



INDICATIVE FUNDING TERMS

PROPERTY: 11/11-17 Pearcedale Parade, Broadmeadows

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.

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

PURCHASE PRICE	Approx. \$900,000
LOAN TO VALUE RATIO (LVR)	Up to 80% LVR (Confirmed via panel valuer)
LOAN AMOUNT	\$720,000
INTEREST RATES	Indicative rates from 5.75% p.a*
TERMS	Up to 30 years available
REPAYMENTS	From \$3,450 per month * (Interest Only)
CASH CONTRIBUTION	Approx. \$180,000 (Excluding statutory fees)

As a trusted partner of CVA Freedom Commercial helps investors, developers, and business owners secure smarter finance solutions—so you can act decisively on your next property opportunity.



Jake Sgarbossa

Head of Commercial

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

[Book a call](#)



+61 407 512 320

jake@mymf.com.au

*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.