

Before you *Buy* checklist

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Your Property People

Buyer Checklist — Before You Buy

1. Get Your Foundations Right

- Confirm your budget (not just borrowing capacity)
- Speak with a mortgage broker/lender
- Obtain finance pre-approval
- Understand your total costs (stamp duty, fees, etc.)

2. Review the Contract & Section 32

- Have a conveyancer review the contract before signing
- Check title details (ownership, restrictions, easements)
- Review zoning and planning overlays
- Understand owners corporation (if applicable)
- Check for any notices, permits, or compliance issues

3. Do Your Due Diligence

- Arrange building & pest inspection
- Check condition of the property (not just presentation)
- Review recent comparable sales
- Consider long-term suitability (not just now)

4. Finance & Conditions

- Ensure finance clause is appropriate (if needed)
- Understand deposit requirements
- Confirm lender timelines
- Avoid making unconditional offers unless fully confident

5. Settlement & Timing

- Confirm settlement period works for you
- Align settlement with finance approval
- Allow enough time for due diligence

6. Build Your Team

- Conveyancer engaged early
- Mortgage broker/lender aligned
- Buyer's advocate (if using)
- Building inspector ready

Common Buyer Mistakes to Avoid

- Not reviewing the contract before signing
- Relying solely on agent information
- Skipping inspections
- Not having finance properly in place
- Rushing the process under pressure

Final Tip

If you're unsure about anything, pause and ask. It's much easier to prevent a problem than fix one later.



Ready to get started?

If any of this raised a question about your own situation, we would love to talk. We offer a free, no-obligation chat, with no pressure and no hard sell. 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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