



PRACTICAL GUIDE

10 Red Flags in a Vendor Statement

The Section 32 details that should make you walk, or renegotiate, before contracts are signed.

Title and ownership

- Caveats or unregistered mortgages.
- Restrictive covenants limiting buildings.
- Mismatched names on title vs contract.
- Recent (last 12 months) transfer of title at materially lower value.

Building and works

- Unconsented building works mentioned in agent inspection but not on permit history.
- Permits 'in progress' or 'lapsed'.
- Owner-builder works in past 7 years (warranty implications).

Owners corporation

- Litigation pending against OC.
- Special levy raised in past 12 months or planned.
- Sinking fund balance below \$1k per lot.
- Insurance lapsed or with high excess.

Council and statutory

- Outstanding building or pool compliance order.
- GAIC liability not paid.
- Heritage Overlay added recently.
- Land tax arrears.

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