

**We're here to assist you
with buying or selling
your home.**



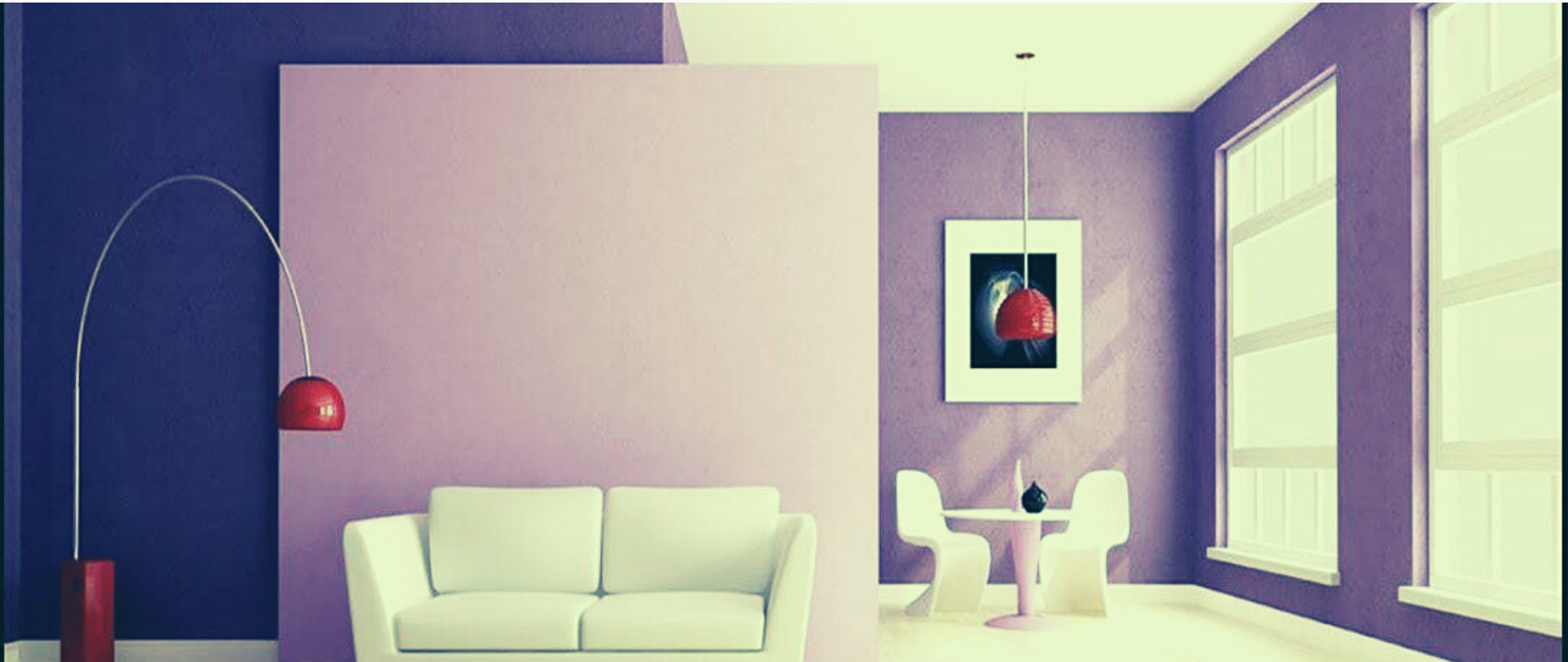
"Conveyancing is a complex series of tasks that require knowledge and skill – which is the reason that Conveyancers must hold special qualifications and be licenced."

CONTACT INFO

1/179 King William Road Hyde Park, SA
5061
0408 615 551
natalie@dawsconveyancing.com
www.dawsconveyancing.com

FORM 1 STATEMENT

Before we start the conveyancing process, as a Vendor you must provide the Purchaser a 'Form 1 Statement (cooling off rights)' which discloses information about the property.



INFORMATION

There is a series of different paperwork which is required to complete the whole process.

SALE BY REAL ESTATE AGENT

STAGE 1

- Engage a real estate agent
- Real estate agent will negotiate terms of contract
- Contract is drawn up and signed

STAGE 2

- Form 1 Statement needs to be prepared
- Government Searches need to be ordered (Property Interest Report, Council Search, Strata Search, Document Searches)
- Real estate agent outsources to conveyancer of your choice

PRIVATE SALE

STAGE 1

- Conveyancer to draw up contract

STAGE 2

- Form 1 Statement needs to be prepared
- Government Searches need to be ordered (Property Interest Report, Council Search, Strata Search, Document Searches)
- Conveyancer serves Form 1 on purchaser



**UNDERTAKING
&
UNDERSTANDING
THE PROCESS
WHEN SELLING A
PROPERTY
MAY SEEM A SIMPLE
PROCESS,

BUT DO YOU REALLY
KNOW YOUR
OBLIGATIONS?**

Below is a list of tasks we, as Conveyancer, are required to fulfil on your behalf to produce a Form 1 Statement:

- Take initial instructions from client
- Send letter of engagement to client for signature and return
- Carefully peruse the Contract of Sale
- Obtain appropriate statutory searches
- Peruse and draft Form 1 from information received from government searches and get Instructions if appropriate

- Check search Certificate of Title for any unregistered documents
- Obtain Vendor's Questionnaire from Vendor
- Compile Form 1 Statement for review
- Obtain Vendors acknowledgement and signature
- Provide Form 1 to real estate agent