

Why You Must Complete This Questionnaire Before We Prepare Your Form 2 (Seller Disclosure Statement)

Before we can prepare your Form 2 – Seller Disclosure Statement, we require you to complete this questionnaire. This is not just an administrative step — it is a critical safeguard designed to protect you from legal, financial, and contractual risks during your property sale. The Form 2 is a legal disclosure document, and any incorrect or missing information can have serious consequences for you as the seller. Completing this questionnaire ensures that the information provided in your Form 2 is accurate, complete, and defensible.

The Risks to You if You Do Not Complete This Questionnaire

1. Contract termination risk

If the Form 2 contains incorrect or incomplete disclosures, the buyer may have the right to terminate the contract, even late in the process. This can cause delays, financial loss, and the need to re-list the property.

2. Compensation claims from the buyer

A buyer may seek financial compensation if they discover an issue that should have been disclosed. Without a written record of your answers, you may be held responsible.

3. Legal exposure for misleading or incomplete disclosure

Under Queensland law, sellers must disclose certain matters. If something is missed, you may be exposed to legal action or claims of misleading conduct.

4. No written evidence of what you told us

If a dispute arises, you need proof of what you disclosed. Without this questionnaire, there is no audit trail, and you may be blamed for omissions or inaccuracies.

5. Delays and complications in your sale

Missing or unclear information can delay the preparation of your Form 2, slow down the contract process or require amendments later — all of which can jeopardize the sale.

6. Increased risk of incorrect Form 2 preparation

The Form 2 covers a wide range of disclosure items. Without your written responses, there is a higher chance of accidental omissions, which can create significant problems later.

How Completing This Questionnaire Protects You

- Ensures your Form 2 is accurate, complete, and compliant
- Creates a written record of your disclosures
- Reduces the risk of contract termination
- Minimizes the chance of buyer disputes or compensation claims
- Helps avoid legal exposure for incorrect disclosure
- Ensures the document is prepared correctly the first time

Your legal responsibility

The information in the Form 2 must come directly from you, and you are legally responsible for its accuracy. This questionnaire ensures you meet your obligations and protects you throughout the sale process.