

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, your lawyer or conveyancer is there to support you throughout this 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.





Doing your homework means you can make informed decisions.

Researching the property



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.



It may take a while to find the ideal property.

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.



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

Making an offer



Understand the offer process

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

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.



You may repeat the offer process several times before you are successful.

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.



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 offer conditions must be met before settlement.



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.

