



DREAMVEST PROPERTY

Suburb Due Diligence & Property Buying Process Guide

A comprehensive framework for informed property investment decisions

Suburb Research & Market Analysis

- ✓ Vacancy Rate – Current rental supply vs demand in the suburb
- ✓ State Vacancy Rate – Broader market context for comparison
- ✓ Percentage of Investors – Owner-occupier vs investor mix
- ✓ State Housing Presence – Government housing stock and impact
- ✓ Research Reports – Independent market analysis and forecasts
- ✓ Sinkholes – Geological risks and ground stability
- ✓ Contours – Land gradient and drainage considerations
- ✓ Listing Price by Dwelling Type – Price benchmarks for houses, units, townhouses
- ✓ Real Estate Agent Opinion – Local market sentiment and trends
- ✓ Property Manager Opinion – Rental demand and tenant quality insights
- ✓ Insurance Check – Availability and cost of building/landlord insurance
- ✓ Population Growth – Demographic trends driving demand
- ✓ Existing Transport – Current public transport and road access
- ✓ Future Transport – Planned infrastructure and connectivity improvements
- ✓ Infrastructure – Schools, hospitals, shopping, and community facilities
- ✓ Employment – Local job market and economic drivers
- ✓ Street View – Visual assessment of neighbourhood character
- ✓ News Reports – Local developments, zoning changes, and community issues



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Property-Specific Due Diligence Checklist

- Flooding – Flood zone mapping and historical flood events
- Fire – Bushfire attack level (BAL) and fire risk assessment
- Powerlines – Proximity to high-voltage lines and easements
- Downsloping Block – Drainage, foundation, and construction challenges
- Easements and Setbacks – Access rights and building restrictions
- Covenants – Restrictive covenants limiting property use or modifications
- Zoning Changes – Pending rezoning that may affect value or use
- Battle Axe Block – Access via narrow driveway, security and resale considerations
- Noise – Traffic, aircraft, industrial, or entertainment venue noise
- State Housing – Proximity to public housing and neighbourhood impact
- T-Junction – Traffic flow, safety, and Feng Shui considerations
- Roundabout – Traffic calming vs congestion and access issues
- Main Road – Traffic volume, noise, and pedestrian safety
- Trees – Overhanging branches, root systems, and council protection orders
- Proximity to Car Park / Lane – Security, noise, and privacy concerns
- Proximity to School – Noise, traffic, and potential vandalism
- Proximity to Service Station – Environmental and traffic considerations
- Proximity to Church – Parking, noise from events, and neighbourhood character
- Proximity to Shopping Centre – Convenience vs traffic and noise trade-offs
- Proximity to Bottle Shop – Anti-social behaviour and neighbourhood safety
- Corner Block – Dual frontage benefits vs traffic and privacy challenges



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The Property Buying Process

Stage 1 – Initial Consultation & Goal Alignment

- Detailed discovery session to understand your personal and financial goals
- Assessment of your current position, borrowing capacity, and timeframes
- Identification of your risk profile, investment strategy, and preferred outcomes
- Clarification of lifestyle requirements, future plans, and non-negotiables
- Education around current market conditions and buying opportunities

Outcome: A clear understanding of your property goals and a tailored road map for your purchase journey.

Stage 2 – Finance & Investment Preparation

- Review of finance readiness and purchasing structure
- Referral to trusted mortgage brokers, accountants, or finance specialists if required
- Guidance on loan pre-approval preparation
- Discussion around borrowing strategy and cash flow considerations
- Budget alignment based on realistic market conditions

Outcome: You enter the market with confidence, clarity, and a strong purchasing position.

Stage 3 – Strategy Development & Suburb Selection

- Market trends and historical performance analysis
- Owner-occupier demand and demographic shifts
- Infrastructure projects and economic drivers
- Vacancy rates and rental demand assessment
- School zones, transport, lifestyle amenities, and future growth potential
- Comparable suburb analysis and affordability trends

Outcome: A refined suburb shortlist aligned with your goals, budget, and strategy.



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The Property Buying Process

Stage 4 – Property Search & Opportunity Sourcing

- Conduct extensive on-market and off-market searches
- Leverage relationships with local selling agents and industry networks
- Identify high-quality opportunities before wider market exposure
- Eliminate unsuitable properties that do not meet your criteria
- Continuously monitor new listings and emerging opportunities

Outcome: Access to carefully selected opportunities without the overwhelm of searching alone.

Stage 5 – Property Assessment & Due Diligence

- Physical property inspections and condition assessment
- Market value assessment and comparable sales analysis
- Rental appraisal and yield assessment
- Identification of renovation or value-add potential
- Review of location-specific risks and property red flags
- Building and pest inspection coordination
- Preliminary review of contract and ownership details

Outcome: Confidence that the selected property aligns with both lifestyle and financial objectives.

Stage 6 – Negotiation & Acquisition Strategy

- Develop a tailored negotiation strategy for each property Communicate directly
- with selling agents on your behalf
- Manage private treaty negotiations professionally and strategically Represent
- clients confidently at auction
- Structure offers to maximise leverage and minimise risk
- Navigate multi-offer and competitive scenarios

Outcome: A successful purchase secured at the best possible terms and value.



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The Property Buying Process

Stage 7 – Contract Management & Purchase Coordination

- Liaison with solicitors, conveyancers, brokers, and agents
- Monitoring of contract deadlines and conditions
- Assistance with document flow and communication
- Guidance throughout exchange and settlement stages
- Oversight of key milestones to ensure a smooth transaction

Outcome: A streamlined and stress-free purchasing experience from contract to settlement.

Stage 8 – Settlement & Final Inspection

- Coordination of pre-settlement inspections
- Verification that agreed conditions have been met
- Assistance resolving last-minute issues if required
- Settlement progress monitoring with all parties involved

Outcome: A smooth handover process with peace of mind leading into ownership.

Stage 9 – Post-Purchase Support & Portfolio Guidance

- Referrals to trusted property managers, trades, and renovation professionals
- Rental strategy guidance for investors
- Advice around value-add opportunities and future portfolio growth
- Long-term relationship support beyond settlement

Outcome: Continued guidance designed to support your future property goals—not just a single transaction.



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Why Clients Work With Us

- Strategic, Research-Driven Approach**
We combine market research, suburb analysis, and property assessment to help clients make informed decisions.
- Independent Representation**
Unlike selling agents, our focus is solely on protecting the buyer's interests.
- Access to Off-Market Opportunities**
Through strong industry relationships, we help clients access opportunities not always available to the public.
- End-to-End Guidance**
From strategy and suburb selection through to negotiation and settlement, we manage the entire process.
- Tailored Property Solutions**
Every client's goals are different. Our advice and acquisition strategy are customised accordingly.

Our Mission

To simplify the buying process, reduce costly mistakes, and help clients secure high-quality properties with confidence, clarity, and expert guidance.