



Buyers Guide

What to do when you find the right property

Searching for your new home or investment

- **Open 7 days**
Marriott Lane is open 7 days a week and property inspections can be arranged at a time that best suits you.
- **Comparable Sales**
Doing some research? We can help by providing comparable sales of properties that you may be interested in, matching criteria of price, area and many other factors to your needs.
- **Property Alert**
By providing us with your contact details we can assist your search through email alerts of newly listed properties – before they go online!

When you find the right property – act!

- **Let the agent know that you are interested**
Verbally let the agent know of your interest in the property and provide us with your contact details. The contract of sale can be emailed to you and the agent will be able to answer any further questions that you may have.
- **Put a fair offer in writing.**
Why put your offer in writing? Why not? An offer in writing provides far more credibility and seriousness to the agent and vendor. When other buyers are not prepared to put an offer in writing you become a much more reliable option. Remember that an unconditional offer is better than a conditional offer. Solicitor details should also be provided to speed up the process.
- **Be ready to sign**
You should be ready to sign the contract as soon as is feasible so make sure your offer is not too low and that your finances are in order. Lengthy negotiations and waiting for finance approval create the opportunity for another keen buyer to offer more or a potentially quicker exchange. Signing the contract also ensures that you will not be 'gazumped'.
- **Pre Purchase Inspection Report**
A pre-purchase inspection report is one of the different types of building inspections you can get done. As the name suggests, this report is the one you get before you buy a property, typically in the cooling off period. It is a written account of the condition of the property and should tell you about significant building defects or problems.