

Variable VS Fixed (Investment)

Loan amount \$ 800,000
LVR 80%
Term 30 years
Structure Investment, P&I repayments
Interest rates Based on current advertised rates of major banks
Notes Cheaper fixed interest rates are available with second tier lenders

Month	Cash rate forecast (Westpac)	Variable		1 year fixed		2 year fixed		3 year fixed		4 year fixed		5 year fixed	
		Interest rate	Monthly repayment	Interest rate	Monthly repayment	Interest rate	Monthly repayment	Interest rate	Monthly repayment	Interest rate	Monthly repayment	Interest rate	Monthly repayment
May-22	0.10%	2.49%	\$ 728	3.09%	\$ 787	3.39%	\$ 817	3.94%	\$ 874	4.24%	\$ 907	4.44%	\$ 928
Jun-22	0.50%	2.99%	\$ 777	3.09%	\$ 787	3.39%	\$ 817	3.94%	\$ 874	4.24%	\$ 907	4.44%	\$ 928
Jul-22	0.50%	2.99%	\$ 777	3.09%	\$ 787	3.39%	\$ 817	3.94%	\$ 874	4.24%	\$ 907	4.44%	\$ 928
Aug-22	0.50%	2.99%	\$ 777	3.09%	\$ 787	3.39%	\$ 817	3.94%	\$ 874	4.24%	\$ 907	4.44%	\$ 928
Sep-22	1.00%	3.49%	\$ 827	3.09%	\$ 787	3.39%	\$ 817	3.94%	\$ 874	4.24%	\$ 907	4.44%	\$ 928
Oct-22	1.00%	3.49%	\$ 827	3.09%	\$ 787	3.39%	\$ 817	3.94%	\$ 874	4.24%	\$ 907	4.44%	\$ 928
Nov-22	1.00%	3.49%	\$ 827	3.09%	\$ 787	3.39%	\$ 817	3.94%	\$ 874	4.24%	\$ 907	4.44%	\$ 928
Dec-22	1.50%	3.99%	\$ 880	3.09%	\$ 787	3.39%	\$ 817	3.94%	\$ 874	4.24%	\$ 907	4.44%	\$ 928
Jan-23	1.50%	3.99%	\$ 880	3.09%	\$ 787	3.39%	\$ 817	3.94%	\$ 874	4.24%	\$ 907	4.44%	\$ 928
Feb-23	1.50%	3.99%	\$ 880	3.09%	\$ 787	3.39%	\$ 817	3.94%	\$ 874	4.24%	\$ 907	4.44%	\$ 928
Mar-23	1.75%	4.24%	\$ 907	3.09%	\$ 787	3.39%	\$ 817	3.94%	\$ 874	4.24%	\$ 907	4.44%	\$ 928
Apr-23	1.75%	4.24%	\$ 907	3.09%	\$ 787	3.39%	\$ 817	3.94%	\$ 874	4.24%	\$ 907	4.44%	\$ 928
May-23	1.75%	4.24%	\$ 907	3.09%	\$ 787	3.39%	\$ 817	3.94%	\$ 874	4.24%	\$ 907	4.44%	\$ 928
Jun-23	2.00%	4.49%	\$ 934	4.49%	\$ 934	3.39%	\$ 817	3.94%	\$ 874	4.24%	\$ 907	4.44%	\$ 928
Jul-23	2.00%	4.49%	\$ 934	4.49%	\$ 934	3.39%	\$ 817	3.94%	\$ 874	4.24%	\$ 907	4.44%	\$ 928
Aug-23	2.00%	4.49%	\$ 934	4.49%	\$ 934	3.39%	\$ 817	3.94%	\$ 874	4.24%	\$ 907	4.44%	\$ 928
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Dec-23	2.00%	4.49%	\$ 934	4.49%	\$ 934	3.39%	\$ 817	3.94%	\$ 874	4.24%	\$ 907	4.44%	\$ 928
Total repayments			\$ 17,439	\$ 16,769	\$ 16,340	\$ 17,480	\$ 18,140	\$ 18,560					

* Reverts to variable after the 1 year fixed rate expiry.