UPSIZING GUIDE

Moving into more space.

ARMSTRONG
REAL ESTATE

OSLO
PROPERTY

UPSIZING GUIDE

Maybe you've outgrown your first home. The kids need more room, you're working from home, or you simply want a property that better suits the next stage of life.

The challenge is that upgrading often involves two decisions at once: what do we buy next, and what do we do with the home we're already in?

1. Know your position

Start with your current home and financial position.

Consider:

- What your home could realistically sell for – an up-to-date market appraisal can determine this
- How much you still owe
- Your approximate available equity
- Your future borrowing capacity
- The costs involved in selling and purchasing

2. Sell first or buy first?

This is one of the biggest decisions when upgrading.

Selling first gives you greater certainty around your budget and can put you in a stronger position when buying, but you may need temporary accommodation if the right property doesn't appear in time.

Buying first means you can secure the right home before selling, but it requires careful planning around finance, contract conditions and settlement dates.

There's no single right answer. Your financial position, appetite for risk, current market conditions and how difficult your next home may be to find all matter.

3. Define what "more" actually means

Moving up doesn't necessarily mean getting everything.

Separate what you're looking for into:

- Non-negotiable — the things your next home must have.
- Highly desirable — important, but you could compromise.
- Nice to have — things you'd love if the right property delivers them.

Think about location, bedrooms, living zones, outdoor space, garaging, school zones and renovation potential.

4. Selling your current property

The result you achieve when selling your current property can directly affect what you have available for your next move, so preparation matters too. Getting your property 'sale ready' is a big part of presenting the property's assets in the best possible light.

Our **Preparing Your Home for Sale** guide covers this in more detail.

MAP YOUR MOVE

- **Know your position**
  Get an updated appraisal on your current home, speak with your broker or lender and start defining what you want from your next property.

- **Selling or buying first**
  Decide whether selling or buying first makes the most sense for you. Start preparing your current home for sale and get serious about watching the market you're hoping to buy into.

- **When the right property appears**
  If you're buying first, understand your finance, contract and settlement requirements. If you're selling first, know what flexibility you'll need around settlement and your next purchase.

- **Once your current home hits the market**
  Keep both sides of the move connected – speak to your agent regularly. Sale price, settlement dates and contract conditions can all affect what happens next.

- **Before settlement**
  Confirm dates, organise the move and have a Plan B if the two settlements don't line up perfectly.

Thinking about your growth step?

If you'd like a no-strings-attached chat about selling, buying or how to make the two work together, 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.

(03) 5244 5675 | enquiry@armstrongrealestate.com.au
(03) 5273 0232 | reception@osloproperty.com.au