

## Australian Unity **Select Income Fund**

<b>Clyde North, VIC</b>	<b>Syndicate No: 676</b>
	<b>Interest Rate (Net PA)</b>
	8.60%*
	<b>Loan to Value Ratio (LVR)</b>
	15.31%*
	<b>Start Date</b>
	December 2023
	<b>Investment Term</b>
	December 2023 - November 2024*
	<b>Property Type</b>
	Land

### Summary

The property is 62.2 hectares in size and situated in the north-western corner of 105 & 125 Hardys Road and 415 Tuckers Road, Clyde North, Victoria, 3978. Located approximately 54kms south-east of Melbourne CBD and accessible via the M1 Freeway, the site is positioned 5km from Cranbourne Railway Station and close to schools, as well as retail and recreational facilities.

The site has been identified as suitable for Commercial/Residential mixed-use development, via the Thompsons Road Precinct Structure Plan. There has been significant residential development in the past three to five years. At present time, Hardys Road is being upgraded, with the road currently closed while works are completed. Tuckers Road upgrade is now complete, including signalisation at the intersection to the eastern boundary of the property.

There is currently a moderate supply of vacant lots in the immediate area, however areas such as Clyde North are in the Greenfield development corridor and there is a growing level of supply which is anticipated to peak over the next 2-3 years.

The purpose of the Syndicate-Fund is to refinance an existing Syndicate-Fund (number 614), and to provide funding for works at the properties located at 105 and 125 Hardys Road and 415 Tuckers

Road, Clyde North, VIC, 3978 ('Security Property') to assist with the following:

- Refill of the remaining quarry site back into developable land as part of the Precinct
- Structure Plan (PSP); and
- Assist with the land holding cost.

### 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.