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How a Property Valued by Property Valuers Sydney? by [Ariel Linford](#)

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It is hard to gauge the mood of the moment. Some agents have mentioned that they are experiencing a short lull - possibly due to the election and the rate rise - while others are saying they have not stopped. Who knows - but my guess is that some people are waiting for the New Year to make any big decisions.

When property valuation start to raise a buyer needs to know that they are paying fair value for a purchase and not be taken in by what agents hype or what is known as "undue vender expectation". As you know an agent is expected to get for his client (the vender) the best possible price and will never tell a potential buyer that they are paying well over market value. That is the job of the buyer's agent who is working solely for the buyer.

So - how is a property valued?

Mostly it is just an agreement between the listing agent and the seller on what they both think the property is worth. It is easier to value a normal suburban house in a busy neighborhood as you can go on previous sales of a similar nature. But when a property is unique or different, renovated or highly sought after then different rules may apply. An agent will be happy to come to your house and value it for free. However, (Shock! Horror!) it has been know that some agents may inflate their market valuations in order to get the business.

The Internet has changed the real estate business in many ways. It is now possible to get your own approximate commercial market valuation online. There are so many sites offer this service and they have managed to collate information on previous sales and activity in the market you are in.

Another way to have a property valued is to get a commercial and residential property valuer in. A valuer can attain a better estimate of the property because they break down a property into its three main components:

1. The cost of the vacant land
2. Replacement value of the house and any other improvements
3. Landscaping

Anyone selling, buying, or renovating property in Sydney may need a valuation to make an informed decision. A proper analysis is vital for many reasons, and includes cases that deal with real estate, legal disputes involving property, for taxation problems, or insurance purposes. If disaster strikes and your property is underinsured, the insurance payout may not be enough to rebuild your home or business. That would be catastrophic.

Australian property valuations officers are legally required to have tertiary qualifications. That does not necessarily mean that they have experience. Before you commit, check with the companies providing property valuations in Sydney, to find out who has the most experienced valuers.

Obtaining an excellent property valuation is important, not just for your own peace of mind, but also in case you decide to sell the place, or want to apply for refinancing.

Article Source:

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Lorenzo cliff have been working as a professional writer since 2009. He enjoys writing and compose unique and original article from the experiences of others and research. His writing includes many articles for blogs, websites like for a [commercial market valuation](#) and many more. He prioritizes quality over quantity and make sure that his articles are well researched, interesting, and error-free. a [depreciation schedule rental property](#) in Sydney. Hopefully his writing will help you to help you in any field just as food for thought.

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