



THE PROPERTY SETTLEMENT PREP

CHECKLIST- SMART CHOICE LAW



You don't need to have all the answers, but you do need to gather the right information.

FINANCIAL STATEMENTS - This includes the past 12 months (or more if you have it) of.

- ☐ Bank account statements (joint and personal)
- ☐ Credit card statements
- ☐ Mortgage or loan statements
- ☐ Any redraw facilities or offset accounts



TIP

If you're not sure where to find these, start by logging into your online banking or requesting copies from your financial institution.

PROPERTY DETAILS

- ☐ Recent property valuation (home, investment properties, land)
- ☐ Rates notices
- ☐ Mortgage balance
- ☐ Ownership certificates (title deeds)



TIP

Even if the property is in your ex's name, if it was acquired during the relationship, it usually forms part of the property pool.

SUPERANNUATION INFORMATION

- ☐ Superannuation fund name(s)
- ☐ Latest member statements
- ☐ Approximate balances



TIP

Superannuation can be split in a settlement.
Make sure you include it—it's often overlooked but can be a significant asset.

INCOME AND TAX RECORDS

- ☐ The last 3 years of tax returns (for both parties if possible)
- ☐ Payslips (last 3 months)
- ☐ Business records (if you or your ex are self-employed)



TIP

These documents help paint a clear picture of earning capacity and financial obligations, which is key to fair negotiations.

ASSETS AND LIABILITIES - Create a list of everything you both own and owe, including:

- ☐ Cars and registrations
- ☐ Jewellery or valuable items
- ☐ Shares or investments
- ☐ Business interests
- ☐ Loans (car loans, personal loans, HECS/HELP debt)
- ☐ Credit card balances



TIP

It doesn't matter whose name something is in—what matters is when and how it was acquired.

HOUSEHOLD AND PERSONAL BELONGINGS

- ☐ A list of furniture, appliances, tech, and belongings
- ☐ Agreement on who will keep what (if possible)



TIP

For many, this is the most emotional part. Be gentle with yourself—some things are just things. Focus on what truly matters to you.

CHILDREN'S EXPENSES

- ☐ School fees and uniforms
- ☐ Health insurance and medical costs
- ☐ Extracurricular activities
- ☐ Childcare costs



TIP

Having a clear understanding of your children's financial needs now (and into the future) will help with parenting plans and budgeting moving forward.