



From Renter to Owner:

Expert Advice for First-
Time Home Buyers

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Abstract

Purchasing your first home in Melbourne can be challenging. Navigating the competitive market, high property prices, and securing financing are just a few hurdles. It's crucial to conduct thorough research, seek professional advice, and be prepared for the unexpected to make this significant life investment successful.

1. Introduction

Buying your first home in Melbourne can be both exciting and overwhelming. This guide covers essential tips, from understanding the local market and securing financing to navigating the buying process. Learn how to find the perfect home, negotiate effectively, and ensure a smooth transition into homeownership in Melbourne.

2. What First-Time Homebuyers Need to Know, According to Real Estate Pros

Get pro advice on everything from general financing to practical house-hunting for your first home-buying endeavor.

Buying your first home is one of life's most exciting endeavors. It can also be extremely stressful, filled with ups and downs. Fortunately, there are ways to prepare, and to make sure your first house-hunt is a successful one.

Our experts have advice for navigating the process, with tips for first-time buyers on everything from choosing a real estate agent to managing expectations. With the right insight and preparation, you might be able to avoid some common pitfalls and find your dream home with minimal stress and fuss—even in a challenging market.

Get Your Finances in Order

It can be daunting to assess your finances and figure out how to go about saving up for a down payment and budgeting for a home purchase. That's where meeting with a lender for preapproval can give you a jumping off point. If you already have a real estate agent, you can ask them for broker suggestions. Friends and family can suggest a source, as well—just be sure to shop around.

“Speak with at least two brokers, as rates and fees can vary,” says Gaetano Marra, a broker and owner with Better Homes and Gardens Real Estate. “Much like buying a car, you never want to go right into a dealership and just buy the first car you see.”

There are tons of ways to calculate the amount of home you can afford to purchase, but Marra suggests making sure that your housing costs do not exceed 25% of your take-home income.

Choose a Real Estate Agent

Choosing a real estate agent is often best accomplished through word of mouth. Ask your friends and family who they've used and been happy with over the years. This is the best way to gauge an agent's skills and to see whether you mesh. (The same goes for anyone you might go through for financing.)

“The majority of my clients come to me by referral,” says Lauren Bennett of the Corcoran Group in Melbourne. “It’s a wonderful place to be for both sides (broker and client), because there is an immediate feeling of trust, as we have a mutual connection/experience that gives assurance. Ask your friends and family members for a recommendation if possible. It’s important to work with someone who makes you feel comfortable and who you can trust, both as your guide and your advocate.”



Master the House Hunt

Once your finances are squared away and your agent is ready, the hunt begins. At first, touring homes and looking through listings is super exciting, but don’t get discouraged if you find your hunt drags on for 30 days or more. In a competitive market, it could take much longer. Anticipating this timeline can prevent disappointment.

“It’s easy to fall in love with some homes. Charming homes melt our hearts. Big modern homes inspire us,” says Christa Kenin, a real estate agent at Douglas Elliman. “But think about your family’s needs and lifestyle.”

As you go through your wishlist for your new home, communicate this with your agent.

“Does a home with a [primary] bedroom on the first floor make sense if you have very young children who will be sleeping in bedrooms upstairs?” Kenin says. “Is that babbling brook or pond in the backyard a good idea with young children and dogs? Is a guest room right next the [primary] bedroom going to provide enough privacy for you and your future guests? How much will it cost to heat that antique home with plaster walls and little insulation?”

Manage Your Stress

Even with all of this information, stress is an inevitable part of the process. If you’re struggling, lean on the expertise of your real estate agent.

“As a first-time buyer, it’s important to be 100% transparent and clear with your real estate agent and mortgage broker. We’re here to meet your expectations,” Bennett says. “The more I understand what you need, the faster I can bring it to you.”

You might also get some surprising help from friends and family who have been through the process.

“Call your mother and father,” Kenin says. “Chances are, they’ve been through the process of buying and selling a home. They will have good advice for you and probably a good story or two about home ownership.”

Once You’ve Chosen a Home

Once you’ve found the right home, it’s wise to get an inspection done during the buying process. Courtney Klosterman, home insights expert at Hippo, a home insurance group, points out that having a professional come in to inspect the property can help you negotiate the sale and address potential problems that crop up.

“If you are not prepared going in, what may start out as an exciting new chapter can quickly turn into a stressful, frustrating journey,” she says. “Hippo’s 2022 Housepower Report found that more than half (59%) of homeowners have had something unexpected go wrong in the past 12 months. These unexpected challenges and unforeseen costs can strain a homeowner’s personal relationships, finances, and mental well-being.”

3. When Is the "Best" Time to Buy a House? We Asked a Real Estate Agent

It’s an understatement to say that the housing market has been tumultuous. Inventory remains low in many areas, driving prices through the proverbial roof. If you’re on the hunt and find a home you like, you’ll probably find yourself in a bidding war for it.

Is there a way to crack the real estate code and find out the best time to buy a home? Given the current sky-high mortgage rates, is that even a fair question? We asked real estate agents to share their thoughts.

The Best Time to Sell a Home

Since nothing much can happen in real estate until a property is listed for sale, let’s first consider when it’s a good time to sell a home. According to a 2023 report from ATTOM on real estate sales trends, sellers aiming for top dollar should list their homes in the spring or summer—notably the months of April, May, and June.

It’s not surprising that spring and summer have traditionally been good times for the real estate market, especially in cold-weather regions. Not only is springtime better for curb appeal, but as the days get warmer and longer—welcome back, Daylight Saving Time!—buyers are more motivated to venture out and explore open houses. Additionally, sellers with school-age children will be quite eager to get settled in their new homes before the start of the school year.

The Best Time to Buy a Home

The ATTOM report also noted that while many sellers were still scoring above asking prices for their homes in October, November, and December, these months saw lower premiums for home sales. That’s because traditionally, buyer competition simply isn’t as fierce for homes as the holidays and wintertime approach. Any homes lingering on the market could now have motivated sellers looking to close by the new year.



“I think the best time to buy a home is when everyone else is not thinking about it,” says Dawn David, a licensed associate real estate broker with Corcoran. That’s why she encourages her buyers to at least start looking during the slower season.

“Even though you will have less inventory, you will have more buying power,” she says.

Fall and winter are your time to shine, buyers. Look for price reductions during these slower months, and, barring those, keep an eye on the number of days homes have been on the market. Unless you’re dealing with highly unmotivated sellers, the longer listings linger, the better chance you’ll have to negotiate a lower offer.

When Should You Start Your Home Search?

Don’t let any talk of timing the real estate market prevent you from at least starting your home search.

“Whether you’re renting or buying, people don’t know the market until they jump into the market,” David says. Part of her job is to educate clients on the current market conditions and how to navigate their search accordingly—even if it means putting buying a home on pause until they are truly ready to buy.

Fran Lisner, real estate salesperson at Daniel Gale Sotheby’s International Realty in Manhasset, NY, says that when inventory increases and sales start to slow, that’s the sign that we’re moving toward a buyer’s market—a good sign to pick up the pace with your own property hunt.

But Lisner also recommends considering your personal and professional circumstances as well as any long-term goals, including what geographical area you’d like to stay in or end up in.

4. Plan to Help First Home Buyers in Victoria

The government has changed legislation and introduced rules to make it easier for first home buyers to buy a property to live in.

Buying a home in Victoria is feeling out of reach for many first home buyers.

Median house prices in Melbourne have risen by 67% in the decade to June 2023. Metropolitan Melbourne house prices rose to \$820,000 and unit prices to \$600,000 for the June Quarter 2023.

In regional Victoria, the median sale price of housing almost doubled, from \$282,500 to \$560,000 from 2013 to 2023. At the same time, unit prices in regional Victoria rose 71%, from \$245,000 to \$420,000.

Home ownership rates have dropped from 71% to 68% of Victorian households from 2001 to 2021. The Government has introduced some changes to make it easier for first home buyers to buy a home.

What we've already done

Victorian Homebuyer Fund shared equity scheme

If you're struggling to save for a home deposit, the Victorian Homebuyer Fund could be the key to owning your home sooner.

If you have a 5% deposit, the Victorian Government will contribute up to 25% of the purchase price, in exchange for an equivalent share in the property, which can reduce your mortgage. Plus, no Lenders Mortgage Insurance.

Stamp duty removed or reduced

We abolished stamp duty if you're a first home buyer and buying a house for \$600,000 or less.

If you're buying a home for between \$600,000 and \$750,000 we've tapered the stamp duty. It is zero at \$600,000 then increases slightly as the cost of the home increases to \$750,000.

Young Victorian farmers will continue to be eligible for a stamp duty concession on the purchase of their first farm.

The State Revenue Office looks after stamp duty for first home buyers.

Changed stamp duty concession for off the plan purchases

In Victoria, if you buy off the plan, you only pay stamp duty on the land the property is sitting on.

Until July 2017 this applied to investors as well as people who planned to live in the finished building. The concession was called the OTP concession.

The concession is now only available if you are buying the property as your main home, or if you qualify for first home buyer stamp duty concessions. It is now called the PPR OTP concession. PPR stands for principal place of residence.

The State Revenue Office manages the PPR OTP concession.

Exemption from residency requirements for defence force members

Members of Australia's Defence Forces may not meet the residency criteria for the First Home Owners Grant if they are deployed to other states or overseas.

From 27 June 2017 current members of the Australian Army, Air Force or Navy are exempt from the residence requirements.



The exemption applies to current members of the Australian Army, Air Force or Navy who are enrolled to vote in Victorian elections and are either on duty or leave. The exemption does not apply to Australian Army, Air Force or Navy reservists or to Australian Public Service staff.

The State Revenue Office manages the residency exemption for members of the defence forces applying for the First Home Owners Grant.

First Home Owner Grant

A \$10,000 First Home Owner Grant is available when you buy or build your first new home.

Visit the First Home Owner Grant application page on the State Revenue Office website to see if you are eligible.

Land tax on vacant residential properties

We hope to free up more opportunities for first home buyers with a land tax on vacant residential properties.

The State Revenue Office manages Vacant Residential Land Tax.

Buy Assist – community shared equity scheme

Buy Assist will help individuals or households on a low to medium income to buy a home. The eligibility criteria will be similar to the requirements for a bank loan.

We expect to help deliver up to 100 shared equity homes in Victoria.

Buy Assist is like the HomesVic scheme. Where HomesVic is a government initiative, Buy Assist is a private sector model built around partnerships with developers.

What's coming

First home buyer opportunities in the city and urban renewal precincts

We are creating opportunities for first home buyers to buy in the inner city by creating new urban precincts.

We also have a target of at least 10% of all properties in Government-led developments for first home buyers.

In private developments, especially those close to jobs and transport, we are consulting with first home buyers, industry and the community to help us support first home buyers.

Check the Victorian Planning Authority (VPA) website for updates on urban renewal precincts.

New laws about underquoting in the real estate industry

When properties are advertised for auction at a lower price than the real estate agent knows they will fetch on the day, it is called underquoting.

New legislation means that real estate agents need to follow strict rules about how to estimate property prices. Consumer Affairs Victoria may ask real estate agents to prove how they arrived at the estimated price.

These reforms are backed by the Real Estate Institute of Victoria.

5. First-Time Home Buyer's Guide: 10 Steps For Buying Your First Home

You've decided you're ready to stop renting and it's time to take the plunge: you're ready to buy your first home. But are you really?

A house may be the biggest purchase you make in your lifetime, so it helps to be prepared before you start the process. That means getting your finances and game plan in order before you get swept away by house listings boasting a walk-in pantry, granite countertops or a big backyard.

To help you on this journey, Forbes Advisor Melbourne is sharing the 10 steps you need to take for buying your first home.

1) Save for a Down Payment

With very high housing prices across the country (the October 2023 national average is \$656,625, according to the Melbourne Real Estate Association), saving up for a down payment can be one of the most daunting aspects of home buying, especially for first-time buyers.

For instance, if you want to purchase a home for \$650,000, you will need to pay 5% on the first \$500,000 (\$25,000) and 10% on the remaining \$150,000 (\$15,000). That's a down payment of \$40,000 in total.



Your down payment must come from one of three sources:

- From the sale of your home (which isn't possible with a first-time buyer)
- Self-funded from your savings, a withdrawal from your RRSP (via the Home Buyers' Plan), a sale of investments or a loan against a secured asset, such as a HELOC (home equity line of credit)
- A non-repayable gift from an immediate family member

Another important thing to note: if your down payment is less than 20%, you'll also need to pay for mortgage default insurance, also known as mortgage loan insurance or a high-ratio insured mortgage. The cost is calculated as a percentage of the principal of the loan and can add up to 4% on the cost of your mortgage. You can pay this upfront or it can be tacked onto your mortgage payments.

The bigger your down payment, the lower your monthly mortgage payments and the amount of interest you'll pay over time. However, mortgage rates for an insured mortgage are generally slightly better than for uninsured mortgages.

2) Determine Your Budget

Your down payment is just one of the costs of purchasing a home. When deciding if you can afford a home, you'll need to consider the following expenses associated with both buying and owning a home:

Home Buying Expenses

Closing costs: It's a good idea to budget between 3% and 4% of the purchase price of a resale home to cover closing costs, or the one-time expenses associated with buying a home. On a \$650,000 home, that's \$19,500, assuming 3% in expenses. (This figure may be much higher, especially in urban areas.) These can include:

- House appraisal or property evaluation fee: This may be required by your lender to determine if the asking price is reasonable. Estimated cost: \$300.
- Land survey: If the seller cannot produce an up-to-date survey, you may need one before finalizing the mortgage. Estimated cost: \$1,000 to \$2,000.
- Title insurance: When you purchase a home, the seller transfers the property's deed to you. The deed shows who has title, or legal ownership of the property. Title insurance protects you against any losses due to title defects or challenges to your ownership of a property. Estimated cost: \$400.
- Legal fees: This covers legal services such as conducting a title search, drafting the deed and preparing the mortgage. Estimated cost: \$500.
- Land transfer tax: This tax is based on the purchase price of a resale home. Estimated cost: differs between provinces.
- Adjustments: You may need to pay interest adjustments or property tax adjustments, depending on the day you close your house.

Home Owning Expenses

Annual upgrades and maintenance: An oft-quoted rule of thumb is to save a minimum of 1% of your home's value each year for maintenance and repairs. Assuming a \$650,000 home, that's \$6,500 each year. It's important to remember that rules of thumb are simply a rough idea of the expenses. Your costs may be more or less depending on your property.

Utilities: With a rental unit, your rent may be all inclusive, or you may pay for certain utilities, such as electricity. However, as a homeowner, you are responsible for all your home's utilities, including heat, electricity, water and possibly the hot water heater or water softener. Factors, such as the age of your home, will affect how much you pay each month; an older home may be less efficient or well insulated and therefore cost more to heat, for example.

Home insurance: As a tenant, you're likely used to paying tenant insurance, also known as renter's insurance. But when you become a homeowner, the asset you are protecting becomes much bigger and therefore, house insurance is more expensive. While home insurance may not be mandatory under provincial legislation, your mortgage lender will likely require it. Home insurance premiums depend on factors such as:

- Type of house (single family, semi-detached, townhouse)
- Material your house is made of (brick, siding, wood)
- Value of your property and its contents
- Crime rate in your neighbourhood
- Proximity to a fire station or fire hydrant

Condo fees (if applicable): When you buy a condo, you're buying into a share of the common elements of a building or neighbourhood. While you'll pay condo fees each month, the condo corporation likely takes care of landscaping, snow removal, and repairs and maintenance. Fees can range from \$50 to \$1,000 plus per month, according to RE/MAX Melbourne.

3) Research Home Buyer Incentives

There are a number of incentives available, especially for first-time home buyers, to help make home ownership more affordable. For example:



First-Time Home Buyers Incentive (FTHBI): This federal program helps first-time home buyers get into the market by boosting their down payment amount by 5% or 10% with an interest-free loan that must be repaid when the house is sold or after 25 years, whichever comes first. The deadline for new applications and resubmissions for this program is now March 21, 2024. No new approvals will be granted after March 31, 2024. After this date, the program will be discontinued. Read our [Feds Scrap First-Time Home Buyer Incentive Program](#) article to learn more.

RRSP Home Buyers Plan (HBP): This program allows you to withdraw up to \$35,000 tax-free from your RRSP for a down payment towards a new or resale home. The funds need to be repaid to your RRSP within 15 years, with repayments starting two years after the initial withdrawal.

First Home Savings Account (FHSA): Introduced in April 2023, the First Home Savings Account is a registered plan that helps first-time home buyers save for a down payment. Combining the features of an RRSP and a TFSA, contributions are tax-free (up to the plan's annual and lifetime caps) and the amount withdrawn is not taxable.

First-Time Home Buyers' Tax Credit (HTBC): While not an alternative, per se, the HTBC helps make home ownership more affordable by offering a maximum \$1,500 tax rebate to help cover closing costs and legal expenses.

4) Check Your Credit Score

Your credit score is a three-digit number between 300 and 900 that shows how well you manage credit and informs lenders how risky it would be to loan you money. While lenders have their own rubrics for evaluating risk, a good credit score starts around 660, and is typically seen as the benchmark for getting a mortgage. However, with a high-ratio mortgage (that is, an insured mortgage with less than 20% down payment), you may be able to qualify with a credit score of 600, according to the Melbourne and Mortgage Housing Corporation.

5) Get a Mortgage Preapproval

It's a good idea to get a mortgage preapproval before you start looking for a house so you know what you can afford. A mortgage preapproval verifies how much a lender is willing to lend you considering factors such as your income, down payment, debt level, assets and credit score. A pre-approval is different from a pre-qualification, which is self-reported and not verified by your lender. With a preapproval, your lender will evaluate the documents you provide and perform a hard credit check. However, a preapproval is not a guarantee that you'll secure a mortgage.

6) Make Your House Wish List

Before you even start scrolling on Realtor.ca, it's a good idea to know what kind of house you're looking for, as your choice will impact your lifestyle as well as your finances. Your preferences can evolve over time, but having a targeted wishlist can keep you on track—and on budget. Details to consider include:

Location: The location of your home—big city, suburbs, village or country—will impact the purchase price of your home as well as your way of life. If you have young kids, proximity to a good school or bus route may be a non-negotiable on your wish list. If you commute to work, will you drive or will you take public transportation? Do you want the buzz of a big city or the slower pace of a small town? Try to think past the romantic notions of each choice: rural living may seem quaint at first, but may feel isolating after a while.

Age: A century home may be full of charm but the upkeep (and maintenance) can be costlier than a newer home.

Type: Are you looking for a detached, semi-detached or townhouse? Each has its own upsides and downsides. For example, a four-storey townhouse might not work as well as a detached bungalow for a family with young children.

Condo or freehold: With a condo you own the interior of the home, while with a freehold, you own the entire home and the land. Condos may be cheaper to buy and maintain, but you'll be on the hook for a monthly condo fee in addition to your mortgage.

Size: Are you thinking of adding to your family in the next few years? If so, consider buying a house with room to grow.

Renovated or fixer-upper: Buying a house "as is" can save you thousands of dollars initially, but if you need to hire contractors to do the work, any savings will quickly be mitigated.

7) Build Your Home Buying Team

In addition to your mortgage lender or broker, you'll need a team of professionals to help make the purchase of your first home go smoothly:

Real estate agent: Your real estate agent will help you find properties according to your wishlist, answer any questions and negotiate the best deal. Typically, the seller pays commission to the agent.

Insurance broker or agent: You'll need house insurance to cover the replacement cost of your home in the event of damage or disaster. If you already have car insurance, check with your broker or agent if you get a discount by bundling that with a home insurance policy.

Real estate lawyer: You'll need a real estate lawyer or notary to review the purchase agreement, complete the title search and arrange for title insurance, calculate the land transfer taxes and adjustments for property taxes, draw up the mortgage documents, register the transfer of property, close the transaction and exchange legal documents and keys with the seller's lawyer.

Home inspector: While a home inspection isn't necessary (and may, in fact, be frowned upon during a hot housing market when multiple buyers put competing offers on the same property), it can prevent costly surprises after the deal is closed. No first-time home buyer wants to discover their basement floods each spring or the roof needs to be replaced.



8) Make an Offer

When you've found the right house, it's time to put together an offer. You already have a mortgage pre-approval to show the sellers you're serious about the offer and you know the maximum amount you can afford.

Your real estate agent will direct you on the particulars of your offer, but it typically should include:

- Your legal name, the name of the seller and the legal address of the property
- The purchase price
- Your deposit (this is usually paid within 24 hours of your offer being accepted)
- Any extras you want included in the offer, such as appliances or window coverings
- The closing date, or the date you take possession of the house (usually from 30 to 60 days for resale homes)
- The date the offer expires
- Any conditions that must be met, such as a satisfactory home inspection or a lender approving your financing

The sellers may come back with a counter offer that you can either approve, reject or amend. Ultimately, you'll need to decide what you'll accept or when it's time to walk away. We've all heard about houses sold for tens of thousands of dollars over asking during a bidding war. We've also heard about new buyers being house poor, where people bought homes well beyond their means.

9) Finalize Your Mortgage

If your offer is accepted, you'll need to return to your lender to apply for your mortgage. Remember the mortgage preapproval is not guaranteed and is not linked to any specific property. You'll also need to pass the mortgage stress test and prove that you're able to afford a mortgage at a rate higher than the one you qualified for; specifically, the higher interest rate of either 5.25% or the interest rate you

negotiate with your lender, plus 2%. This means, if you're offered a mortgage at 6%, you'll need to prove affordability at 8%.

Your lender or broker will request a list of documents that may include:

- The property listing
- Legal description of the property
- A home inspection report
- Building specifications
- A land survey
- Most recent property tax assessment
- Heating and utility costs
- An appraisal report
- Purchase and sale agreement (signed)
- Name, address and telephone number of your lawyer or notary

If don't have a mortgage preapproval, you'll also need to provide information about your financial situation, including:

- Savings or investments statements for the last 90 days
- Gift letter for a down payment, if applicable
- Withdrawal from an RRSP or investment account, for your down payment, if applicable
- Employment verification, including pay slips, T4s or Notice of Assessments
- Total debts and monthly expenses
- Financial details from your guarantor, if required

10) Close the Deal

The waiting is over and the closing day has arrived. This is the day you take legal possession of your new home.

After all the work getting here, closing the deal is (usually) a straightforward process:

- Your lender gives the mortgage money to your lawyer or notary, in trust.
- You give your down payment (minus the deposit) to your lawyer or notary, along with the closing costs.
- Your lawyer or notary pays the sellers and registers the home in your name.
- Your lawyer gives you the keys to your new home.

A lot of work goes into buying a home but remember this: a common guideline is that it's prudent to stay in a home for at least five years. (This is known as the Five Year Rule.) Otherwise you're going to take a hit financially, losing money to closing costs and the fact that the first five years of your mortgage payments go mostly to interest.

What's more, buying your first-house is about more than building equity: it's about building a new life in a place you get to call home.

6. How Clean Should Your House Be When You Move Out?



Nothing can be more challenging than performing a meticulous moving cleaning. The most strenuous task is to thoroughly spruce up every nook and cranny of the premises, especially if you are at the end of your tenancy. The level of cleanliness depends on the rental agreement, residential tenancy laws in Victoria and other key factors. However, the Tenancy Act clearly states that tenants must return the property in a reasonably clean state as it was at the beginning of a lease. If you want to know the cleaning expectations when moving out, read this guide and pass your rental inspection without any dispute. The following guide will cover everything to help you understand the importance of move-out cleaning and pro tips.

What Is The Importance Of Cleaning When Moving Out?

Move-out or professional end of lease cleaning Melbourne is one of the crucial processes that determine the fate of your bond money. Therefore, it is good to double-check the initial condition report that you completed in the beginning of your lease. According to the Residential Tenancy Laws, tenants are not responsible for the existing damage or dirty areas. They must clean the property to maintain its original state and shine. Here are some of the key advantages of cleaning:

Secures Your Rental Bond

A thorough cleaning of a rental property can help you get your full bond back without any issues. In a tenancy agreement, landlords have the right to deduct the bond amount for cleaning costs. So, clean your property thoroughly and get your bond back.

Maintains A Healthy Indoor Environment

Attention-to-detail cleaning when moving out will help you tackle all visible dirt, dust, grime and grease to ensure a healthy and hygienic indoor environment. You can easily impress your landlord with the sparkling clean results and lead to a positive reference, which can make it super easy to secure a new rental property in Melbourne.

Avoids Rental Disputes

Maintaining a tidy, germ-free and well-maintained property can help you avoid unnecessary rental disputes with your landlord. Let them inspect the property and thoroughly check all nooks and crannies for damage or dirt. Make sure you follow the pre-approved checklist, which includes all areas, hard-to-reach spots, etc, without giving you a hint of stress.

Helps You Sell Out The House At The Best Price

If you are moving out of your own house, make sure you thoroughly clean it to get potential buyers and sell the house quickly at the best price. A clean home looks spacious and can leave a great impression on a potential buyer, which, in turn, encourages them to make a home-buying decision quickly.

A Detailed Move-Out Cleaning Checklist

This checklist will help you determine the level of cleanliness you need to achieve when moving out of your rental property.

General Cleaning Checklist

The professional end of lease cleaners in Melbourne always follow top-to-bottom cleaning methods to achieve desired results while saving time and energy:

- Remove cobwebs and inspect marks from ceiling walls and corners
- Eliminate dust and loose debris from ceiling fans.
- Wipe down light switches, fixtures, shelves, cabinets and cupboards
- Vacuum blinds and wash curtains
- Wash windows inside and outside if accessible
- Vacuum door tracks
- Wipe down skirting boards
- Vacuum carpets and rugs
- Sweep and mop the floor.

Kitchen Cleaning

This is the dirtiest room in any house due to caked-on grime, oil splatters, built-up grease and lethal germs and bacteria on almost all surfaces. Grab your tools and clean up your kitchen before the final move-out.

- Empty your refrigerator and pantry.
- Clean your cabinets, cupboards and shelves inside and out
- Remove stains and grime from oven, stovetop and microwave
- Wipe down your countertop
- Clean your refrigerator and dishwasher
- Unblock and clean kitchen sink drain

- Disinfect and polish faucets
- Empty and clean the trash can
- Mop the floor.



Bathroom Cleaning

Make sure you tackle hard water stains, calcium deposits, stubborn stains, toilet bowl stains, soap residue, etc, using safe and sound products. It is good to:

- Eliminate dust and grime from an exhaust fan
- Scrub your showerhead
- Wash shower doors and walls
- Clean the bathtub
- Remove stains and grime from the toilet. Scrub the bowl and wipe down the rim and tank.
- Clean and disinfect the sink, taps, and towel rails
- Clean tiles and grout lines
- Mop the floor

Do not forget to clean the laundry room to impress your landlord if you are moving out of a rental property. You can also hire professionals to get your dispute resolved without any stress because they clean according to the approved checklist.

Outdoor Areas

- It is good to mow your lawn if you have a garden.
- Sweep the patio furniture
- Sweep the surface
- Remove cobwebs and dust from garage walls and sweep the floor

You can also do a proper pressure washing to clean your outdoor areas, such as driveway and other concrete areas. If you are running at the end of your tenancy, book professionals for a budget end of lease cleaning Melbourne and get your bond back with ease.

Knowing the local laws, rental terms and conditions, and responsibilities can help tenants determine the cleaning expectations when moving out. Follow this guide if you have any doubts, and spruce up your rental property without missing out on important areas.

7. Conclusion

In conclusion, while first-time home buying in Melbourne may seem daunting, armed with the right knowledge and resources, you can navigate the process successfully. Remember to research thoroughly, seek professional advice when needed, and stay patient. With determination and careful planning, your dream of owning a home in Melbourne can become a reality.

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