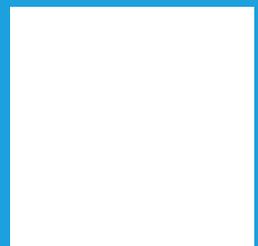
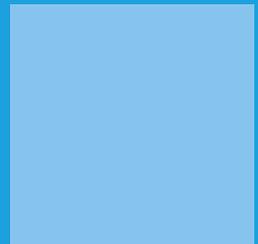


helpful hints to **sell your property**



HELPFUL HINTS TO SELL YOUR PROPERTY

Your Starr Partners Representative is an experienced, highly trained professional. However, you can be of great assistance and help the team to perform even better via a few simple steps. Here is an easy checklist to make sure that buyers looking at your property are left with the best possible impression.

Keep the grounds neat and clean; trim the shrubs, lawn and edges. First impressions are important they make the buyer want to see inside your property.

If you have a front gate, oil the hinges and ensure it works properly.

Check the guttering for water stains, rust and flaking paint. Clean as necessary and repaint if possible. Make sure there are no leaves or twigs hanging over.

Check exterior and brush away any cobwebs, and a good idea is to wash down eaves and gutters. This saves a repaint.

If you have a dog please ensure it is locked away as some buyers are extremely nervous, particularly of large dogs, and are more concerned with being bitten than inspecting the property.

Ensure that porch lights and doorbells work. If you have a WELCOME MAT put it out.

Keep the house tidy - not as an exhibition home, but as a comfortable property in which people will want to live.

Let plenty of light into your rooms, because nothing adds to a cheerful atmosphere more effectively than light.



A moderate amount of heat adds to cosiness in winter, whilst fresh air is equally desirable on hot days.

Noisy radios and television's can be distracting, so please keep the noise down during inspections.

Check for minor repairs - like leaking taps, squeaking doors, faulty windows, broken light switches. It's the little things that can make a difference.

Let the children play with their toys so long as a prospective buyer can move around the property freely. Remember yours is a lived in property.

The kitchen, bathroom/s and laundry need special attention, polish the sinks and clean the oven.

Flowers are a nice touch especially ones with a sweet scent.

Have a clean and tidy garage.

Leave the inspection to your agent; he/she is trained to observe signs that a looker might become a buyer. When you follow along or attempt to show the home this can be very distracting.

If a buyer asks a question about the property or neighbourhood answer directly and honestly.

Questions about the price or transaction should always be left to your representative.





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