



Making an offer on a property with a price can be done when you feel comfortable with your decision; however an auction property is quite different. If you are interested in an auction property, you may find it beneficial to attend a few auctions before the one you want to bid at. This may help you check out strategies used by other buyers and get a feel for the whole process.

Prior to buying at auction ensure you have done all your inspections and make sure all your terms and conditions have been checked out by your solicitor. Auction contracts are unconditional upon signing unlike a private treaty contract where you meet your conditions along the way. Deposits on auction properties are generally 10% of the purchase price, so make sure your funds are available.

If you have purchased through a private treaty contract, you will have a certain amount of time in which to satisfy the terms and conditions. This is something you can work out with the selling agent. They will also have an understanding of the best terms and conditions for the vendor. Generally they work in increments of 7 days, 14 days or 21 days to complete your pest & building reports and obtain satisfactory finance.

Once these dates have been decided on, a settlement date will need to be supplied. Generally this may be 30 days, 45 days or 60 days, but again the selling agent will advise if certain dates are better for the seller.

You will also be required to pay a deposit. This is generally an initial deposit upon signing the contract and then a balance deposit once the contract has gone unconditional (all terms and conditions have been satisfied). This deposit can be no more than 10% of the total sale price.

Having terms and conditions that work in well for the seller will create a strong contract for you to put forward and one that is likely to be accepted. Good luck!

