



Prompt Legal Services

www.promptlegalservices.com.au

Ph: (03) 9379-0877

Conveyancing

Price

Our charge for residential conveyancing is **\$1,300 + Disbursements.**
(Up to a sale/purchase price of \$2 million
(Inclusive of GST))

What are Disbursements?

Disbursements are our costs of obtaining property certificates for the property. If a sale, these are required to insert into the Vendors statement. If a purchase, these are required in order to calculate adjustments at settlement time.

As an estimate, disbursements are usually about \$300 if there is no Owners corporation. (Note: an owners corporation is usually present where there is common property such as apartments or units). If there is an owner's corporation, disbursements increase by approximately \$150 per owner's corporation. In most cases, there is only one owner's corporation.

What does this price Include?

The above cost includes;

- Organising adjustments
- Settlement
- Transfer of title
- Working with your lending institution with regard to any mortgage
- Organising early deposit release.
- Request necessary Land searches
- Instruct Agent of successful settlement
- Advise City council, water Authority and if applicable body corporate and State Revenue Office of new ownership details.
- Preparing contract and vendors statement (Vendors only)

When is the price charged?

Unlike other Conveyancers and lawyers, we do not charge an upfront retainer. We obtain all our fees upon settlement of the property.
(Note: Subject to settlement being less than 12 months from contract date)

What if the property Does not sell? (Vendors only)

If you do not sell the property within 6 months of contract preparation, we will then send you an invoice for half of our fee specified above plus full disbursements.

What does the price NOT include?

The above price does not include the following which will be charged at an additional price;

- Protracted negotiation on the price or other terms of the contract. (This is usually done by a real estate agent)
- Negotiation for the removal of any caveat, charge or the like.
- Protracted negotiations as to the terms of settlement or issue with the handover of property.
- Default notices and associated time spent if the vendor or purchaser are unable to settle on the date specified.

What do I tell the real estate agent if using us as a conveyancer?

If you wish for us to act for you, simply provide our details to the real estate agent as follows;

Prompt Legal Services Pty Ltd
259A Keilor Road, Essendon, 3040
Phone: (03) 9379 0877
Fax: (03) 9379 2972
eMail: property@promptlegalservices.com.au

Contract Review

We can review a contract for you before signing for an additional price of \$50 Inc.