

## Australian Unity **Select Income Fund**

 <p>Artist's impression of the planned development of 12 Springfield Avenue, Toorak VIC 3142</p>	<b>Syndicate No: 578</b>
	<b>Interest Rate (Net PA)</b>
	8.50%*
	<b>Loan to Value Ratio (LVR)</b>
	55.00%*
	<b>Start Date</b>
	August 2020
	<b>Investment Term</b>
	August 2020 - February 2022*
	<b>Property Type</b>
	Residential Construction

### Summary

The proposed development is located at 12 Springfield Avenue and is in one of Melbourne's most sort after suburbs Toorak, which is approximately 5.5 kilometres from Melbourne's CBD and 650 metres south-east of the Toorak Village shopping centre. The Springfield Avenue development is also approximately 1 kilometre from both Toorak Road and Malvern Road retail precincts and is also close to local amenities including retail, recreational reserves, education institutions as well as extensive transport connectivity to the CBD.

The proposal for the site will consist of a three-level residential complex comprising 4 three-bedroom apartments with three bathroom accommodation and 1 four-bedroom penthouse apartment with four bathroom accommodation over a shared basement car park. These apartments will be relatively large compared to neighbouring developments ranging between 208.7m<sup>2</sup> and 305.2m<sup>2</sup> internally. The ground and first level apartments will include two basement car parking spaces, while the penthouse apartment will include three car parking spaces.

### Contact Details

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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](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.