

Australian Unity **Select Income Fund**



Syndicate No: 668

Interest Rate (Net PA)

9.00%*

Loan to Value Ratio (LVR)

65.00%*

Start Date

August 2023

Investment Term

August 2023 - August 2025*

Property Type

Commercial Land

Summary

The Property is in the suburb of Balwyn, approximately nine kilometres east of Melbourne's CBD, in the jurisdiction of the City of Boroondara. The Security Property is surrounded by both single and two-story detached dwellings to the north, east, and west, with a single-level dwelling to the south. The broader area is similarly characterized by these types of residential properties.

The Property comprises 62 titles and forms a rectangular-shaped site, covering a total area of approximately 3,861 sqm. The land is mostly level and sits in an elevated position, as Maleela Avenue rises from the north to the south. The building provides amenities such as communal lounge rooms, a reception area, a kitchen, and laundry facilities. There is also a car park which is located near the northern site boundary.

Public transportation is accessible, with tram routes along Whitehorse Road approximately 100 meters north of the Security Property, and Camberwell East Railway Station located approximately 1.4 kilometres south. Several schools, including Camberwell Grammar School, Genazzano College, Deepdene Primary School, Canterbury Girls' Secondary College, Fintona Girls School, and St Paul's College are within a one-kilometre radius.

The purpose of the Syndicate-Fund is to assist with the acquisition of 23 Maleela Avenue, Balwyn VIC 3103, and to provide the Borrower time to obtain a Planning Permit and finalise documentation for the proposed development of 34 residential apartments.

Contact Details

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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.