

OUR 10 HOT TIPS FOR HUNTING AND BUYING A PROPERTY

nooks & cranny



1. Get digl daily

Set up daily, weekly, monthly immediate email alerts direct to your inbox and mobile.

HOT TIPS

Realestate.com.au
Domain.com.au
Homehound.com.au
Housesales.com.au

2. Do the (invaluable) research upfront

Get to know the suburb, street or unit complex inside and out. And you gotta know how much others have paid (subscribe to rpdata.com).

3. Don't be shy, connect

Make yourself known to local real estate agents. Get on their e-newsletter lists and show your face at all relevant open homes. (You can never tour too many homes).

4. How much dosh you got?

Engage a trusted broker (or your bank manager) to run the mortgage calculators. You don't wanna eagerly look at homes way above your price range.

5. Pre-approvals rock

Give yourself the best chance during negotiations and prior secure a pre-approved finance, conditional on the property you buy for extra grunt. It's incredibly easy to do (and takes around one week).

6. Gather your legal team

Collate at least three quotes from solicitors in preparation to read over your contract documents prior signing.

7. Be a serious buyer

Seek copies of all notices before placing a written offer. This shows you're keen and helps you forecast budgets.

8. Negotiate hard

Know what the property is worth (via Step 2) and offer accordingly :: not what your emotions say.

9. Inspections are your friend

ALWAYS (which means always) conduct a pest and building inspection within the timeframe of your contract clauses.

10. Site your new digs

Act on the side of caution and conduct a pre settlement inspection to ensure everything is in order. You still have time to push back if something doesn't meet your expectation.