Your real estate buying journey

Before you can make an offer, you’ll need to know the method of sale being used for that home.

Remember, the real estate agent, or your lawyer or conveyancer are there to support you through the process.

Don’t make an offer on a property before seeking legal advice.

Thinking of buying?

Agree on your goals
Decide what you’re looking for in a home and what your goals are. Talk to friends and family.

Sort your finance
How much can you borrow or afford? Investigate and understand your loan options before you take out a home loan.

Build your support crew
You’ll need a lawyer, an insurer and a bank or mortgage broker. You may need a property inspector later too.

Finding a property

Learn the lingo
The more prepared you are, the less confusing the process will be. Learn about methods of sale, types of property ownership and how to identify risks and potential issues.

Attend open homes
By now, you’ll know what you’re looking for in a home and what red flags to watch out for. If you like a home and it meets your needs, you can start researching it in more detail.
Do your homework
When you’ve found the property you want to buy, it’s important to find out as much as possible before you make an offer. For example, a property inspection report and LIM are helpful.

Understand issues and hazards
Doing your homework means you can make informed decisions, for example, you’ll learn about any significant repairs you need to make.

Making an offer

Understand the multi-offer process
If another buyer also puts an offer on the property you want, it becomes a multi-offer process. Ask the agent to clearly explain the process and make sure you talk to your lawyer.

Ask for a title search
A record of title is essential. It is specific to the address you are looking at and will tell you if there are any restrictions against the property.

Revising the property
It may take a while to find the ideal property.

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Understand the offer process
The offer process will vary depending on the method of sale.

You may repeat the offer process several times before you are successful.
Confirm your finance
Now’s the time to confirm your finance with the lender. Most banks will ask you for more information about the property and require proof that you’ve arranged insurance before settlement.

Make a conditional offer or an unconditional offer
With some methods of sale, you can make a conditional offer, such as the offer being subject to a property inspection report or finance. Ask your lawyer for advice.

Meet conditions
Any contract conditions must be met by your specified date(s).

Settling and moving in

Plan for settlement day
A number of things need to happen before settlement day, such as a pre-settlement inspection and ensuring your finances and insurance are in place.

Settle on settlement day
The big day has arrived! Many things need to happen in sequence between your lawyer, the seller’s lawyer and the banks before the property becomes yours. This can take time, and you may not get the keys until late in the day. It’s a good idea to plan to move in the day after settlement day.