

Residential Property Settlement

Buying or selling a home is one of the biggest transactions most people make in their lifetime.

In Western Australia, a residential property settlement is the legal process that officially transfers ownership of a property from the seller to the buyer. It ensures that all conditions of the contract are met and that the transfer is handled lawfully, fairly, and with minimal stress.

What the Settlement Process Involves:

- Contract of Sale

Once both parties have signed the contract, the terms are locked in - including the purchase price, key dates, and any agreed conditions.

- Legal and Financial Checks

Our role is to ensure the title is clear, legal documents are prepared, and obligations like stamp duty are arranged on time.

- Rates & Adjustments

We calculate and adjust council rates, water charges, and other applicable costs to the exact settlement date.

- Settlement Day

On the agreed date, funds are exchanged and the property title is transferred. We liaise with banks, brokers, agents, and the other side's settlement agent to make sure it all happens smoothly.

- After Settlement

We finalise notifications, update records, and inform the real estate agent when keys can be handed over.

At Byford Settlements, we take a practical, down-to-earth approach. We're not here to overcomplicate things -

just to make sure your settlement runs smoothly, on time, and without unwanted surprises.

Whether you're a first-time buyer or an experienced seller, our team is committed to keeping things simple, clear, and professional.

You'll always know where your settlement stands - no chasing, no confusion.

We've helped thousands of local families through the process, and we'll guide you every step of the way with care, accuracy, and experience.