

Australian Unity **Select Income Fund**

<p>Malvern East, VIC</p>	<p>Syndicate No: 576</p>
	<p>Interest Rate (Net PA)</p> <p>7.50%*</p>
	<p>Loan to Value Ratio (LVR)</p> <p>62.72%*</p>
	<p>Start Date</p> <p>August 2020</p>
	<p>Investment Term</p> <p>August 2020 - February 2022*</p>
<p>Artist's impression of the property at 1443 Dandenong Road, Malvern East VIC 3145</p>	<p>Property Type</p> <p>Residential Construction</p>

Summary

The proposed development at 1443 Dandenong Road is located within the suburb of Malvern East, Victoria, approximately 15 kilometres south-east of Melbourne's Central Business District.

Malvern East is a leafy enclave within Melbourne's highly sought after eastern suburbs and the development is located 750 metres north of Chadstone Shopping, the largest shopping centre in Australia. The development also has access to a range of local amenities including retail, recreational reserves, education institutions as well as extensive transport connectivity to the CBD.

The development will include 20 residential apartments over four levels, with a single basement level car park and each of the apartments will provide two bedroom accommodation.

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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

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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, 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.