Vendor's Statement / Disclosure Documents Template

Purpose: Seller's mandatory disclosures pre-hire. Provided to buyer for review; standardizes format to highlight risks like defects. State-specific (e.g., Section 52 in NSW).

Template Structure (Seller-Filled Form):

VENDOR'S STATEMENT OF DISCLOSURE

State: [INSERT, e.g., New South Wales – Section 52, Conveyancing Act 1919]

Property Address: [INSERT FULL ADDRESS]

Prepared By: [INSERT SELLER NAME/AGENT]

Date: [INSERT DATE]

Section 1: Property Details

* Title Reference: [INSERT].
* Known Encumbrances: [LIST, e.g., Mortgage to Bank X, Easement to Neighbor Y].
* Zoning/Planning: [INSERT, e.g., Residential R2; No recent changes].

Section 2: Physical Condition and Defects

* Building/Pest Issues: [DETAIL, e.g., "Recent termite treatment completed; No structural defects known"]. Attach Inspection Reports: [YES/NO].
* Pool/Strata (if applicable): [INSERT, e.g., "Compliant pool fence; Strata levies
* 500/qtr
* 500/*qtr*"].

Section 3: Financial and Legal

* Outstanding Rates/Taxes: [INSERT AMOUNTS, e.g., Council Rates:
* 2000
* 2000 paid to date].
* Compliance Certificates: [LIST ATTACHED, e.g., Electrical Safety, Pool Compliance].
* Other Material Facts: [DETAIL, e.g., "Property flood-prone; See attached council report"].

Declaration:

The Vendor declares this statement is true to the best of knowledge. Non-disclosure may void the contract.

Vendor Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_  
Agent Witness: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_

Annexures: [LIST ATTACHED DOCS, e.g., Title Search, Drainage Plan].

Platform Note: Sellers upload via agent portal; system auto-attaches to Contract of Sale for buyer review. Flag omissions for compliance.