EYNESBURY

CHECKLIST ON A PAGE

PRE-SEARCH

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

FINANCIAL PREPARATION

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

LOCATION AND PROPERTY SELECTION

- [ ] Research suitable suburbs and communities.
- [ ] Confirm finance approval.
- [ ] Consider school zones, proximity to schools, parks, transport and amenities that are important to you and your family.
- [ ] Create a shortlist of suitable properties.
- [ ] Inspect shortlisted properties and compare against your must-haves and non-negotiables.

BEFORE SIGNING CONTRACTS

- [ ] Arrange building and pest inspections (for established homes)
- [ ] Research your builder's reputation, builders licence, then review building contracts, inclusions and timelines (for new builds).
- [ ] Review contracts with a conveyancer or solicitor.
- [ ] Negotiate price and settlement terms.
- [ ] Sign contracts and pay deposit.

BEFORE SETTLEMENT

- [ ] Finalise the sale of your existing property.
- [ ] Arrange insurances.
- [ ] Book removalists and utilities.
- [ ] Complete final inspections and settlement.

AFTER SETTLEMENT

- [ ] Update your address and services.
- [ ] Set up your new home.
- [ ] Review your new budget and ongoing expenses.

VISIT OUR DISCOVERY & SALES CENTRE

479 Eynesbury Road, Eynesbury VIC 3338
Open Monday – Friday, 11am – 5pm
Open by appointment on Saturdays

CONTACT US

(03) 9971 0414
sales@eynesbury.com.au

EYNESBURY.COM.AU