



There are some additional costs you need to consider when selling and buying a home. Use this handy checklist to help work out what you will need to budget for.

Description	Approximate cost	Your costs (\$)
One-off costs when you sell		
Real estate agent's fees	3% - 4% of the sale price	
Real estate agent's admin fee	\$500	
Advertising costs	\$500 - \$2,000	
Lawyer's fee	\$500 - \$1,200	
Preparing your home for sale <i>(depending on what you want to do)</i>	\$200 - \$2,000	
Other costs		
TOTAL ONE-OFF SELLING COSTS (A)		\$

One-off costs when you buy <i>(based on a \$250,000 home)</i>		
Deposit <i>(5 - 10% is normal)</i>	\$12,500 - \$25,000	
Lawyer's fee	\$700 - \$1,800	
Valuer's fee	\$450 - \$600	
Builders report fee	\$350 - \$1,150	
Engineers inspection fee	\$500 upwards	
Land Information Memorandum (LIM) report fee	\$100 - \$400 ¹	
Bank home loan application fee	up to \$500 ²	
Your share of pre-paid rates on the property	\$100 - \$1,000 where applicable	
Low Equity Premium <i>(if you are borrowing above 80% of the property's value)</i>	\$400 - \$3,125 ²	
Moving costs	\$200 - \$3,000	
Phone connection fee	\$50 <i>(existing line)</i> \$500 <i>(new line)</i>	
Gas connection fee	Free - \$165	
Sky/Cable TV connection fee	\$100 upwards	
Electricity connection fee	Free - \$150	
Urgent maintenance	\$100 upwards	
Extra furniture & appliances	\$100 upwards	
Other costs		
TOTAL ONE-OFF BUYING COSTS (B)		\$

TOTAL ONE-OFF COSTS (A+B)	\$
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¹ This cost will differ from Council to Council, dependent on amount of detail provided.

² These costs may be able to be added to your home loan.

Note: Costs listed above are indicative only, these could vary depending on individual circumstances.