



# INDICATIVE FUNDING TERMS

PROPERTY: 34 Duke Street, Abbotsford VIC 3067

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**.

<b>PURCHASE PRICE</b>	Approx. \$2,100,000
<b>LOAN TO VALUE RATIO (LVR)</b>	Up to 80% LVR (Confirmed via panel valuer)
<b>LOAN AMOUNT</b>	\$1,680,000
<b>INTEREST RATES</b>	Indicative rates from 6.03% p.a*
<b>TERMS</b>	Up to 30 years available
<b>REPAYMENTS</b>	From \$8,442 per month * (Interest Only)
<b>CASH CONTRIBUTION</b>	Approx. \$420,000 (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

Associate Director

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

[Book a call](#)



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Disclaimer: All figures presented are indicative only and intended for discussion purposes. They do not constitute a credit offer or approval. Final loan terms, rates, and conditions are subject to lender credit assessment and formal approval. Freedom Commercial Pty Ltd operates under Australian Credit Licence 473797. We recommend seeking independent financial and tax advice before making any financial decisions.