



# INDICATIVE FUNDING TERMS

**Property** 129-131 Sussex Street, Pascoe Vale VIC 3044

This property has been pre-qualified with **three lenders**, ensuring flexibility and access to competitive funding options. Freedom Commercial provides trusted, efficient, and innovative finance solutions across a wide range of commercial property scenarios.

As a trusted partner of CVA, we help investors, owner occupiers, developers, and business owners secure smarter, reliable finance solutions, so you can act decisively on your next property opportunity.

To discuss tailored funding options for this property, **please contact Freedom Commercial.**

<b>PURCHASE PRICE</b>	Approx. \$5,900,000-\$6,500,000 + GST (if applicable)
<b>LVR</b>	Up to 80%
<b>LOAN AMOUNT</b>	\$4,720,000-\$5,200,000
<b>INTEREST RATES</b>	Indicative rates from 5.45% p.a.*
<b>TERMS</b>	Up to 30 years
<b>REPAYMENTS</b>	From \$21,437-\$23,617 per month* (Interest Only)
<b>CASH CONTRIBUTION</b>	Approx. \$1,180,000-\$1,300,000 (excluding statutory fees and costs)

\*All figures are indicative and provided for discussion purposes only. Final terms are subject to lender approval and full financial assessment. Freedom Commercial operates under Australian Credit Licence 473797.



## Jake Sgarbossa

Head of Commercial  
B.Comm (Commercial Law) | FBAA Accredited Finance Broker

0407 512 320 | Jake@Mymf.com.au | mymf.com.au  
2 Albert Place, South Melbourne VIC 3205

Australian Credit Licence 473797



**Book a chat with me >**