



Guide Summary for First-Time Buyers or Those Seeking New Properties

Whether you are stepping into the property market for the first time or looking to expand your portfolio, this guide is designed to help you through the essentials of purchasing your next property. We aim to simplify the process, ensuring you make informed decisions whether you intend to find a new residence or invest.

Property Type and Location: Begin by considering the type of property you're interested in. Are you searching for a standalone house, a unit, land, or a property in a township? Are you considering having a parcel of land to camp on or build your dream home? Key locations to consider include Maryborough, Dunolly, Avoca, and Talbot. Understanding your preferences will help refine your search and align with your lifestyle or investment goals.

Budgeting: Budget plays a crucial role in property purchase. Identifying your price range is critical, with options varying from under \$100,000 to above \$700,000. Establishing this early on will streamline your search process.

Financing: You must take preapproval for financing. Determining whether you need to organise preapproval, if you've already received it, or if you've arranged funds for a deposit (usually 5-10% of the purchase price) is essential. This will gauge your readiness to proceed with a purchase.

Inspections and Other Considerations: Consider whether you require a building or pest inspection, which can safeguard your investment. Also, consider whether you need to sell a current property before purchasing. If so, is your property ready for sale, or do you intend to sell in the future? Setting these priorities straight will aid in a smoother transition.

Timing and Viewing Preferences: Lastly, have a timeline in mind for when you wish to settle and move into your new property, with options ranging from three months to six months to a year. Additionally, consider whether you prefer open houses or private viewings to inspect properties. Your comfort and convenience in viewing potential homes are paramount in making the right choice.

This guide aims to prompt the necessary considerations and preparations required for a successful property purchase. By addressing these aspects, you're well on your way to finding a property that meets your needs and aspirations.



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