

## Australian Unity **Select Income Fund**

Ivanhoe, VIC	Syndicate No: 652
	<b>Interest Rate (Net PA)</b>
	9.00%*
	<b>Loan to Value Ratio (LVR)</b>
	69.95%*
	<b>Start Date</b>
	December 2022
	<b>Investment Term</b>
	December 2022 - July 2024*
	<b>Property Type</b>
	Residential Construction

Artist impression of the completed development at 1023-1027 Heidelberg Road, Ivanhoe, VIC 3079.

### Summary

The proposed development is located in the established suburb of Ivanhoe and is nine kilometres northeast of the Melbourne CBD. The Security Property is within the City of Banyule Local Government

Area. The surrounding development includes multi-level apartment developments to the north, with a five-level complex located immediately to the north, while two-level townhouses are situated to the south. Local retail amenity is situated on the opposite side of Heidelberg Road.

The property is situated 3km from Chandler Hwy and close to Ivanhoe Railway Station and bus services operating along Heidelberg Road. Several public and private educational institutions, including Ivanhoe Girls Grammar, Alphington Grammar School and Ivanhoe Primary School, are all within a 3km radius. Additionally, many local sporting and recreational reserves are close by, including at least four prominent golf clubs, the Ivanhoe Aquatic Centre, tennis clubs, and multiple nature reserves and parklands.

The purpose of the Syndicate-Fund is to assist with the acquisition of the proposed development located at 1023–1027 Heidelberg Road, Ivanhoe VIC 3079 followed by the construction of the proposed development.

The development consists of a five-level development of 41 residential apartments plus two levels of basement car parking. The apartments will consist of one, two and three-bedroom accommodation, each offering living two-level the range of 50 - 138 sqm (average 81 sqm), each complimented by private open space in the form of either a courtyard, balcony or terrace ranging between 8 - 77 sqm.

### 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

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.