

Are you planning on selling your property?

Some tips from Argent Law to assist you with selling your property and minimizing your costs:

- Before selecting an agent, it may be prudent to have your lawyer review the terms of the Authority and how long it extends for.
- Obtain your most recent council rates and water rates and provide this to your lawyer. This information is to be included within your Vendors Statement and by giving these documents to your lawyers you can save on disbursement fees.
- If your property is an investment property and land tax applies, provide your lawyer with your most recent land tax invoice.
- If you are selling an apartment, or a property that is governed by an Owners Corporation, ensure you give the details of your Owners Corporation Manager to your lawyer.
- If your property is lease, obtain a copy of your lease, as a copy of the lease has to be included within the Contract of Sale.
- If you have received any notifications from the local council or any authority you should provide to your lawyers as it may be relevant information to the sale.
- Advise your lawyer if any building works have been performed on your property by yourself or a builder in the past ten years.
- If you have a mortgage over your property, seek details of your mortgagee, mortgage amount, account number and name so that your lawyer can arrange for early release of deposit.



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