


## Australian Unity **Select Income Fund**

St Kilda, VIC	Syndicate No: 682
	Interest Rate (Net PA)
	9.30%*
	Loan to Value Ratio (LVR)
	69.68%*
	Start Date
	February 2024
	Investment Term
	February 2024 - September 2025*
	Property Type
	Mixed Use Construction

Artist's impression of the proposed development at 61 - 63 Inkerman Street, St Kilda VIC 3182

### Summary

The proposed development is located on the southern side of Inkerman Street and the Eastern side of Lyell Street, in the suburb of St Kilda which is approximately 6 kilometres south-east of Melbourne's CBD. The proposed development will consist of a 7-storey mixed-use building with six office suites across levels 1 – 6, two ground floor retail spaces and 26 car stacker spaces.

St Kilda is a well-regarded suburb with established medium to high density residential and commercial development. St Kilda benefits from direct bay access to St Kilda beach and includes an extensive public transportation network complimented with a number of retail amenities and infrastructure. Properties in the immediate vicinity of the Proposed Development comprise mostly of low to medium rise office, retail, and residential buildings.

The proposed development benefits from its direct access to the Nepean Highway/St Kilda Road and Barkly Street, two major arterial roads, with Nepean Highway providing a tram stop approximately 120 metres to the northeast. The closest train station is Balaclava train station, which is approximately one kilometre southeast of the proposed development, whilst the closest major retail strip can be found on Fitzroy Street, around 800 radial metres northwest. St Kilda Primary, St Kilda Park Primary, St Michael's Grammar, St Mary's Primary and St Mary's College are all within a three-kilometre radius of the proposed development.

### 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.