

MARSHALL WHITE

SELLING A RENTED PROPERTY

When selling a tenanted property, it is important to understand the rights and responsibilities of both Rental Providers and Renters. This guide provides an overview of the key information relating to a Notice of Intention to Sell and a Notice to Vacate.

The following information highlights the key requirements and obligations associated with these notices. Further information is available on the Consumer Affairs Victoria website.



For more information on giving notice to vacate, visit

<https://www.consumer.vic.gov.au/housing/renting/moving-out-giving-notice-and-evictions/notice-to-vacate/notice-to-vacate-in-rental-properties>



For more information on entry rights, visit

<https://www.consumer.vic.gov.au/housing/renting/rental-providers-inspecting-or-entering-a-property/when-a-rental-provider-can-enter-a-property>

In particular, we would like to highlight the following:

Important Information

- Once a contract of sale is entered into and all conditions of the sale are fulfilled you have 14 days to provide a Notice to Vacate to the Renter should the purchaser require vacant possession upon settlement.
- The Renter is able to serve a return 14 day Notice to Vacate once either the Notice of Intention to Sell or the 60-day Notice to Vacate has been served to them, unless the sale was disclosed to the Renter within the disclosure statement upon signing the lease.
- The Renter is entitled to compensation for any inspections and sales related appointments.
The amount is calculated as follows:
 - Compensation per inspection is either \$30.00 or half a days rent, whichever is greater.
 - This means that for properties under \$420 per week the compensation will be \$30.00 per inspection.
 - For properties over \$420 per week it will be half a day's rent.

Please read through the information provided in the Consumer Affairs link and if you have any questions, don't hesitate to contact your Property Manager. We also wish you all the best of success with the sales campaign. If we can assist you further with our Property Management services, please feel free to reach out for a discussion.