

# Property Viewing Scorecard

ADDRESS: \_\_\_\_\_

DATE VIEWED: \_\_\_\_\_ AGENT/CONTACT: \_\_\_\_\_

ASKING PRICE: \_\_\_\_\_ PROPERTY TYPE: ☐ House ☐ Townhouse ☐ Unit/Apartment



## Location & Surrounds

- ☐ Close to work/public transport
- ☐ Proximity to schools/childcare
- ☐ Shops, cafes, medical nearby
- ☐ Noise (traffic, neighbours, flight path)
- ☐ Street appeal/general neighbourhood
- ☐ Future developments/zoning checked

Notes: \_\_\_\_\_



## Lifestyle & Liveability

- ☐ Noise inside property (plumbing, neighbours)
- ☐ Sun orientation (morning/evening light)
- ☐ Privacy from neighbours/overlooking windows
- ☐ Safety & security (locks, CCTV, fencing)
- ☐ Walkability / green space nearby

Notes: \_\_\_\_\_



## Building & Layout

- ☐ Overall condition (paint, flooring, roof)
- ☐ Natural light & ventilation
- ☐ Size of bedrooms/living areas
- ☐ Kitchen & bathrooms updated/functional
- ☐ Storage space (built-ins, cupboards)
- ☐ Outdoor space (yard, balcony, courtyard)
- ☐ Car parking/garage suitability

Notes: \_\_\_\_\_



## Future Potential

- ☐ Ability to renovate or extend (council restrictions?)
- ☐ Potential for subdivision or adding a granny flat
- ☐ Resale appeal (broad buyer demand?)
- ☐ Gentrification signs (cafés, upgrades, new infrastructure)

Notes: \_\_\_\_\_



## Hidden / Long-Term Costs

- ☐ Strata by-laws or restrictions (if apartment/townhouse)
- ☐ Flood/bushfire/environmental risk checks
- ☐ Heritage overlay / planning restrictions
- ☐ Insurance estimates (home, landlords, flood/fire cover)
- ☐ Age & expected lifespan of big-ticket items (hot water, aircon, appliances)

Notes: \_\_\_\_\_



## Utilities & Running Costs

- ☐ Heating / cooling present & working
- ☐ Energy efficiency (insulation, solar, windows)
- ☐ Water pressure / hot water system
- ☐ NBN / internet connection
- ☐ Estimated council rates & owners corp fees

Notes: \_\_\_\_\_

## Condition / Red Flags

- ☐ Damp, mould, or leaks
- ☐ Structural cracks/uneven floors
- ☐ Pest issues (termites, rodents)
- ☐ Electrical & plumbing condition
- ☐ Age of roof, gutters, appliance

Notes: \_\_\_\_\_

## Financial Fit

- ☐ Within budget/pre-approval amount
- ☐ Eligible for first-home concessions/grants
- ☐ Estimated rental yield (if relevant)
- ☐ Potential for growth in area

Notes: \_\_\_\_\_

## Gut Feel & Comparisons

Rate 1-5: \_\_\_\_\_ Would I live here for 5+ years? ☐ Yes ☐ No ☐ Maybe

How does it compare to other homes seen? \_\_\_\_\_

## Decision Snapshot

- ☐ Must-have features met
- ☐ Nice-to-have features met
- ☐ Deal-breaker spotted
- ☐ Worth second inspection?

## Next Steps

- ☐ Request contract & Section 32/vendor statement
- ☐ Get building & pest/strata check
- ☐ Send to broker/conveyancer for review
- ☐ Shortlist/Reject

Tip: Use one scorecard per property. File with photos and agent brochures. After 4–5 inspections, compare side by side to avoid decision fatigue.



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This guide is for general information only and does not constitute personal financial advice. Please seek professional advice for your specific situation.