



## 5 simple steps to selling a home online with Next Address

Posted on: 05/03/2016

### Step 1 Do your homework

- Submit your home to [www.homevaluationguide.net.au](http://www.homevaluationguide.net.au) for a guide to the value or Commission an Independent Property Valuation (both highly recommended). The ANZ bank also provides [a free valuation service](#). Real estate agents are not qualified to give a formal valuation they can only offer an appraisal based on past sales.
- You cannot sell a home without the proper legal documents. Arrange the [Vendor Statement/Section 32](#) in Victoria or the required contracts in other states and territories from your Conveyancer or Legal Representative (Legal Requirement).

- Commission an [Independent Building Inspection](#) (highly recommended) This will show you any major issues you need to rectify to ensure an offer and then a sale of your home proceeds without problems. If you prefer not to do this, then do a very thorough review of your home, so you are aware of any maintenance issues. Remember a potential buyer will often request a building inspection during the negotiation phase.

## Step 2 Prepare your home

- Read our blog posts on [property styling, photography tips,](#)
- Read our blog post [how- do-i-show-people-my-home-if-i- dont-use-an-agent.](#)
- **Declutter:** Remove all trinkets, personal belongings and most photos - even in the bathroom. Remember clean and simple lines, allows your property to shine, not you and your family.
- **Destock:** Remove all unnecessary furniture, such as toy boxes, extra chairs, extra small tables, etc. Your home will look bigger, and this will help traffic flow for the buyer.
- **Clean and Tidy:** Everywhere and everything - people do expect to look in cupboards and storage areas, after all, it may become their home.

## Step 3: Take great photos

- Now it time to take all those shots of your home.
- You have two choices. You can use a preferred local real estate photographer, or you can use your latest smartphone. Then match this with a new low-cost photography enhancing service, we recommend [www.boxbrownie.com.au](http://www.boxbrownie.com.au). Their excellent service also offers a 3 D floor plan. For less than \$250 you will have your photos enhanced and a 3 D floor plan completed. High-quality home video services are also available.
- Once your photos are complete, then log in to your Next Address account and upload.

## Step 4: Complete your Next Address profile

- Now is your chance to tell us about all the wonderful characteristics of your home
- Add comprehensive property details such as home style, age, flooring, heating/cooling, outdoor areas, play areas, garaging, shedding, garden style, carpeting, window furnishings, solar systems and pet area, etc
- Add unique characteristics such as garden features disabled access etc
- A detailed map indicating all local services, schools, public transport routes, parks, etc. will be automatically provided
- Your property profile will be allocated a code so you will be able to share the full property profile with your networks.

## Step 5 Review

Have you

- settled on your sale price?
- completed the property profile?
- added fabulous photographs?
- paid Next Address so your property is live?
- read all those great blog posts

## **Next Address will**

- **identifies all buyers, whose price, suburb, and their wish list, match your property**
- **send any matches directly to your account for your immediate action**
- **share only emails until both parties are happy they wish to arrange an inspection**
- **automatically reviews your property for a match every time there is a new buyer**

**[See a sample property profile here.](#)**

**<https://nextaddress.com.au/blog/5-simple-steps-to-selling-a-home-with-next-address>**