FIRST HOME GUIDE

How to start your property journey.

ARMSTRONG
REAL ESTATE

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PROPERTY

FIRST HOME GUIDE

Buying your first home is exciting, but there's a lot to work through before you find the right property.

The buyers who put themselves in the strongest position are usually the ones who prepare before they start searching, not after they've fallen in love with a home.

1. Know your numbers first

Before you start looking, get clear on:

- The deposit you have available
- What repayments feel comfortable, not simply what you've been approved for
- Your finance pre-approval
- Any government assistance you may be eligible for
- Additional buying costs such as conveyancing, inspections, moving and applicable duties or fees

A broker or lender can help you understand your borrowing position and finance options.

2. Know what you're looking for

Think beyond what you need today.

Consider where you want to live, the amenities that matter, how much space you need and whether the property will still suit you in a few years.

It's also worth thinking about future appeal. Location, land, layout and the ability to improve a property can all influence how attractive it may be to the next buyer.

YOUR PROPERTY SCORECARD

For every home you're seriously considering, rate it from 1–5 for:

Location					
Layout					
Condition					
Future potential					
Affordability					
Resale appeal					

It can help you compare properties without letting emotion decide for you.

3. When you've found the one

This is where your plans turn into action.

Before making an offer:

- **Ask the selling agent plenty of questions** — about the property, its history, the sale process, settlement preferences and anything else you want to understand before making a decision.

- **Have the contract reviewed by your conveyancer or solicitor** — they'll help you understand the contract and identify anything that needs further investigation.

- **Consider appropriate building and pest inspections** — particularly if you have concerns about the condition of the property.

- **Compare it with recent relevant sales** — this will give you a better sense of how the property sits within the market.

- **Know your walk-away point** — decide what you're prepared to pay before negotiations become emotional.

A good selling agent should help you understand the buying process and share as much relevant information about the property and sale as they can. Don't be afraid to ask questions, particularly if this is your first time buying.

How do I know what to offer?

There isn't always a perfect number.

Look at recent comparable sales, consider the level of buyer interest, understand the seller's expectations and decide what the property is worth to you within the budget you've already set.

Then make your offer based on what you know, not simply how badly you want the property.

Ready to take your first step?

If you'd like a no-strings-attached chat about buying your first home, understanding the market or simply where to start, reach out to your preferred Armstrong or Oslo agent today.

ARMSTRONG REAL ESTATE x OSLO PROPERTY

Two local agencies with one shared commitment - transparent, stress-free property outcomes across Greater Geelong.

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