



# Buying or Selling Property?

Here's how AML compliance protects you and speeds up your sale or purchase.



# What is AML and why should you care?

AML stands for Anti-Money Laundering.

From July 1, new AML laws require real estate agents to ensure property sales aren't being used to hide illegal funds.

Real estate agents will be required to complete identity verification checks as part of the property sale process.

These changes apply to both **sellers and buyers**.

# 3 things you need to know

## 1. Your Agent Must Verify Your Identity

Real estate agents and other professionals involved in property transactions will be legally required to verify that you are who you say you are before providing certain services.

This means you may be asked to provide:

- A passport, driver's licence, or other government-issued photo identification
- Proof of your residential address
- Additional documents if acting on behalf of a company, trust, or another person

# 3 things you need to know

## 2. You May Be Asked About the Source of Your Funds

Under the new rules, agents and other property professionals may need to understand where the money involved in a transaction has come from.

This does not mean every buyer or seller will face an extensive investigation. However, you may be asked reasonable questions about the origin of funds used for a purchase or received through a sale.

Examples of acceptable sources include:

- Personal savings
- Salary and employment income
- Proceeds from the sale of another property
- Inheritance payments
- Investment withdrawals
- Gifts from family members
- Mortgage or loan funds

# 3 things you need to know

## 3. These Requirements Apply to All Buyers and Sellers

A common misconception is that AML checks only apply to high-value transactions, foreign buyers, or people suspected of wrongdoing.

Under the new regime, customer due diligence requirements apply broadly across the property sector. This means:

- First-home buyers can be asked for ID and source-of-funds information.
- Existing homeowners selling their family home may be asked for the same information.
- Investors, downsizers, upsizers, and cash buyers are all subject to the process.
- Australian citizens and permanent residents are not exempt.

The checks are intended to become a standard part of property transactions, much like identity verification is now a routine part of banking.

# Why AML Matters When You Sell

Anti-Money Laundering (AML) compliance isn't just a legal requirement for agents. It directly protects you as a seller by ensuring every buyer is verified, every transaction is transparent, and your sale proceeds smoothly to settlement.

## **Smoother Transactions**

AML checks are completed upfront, so there are no last-minute surprises or delays. Your sale moves forward with confidence from day one.

## **Faster Settlements**

With verified buyers and compliant documentation ready to go, settlement timelines are shorter and more predictable.

## **Protection from Fraud**

Every buyer is identity-verified and screened against watchlists. You can trust that the person buying your property is legitimate.

## **Professional Compliance**

Your eXp agent handles all AML obligations seamlessly. You benefit from lawyer-backed processes without lifting a finger.

AML isn't a checkbox. It's your protection.

AML compliance is included  
when you sell with an eXp agent.

# Our Advantage

Why selling with an eXp agent gives you more protection

## **Lawyer-Backed Compliance**

Your eXp agent uses AgencyAML, the only AML solution in Australia designed specifically for real estate and backed by a law firm. This means every check is legally sound, giving you certainty that your sale won't be derailed by compliance issues down the track.

## **Reduced Risk of Collapsed Sales**

Deals fall through when compliance isn't handled early. With AML checks done upfront, the risk of a sale collapsing due to unverified parties or flagged transactions is dramatically reduced.

## **Digital, Fast & Hassle-Free**

The entire process is handled digitally — no paperwork, no in-person ID checks, no delays. Your agent manages everything behind the scenes so you can focus on your move.



# Ready to sell with confidence?

Your eXp Agent ensures  
every buyer is verified and  
every step is legally  
compliant so your sale  
settles faster and with  
complete peace of mind.

