



Sheriff's real estate auctions

Frequently asked questions¹

What is the Sheriff selling at a real estate auction?

A person's equitable interest in a property only.

Can I view the property before the auction?

Generally, a property cannot be inspected before a Sheriff's real estate auction.

How can I attend a Sheriff real estate auction?

The Sheriff holds auctions online or at an advertised location. For online auctions, you need to register using this [online form](#).

What is the reserve price for the property?

The Sheriff sets a reserve price, however it is not disclosed to the public.

What happens if the property does not sell at auction?

The Sheriff may host another auction and sell it without a reserve. The highest bid will usually be subject to court approval.

Does the Sheriff provide the certificate of title to the property?

No, the Sheriff does not have access to the certificate of title. The purchaser may need to take legal action to obtain the title.

Does the Sheriff provide a vendor's statement?

No, the Sheriff does not provide a vendor's statement.

Does the Sheriff insure the property?

No, the Sheriff does not insure the property.

How does the purchaser pay?

The purchaser must pay by Osko or Eftpos. Visit osko.com.au to check if your bank participates.

Are adjustments made for outgoing (such as rates) on the property?

No, the purchaser is liable for all unpaid and future outgoing for the property, including interest for those amounts.

Is there a cooling off period?

No, there is no cooling off period.

Does a Sheriff sale discharge other interests on the title - such as caveats?

No, the Sheriff sells the debtor's interest in the property subject to all other interests and recordings on the title. The purchaser must pay any other encumbrances (such as mortgages or caveats) in addition to the final auction bid amount.

What happens if the judgment debtor is living at the property?

The Sheriff does not provide vacant possession. The purchaser may need to take legal action to obtain possession of the property.

Can this contract be subject to a loan being approved?

No, on the day of the auction you must have the ten percent deposit at the fall of the hammer and the remaining clear funds within 14 days of signing the contract.

Where can I get more information?

Visit justice.vic.gov.au/sheriffrealestate or email realestatesection@justice.vic.gov.au

¹ This information sheet is general in nature and provided for information purposes only. It is not

intended to be a substitute for legal advice. You should seek your own legal advice as required.