



See the insert for
Property & Inspection
Checklist

Searching for a Property

The Search

Arguably the easiest way to search for properties in today's time poor society is over the internet. You can even perform searches with specifics such as an exact price range and numbers of bed and bathrooms. There is a plethora of online property search engines we have listed some below:

www.realestate.com.au
www.domain.com.au
www.myhome.com.au
www.homehound.com.au

This should give you somewhere to start and allow you to gauge the style of property that is within your price range. On top of this there are details of the agent in charge of the property and from there you can ring them and arrange an inspection and get any necessary paperwork that is required.

Inspections

It is very important to inspect a number of properties so you can really get a feel for the property you want. It helps to have goals and an ideal property in mind but often you will find reality is different to what you imagine.

It is vital to have criteria for your new property, to give you clarity in what you are looking for.

Answer the questions in the My Property & Inspection Checklist located in the back of this kit to give yourself an idea.

If you find a property that you believe to be exactly what you are after, if you have inspected it at different times of day yourself and were unable to find any faults, you should have the property inspected by a professional.

The inspector will thoroughly examine the property checking for a range of things that you would probably overlook. They will check for structural stability, subsiding floors, guttering and plumbing problems and any other unusual faults. At the conclusion you will receive an inspection report detailing any problems and approximate repair costs.

It pays to get a professional inspection done before you buy the property to avoid finding out any problems for yourself and being left out of pocket.

You should also have a building and pest inspection done on the property before purchasing.

Answer the questions in the My Property & Inspection Checklist Insert located in the back of this kit to give yourself an idea. If you check for these things it should give you an indication as to what you will need to invest in your property, the overall quality of the house and whether or not you should bid on the property.

If you do decide to purchase a property you will need to consider its on-sell value, especially if it is just a stepping stone to get to another property. Other considerations come into play when contemplating an on-sell:

- If you buy a property in an area that recently has boomed there may be no money to be made for a substantial period of time.
- Compare property prices in the nearby area and see if you are paying roughly the same price.
- Good kitchens and bathrooms usually add value.
- The neighbourhood. You can live there and is it suitable for you in the years ahead.
- Bearing all this information in mind it is still best to get as much assistance and information as you can so that you can make an informed decision.