


Australian Unity **Select Income Fund**

Toorak, VIC	Syndicate No: 637
	Interest Rate (Net PA) 9.25%*
	Loan to Value Ratio (LVR) 65.31%*
	Start Date June 2022
	Investment Term June 2022 - June 2024*
	Property Type Residential Construction

Artist impression of the completed development at 79 Clendon Road, Toorak VIC, 3142

Summary

The proposed development of 5 luxury residential apartments will consist of 3 bedrooms and 3.5 bathrooms with 2-5 secure car spaces. It is situated within an established and sought-after location in the inner suburb of Toorak, approximately 6.5 kilometres southeast of the Melbourne Central Activities district. The development is approximately 750 metres from the Toorak Village shopping centre. The development is also approximately 3 kilometres to Malvern Road retail precincts and is also close to local amenities including retail, Kooyong International Tennis Centre, recreational reserves, education institutions as well as extensive transport connectivity to the CBD.

The five luxury apartments will each have a functional floor layout consisting of an open plan kitchen and living area with an external area that wraps around the kitchen and living area. The apartments will be fitted out with luxury fittings that are seen in the apartment market. There will be a single shared lift and no communal amenities.

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

Important information

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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.