

Head Office:
246 Main Street
(P.O. Box 422),
Lilydale, Victoria, 3140
Ph: (03) 9735 5677

Noble Knight
Licensed Real Estate Agents Auctioneers and Property Managers
Your Property Our Care

Branch Office:
4B, 36 Bell Street
Yarra Glen, Victoria, 3775
Ph: (03) 9730 1788

Market Value For Sale & Lease

Following much deliberation and consideration I have given to the many advantages and location of your property, I believe that the factories are of good sizes and will do well for the supply and demand for this sort after property in the area.

Factory ³ \$1 Chris Drive, LILYDALE VIC 3140.

Per Annum Net

240 SQM = 2582 SQFT @ \$100.00 Per SQM = \$ 24,000.00 ✓

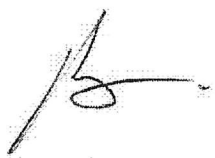
Estimated For Sale Value: \$560,000 - \$580,000

~~\$570,000~~

I trust that this report is of assistance to you and I would be pleased to have a formal discussion with you after hours or weekends at a time suitable to you.

Assuring you the best of service at all times.

Yours faithfully,
NOBLE KNIGHT REAL ESTATE PTY LTD.



Anthony Knight
LICENSED REAL ESTATE AGENT
Mobile: 0417 397 117
anthony@nobleknight.com.au



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Wednesday, 29 June 2022

Specialised Worx Superannuation Fund
ABN 59941244671
Factory 31 Chris Drive,
LILYDALE VIC 3140

Dear Kane and Von,

Re: Market and Sales Recommendation
Property: Factory 31 Chris Drive, LILYDALE VIC 3140

Thank you for allowing us to inspect your property. We are pleased to submit to you our *considered opinion* of the current market value and value of lease together with a recommendation relating to the sale of your property.

Company Profile:

Noble Knight Real Estate, established in 1949, enjoys an enviable reputation for professionalism, integrity and outstanding results.

Our high standards have attracted the enduring patronage of leading property owners, **enabling us to become the longest established and most experienced real estate company** in this sought-after district.

Doug Knight as Managing Director of Noble Knight Real Estate for the past 40 years has developed a successful business profile. The company continues to develop with his children Catherine, Anthony and Bradley Knight joining the dedicated team at our office at 246 Main Street, Lilydale and 4b, 36 Bell Street, Yarra Glen. Damian Ford has been a part of Noble Knight Real Estate for more than 3 years and we also have Melissa Bell who is young and enthusiastic member that forms part of our team of committed staff, which continues to grow and strive to offer the Yarra Valley the best real estate service in town.