

## Australian Unity **Select Income Fund**

Toorak, VIC	Syndicate No: 561
 <p>Artists impression of the residence at 65 Lansell Rd, Toorak VIC</p>	<b>Interest Rate (Net PA)</b>
	13.75%*
	<b>Loan to Value Ratio (LVR)</b>
	65.00%*
	<b>Start Date</b>
	February 2020
	<b>Investment Term</b>
	February 2020 - August 2021*
	<b>Property Type</b>
	Residential Construction

### Summary

Located in Toorak, Melbourne's most prestigious suburb and in a prominently known street just 5kms south-east of the city. The development is situated between the Yarra River and Toorak Road in walking distance to Toorak Village, Heyington Train Station or the Como Park.

Known as 'Edition', the development encompasses three high-end, standalone residences of varying size. Constructed over four levels, one apartment will provide three-bedroom accommodation across a single level, while two apartments will include four-bedroom accommodation across two levels. Basement car parking will be available over two levels.

The apartments include access to outdoor spaces, including a plunge pool and spa in No.3 – The Sky Residence. Setbacks provide gardens, courtyards and stepped terraces. All residences are finished to a superior standard, including high ceilings, tall, framed windows, fireplaces and sculptural features.

The purpose of this Syndicate-Fund is to assist with financing the development at 65 Lansell Road, Toorak, VIC. Construction works on the proposed development started in November 2019. Full details are available on request in the Supplementary Product Disclosure Statement (SPDS).

### 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.