

# THE BLUE BOOK CHECKLIST – Researching a Specific Property



2019 THE BLUE BOOK

REAL WEALTH AUSTRALIA PTY LTD



## Checklist: Researching a specific property

**Name of Sales Agent:** \_\_\_\_\_

**Company:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**1. Asking price - \$** \_\_\_\_\_

**2. Your buy price - \$** \_\_\_\_\_

**3. Market value - \$** \_\_\_\_\_

**4. Details of prior offers for this property - \$** \_\_\_\_\_

**5. Property Expenses:** \_\_\_\_\_

Council rates - \$ \_\_\_\_\_

Water rates - \$ \_\_\_\_\_

Body corporate - \$ \_\_\_\_\_

Other - \$ \_\_\_\_\_

**6. How long has this property been on the market?** \_\_\_\_\_

**7. Why is the vendor selling? What is motivating them to sell?** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**8. How many bedrooms?** \_\_\_\_\_

**9. How many bathrooms?** \_\_\_\_\_

**10. What features does it have?** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

11. Is the property freehold or leasehold?

12. Owner occupied or rented?

13. Is there a rental history?

14. If rented, is the rent at market value?

15. Does the kitchen and bathroom need updating?

16. Have there been any recent renovations?

17. Are there any areas that require immediate attention?

18. Is the property in a quiet area?

19. Is early access to the property a possibility?

20. Is the property in a flood zone?

21. What is the zoning of the property?

22. Number of sales of a similar property in the area?

23. How old is the property?

24. What is the wind rating?

25. What is the overall condition of the property?

26. Who built the property? (if recently built) Are they reputable?

27. What are the neighbouring properties like?

28. What is the land size?