S.P. MITCHELL
PROPERTY GROUP

TRUST US TO SELL YOUR PROPERTY

SELL WITH US

WE KNOW YOU WANT A DEDICATED SALES AGENT THAT WILL LOOK AFTER YOU THROUGHOUT THE ENTIRE LIFE OF THE SALES PROCESS.

Selling a property of distinction is all about creating an appropriate campaign for the market place. With our unique approach to marketing S.P. Mitchell Property Group offers sophisticated advertising and signage to set your property apart from the others and place it in front of the right audience.

RESULTS THAT MOVE YOU!

SERVICES

The S.P. Mitchell Property Group is your Complete Real Estate Solution on the beautiful Sunshine Coast. We have a collaborative team of Lawyers, Conveyancers, Builders, Gardeners, House Stylists, Cleaners and Building Pest Inspections who we draw upon. So you call us and we take care of the rest. It is our company policy to ensure that you are kept in the loop at all times throughout the process, so your stress is eliminated.

- LEGAL & CONVEYANCING
  At S.P. Mitchell Property Group we know you need a one stop solution to buying and selling your property. So we have hand picked the absolute cream of the crop on the Sunshine Coast to help us with any legal paperwork and all our conveyancing needs. We recommend Chris Bowden and can vouch for his integrity.

- BUILDING & GARDENING
  We work closely with a local Building and Maintenance company who offer a top notch services to ensure that your home is as presentable and compliant prior to sale.
  In our Comparative Market Analysis Document you will see that we may suggest some minor maintenance or small projects for expansion to ensure that you get the best return from your property sale. We can also have our preferred experienced builder speak to your potential buyer to discuss the possibilities for expansion / improvement post purchase.

- BUILDING & PEST INSPECTIONS
  We can arrange for the building and pest inspections to be carried out by our preferred supplier.

- HOUSE STYLING & CLEANING
  We work closely with an interior stylist and cleaning company who will come in and transform your home into a showcase home ready for open homes and photographs.

S.P. MITCHELL PROPERTY GROUP SALESPEOPLE HAVE EXTENSIVE KNOWLEDGE OF THE LUXURY PROPERTY MARKET AND OUR EXPERIENCE WILL REASSURE YOU THROUGH EVERY STEP OF THE SELLING PROCESS.

WHEN YOU ENGAGE US WE DELIVER THE FOLLOWING:

STEP 1 OUR PROPOSAL INCLUDING:

- Comparative Market Analysis, which outlines where your property sits in the market in relation to recent sales and the rental market demand.
  We add an appraisal price range, which we believe we could sell your property for in this report.
- This report also includes any building and gardening recommendations we may have for you in order to maximize the offers on the property.
  Our preferred suppliers can handle all of the works suggested as well, so we will get quotes if required.
- Target Market suggestions & How to reach the Target Market (which we work on filling in with you).
- Marketing Plan and Recomended Timetable.
- Proposed Fee structure.
- A brief resume of Personnel responsible for this campaign.
  Then we meet with you again to present this to you in full.

S.P. MITCHELL PROPERTY GROUP

EXCLUSIVE MARKETING CAMPAIGN

888 Positivity Court, Noosa, QLD 4567
Prepared for: Mrs & Mrs Jones

STEVEN MITCHELL

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Report

WE OFFER SOPHISTICATED ADVERTISING AND SIGNAGE TO SET YOUR PROPERTY APART FROM THE OTHERS AND PLACE IT IN FRONT OF THE RIGHT AUDIENCE

STEP 2 OUT TO MARKET

- We then start to create your marketing campaign based on the information gathered and your approval
- You send us the Authorisation to prepare your Property Report / Information Memorandum, Advertisements & Internet listings
- The Photography is booked in Advertising is designed and submitted to the perfect media channels for your property to get maximum exposure.

Signage

STEP 3 FEEDBACK MATTERS

- You will be provided with regular feed-back both verbally and in weekly written reports.
  These reports will include:
  - Number of enquiries, the source of the enquiries and honest feedback from prospective purchasers.
  - A copy of each advertisement.
  - A copy of the Property Report Information Memorandum hand-outs to be used for all enquiry.
- Offers are received and presented to you by us in writing.

STEP 4 OFFERS ON THE TABLE AND SOLD

- If Offer is accepted we then handle the contract and ensure that the vendor has understood the purchase contract in full.
- Once the cooling off period is over we will ensure that the building and pest is completed and if satisfactory the property sale is then move to be finalise inside the dates agreed by both parties.
- Our Conveyancers and Lawyers will ensure that the sales process is seamless and that your property is settled on time without the hassle.
- Once the property has SOLD we can also offer you assistance with having the property cleaned.