

A Guide to Preparing Your Property For Sale.

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Your Property People

Start here

Selling your home, or getting an investment property ready to go on the market, is a lot to take on. There's the practical side of things, and then there's everything else that comes with it. The decisions, the logistics, the emotion of it all. If you're moving at the same time, the list gets even longer.

We've been doing this for decades, and we know that the preparation stage is where so much of the outcome is decided. Get it right, and you walk away with a result that reflects the true value of what you've put into your home. Rush it, and you leave money on the table.

This guide is laid out as a checklist so you can work through it at your own pace, step by step, without anything slipping through the cracks. Some of it will be straightforward. Some of it might prompt a conversation. Either way, we're here for both.

If anything comes up as you work through it, just give us a call. That's what we're here for.

So, where to from here? Start at the beginning, and we'll take it from there together.

WHAT IS IN OUR DNA?

STRAIGHT

FRANK

CONSIDERED

GROUNDED

LONG GAME



SOME THINGS TO THINK ABOUT

- Complete Paperwork**
If you haven't already signed and returned the Exclusive Sale Authority to your agent, do that first. You'll also need to complete a Vendors Instructions form and provide your solicitor's details so contracts can be ordered. If you don't have a solicitor yet, ask your agent for a referral or reach out to a few local conveyancers to compare.
- Keys**
Go through every door, gate, and lock in the property and make sure you have a working key for each one. Gather every set you have and hand them all to your agent before inspections begin.
- Remotes and Access Swipes (for apartments)**
You'll need to supply one remote for each car space and at least two access swipes, with one per bedroom as a guide. If tradespeople or inspectors need access, factor in an extra remote or swipe to cover that.
- Working Order**
Do a honest walk through your home before it goes to market. Check that appliances, heating, cooling, blinds, curtains, doors, and windows are all functioning as they should. Replace any dead light globes and fix dripping taps. Anything that isn't working needs to be disclosed in the contract of sale, so it's better to know what you're dealing with early.
- Timing**
Do a honest walk through your home before it goes to market. Check that appliances, heating, cooling, blinds, curtains, doors, and windows are all functioning as they should. Replace any dead light globes and fix dripping taps. Anything that isn't working needs to be disclosed in the contract of sale, so it's better to know what you're dealing with early.

CLEANING INSIDE THE PROPERTY

- Walls**
Please clean any dirty marks, removable scuff marks, finger or food marks etc
- Ceilings**
Remove any cobwebs
- Ceiling Mould**
Clean (particularly in wet areas and sometimes in bedrooms)
- Light Fittings**
Clean dust and remove any dead insects inside
- Ceiling Fans**
Wipe fan blades top and bottom to remove dust
- Skirtings**
Wipe down with a damp cloth
- Doorways/Doors**
Wipe finger marks and any other removable marks
- Windows**
Clean inside and out - (please note - nearly all modern sliding aluminum windows can be lifted and pulled out for easy cleaning). Also sills and runners (wipe out dust build up and any dead insects. A vacuum cleaner and paint brush can really help here)

- Flyscreens**
Brushed and dusted down. (Please be aware, most modern sliding aluminium windows allow for the flyscreens to be taken off from the inside only, once the sliding part of the window has been moved first. Attempting to take them off from the outside may result in damaging them)
- Screen Doors**
Front and Back including frames – wiped clean and screen wire brushed
- Stoves**
Clean stovetop, control display, knobs, panels around knobs, any pull out in-built drip trays, as well as the oven racks, trays and oven bottom, walls and roof. A good oven cleaner will clean most ovens – always ensure you read the instructions on the product carefully. Some cleaners can damage oven surfaces and can have dangerous caustic fumes
- Kitchen Rangehood**
Pull out and clean all filters and framework
- Bathroom**
Clean sink, mirror, cabinets, vanity unit, drawers, shower recess, glass screen and screen doors, bath and wall tiles. Please ensure plugs are available for sinks and bathtubs.
- Toilet**
Clean cistern, seat, bowl inside and also outside around the base. Don't forget the skirting tiles around the toilet
- Laundry**
Clean both the inside and outside of the trough and underneath. Please ensure a plug is available
- Tiling**
Clean all tiling and grouting to the kitchen, toilet, bathroom and laundry areas
- Exhaust**
Vents and fan covers are clean of any dust and dirt
- Air-Conditioners**
Front vents and filters cleaned of built up dirt and dust. Modern systems (Wall Type)- filters easily pull out and can be brushed down with a hand brush. If there is a ducted reverse-cycle air-conditioner unit, the air intake filter should be cleaned. This is usually on the ceiling in the passage area
- Air-Conditioning Ceiling Duct Vents**
Clean down if dusty or dirty
- Cupboards/Drawers**
Clean/wash inside and out. Also doors and door frames, front and back of doors need to be cleaned
- Curtains**
Wash any washable curtains and netting. If other curtains are visibly dusty or dirty, consider dry cleaning
- Blinds**
If you have venetian blinds, clean the blind slats. Any other type of blinds should be able to be wiped down
- Floors**
Mop and wash ensuring corners and hard to get areas are also cleaned
- Carpets**
We recommend carpets be professionally cleaned. Phone us for details of who we recommend and use

CLEANING OUTSIDE THE PROPERTY

- Lawns**
Freshly mowed and edged (best done a couple of days before photos, opens and settlement)
- Gardens**
Remove any weeds, rubbish and built up leaves etc
- Guttering**
Ensure that the gutters are freshly cleaned of any dirt/silt and leaves/twigs. Consider using a high pressure hose if possible
- Rubbish**
Remove any rubbish at the property. Be sure to check behind sheds, under shrubs and trees. This includes lawn clippings and compost. Sweep paths, paving areas and consider using a high pressure hose if possible
- Oil Spillage Removal**
Check and clean carport and/or garage floors, paths and driveway. If you have used a BBQ, check for any grease spots and spillages etc

IF YOU HAVE A PET

- Pet Droppings**
Remove from gardens, lawns and pathways. Dispose of in the bin – (do not bury them)
- Dog Urine**
Remove/clean where your pet may habitually urinate (base of walls, verandah posts etc)
- Dog Stains**
Outside walls - check where your dog regularly lies down, there may be telltale signs on walls etc
- Dog/Cat Claw Damage**
Check screen doors, fly screens and curtains. Replace the screen wire if required
- Dog Chew Damage**
Ensure watering systems are free of dog chew damage and are repaired accordingly
- Pet Hair**
Ensure any visible pet hair is removed

Preparing Your Property for Photos

To get the most out of your property photoshoot we recommend following these easy tips to prepare your home before the photographer arrives. This will help to ensure your home is presented at its best and could increase the likelihood of a quicker sale or a higher price.

LIVING AREAS

- Declutter shelves and surfaces Remove TV remotes, magazines, newspapers, tissue boxes, exercise equipment, toys, pedestal fans, personal items (i.e. family photos, birthday cards, Christmas decorations, etc)
- Make sure all furniture is neatly arranged
- Make sure all the lights are working and turned ON

KITCHEN

- Declutter and clean all surfaces Arrange fresh fruit or flowers for a welcoming touch Hide away bench top appliances (i.e toasters/kettles, magnets/photos from the fridge, items stored on top/sides of fridge/cupboards, tea towels, soap, cleaning products, plugs, dish rack, bins, floor mats, pet bowls, keys from key rack, etc) Clean cooktop & rangehood Empty sink



BEDROOMS

- Remove clothes and personal items from the floor/surfaces
- Neatly make beds and smooth out bed linen Ensure items stored under beds are not visible
- Ensure bedside lamps work & are switched ON
- Remove unwanted items such as extra chairs, exercise equipment, soft toys, etc

DINING ROOM

- Declutter shelves and surfaces
- Remove tablecloths unless it's an unappealing tabletop
- Neatly arrange items in display cabinets shelves Set tables with your best cutlery or attractive centerpiece i.e. candles, fresh flowers, fresh fruit

BATHROOMS

- Neatly hang matching towels (buy new ones if needed)
- Clean mirrors, surfaces, shower screens and tiles (re-grout if needed)
- Hide away bathmats, bath toys, bins, weight scales, toiletries, cosmetics and cleaning products Close toilet lids

OUTDOOR AREAS

- Mow the lawns and trim the edges
- Clean the BBQ if it's in sight
- Weed, prune and mulch Park cars, trailers, bikes and caravans out of sight
- Make sure all outside lights are working
- Don't hose outside areas unless there is enough drying time
- Remove garden equipment, tools, bins and play items
- Remove Creepy Crawly, cleaning products, pool equipment, cover and toys from pool/spa



Ready to talk it through?

We offer a complimentary Discovery Conversation, no obligation, no pressure. Just a straight conversation about where you're at and what your options look like.

Call us on 1300 808 917 | hello@domainandco.com.au

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