

SELLER'S DISCLOSURE STATEMENT

Important changes to property law in Queensland - A new mandatory Seller's Disclosure Regime has been introduced and applies to the sale of both residential and commercial properties.

As of 1 August 2025, sellers must provide to buyers a completed and signed disclosure statement (Statement), and prescribed certificates (Certificates) before a buyer executes the contract for sale.

This change will bring Queensland in line with other eastern states who already have established pre contract seller disclosure requirements, and shifts from the more seller friendly, 'buyer beware', contracting position Queensland has enjoyed to date.

Information & documents to be given with the disclosure statement if applicable:

- Current title search
- Registered survey plan
- Registered encumbrances or easements
- Zoning of the property
- Pool compliance certificate or notice of no pool safety certificate
- Compliant smoke alarm certificate
- Notice under section 347, 362 or 408 of the Environmental Protection Act
- 'Unlicensed building work' notice under section 47 of the QBCC Act
- Body corporate certificate, CMS, Exclusive use by-laws
- Current rates notice
- Information regarding the water & septic services
- Tree application or tree order under the Neighbourhood Disputes
- Notice, order or transport infrastructure proposal

The buyer may be entitled to terminate a contract of sale any time before settlement if the disclosure documents are not provided correctly, or there is a mistake or omission that relates to a material matter, which the buyer was not aware of and had they been aware, they would not have entered into the contract.

Real Estate agents will have the ability to download the document and help Sellers complete the Disclosure Statements; however, the Sellers may be better covered if they engage their conveyancer or lawyer to complete the documents prior to listing their property for sale.

To complete the Seller's Disclosure Statement for the Sellers, conveyancers and solicitors in the local area's fees range between \$250 and \$350 to complete the document plus relevant search fees which could vary for each property.

For a copy of an example Sellers Disclosure Statement, please don't hesitate to contact our office.

TESTIMONIALS POSITIVE AND PROFESSIONAL

It was a great experience working with Roger and Monica.

They were always positive and professional throughout the marketing and sale of my house.

Verified by RateMyAgent

Review submitted by Richard Barnett -

8 Marshalls Road, Montville - 30 Jun 2025



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