



January 2023

janicewoodman.co.nz

Selling your home to move overseas

Whether it is for a new job, to be closer to family, or to build more adventure into your life, moving to another country is an exciting time for any family.

My goal is to help make the property side of your move as easy as possible, so here are four tips to take the stress out of your overseas move and ensure your transition is as smooth as possible.

1. Are you going to rent or buy in your new location?

This first tip isn't directly related to selling, but it is an important consideration all the same.

It is tempting to jump straight into buying a new home when you move overseas. But the smart choice could be to rent for 6-12 months and get to know your new area first.

That way, when you do buy, you will know which suburbs to target and which schools you want to be close to. You will be able to take your time and ensure you get a good deal on your next home.

2. Start your sale process long before your moving date.

The best way to keep stress levels down before a big overseas move is to make sure you have time on your side.

Getting your home on the market 6 months before your moving date gives you time to negotiate the best possible selling price. You can

negotiate a long settlement date if needed and hopefully spend the last few months before your big move knowing that the house is sorted. This leaves you time to focus on packing and finding accommodation and schooling in your new city.

The biggest mistake I see owners make is leaving it too late to put their property on the market thereby creating a rush to sell at the last minute. The final month before you jump on a plane should be spent enjoying time with your friends and loved ones, not hurriedly prepping for open homes every weekend, hoping a buyer turns up before you leave town.

3. Make sure all your local council paperwork is in order.

You don't want unconsented building work or missing council paperwork slowing down your sale. Ask your agent to order the LIM and Property File early so that any outstanding issues can be rectified. Talk to your solicitor and ask them to check your Title before you go on the market.

Crossing your fingers and hoping for the best is not a reliable strategy!

4. Start decluttering early and often.

It can be mentally challenging to focus on preparing your old home for sale when your mind is already 5 steps ahead, trying to organise matters in your destination country. That is why it is important to get your sale preparation in early.

Start decluttering the moment you decide to make a move. Sell or donate any excess furniture, toys and homewares. Tidy homes sell better and the fewer unnecessary items you have to take with you, the cheaper and easier your big move will be.

You don't want to make the mistake of leaving it all too late - only to end up with a storage unit in your old city or having to dump furniture in a friend or family member's garage at the last minute!

Talk to me about how I can help you. Having moved internationally three times, I have plenty of personal knowledge and tips.