

March 2012 Update

Change to Buyers rights to cool-off

If you are a buyer of residential real estate you will find that from 1st March 2012 the cooling-off rules have changed. On that date you will no longer lose your right to cool off just because you sought and obtained advice from your lawyer before you signed your contract.

From 1st March, if you intend to use your lawyer to help you with your purchase you will be on the same footing as someone who employs a conveyancer, so far as cooling-off goes.

Previously, if you sought advice from your lawyer before you signed your contract you lost your right to change your mind and cool off, while someone who consulted a conveyancer with the same purpose in mind did not.

From 1st March, in the majority of residential sales, the only occasion on which you will not be able to change your mind and cool off after signing your contract will be when you sign within three clear business days before, on the day of, or within three clear business days after a publicly advertised auction.

Some things have not changed, however. You must still exercise your right to cool off within three clear business days of signing your contract. In counting the days, you ignore the day you signed, weekends and public holidays.

If you do cool off, the seller will still be entitled to keep \$100 or 0.2% of the contract price, whichever is more, as compensation for losing their sale. Normally, the money will be deducted from the deposit you paid to the selling agent and the difference returned to you.

Property of the month:



157 Charman Road, Beaumaris

A Modern Family Entertainer with Period Charm

Fall in love with the beauty and charm of this captivating family home. With beautiful light inside, this home is filled with period character including polished floorboards, featuring two gorgeous living areas, 3 bedrooms (BIR's), a central kitchen, a home office and family gardens that capture all day sunshine.

- Two large living areas & separate study
- Three bedrooms with built-in wardrobes
- Spa bath, 2nd shower, heating/cooling
- Heating/Evaporative cooling & laundry
- Short walk to the shops, station & beach

Auction: Saturday 24th March @ 2pm

Contact: Dora Kambouris on 0408 114 403 or
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The Team at Ray White Cheltenham / Dingley Village



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HAPPY EASTER!

From the team at Ray White Cheltenham/
Dingley Village, we would like to wish you
all a Happy Easter and a safe holiday
period with family and friends.



Some of our New Listings:



35 Woodland Drive
Cheltenham



56 Olympic Avenue
Cheltenham



24 Kubis Crescent
Dingley Village

Some of our Recent Sales:



5/17-19 Hilda Street
Cheltenham



1/3 Evergreen Circuit
Heatherton



2 Locksley Close
Dingley Village

Open For Inspection List:

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Open For Inspection List

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Getting your finance
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