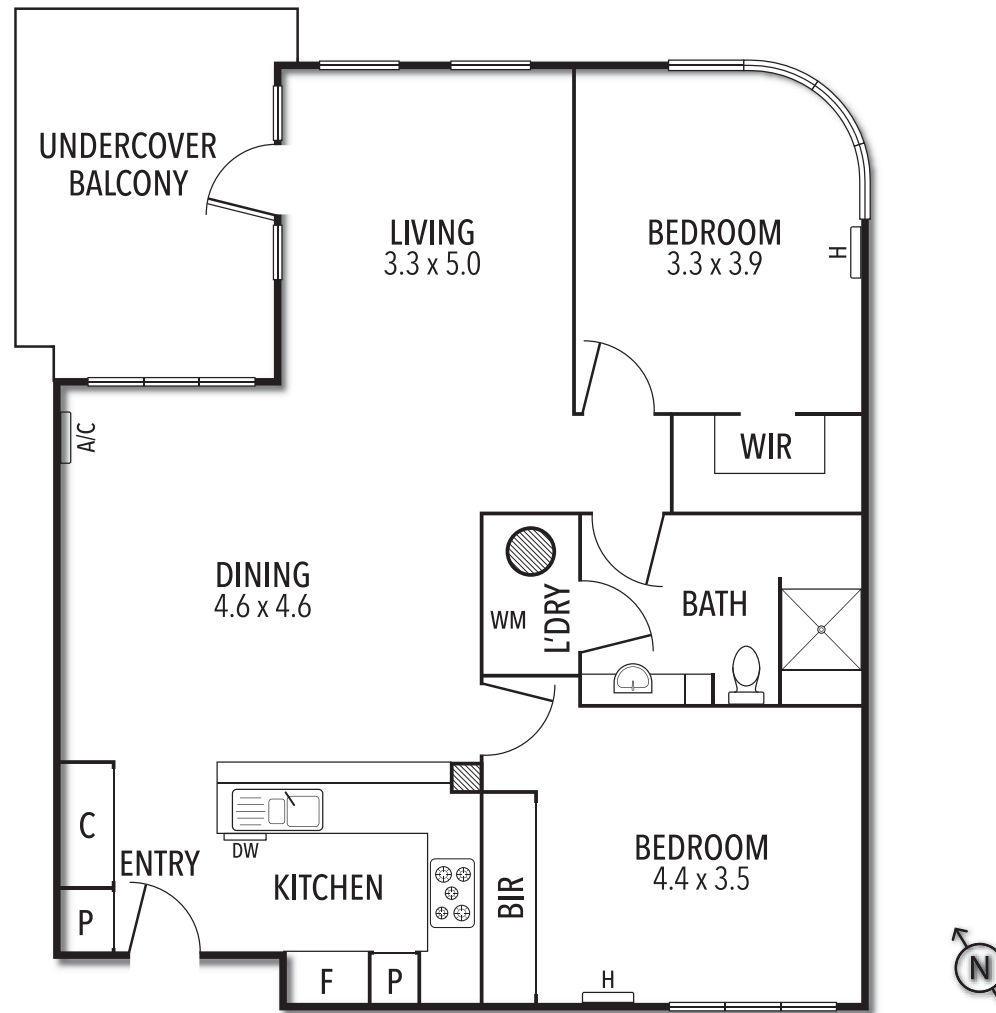


5/1 Graham Street, Port Melbourne



Disclaimer: Every care has been taken to verify the accuracy of details in this brochure. All dimensions are approximate. Potential buyers should satisfy themselves of any pertinent matters.