



Preparing to Sell

Five ways to get top dollar on your sale
and save on your next home.



MAUDE THOMPSON
PROPERTY





Book a Property Appraisal Early

Our appraisal appointments give you more than just an estimate on your sale price, it is a chance for you to sit down with an experienced professional, ask questions, and get professional advice on all aspects selling and securing your next home.

The sooner you get professional advice, the better prepared you will be to achieve the highest sale price.

What we can offer

- Assisting to prepare the property for sale
- Creating a selling strategy to achieve a great sale price
- Expert advice to identify and secure your next home
- Financial and mortgage broker referrals





1- Plan your move

Make a plan. Planning may seem unnecessary, but knowing your property preparations, your finance options, and where you want to be is key to reducing risk and getting the most money for your future wealth.





2-Take Advantage of a booming Property Market

You cant make this stuff up. Just a quick look at property sales and you will sell some amazing sale prices across Brisbane.

Selling now means more buyer competition, more offers and a top sale price.

From my experience, you will be waiting another decade for these perfect selling conditions to come around again.



3- Don't wait to buy before you sell...

Everyday I speak to homeowners who hold off from selling because they think that the perfect property will come along and they can buy it first.

The simple fact is, that when the perfect home comes along, buyers who have sold, or have cash will secure the property ahead of you.

As agents we look at the buyer offer with the lowest risk, and that's someone who has recently sold or who has a cash offer.



4- You don't need to buy straight away

We are in a booming Market and you will achieve an amazing price, so why not capitalise on the wave.

Buying a property is the biggest decision you can make so don't buy in a hurry. Contrary to what you may think, there are actually some very good reasons for you to rent for 12 months following a sale.

Reason 1 – Why buy in a boom if you don't have to. Waiting until say, next winter could save you tens of thousands on the purchase of your next home.

Reason 2 – renting gives you and your family time to really decide on what and where you want to buy. You may find that the 'perfect' neighbourhood you rent in is not where you want to buy after all.



5- Great advice to maximize your sale price

Get a great sale price by targeting changes that add value and excite buyers. Talk to us to identify where and what you need.

Some simple examples:

- Painting doors or window frames
- Professional exterior high pressure clean
- Partial staging, (we provide this for free)
- Watering and fill patchy lawn 4 weeks before the launching
- Professional bond clean
- Replace old pots and plants

Maude
0439042625

"If anyone can do it, it will be Maude Thompson." Brent
LOTA

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Move into your new home

With practical, professional support, moving to your next home doesn't have to be confusing or stressful.

We can assist with everything you may need to prepare your property, achieve a great sale, arrange finances and legals, and secure and move into your next home.

I hope you have found this helpful.

Do you have Questions?

Get in touch anytime

Contact Maude

0439042625



"Helpful and always positive." Glenda WYNNUM WEST

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Our Premium Marketing

Every property photo day is important. That's why I use industry leading professional real estate photographers to show your home at its absolute best.

We market your property with a premium marketing campaign with re.com, ensuring reach across every major real estate website and app. Your property campaign includes floorplan, professional photography and drone shots.

As part of proactive buyer prospecting your property will also be shared across national buyers agents, targeted emails, and local letterboxing.

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Communication and Support

I am available 24/7 to find the right buyers and negotiate the best price. I will conduct as many Open Homes and Private Viewings as needed to ensure the maximum number of potential buyers visit the property.

As an independent agent, I have the time and commitment to work every single day on your sale. You can expect full updates throughout including: online activity reports, buyer enquiries, and buyer feedback.

Once Under Offer, you will also receive regular reporting on each stage of your sale contract including: contract execution, clause inspections, and key dates.



Helping you every step of the way.



Call us today
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