



INDICATIVE FUNDING TERMS · PREPARED FOR CVA

A5.0/63-85 Turner Street, Port Melbourne VIC 3207

102 m² building · Leased · Brothers Indian Restaurant · 3-yr lease + 2 x 5-yr options · 3 car spaces · Commercial 2 zoning

INDICATIVE LOAN

\$560,000

Up to 80% LVR

MONTHLY REPAYMENT

\$2,912

Interest only · from 6.24% p.a.*

CASH REQUIRED

\$140,000

Deposit · excludes statutory costs

This property has been **pre-qualified with three lenders**, giving a buyer flexibility and access to competitive funding from day one. The indicative position below shows how the numbers could stack up — a clear starting point to move on this opportunity with confidence.

PURCHASE PRICE

\$700,000+

LOAN TO VALUE RATIO (LVR)

Up to 80% LVR (Confirmed via panel valuer)

INTEREST RATES

Indicative rates from 6.24% p.a.*

TERMS

Up to 30 years available

ACCEPTABLE APPLICANTS

Trusts, Companies, Individuals, SMSFs, SPVs

Access to 170+ lenders · 5-day indicative approval · SMSF and Standard Commercial Specialists

Model your next move.

Run development, SMSF and standard commercial scenarios on our calculators — built for buyers who want the numbers before the conversation.

[Explore the calculators →](#)



Jake Sgarbossa

Associate Director

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

[Book a call](#)

+61 407 512 320

jake@mymf.com.au

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