The Fields
COOMA

CHOOSE THE BLOCK.
CHOOSE THE LIFE.

McGrath

WWW.THEFIELDSCOOMA.COM.AU



BLOCKS FOR SALE NOW

FOR ALL ENQUIRIES | Shannon Fergusson | 0429 788 143 | shannonfergusson@mcgrath.com.au

The Fields COOMA

WHAT TO DO AFTER CHOOSING TO BUY YOUR BLOCK OF LAND

After researching the location, inspecting the quality of design and analysing the block plans, the search is finally over because you've found your new block of land - CONGRATULATIONS!

McGrath

1. Instruction To Proceed & Initial Deposit

To ensure that no one else can purchase your block of land.

You need to...
Complete a holding notice



This means...
That your property is removed from the market for 14 days.



2. Your Contract - Review, Sign & Exchange

The contract of sale will be sent to your solicitor. If you are not using a solicitor, the contract of sale will be sent to you and the exchange will need to be done within 14 business days.

You need to...
Exchange contracts with the seller.



Upon exchange...
Pay 10% balance of the purchase price. The contract is now legally binding.



If you exceed 14 days...
Let us know if there is likely to be a delay, otherwise someone else can buy your block of land.



3. Financing Your Property

You can exchange contracts without pre-approved finance but we encourage you to speak with your financier about your borrowing capacity prior to exchange.

Contact your lender...
3 months prior to settlement to organise your finances.



The bank will...
Let you know if a valuation on the block is required by an independent valuer.



4. Settlement

Once civil works are completed, council certification will take place and titles will be registered.

You need to...
Pay stamp duty on the nominated date.



Solicitor will contact you...
To notify you of the settlement date (typically 14 days).



The block of land is yours!
You are ready to build your dream home



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