

Important changes to our rates.



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RATE ALERT

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Hi, we're keeping you up to date with the latest changes to some of our interest rates, including:

- Increasing a range of our fixed interest rates for Owner Occupier Home Loans and Investment Property Loans.
- An increase to our Flexi First Option Home Loan and Investment Property Loan interest rates by decreasing the '2 year introductory' and 'life-of-loan' discounts for new customers.

Rate changes.

Some of our fixed rates are changing.

Effective today **23 June 2023**, we're making the following changes to some of our fixed interest rates:

Owner Occupier Standard Fixed Rate^{^^} (Principal & Interest).

- 1 year is increasing by 0.50% p.a.
- 2 year is increasing by 0.30% p.a.
- 4 year is increasing by 0.55% p.a.

Owner Occupier Standard Fixed Rate^^ (Interest Only).

- 1 year is increasing by 0.50% p.a.

Investment Property Loan Fixed Rate^^ (Principal & Interest).

- 1 year is increasing by 0.50% p.a.
- 2 year is increasing by 0.20% p.a.
- 3 year is increasing by 0.85% p.a.
- 5 year is increasing by 0.20% p.a.

Investment Property Loan Fixed Rate^^ (Interest Only).

- 1 year is increasing by 0.50% p.a.
- 2 year is increasing by 0.10% p.a.
- 3 year is increasing by 0.95% p.a.

[See full rate change details](#)

All current Westpac interest rates are on our [Home Loan interest rates page](#).

Flexi First Option interest rates are changing.

Effective today **23 June 2023**, we're increasing the following Flexi First Option interest rates by decreasing the '2 year introductory' discount and 'life-of-loan' discount by 0.15% p.a. for new customers.


- Flexi First Option Owner Occupier Home Loan (Principal & Interest repayments²).
- Flexi First Option Investment Loan (Principal & Interest repayments²).
- Flexi First Option Investment Loan (Interest Only repayments³).

[See full rate change details](#)

All current Westpac interest rates are on our [Home Loan interest rates page](#).

We're here to help.

 westpac.com.au/brokers

 [1300 130 928](tel:1300130928)
(8:30am - 7:00pm AEST)

Accessibility support.

At any time, you can inform us how you would prefer to be contacted. If you are deaf and/or find it hard hearing or speaking with people who use a phone, you can reach us through the National Relay Service (NRS). To use the NRS, you can register here: <https://www.infrastructure.gov.au/media-communications-arts/phone/services-people-disability/accesshub/national-relay-service>

Visit [Westpac Access and Inclusion](#) for further information on our accessible products and services for people with disability.

Westpac acknowledges the traditional owners as the custodians of this land, recognising their connection to land, waters and community. We pay our respects to Australia's First Peoples, and to their elders, past, present and future.



Things you should know

Conditions, credit criteria, fees and charges apply. Based on Westpac's credit criteria, residential lending is not available for non-Australian resident borrowers. More information available at westpac.com.au/brokers.

^{^^} **Fixed rate home loan:** Interest rate(s) displayed is for Australian Residents only. The Bank will apply the fixed rate that is available at the loan settlement date. At the end of the fixed rate period the interest rate will convert to the applicable variable home loan interest rate unless a new fixed rate term is selected and then the fixed rate is determined two business days prior to the refix. Fixed rates are also available to existing variable rate home loan customers looking to fix all or part of their loan.

[#] **Premier Advantage Package:** Conditions of Use and \$395 annual package fee applies. You must either hold or be approved for a Westpac Choice transaction account in order to qualify and continue to receive the benefits of the Premier Advantage Package. Before deciding to acquire a Westpac Choice account, read the terms and conditions, and consider whether the product is right for you. Tax consequences may arise from this promotion for investors and customers should seek independent advice on any taxation matters.

² **Flexi First Option special offer rates with Principal & Interest repayments:** Special offers are only available

on new Flexi First Option Home and Investment Loans with Principal & Interest repayments. Discounts do not apply to internal refinances or switches within the Westpac Group, which includes refinances from Westpac, St. George, Bank of Melbourne, BankSA and RAMS. Not available to company and trust account holders. Offer may be varied or withdrawn at any time. Interest rates are subject to change:

- **For a property to live in (Owner occupier):** Offer commences 23/06/2023. Includes a 1.84% p.a. discount for two years from the loan settlement date, at the end of the period it will revert to a 1.44% p.a. discount for the life of the loan.
- **For an investment property:** Offer commences 23/06/2023. Includes a 2.09% p.a. discount for two years from the loan settlement date, at the end of the period it will revert to a 1.69% p.a. discount for the life of the loan.

³ **Flexi First Option special offer rates with Interest Only repayments:** Special offers are only available on new Flexi First Option Home and Investment Loans with Interest Only repayments. Discounts do not apply to internal refinances or switches within the Westpac Group, which includes refinances from Westpac, St. George, Bank of Melbourne, BankSA and RAMS. Not available to company and trust account holders. Offer may be varied or withdrawn at any time. Interest rates are subject to change:

- **For an investment property:** Offer commences 23/06/2023. Includes a 1.85% p.a. discount for two years from the loan settlement date, at the end of the period it will revert to a 1.45% p.a. discount for the life of loan.

[^] The comparison rate is based on a loan of \$150,000 over a term of 25 years. **WARNING:** This comparison rate is true only for the examples given and may not include all fees and charges. Different terms, fees or other loan amounts might result in a different comparison rate.

⁺ **LVR** stands for the initial loan to value ratio. LVR is the amount of your loan compared to the Bank's valuation of your property offered to secure your loan expressed as a percentage. Home loan rates for new loans are set based on the initial LVR and won't change during the life of the loan as the LVR changes.

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