EYNESBURY

CHECKLIST ON A PAGE

PRE-SEARCH

- [ ] Define your downsizing goals.
- [ ] List your must-haves and non-negotiables.

FINANCIAL PREPARATION

- [ ] Review your current home's value and equity position.
- [ ] Assess your current / future income, expenses and lifestyle costs.
- [ ] Consult with your support team (for example: accountant, conveyancer/solicitor, mortgage broker (if finance is required), financial planner, selling agent, buyers agent).
- [ ] Decide whether to sell or buy first and understand the associated costs and risks.
- [ ] Organise bridging finance and loan pre-approval (if finance is required).

LOCATION AND PROPERTY SELECTION

- [ ] Research suitable locations and communities
- [ ] Consider proximity to amenity, services, transport and family.
- [ ] Focus on low-maintenance, accessible and future-proofed designs.
- [ ] Review owners (body) corporate fees (if applicable), exit fees and any other relevant community fees (if applicable).
- [ ] Create a shortlist and inspect shortlisted properties thoroughly, or use a buyers agent to assist you.

CHECKLIST ON A PAGE

BEFORE SIGNING CONTRACTS

- [ ] Arrange building and pest inspections (for established homes).
- [ ] Review building contracts, inclusions and timelines (for new builds).
- [ ] Engage a conveyancer or solicitor to review contracts.
- [ ] Negotiate price and settlement terms.
- [ ] Sign contracts and pay deposit.

BEFORE SETTLEMENT

- [ ] Finalise the sale of your existing property.
- [ ] Confirm finance approval (if required).
- [ ] Arrange insurances.
- [ ] Organise removalists and utilities.
- [ ] Complete final inspections and settlement.

AFTER SETTLEMENT

- [ ] Update your address and services.
- [ ] Store contracts, warranties and documentation safely.
- [ ] Review your new budget and ongoing expenses.

VISIT OUR DISCOVERY & SALES CENTRE

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Open Monday – Friday, 11am – 5pm
Open by appointment on Saturdays

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