

Selling a property – helpful hints

Listed below are just a few suggestions to assist you in getting ready for your first meeting with your agent.

- Does your financial institution hold the title to your home or investment property
- If your property is freehold locate your title, and keep in a safe place (your conveyance specialist will require this)
- Enquire from your financial institution if a penalty is due for early discharge of mortgage
- Have most recent council rates, water rates, levies etc on hand
- Have a current Body Corporate Disclosure Statement (apartments and units)
- It is the vendors responsibility to ascertain a pool compliance certificate
- Building approvals and plans
- Pest control certificate
- Draining diagram if available
- Is a safety switch installed
- Are smoke alarms fitted on your premises
- Do you have a solicitor / conveyance specialist
- Speak to your accountant , or lawyer about any capital gains that may be payable when the property is sold
- Make a list of the special conditions of sale
- It is preferable to remove any fixtures or fittings that you do not intend to sell with the home prior to putting the house on the market
- Start de-cluttering the house and garage



Real Estate, Styling & Interior Decorating
By appointment only

- Make a list of usual maintenance people such as pool and gardener
- Start a file with warranties and instruction manuals, such as security and watering systems
- Do research on what properties have sold in your area
- Set a realistic price based on facts and not on needs
- Once the property has sold and all the conditions have been satisfied, you will have a confirmed settlement date, you may like to organise a removal company
- Notify all utilities, such as gas , electricity and phone, to obtain final readings.

Note: this information is general information only and does not constitute advice. Always seek legal advice before entering into any contractual agreement.



Real Estate, Styling & Interior Decorating
By appointment only

p 08 8344 9009 e info@casacollective.com.au w casacollective.com.au a PO Box 430 North Adelaide 5006
Casa Collective. Vincenza Pearce ABN 92 344 627 720 RLA 63482