

## Australian Unity **Select Income Fund**

Glen Iris, VIC	Syndicate No: 537
	<b>Interest Rate (Net PA)</b> 8.00%*
	<b>Loan to Value Ratio (LVR)</b> 65.00%*
	<b>Start Date</b> June 2019
	<b>Investment Term</b> June 2019 - June 2020*
	<b>Property Type</b> Residential

### Summary

The property is located at 1532-1536 High Street, in Glen Iris, a Melbourne suburb situated approximately 10 kilometres south-east of the central business district.

The development is located close to a number of key amenities including; the Central Park in Malvern East, the Harold Holt swim centre, Gardiner railway stations and a tram services (less than 100 metres away). In addition to this there are a number of government and independent schools in the area, including Camberwell South Primary School, Glen Iris Primary School, St Cecilia's Primary School, St Roch's Catholic Primary School, Sacré Cœur School, Korowa Anglican Girls' School and Caulfield Grammar School Malvern campus. Recreational and sporting facilities include the Harold Holt Swim Centre, a BMX track at Hill'n'Dale Park, Burwood District Bowls Club and a number of reserves and ovals, including Hartwell Sports Ground, Ferndale Park and T.H. King Oval.

Glen Iris Road Uniting Church incorporates part of the original 1865 Wesleyan Church building.

The suburb is served by Gardiner and Glen Iris railway stations, both on the Glen Waverley line, and tram routes 5, 6, 72 and 75 as well as several bus routes to Melbourne and surrounding suburbs.

Approval has been granted for the development of a four level residential building comprising 22 apartments that will feature a mix of two, three and four bedroom apartments set over a basement level carpark.

### Contact Details

**W** <http://www.australianunity.com.au/wealth/sif>  
**E** [investments@australianunity.com.au](mailto:investments@australianunity.com.au)

**Investor services**  
**T** 13 29 39

**Adviser services**  
**T** 1800 649 033

**New investors** to download a Product Disclosure Statement to invest.

**Existing investors** contact us to request a Supplementary Product Disclosure Statement of this investment.

### Important information

This investment product is issued by Australian Unity Funds Management Limited ABN 60 071 497 115, AFS Licence No 234454. This information does not take into account the financial objectives, situation or needs of any particular investor.

This is not an offer document and should not be relied upon solely in making an investment decision. The information is an edited version of the independent valuation report for the Syndicate-Fund property. You can view the full valuation report by contacting us on the details above.

Information on this financial investment product can be obtained from our website, [australianunity.com.au/wealth/sif](http://australianunity.com.au/wealth/sif), including the Product Disclosure Statement (PDS). Contact us to receive a Supplementary Product Disclosure Statement (SPDS), which contains further details of this investment opportunity.

\* Interest rates, loan to value ratios and investment terms are subject to a number of assumptions and risk that are detailed in the PDS and SPDS. Interest rates quoted are not guaranteed.