



helpful hints to
sell your property



checklist:

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. 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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