

John, Your Conveyancing Quote -
NSW Selling House

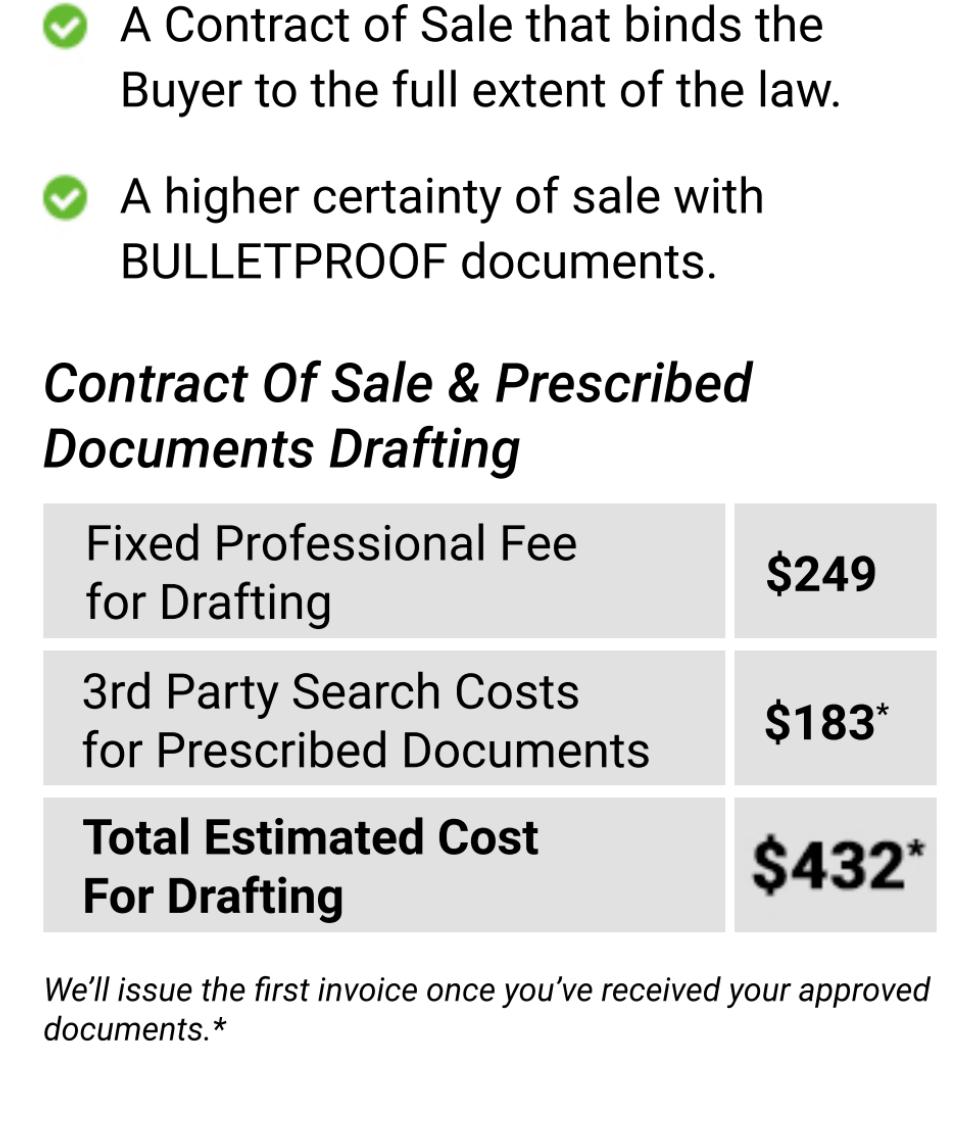
Inbox



Think Conveyancing 9:02 AM



From Think Conveyancing
To John M
Date Oct 18, 2019, 9:02 AM
Locked Standard encryption (TLS).
[See security details](#)



Hi John,

Thanks for requesting a NSW House Sale conveyancing quote. We understand that selling can be daunting and expensive, so we've broken up the quote into three affordable and easy to understand parts.



Preparing for the Sale PART 1: Solicitor Contract Drafting

Once you've nominated a Real Estate Agent, you'll need a Contract Of Sale, and your Prescribed Documents prepared. Without this, your Agent can't market your property. We include for the first part of the quote:

- A Local Property Solicitor that will represent your interests.
- A Contract of Sale that binds the Buyer to the full extent of the law.
- A higher certainty of sale with BULLETPROOF documents.

Contract Of Sale & Prescribed Documents Drafting

Fixed Professional Fee for Drafting	\$249
3rd Party Search Costs for Prescribed Documents	\$183*
Total Estimated Cost For Drafting	\$432*

We'll issue the first invoice once you've received your approved documents.*



Once you've found a Buyer PART 2: Exchange

After finding a Buyer, it's time to negotiate on terms and conditions and exchange identical signed Contracts. This process is called Exchange (and is unique to NSW). This act firmly commits the Buyer to the purchase.

- Your Solicitor reviewing any Buyer amendments or requests.
- Time spent working with the Agent and Buyer to reach an agreement.
- Formulating the Exchange and sealing the deal.

Exchange Service Quote

Fixed Professional Fee for Exchange	\$200
Total Cost	\$200

We'll issue the second invoice once Exchange is completed.



After a successful Exchange... PART 3: Conveyancing & Settlement

Once the Exchange is completed, the property is off the market, and the transaction is legally bound. What happens next is **conveyancing and settlement**. This is the formal process of transferring property.

- Cross-checking of any adjustments requested by Buyer.
- Processing the legal paperwork and proceedings.
- Handling money until settlement and releasing it to you.

Conveyancing & Settlement Quote

Fixed Professional Fee for Conveyancing	\$449
3rd Party Search Costs for Settlement	\$149*
Total Estimated Cost	\$598*

We'll issue the balance on settlement*. The 3rd Party Search Package fees are current as of the time the quote was prepared. These fees are subject to change as they are set by third parties. Refer to the Appointment terms for details*.

[Want more details? See the full version of the quote here.](#)

If you've seen comparable services with better terms - no problems, send us the written quote.

Other 3rd Party Incidentals You Should Budget For:

Required Stamp Duty: Visit the <https://revenue.nsw.gov.au/> for full details.

PEXA Fee: \$112.24 payable to Electronic Lodgement Network Operator.

VOI Report: Identification process required for eConveyancing.

Registration Fee: Fee payable to the Land Registry.

FREE 20-Minute Consultation

If you're feeling inexperienced about the house selling process, feel free to use us as a resource. We're here to help! Give us a call on **1300 932 738**.

We're available for a free no-obligation chat from 8 AM to 8 PM, 7-days a week.

Best regards,
Think Conveyancing
Don't say yes to anyone else until you have spoken to us!

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