

Conveyancing Fees

A Guide To Conveyancing Costs In Australia
– *UPDATED 28/06/2018*

Average Conveyancing Costs & Fees for Buying a Property

These are the average conveyancing [fees](#) when buying an Existing House in Australia. The Average Total Estimate is Fixed Professional Legal Fee plus Standard Searches.

Location	Fixed Professional Legal Fee	Standard Searches	Average Total Estimate
QLD Brisbane	\$850 to \$950	\$350 to \$500	\$1200 to \$1450
VIC Melbourne	\$600 to \$700	\$270 to \$350	\$870 to \$1050
NSW Sydney	\$700 to \$800	\$350 to \$450	\$1050 to \$1250
TAS Hobart	\$700 to \$800	\$350 to \$400	\$1050 to \$1200

Average Conveyancing Costs & Fees for Selling a Property

These are the average conveyancing fees when selling a property an Existing House in Australia.

The Average Total Estimate is Fixed Professional Legal Fee plus Standard Searches

Location	Fixed Professional Legal Fee	Standard Searches	Average Total Estimate
QLD Brisbane	\$450 to \$550	\$18 to \$30	\$468 to \$580
VIC Melbourne	\$700 to \$850	\$350 to \$400	\$1050 to \$1250
NSW Sydney	\$750 to \$850	\$300 to \$350	\$1050 to \$1200
TAS Hobart	\$700 to \$800	\$300 to \$350	\$1000 to \$1150

One of the first questions you will ask when you call our office is:

“How much does conveyancing cost?”

This is a very difficult question to answer as your conveyancing needs are dramatically influenced by your specific Lot, the differing parties involved in your transaction, and your personal goals and needs.

Because of this, it's just not possible to provide you with a **precise** total conveyancing cost from the outset. Conveyancers are only able to provide an estimated cost based on the good faith that **nothing unusual happens** during your transaction. Realistically, – unforeseen events and risks do happen – so exact costs can only be provided closer to settlement.

How is conveyancing priced?

It is a standard practice across Australia to provide a quote under these three categories:

- *Fixed Professional Legal Fee* – The Labour, Conveyancing Works, Lawyers' Time, Conveyancers' Time.
- *Standard Search Fees* – Third Party Costs payable to Council, Utilities, Revenue NSW, NSW Land Registry Services, etc.
- *Additional Costs* – To pay for services outside a “Standard conveyance” and “Standard Search Fees”.

The sum of the above determines your final conveyancing fee. Your final conveyancing fee – which is determined by the specific work/labour required, additional searches and additional costs – can only be finalised once your File Owner and Lawyer work on your file with “**due diligence**”.

What is due diligence?

Due diligence will uncover risks or any special circumstances that may affect your transaction. This is important as risk discovered will determine mitigative actions and work required to protect your interests and rights. Should the work fall outside a “standard conveyance” additional costs and searches may be required. What falls outside of the “standard conveyance” is a variable that may affect your final cost.

What is a Standard Conveyance?

The definition of a *standard conveyance* differs from law firm to law firm. It should be defined in the **Appointment Terms and Conditions** and listed in the **Scope of Work** within the Engagement Letter. Please ensure that you are satisfied with the Scope of Work before nominating a conveyancer. The *Think Conveyancing* standard Scope Of Work is as follows:

What is a Fixed Professional Legal Fee?

The Fixed Professional Legal Fee is the money paid for the Conveyancing Service as defined in the Scope of Work. This fee pays for the Lawyers, Conveyancers, Support Teams time, rent, electricity. As for the Legal Fee, as long as the works required for your property falls within the definition of a “standard conveyance”, the Legal Fees will be 100% fixed and will not change. We find that for most of our clients do not require “Additional Services” outside the scope of “standard searches”. “Additional Services” are works outside of the agreed Scope of Works.

What Are Additional Services and Work Outside The Standard Conveyance?

These are additional services that you may request. Here are some examples:

- General Power of Attorney drafting / review
- Deed of Rescission / Variation drafting / review
- Caveat Lodgement
- Licence Agreement drafting / review
- Land Contract Review – Off the Plan property

These are not standard – not all people require it – so these services come at an additional cost.

What are Searches?

Searches are “requests for information” from third parties for Search Certificates. Examples of this include Title Search (provides Title particulars, ownership details and encumbrances), Land Tax Clearance Search (Details on any outstanding payment of land tax due to the Office of State Revenue) and Plan Image (Dimensions, gradient and other physical features of the Lot).

This information is needed by the Conveyancer to do the Conveyancing Work and Due Diligence. Searches are third party costs payable to authorities.

These are required expenses – are mandatory depending on the local government authorities – and come an extra cost beyond the Fixed Professional Legal Fee. For example, when you need surgery, you would pay a Surgeon for his labour. And you – as the client – would be expected to pay for the general anesthesia and rental of specialised equipment (not the Surgeon). Searches, like general anesthesia and x-ray machines, are necessary expenses that cannot be avoided.

City of Darwin
City Hall, Darwin
400 Park Street
Darwin NT 08 080

PLANNING CERTIFICATE
(Under Section 510 of the Environmental Management Act 2007)

Applicant: [Redacted]
Applicant's reference: [Redacted]
Address of property: [Redacted]
Owner: [Redacted]
Description of land: [Redacted]
Certificate No.: [Redacted]
Certificate Date: [Redacted]
Receipt No.: [Redacted]
Fee: [Redacted]
Plan: [Redacted]

The information and description of land are provided from data supplied by the holder of the title where available.

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Fax: 08 09 222 222

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Does the State affect the cost of conveyancing?

Yes. Different states have different laws, legislation and Searches requirements. For example:

- Victorian Sellers; Requires Vendor Disclosure / Section 32 and Contract drafting; High Labour Intensity
- Victorian Buyers; Requires Vendor Disclosure / Section 32 and Contract review; High Labour Intensity
- NSW Sellers; Requires Vendor Disclosure / s 10.7 drafting; High Labour Intensity
- NSW Buyers; Requires Vendor Disclosure / s 10.7 review; High Labour Intensity
- QLD Sellers; No Vendor Disclosure / Agent typically drafts contract; Medium Labour Intensity
- QLD Buyers; Extensive Due Diligence; High Labour Intensity

What are Standard Searches?

Standard Searches are the bare minimum searches required according to State legislation and Conveyancing Lawyer best practice. Provided that your matter falls under the standard conveyance (with no unusual circumstances), you will likely not need any Additional Searches. Below is the [Think Conveyancing](#) Standard Search Package for each State.

- Victorian Buyers Standard Searches
- Victorian Sellers Standard Searches
- Queensland Buyers Standard Searches
- New South Wales Buyers Standard Searches
- New South Wales Sellers Standard Searches
- Tasmania Buyers Standard Searches
- Tasmania Sellers Standard Searches

While the Conveyancer works hard to keep within the parameters of the Standard Searches, sometimes, she/he may recommend that you order Additional Searches.