

Australian Unity **Select Income Fund**

 <p>Artist's impression of the planned development of 1532-1536 High Street, Glen Iris VIC 3146</p>	Glen Iris, VIC
	Syndicate No: 577
	Interest Rate (Net PA)
	13.20%*
	Loan to Value Ratio (LVR)
	65.00%*
	Start Date
	October 2020
	Investment Term
	October 2020 - April 2022*
	Property Type
	Residential Construction

Summary

The proposed development is located at 1532 -1536 High Street, Glen Iris in Victoria which is located 10 kilometres south-east from Melbourne's CBD. The Accolade development is also in close proximity to retail amenities, public transport, schools and recreational facilities. Recreational and sporting facilities include the Harold Holt Swim Centre, a BMX track at Hill 'n' Dale Park and a number of reserves and ovals, including Hartwell Sports Ground, Ferndale Park and T.H. King Oval.

The proposal for the site will consist of a four-level residential complex comprising 22 apartments to be constructed over four levels with a shared two-level basement car park. The proposed apartments will be similar in size or larger when compared to neighbouring developments, ranging between 109m² and 197m² of living area. Four of the apartments will include 2 bedroom accommodation while seventeen will provide 3 bedroom accommodation and one will include 4 bedrooms. All of the four 2 bedroom apartments also includes their own balconies.

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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.