Michael Allbeury - Before We Meet

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Thank You



Watch Video
http://youtube.com/watch?v=F3pCPe7_XLI

Thank you for considering our services! I look forward to sharing professional advice regarding your property.

Please find below a short summary about Attree Real Estate and our agents. Some of the information below will be discussed either in short or at length during your appraisal.

I welcome your call on 0433 290 044 if you have any questions prior to your appointment.

Enjoy the rest of your day.

Michael Allbeury

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Click to see Michael's Client Reviews

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Marketing

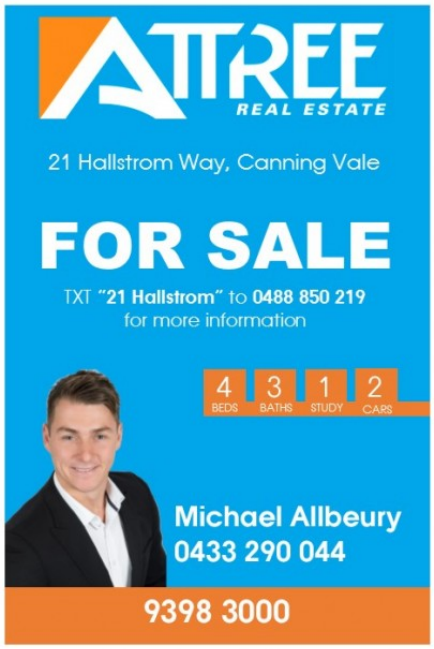
Our team appreciates that every property is unique and that subsequently the chosen marketing mix must be designed to highlight each individual feature. At Attree Real Estate we engage a diverse array of marketing mediums that combined will give you the greatest chance of securing the price you deserve in the current market conditions.

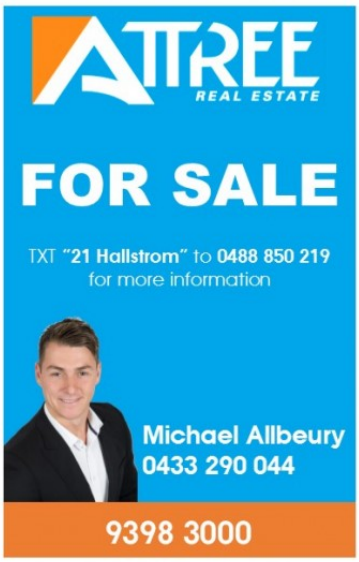
If you've decided that now is the right time to move, it would be great to discuss with you our approach to marketing your property and the specific ideas I have in mind to ensure the marketing of your property will have the correct level/s of frequency and reach to attract the maximum number of buyers who are looking for a property similar to yours.

As part of this process we will step you through our plan and the points of difference we will use to promote your property in a cost effective manner.

SIGNBOARDS







PRINT MEDIA

A4 Brochure Booklet

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REALESTATE.COM



PROFESSIONAL PHOTOGRAPHY

Drone Photography

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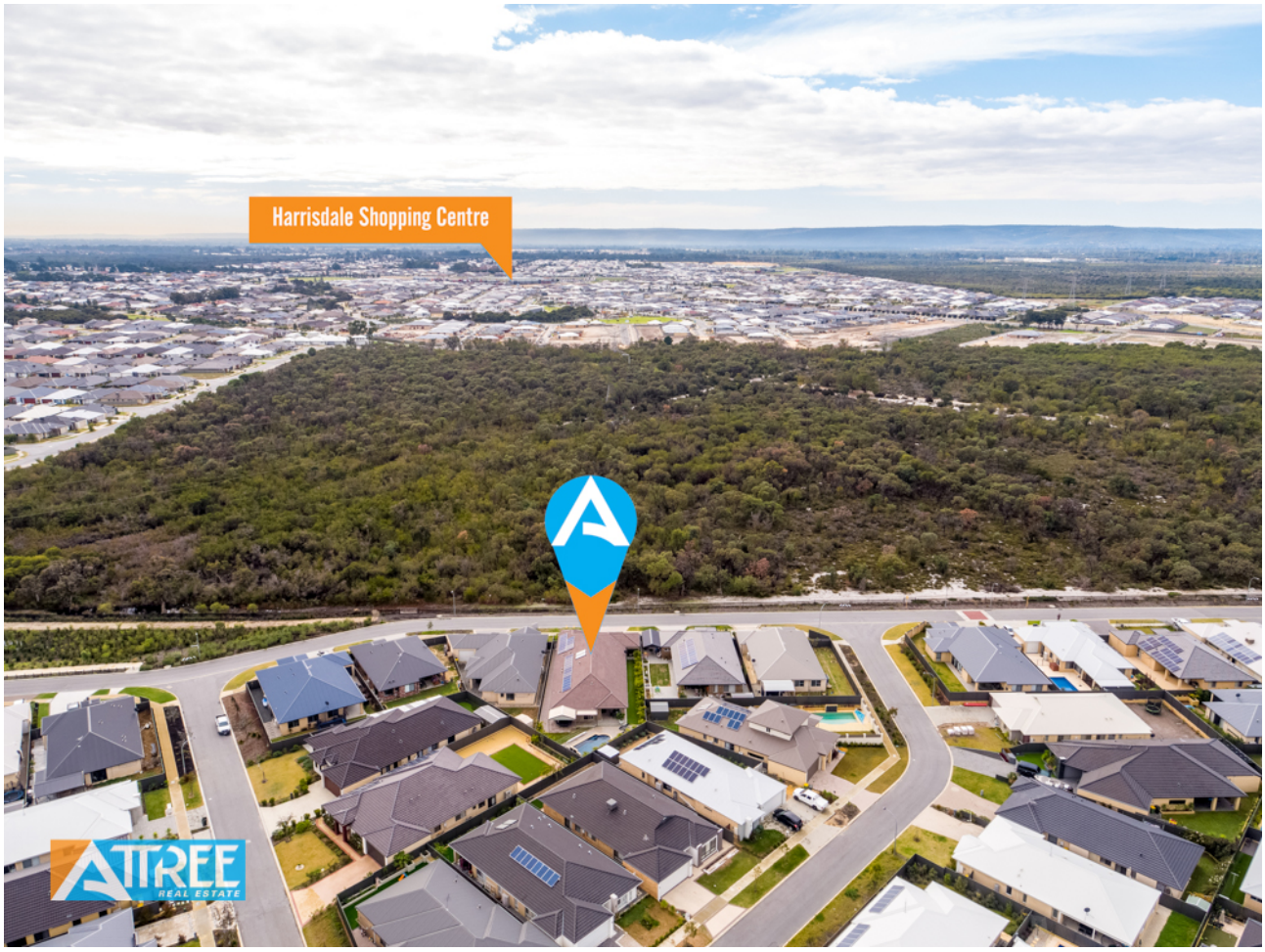

Virtual Photography

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A4 Brochure Booklet

http://reawebbooks.com.au/attree/module_resources/pdf_module/90/36_Booklet-MA.pdf

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Communication

Reports

Days on Market	22	Internet Inspections	199	Enquiries	134
OFI - Open For Inspection	2	Private Inspections	17	Promotions	2
Interested Parties	6	Withdrawn Interest	3	Offers	1

Inspections & Comments

Date	Type	Name	Offer (Y/N)	$ Indications
09/09	Private Inspection	Kelly Smith	Y	$799,000
Comments	Loved the outlook and size of bedrooms. Bringing the family back through this week			
10/09	Private Inspection	Norm Robertson	N	$750,000
Comments	Would prefer a single story dwelling. Likes the position close to the school for the kids			

Feedback

Positives

- The house is very clean and well presented
- Large bedrooms over looking the reserve out the back has been a stand out

Negatives

- Ensuite would be expected with this type of property
- Noise from the freeway has been mentioned on a couple of occasions

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Pricing Your Property

Mathematical? or Emotional?

Whilst the final choice as to what price your property is listed for is up to you, it is our role to ensure that you have the appropriate facts and figures to make an educated decision.

During our time together we will discuss how the value of a property is determined and will share with you our educated opinion on what the best method of sale is for your property taking into account current market conditions and your personal circumstances.

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The Process

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Behind the Scenes



1	2	3	4	5	6
Method of Sale	Photos	Creative Development	Database	Coming Soon	Contract

On the Market



7	8	9	10	11	12
Signboard	Distribution & Marketing	Internet	Appointment	Interest & Price Guide	Media & Press

Results & Decisions



13	14	15	16	17	18
Open Day	New Interest	Possible Offers	Negotiation	Stay or Sell	Confirmation & Complete

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Performance Fee

It's simple. We only get paid our performance fee (commission) if we are successful in selling your property.

As part of our discussion we will outline for you the relevant performance fee and associated costs so that you can estimate the NET outcome should you decide to sell.

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Docusign

Docusign

Top-performing agents know speed and customer service are vital in real estate. Attree Real Estate now uses DocuSign to get deals done faster and more efficiently. DocuSign has the best top-rated mobile apps, and is easy to use for buyers and sellers, so we can focus on what matters most - our clients.

Real Estate deals don't just happen in an office. We can send an offer from our easy-to-use electronic signature apps, enabling our clients to sign from almost anywhere.

With DocuSign, getting approvals and signing real estate contracts with our buyers and sellers is quick and simple.

Frequently Asked Questions:

Are electronic signatures legally binding in real estate transactions?
Electronic Signature has been recognised by law in Australia since 1999, with the passage of the Electronic Transactions Act. Parties can legally use any form of electronic signature to create valid real estate documents such as lease agreements, purchase and sales contracts.

How secure are DocuSign's electronic signatures?
Completely secure. As per industry best practices, each electronic signature is unique, documentable, encrypted, and tamper-evident. Transactions are confidential and DocuSign maintains a comprehensive audit trail of all signing events.

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Our Objective

The Attree Real Estate Team is passionate about providing our clients with an honest, straight forward approach to selling property. Our culture of putting clients first, guarantees you the highest levels of service and the best result possible in any market conditions.

We see you as our partner in this process striving for the same goal. Throughout the timeframe that your property is for sale, we will be providing you with consistent factual information and advice about the market and how it relates to your property, so that together we can achieve your desired outcome.

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Four Important Letters



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Recent Sales

Unit 1/74 Carbeen View, PIARA WATERS



SOLD

3 | 2 | 2

39 Brunonia Terrace, HARRISDALE



SOLD

4 | 2 | 2

9B Corrigin Street, SOUTHERN RIVER



SOLD

3 | 2 | 2

23 Glentrool Gardens, CANNING VALE



SOLD

4 | 2 | 2

172B Forest Lakes Drive, THORNLIE



SOLD

3 | 1 | 6

175 Balfour Street, HUNTINGDALE



SOLD

4 | 2 | 2

12 Ezekiel Avenue, CANNING VALE



SOLD

4 | 2 | 2

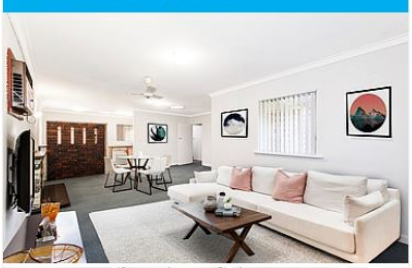
17 Binnia Mews, HARRISDALE



SOLD

4 | 2 | 2

16 Crandon Street, GOSNELLS



SOLD

3 | 1 | 2

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