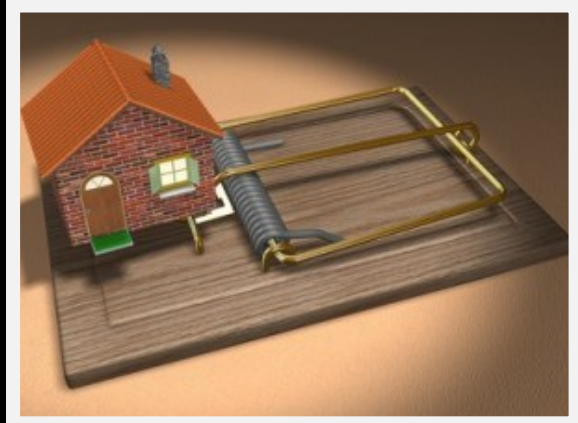


# *Warning!*

## *The 3 most critical traps to avoid when selling property*



### 1. Lack of Competition

Every agent can create interest in your property, but what if they are unable to turn it into the best result for you? At Richardson Real Estate we have a unique process to achieve the highest level of competition possible, which results in outstanding sale outcomes. Please refer to our testimonials overleaf.



### 2. Poor Presentation

If the property is not attractive eg. minor/major defects are not addressed, is untidy/cluttered or is not suitably furnished, potential buyers are less likely to be interested. At Richardson Real Estate we guide you on how to present your property in its best possible light.



### 3. Wrong Marketing

By not exposing the property to all potential buyers, this will limit the chance to find the best buyer and often increases the time on the market. At Richardson Real Estate we help you to choose the top media types that are right for your property.



Please call Richardson Real Estate Colac on **5232 1800** to find out more.