

Open home tips for buyers

We've got some great tips to help you get the most out of your house hunting experience, so you can be fully prepared for the weekend open home marathon.

Get prepared for the weekend

Plan ahead - make a schedule

It's a good idea to add open homes into your calendar on your mobile phone or tablet, and set reminders for each.

Try to group the open homes into areas or suburbs, especially if your search for a new home covers a wide area.

Go to the first weekend of open homes

Try and make it to the first weekend of open homes. That way, if you're really keen on a place, you've got time to see it again. You've also got more time to do your due diligence, such as reading the property reports, conducting inspections and getting your finance and legal paperwork sorted.

Take the open home brochures away with you

When you've been through 10 open homes, it can be hard to remember which one had the kitchen island and which one had the ensuite.

Salespeople normally have a range of materials available for you to pick up at the open home and take away with you. Remember to take a pen so you can make your own notes about the property.



Missed the open home? Book a private viewing

If you want to visit a property, but can't make any of the open home times, book a private viewing with one of our salespeople. They'll always be happy to fit you in.

What to ask when you get there

What reports or documents are available?

Find out if there is a LIM (Land Information Memorandum), property title, or valuation available. In some cases, the salesperson will have these on hand, or will be able to provide them later.

It's still important to do your own due diligence on a property. Find out what specialist reports we recommend..

What is the settlement date?

When a property is being sold by auction or tender, this is an important question to ask, especially if you're selling a house too. The settlement date might be flexible or negotiable but you need to ask and get any variation to the date agreed in writing before the auction.

If the house is being sold by negotiation, there may also be a preferred settlement day.

Are there any known issues with this property?

Licensed real estate salespeople have a duty to disclose any known issues relating to the property that they are aware of. Most houses will have small maintenance issues and this shouldn't necessarily put you off.

Find out about any issues well in advance, so you can decide if you want to take them on - and factor this into your budget. We recommend you get your own independent reports.

