

Selling your home to move overseas

Whether it's for a new job, to be closer to family, or to build more adventure into your life, moving to another country is an exciting time for any family.

Our goal is to help make the property side of your move as easy as possible. So in this guide, we'll share some essential tips to consider to ensure your transition is as smooth as possible.

5 tips to take the stress out of your overseas move...

1. Are you going to rent or buy in your new location?

This first tip isn't directly related to selling, but it's an important consideration all the same.

It's tempting to jump straight into buying a new home when you move overseas. But the smart choice could be to rent for 6-12 months and get to know your new area first.

That way, when you do buy, you'll know which suburbs to target, and which schools you want to be close to, and you'll be able to take your time and ensure you get a good deal on your next home. Sometimes the patient play is the smartest one.

2. Start your sale process long before your moving date.

The best way to keep stress levels down before a big overseas move is to make sure you have time on your side.

Getting your home on the market 6 months before your moving date gives you time to negotiate the best possible selling price. You can negotiate a long settlement date if needed, and hopefully spend the last few months before your big move knowing that the house is sorted, leaving you to focus on packing and enjoying the process and excitement of what's to come.

Conversely, the biggest mistake we see owners make is leaving it too late to put their property on the market. Creating a rush to sell at the last minute.

The final month before you jump on a plane should be spent enjoying time with your loved ones, not hurriedly prepping for open homes every weekend, hoping a buyer turns up before you leave town.

3. Order your own builder's report and remove any barriers to a potential sale.

Nothing slows selling progress like a crashed deal on your home, and the biggest reason why offers fall over is due to issues found during a routine building inspection. Don't let this happen to

you. Get your own building inspection done by a reputable company so you can fix any issues **before** you go on the market. Thereby maximising your chances of a smooth sale.

4. Make sure all your local council paperwork is in order.

On a similar note, you don't want missing council paperwork slowing down your sale either. Talk to your solicitor and ask them to check your title/deed and your council file to ensure everything is in tip-top shape **before** you go on the market.

Crossing your fingers and hoping for the best is not a reliable strategy!

5. Start decluttering early and often.

It can be mentally challenging to focus on prepping your old home for sale when your mind is already 5 steps ahead, looking at houses for sale in your destination country, excited about all the possibilities ahead. That's why it's important to get your sale prep work in early. Start decluttering the moment you decide to make a move. Sell or donate any excess furniture, toys and homewares. Tidy homes sell better and the less stuff you have to take with you, the cheaper and easier your big move will be.

Plus, you don't want to make the mistake of leaving it all too late - only to end up with a storage unit in your old city. Or worse, having to dump furniture in a friend or family member's garage at the last minute!

Would you like a copy of our *41-Step Preparing for Sale Checklist*? Get in touch today and we'll send you a free copy. It's designed to help owners just like you maximise your chances of securing a successful move at a great price.