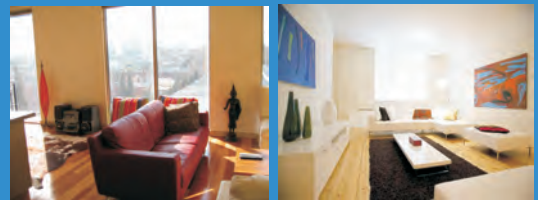




# Melbourne Property Investments Real Estate Pty Ltd



July 2010 Version



Sale Listing



## KEEPING YOU IN INFORMED

All of our vendors are regularly informed about the progress of their property.

Vendors are constantly updated with comments and feedback after every open for inspection.

Vendors are also made aware of any potential buyers or those who have requested a second inspection.

Potential buyers are then contacted by one of our sales team member to assess their interest in the property. our sales professional will make sure as much information is given to the prospective purchaser to help him/her make a decision about the property.

We believe communication between the vendor and prospective buyers is a vital part to achieve the best result for the vendor and prospective buyers.



## COMMITMENT TO ALL VENDORS

You will be the most important member in the selling campaign of your property.  
All potential buyers will be treated as individuals and will get the best service to achieve the best outcome.

Our motivated team will get the best result for you.

Our commitment to all vendors is to provide them with the highest level of care whilst bringing the expected result.

Our team provides good value for the investment made in getting the expected result.

Our sales team is contactable 7 days a week to take interested buyers calls and or vendors alike.



# Method of Sale

Making your selling decision

Public Auction & Private sale



## Public Auction

Auctions are selected more often by property owners, particularly those whose objective is to sell within a defined period of time and who want to take advantage of the buyer competition and timing of the market, this sale method achieves results that sometimes exceed both the agent's and the buyer's expectations by a considerable amount which create new boundaries and price benchmarks.

## Private Sale

Also highly effective method of selling, the private sale method is chosen by owners who prefer to maintain a lower profile and do not need to sell within a specified time, and feel more comfortable with a more passive way of selling.

Both auctions and private sales provide excellent results. It is recommended to take into consideration all the different factors and conditions of each situation before making your final decision.



# THE FACTORS THAT AFFECT THE PRICE

*There are many factors that can affect the final price of every property, one of the most important ones is the presentation, as this is the only factor that can be improved in a short time. Other factors are location, size, proximity to facilities and public transport, type of construction, number of rooms and others.*

THE EXPECTED RESULT CAN REST IN THE FOLLOWING POINTS.

The presentation of the property

The carefully designed marketing campaign

The availability of the sales team for the inquiries of buyers in the market place

The passion to bring the expected result

The regular contact with the potential buyers, and vendors alike.

From the time you receive our sales proposal that will cover all areas, and specifically to define our sales strategy, you will be part of our sales team.

## WE UNDERSTAND THAT COMPANIES DO NOT SELL PROPERTIES, ONLY THE PEOPLE THAT ARE GIVEN THE JOB CAN DO IT.

- Our team will create the best marketing campaign money can buy.
- We will contact buyers in our data base that match your property.
- Our team will use best internet sites available to expose your property to all potential buyers in the market.
- Our team will introduce your property to investor groups when appropriate, as well as agents that we normally work with and buyers advocates, to maximize the exposure of your property.
- All the marketing strategies that we can use and others at your request will make the difference between a result and an excellent one.



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