



PROMPT,  
PROFESSIONAL  
& RELIABLE  
SERVICE



## CHRISTINE WALSH

---

I have worked as a senior conveyancer for more than 25 years and in that time I have prided myself on keeping up to date on legislative changes.

As a Fellow Member of the Institute of Legal Executives (Victoria) and a Certified Practising Conveyancer (CPC) Member of the Australian Institute of Conveyancers' (Victorian Division)

**I have been recognised for practising high ethical standards and complying with the requirements of the Legal Practice 1996.**

I am fully licensed and insured and undertake to provide excellent customer service, ensuring that all my clients and their respective agents are kept well informed and understand each and every step of the conveyancing process.

**This is achieved through open, honest and professional service by myself and my highly qualified and experienced team.**

## SERVICES WE PROVIDE

---

- Urgent Section 32 Vendor Statements
- Preparation of Contracts for Auction or Private Sale
- Residential and Commercial Sale and Purchase transactions
- Subdivisions
- Related party transfers



## OUR GUARANTEE TO YOU

---

At Walsh Conveyancing we will ensure that you get the service you deserve.

At Walsh Conveyancing we aim to provide our clients with a level of service that is unparalleled to any currently on offer. We constantly strive to be innovative in our field.



Nothing was too much trouble and always done with courtesy and a smile."

- H. & G. Ancona



Chris has always been extremely professional and reliable. I would never use anyone else but Chris Walsh for all of my conveyancing needs."

- S. Brand

## WHAT IS A CONVEYANCER?

A conveyancer completes all the necessary paper work and conducts all the relevant authority searches and enquiries required to transfer a property from one owner to another, whether under Contract of Sale or transfer between related entities.

Traditionally, people employed a Solicitor to conduct the conveyancing on their behalf, however this is no longer necessary as a Conveyancer is able to perform the same process for you at often half the cost of employing a Solicitor. A good Conveyancer will always consult a Solicitor if a legal issue arises during the course of the conveyancing process.

## WHAT DO I NEED TO LOOK FOR WHEN CHOOSING A CONVEYANCER?

It is imperative that your Conveyancer is fully licensed, has Professional Indemnity Insurance against Civil Liability and all Conveyancers must disclose to you, the details of their cover and full disclosure of their costs.

We would strongly suggest that any Conveyancer you choose to employ is recognised by the appropriate regulatory bodies such as the Australian Institute of Conveyancers' (Vic Division) and the Institute of Legal Executives, so as to ensure that they are updated as to all the changes in legislation that inevitably occur. You pay for their expertise and experience so make sure that they actually have it.

Most importantly however, you must feel comfortable and be able to relate to your Conveyancer. Walsh Conveyancing thrive on "warm and fuzzy".

### Is your conveyancer/solicitor transacting electronically?

To ensure a smooth and efficient settlement, Walsh Conveyancing now settles electronically thus ensuring our vendors get clear funds on settlement day and our purchasers are immediately registered a title as soon as settlement occurs. This is a seamless process and the only way settlements will occur after August 2019.

Buying and selling homes is the most expensive transaction you will ever do, so why trust your conveyancing to anyone else, other than the team at Walsh Conveyancing?

# WHAT OUR CLIENTS LOVE ABOUT US



Thank you so much for your help over the last few months!

You are amazing at what you do and we are so thankful for all your support and guidance.

- S. & D. Lemm

"Walsh Conveyancing provided a thorough and professional experience.

We were thrilled with the service and would highly recommend the business.

Thankyou Chrissy and team for making a new and stressful experience more managable!"

- B. Candice



Your guidance, wisdom and friendliness gave me the courage to see it all through!

I now recommend your company as the top conveyancing team to experience!

- I. Edwards

You made a difficult process appear easy, and were very patient with answering the questions we had.

We felt well informed and were confident that you had your finger on the pulse.

- C. Powell



Walsh Conveyancing have excellent industry knowledge, are quick, thorough and have your best interests at heart.

- P. White



We have used Chris and her team several times over the past five years and each time the service, attention to detail and efficiency has been outstanding.

- M. Duncan

6D Eramosa Road East, Somerville 3912  
PO Box 139, Somerville 3912

**E** admin@walshconveyancing.com.au  
chris@walshconveyancing.com.au

**P** 03 5977 5111

**[www.walshconveyancing.com.au](http://www.walshconveyancing.com.au)**



- Members of the Australian Institute of Conveyancers' (Victorian Division)
- Fully Licensed and Certified Practising Conveyancers
- Fellow Member of the Institute of Legal Executives (Vic)
- Solicitor retained
- Professional Indemnity Insured