



Estimate of On-Costs and Total Cost

Cost Estimate										
	Example									
	\$300,000	\$400,000	\$500,000	\$600,000	\$700,000	\$800,000	\$900,000	\$1,000,000	\$1,100,000	\$1,200,000
Purchase price	\$300,000	\$400,000	\$500,000	\$600,000	\$700,000	\$800,000	\$900,000	\$1,000,000	\$1,100,000	\$1,200,000
Stamp duty - transfer	\$8,990	\$13,490	\$17,990	\$22,490	\$26,990	\$31,490	\$35,990	\$40,490	\$45,990	\$51,490
Stamp duty - mortgage	\$901	\$1,221	\$1,541	\$1,861	\$2,181	\$2,501	\$2,821	\$3,141	\$3,461	\$3,781
Conveyancing	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Other	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750
On-costs	\$11,841	\$16,661	\$21,481	\$26,301	\$31,121	\$35,941	\$40,761	\$45,581	\$51,401	\$57,221
Total cost	\$311,841	\$416,661	\$521,481	\$626,301	\$731,121	\$835,941	\$940,761	\$1,045,581	\$1,151,401	\$1,257,221
Deposit	71,841									
Loan required	\$240,000									
Loan to valuation (LVR)	80%									
On costs as % purchase price	3.9%	4.2%	4.3%	4.4%	4.4%	4.5%	4.5%	4.6%	4.7%	4.8%
First Home Buyer										
	Example									
	\$300,000	\$400,000	\$500,000	\$600,000	\$700,000	\$800,000	\$900,000	\$1,000,000	\$1,100,000	\$1,200,000
Purchase price	\$300,000	\$400,000	\$500,000	\$600,000	\$700,000	\$800,000	\$900,000	\$1,000,000	\$1,100,000	\$1,200,000
Stamp duty - transfer	\$0	\$0	\$0	\$22,490	\$26,990	\$31,490	\$35,990	\$40,490	\$45,990	\$51,490
Stamp duty - mortgage	\$0	\$0	\$0	\$1,861	\$2,181	\$2,501	\$2,821	\$3,141	\$3,461	\$3,781
Conveyancing	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Other	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750
On-costs	\$1,950	\$1,950	\$1,950	\$26,301	\$31,121	\$35,941	\$40,761	\$45,581	\$51,401	\$57,221
Total cost	\$301,950	\$401,950	\$501,950	\$626,301	\$731,121	\$835,941	\$940,761	\$1,045,581	\$1,151,401	\$1,257,221
Deposit	61,950									
Loan required	\$240,000									
Loan to valuation (LVR)	80%									
On costs as % purchase price	0.7%	0.5%	0.4%	4.4%	4.4%	4.5%	4.5%	4.6%	4.7%	4.8%