

Thursday 31 July 2025

EMBARGOED UNTIL 1 AUGUST 2025

Form 2 Frenzy: The New Property Law in Effect Today

From today, Queensland's new Seller Disclosure regime is officially in force, requiring a completed *Form 2 Seller Disclosure Statement* to be provided before property contracts can be signed. The change affects every residential, commercial and rural transaction under \$10 million statewide, and agents and sellers alike are scrambling to stay compliant.

SearchX, a Queensland-built legal technology platform, is stepping up as the go-to solution. Since launching 2 weeks ago, the platform has already processed thousands of disclosure reports for the 200 proactive agencies already signed on to the SearchX platform, with the majority processed in 24 hours.

SearchX Co-Founder and Solicitor, Tim Neville, says the new laws represent a massive shift in legal responsibility for sellers and agents, "There's no room for guesswork anymore. This is a legal document, and if it's wrong or incomplete, contracts can fall over, or worse, result in liability for agents or sellers. SearchX removes that risk by combining automation with real legal oversight."

Unlike template-driven services, SearchX assumes the legal liability for the Form 2, streamlining the entire process and providing peace of mind.

Grace Low, a Principal of a Harcourts Agency, is among the growing list of agencies already onboard, "I'm excited as a principal of our agency to be partnering with SearchX. It's a one-stop shop with a fixed fee that takes all the legal liability away from us - we're so excited to be using it. Not having the Form 2 properly completed could leave our sellers vulnerable, even allowing buyers to terminate right up to settlement. We do not want that happening."

With over 200 Queensland agencies already signed up and more joining daily, SearchX is proving that compliance doesn't have to be complicated.

Learn more or sign up at www.search-x.com.au



ENDS.

Background information about the new Form 2:

In Queensland real estate, a Form 2 is a Seller Disclosure Statement that must be provided to a buyer from 1 August 2025 before they sign a contract to purchase property. This form outlines important details about the property, such as title particulars, encumbrances, zoning, and other relevant information, enabling the buyer to make an informed decision.

VNR Videos and Image Files:

https://drive.google.com/drive/folders/1Pnw_bGsmknoTJW9EAKqHKcBq13DNNX03?usp=share_link

Media Contact:

Zac Garven
Head of Brand & Commercial Strategy
SearchX
Ph: 0400 533 334
Email: zac@search-x.com.au