

Variable VS Fixed (Owner Occupied)

Loan amount \$ 800,000
LVR 80%
Term 30 years
Structure Owner occupied, 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%	1.96%	\$ 678	2.89%	\$ 767	3.24%	\$ 802	3.79%	\$ 859	4.19%	\$ 901	4.34%	\$ 917
Jun-22	0.50%	2.46%	\$ 725	2.89%	\$ 767	3.24%	\$ 802	3.79%	\$ 859	4.19%	\$ 901	4.34%	\$ 917
Jul-22	0.50%	2.46%	\$ 725	2.89%	\$ 767	3.24%	\$ 802	3.79%	\$ 859	4.19%	\$ 901	4.34%	\$ 917
Aug-22	0.50%	2.46%	\$ 725	2.89%	\$ 767	3.24%	\$ 802	3.79%	\$ 859	4.19%	\$ 901	4.34%	\$ 917
Sep-22	1.00%	2.96%	\$ 774	2.89%	\$ 767	3.24%	\$ 802	3.79%	\$ 859	4.19%	\$ 901	4.34%	\$ 917
Oct-22	1.00%	2.96%	\$ 774	2.89%	\$ 767	3.24%	\$ 802	3.79%	\$ 859	4.19%	\$ 901	4.34%	\$ 917
Nov-22	1.00%	2.96%	\$ 774	2.89%	\$ 767	3.24%	\$ 802	3.79%	\$ 859	4.19%	\$ 901	4.34%	\$ 917
Dec-22	1.50%	3.46%	\$ 824	2.89%	\$ 767	3.24%	\$ 802	3.79%	\$ 859	4.19%	\$ 901	4.34%	\$ 917
Jan-23	1.50%	3.46%	\$ 824	2.89%	\$ 767	3.24%	\$ 802	3.79%	\$ 859	4.19%	\$ 901	4.34%	\$ 917
Feb-23	1.50%	3.46%	\$ 824	2.89%	\$ 767	3.24%	\$ 802	3.79%	\$ 859	4.19%	\$ 901	4.34%	\$ 917
Mar-23	1.75%	3.71%	\$ 850	2.89%	\$ 767	3.24%	\$ 802	3.79%	\$ 859	4.19%	\$ 901	4.34%	\$ 917
Apr-23	1.75%	3.71%	\$ 850	2.89%	\$ 767	3.24%	\$ 802	3.79%	\$ 859	4.19%	\$ 901	4.34%	\$ 917
May-23	1.75%	3.71%	\$ 850	2.89%	\$ 767	3.24%	\$ 802	3.79%	\$ 859	4.19%	\$ 901	4.34%	\$ 917
Jun-23	2.00%	3.96%	\$ 877	3.96%	\$ 877	3.24%	\$ 802	3.79%	\$ 859	4.19%	\$ 901	4.34%	\$ 917
Jul-23	2.00%	3.96%	\$ 877	3.96%	\$ 877	3.24%	\$ 802	3.79%	\$ 859	4.19%	\$ 901	4.34%	\$ 917
Aug-23	2.00%	3.96%	\$ 877	3.96%	\$ 877	3.24%	\$ 802	3.79%	\$ 859	4.19%	\$ 901	4.34%	\$ 917
Sep-23	2.00%	3.96%	\$ 877	3.96%	\$ 877	3.24%	\$ 802	3.79%	\$ 859	4.19%	\$ 901	4.34%	\$ 917
Oct-23	2.00%	3.96%	\$ 877	3.96%	\$ 877	3.24%	\$ 802	3.79%	\$ 859	4.19%	\$ 901	4.34%	\$ 917
Nov-23	2.00%	3.96%	\$ 877	3.96%	\$ 877	3.24%	\$ 802	3.79%	\$ 859	4.19%	\$ 901	4.34%	\$ 917
Dec-23	2.00%	3.96%	\$ 877	3.96%	\$ 877	3.24%	\$ 802	3.79%	\$ 859	4.19%	\$ 901	4.34%	\$ 917
Total repayments		\$ 16,336		\$ 16,110		\$ 16,040		\$ 17,180		\$ 18,020		\$ 18,340	

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