

Contact:

LEAD Conveyancing

P: +61 03 8657 4328

E: info@leadconveyancing.com.au
QUOTE: VIC Selling Vacant Land

This is a fixed fee quote for a standard conveyance service. All required 3rd party searches and disbursements are additional to our service fee (charged with no additional markup to you) and you get our Constant Communication Guarantee. Once you engage us, if we don't respond to your email or voice mail within 48-business hours, we'll deduct \$100 from your fee (no questions asked!).

Our fees are payable in two parts


Fees are billed as follows for the Conveyance
PART A

When we receive your instructions. We will need these funds deposited into our trust account before we commence work.

Service	S32 preparation, contract preparation, initial letter/work and document preparation	\$199.00
Searches	Section 32 Based on current information	\$222.44
Total	including GST	\$421.44

PART B

Payable when you reach settlement. There are no Part B fees for terminations under finance, buyers inspections or cooling off.

Service	Solicitor time, labour and settlement preparation	\$750.00
Total	including GST	\$750.00

Break down of 3rd Party Costs (Disbursements). Estimated costs included in Part A and B.

Title search	\$14.16	Copy of Plan	\$14.16
Land Information Certificate	\$44.68	Water Information Statement	\$35.77
Land Tax Clearance Certificate	\$29.80	VIC Roads Certificate	\$35.11
EPA Search	\$29.05	Property Report	FREE
Planning Certificate	\$12.89	Land Index Search ***	\$6.82
Building approval search **	\$73.82		
Owners corporation certificate	(if selling unit/apartment per certificate - multiple may be required)		\$187.00

*Cost of all disbursements are estimates only and subject to the costs charged by the authorities at the time of ordering

** Building approval search required if you've conducted building work on the property within the last 7 years.

*** Land Index search free if you can provide the title reference to the property. Details usually can be found on the original purchase contract and section 32.

Our service is subject to our cost disclosure (terms of service) **See next page

Estimated Total Prof fee including GST	\$949.00
Estimated Search Costs	\$222.44

**Disbursements based on Melbourne

Estimated Total Fees (including GST) \$1,171.44

Why choose LEAD Conveyancing for your property transaction?

We're a Law Institute of Victoria registered law practice that practices only in residential conveyancing. We've also won the Best Service Word Of Mouth Award and the APAC Best Retail Residential Legal Practice Award.

Reply YES to the email to accept.



Frequently asked questions:

What is the section 32 certificates?

When you are selling your property, you need to provide your purchaser with certificates (also known as "searches") purchased from public authorities as a way of making disclosures to the purchaser. If full disclosure is not made to the purchaser, you risk the purchaser exiting even after signing the contract (s32K Sale of Land Act).

What is a section 32?

Section 32 is the disclosure statement that you provide to your purchasers. It is called the "section 32" because it is derived from s32 of the Sale of Land Act. It is also known as a "Vendor's Statement".

How long does it take to complete the contract drafting?

We can begin drafting the contract and section 32 within 24 hours of receiving your instructions and the relevant information from you. You just need to complete a questionnaire for us over the phone or via email, whichever way you prefer. The contract and section 32 can then be issued to the agent as soon as the last of the certificates return from the authorities (maximum average authority quoted timeframe is ten (10) days). You will need to deposit the funds for Part A into our trust account for us to commence drafting the contract.

Why am I not told about s32 certificates by other conveyancers?

There are many conveyancers who do not order the full set of certificates to save costs and to make their quotes much more competitive. However, it is important you know that these conveyancers are not helping you make full disclosure. It is actually an offence to sell a property without making full and complete disclosure to your buyers (s32L Sale of Land Act).

Are there other costs I should be aware of?

There are costs charged by other parties for the conveyance which you will need to budget for as well. To assist you, we have provided the below information:

PEXA fee	\$137.39
Verification of Identity	From \$16 Each

How do I get started?

We can start work for you as soon as you: provide us with your instructions to proceed either verbally or in writing; and provide us with a copy of your latest rates notice.

Acceptance

Reply to this email with the word "YES" to accept the quote so that we can get started.

Please make sure you are satisfied with our transparent cost disclosure (<http://leadconveyancing.com.au/cost-disclosure>) and scope of works that details all the comprehensive legal work we'll deliver for you. Note that our quote is for a standard conveyancing for a standard VIC residential property that costs less than \$2-million dollars, additional costs for which start from \$273.90.

Once you have done that you can expect to receive a call from a friendly staff member. Please let them know your wishes (expedited settlement time, any details worth us knowing, etc). In the meantime if the Real Estate Agent is asking for our Solicitor details for your Contract of Sale, you can give our Head Office details. Your file will be assigned to the closest local office near you:

VENDOR'S LEGAL PRACTITIONER OR CONVEYANCER

Name:	LEAD Conveyancing				
Address:	Level 2, Suite 9, 454 Collins Street, Melbourne VIC 3000				
Email:	info@leadconveyancing.com.au				
Tel:	03 8657 4328	Mob:		Fax:	
				Ref:	

Priority Fees for when settlement in:			
21 days or less	\$198.00	7 days or less	\$328.90
14 days or less	\$249.70		

