





Have you thought about selling your home?

People's circumstances change all the time and many of us find ourselves looking for a new home at some stage in our life or time to collect some invested hard earn cash over the years

With families getting bigger comes the need for more bedrooms, or when the kids grow up and move out something a little smaller becomes more appealing. Whether your looking to upgrade to something newer, bigger land, smaller land, or perhaps you just need a change!

If you have been thinking about an exciting change and would like to know roughly how much your home is worth to see if you could make the move, call me today to make a time to for us to pop out to do a free no obligation market update on your home. It is always great to know what you're sitting on.

I look forward to hearing from you soon.



Patrick Leou

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How?

Established in 2008

Maeva Properties can help you with your real estate journey

- **Maeva Properties** is proudly continuing to serve generations of Greater Brisbane
- Residential sales and management
- Lifestyle properties and advice
- Progressive and well resourced, leading in technology, knowledge and support

**What is
important
to you?**



Your Plans / Timing / Method / Change over / Selling Price



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Our story is simple

About Us

Maeva Properties has been sustaining the property management services since 2017.

Nothing fancy - Just great communication with landlords, tenants and educating them.

From a humble beginning, we exist to bring the best property services that you can engage.

Landlords have only one regret, that the change to Maeva Properties was not done earlier.

Not sure if your current agency is acting in your best interest? Give us a call and let's find out over a coffee and donuts.

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Marketing



Staging



Photography



Script



Videos



Virtual



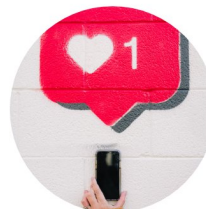
Signage



Brochures



Magazine



Social



Web



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**Are you
ready?**

Agreement

Are we ready to work together? If you are buying, selling or investing in real estate, make your first decision the best one!

Why choose Maeva Properties

Customer focused: Patrick takes great pride in helping clients take positive and well-considered action to realize their dreams.

Service-oriented: Patrick always has the best interests of clients foremost, while boundless energy ensures the service and communication provided is second to none.

Results-driven: Patrick continues to push the limits to better serve clients and further their career. With a planned sales approach we can minimize days on market and maximize price.

Highly knowledgeable: A Brisbane local with many years in the industry, a Diploma of Property Services. Background in Commercial Sale and total over 10 years of experience, Patrick has the skills to assist you with buying, selling and investing.



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**Are you
ready?**

Market Analysis - Preparation for reality price

1. Inspection of your property.
2. Advice on market price and conditions.
3. Providing comparable sales information to assist in establishing correct market price.
4. Preparation of a customised marketing plan.
5. Tips on preparing your property for sale.
6. Contact solicitor/conveyancer to arrange contract for sale.
7. Arrange photography of your property.



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**Are you
ready?**

Maximum exposure - Open house

9. Placement of your property on the internet for maximum exposure.
10. Prepare and edit promotional brochures.
11. Prepare and erect signboard.
12. Prepare and place window display at our webpage and social media.
13. Write and submit editorials featuring your property.
14. Contact and provide information to current prospective purchasers on our extensive database.
15. Organise and conduct 'Open for Inspections' when requested.
16. Qualify all prospective purchasers.
17. Report to you after each inspection.
18. Conduct regular reviews of marketing and competition relevant to your property.
19. Advise on strategy surrounding any interest or offers on your property.



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**Are you
ready?**

Offers to Settlement

- 20. Negotiate with potential purchasers.
- 21. Assist purchasers to select a suitable financier.
- 22. Assist with selection of conveyancer/solicitor if required.
- 23. Prepare and provide relevant documentation to your conveyancer/solicitor.
- 24. Arrange and attend valuer inspections and attend building inspection
- 25. Liase between vendor, purchaser, mortgage brokers, pest inspectors and both solicitors to ensure smooth exchange.
- 26. Provide relocation advice and assistance.
- 27. Use Government controlled Trust Account for security of deposit of monies as an independent party.
- 28. Attend final inspection pre-settlement.
- 29. Collect keys and ensure smooth changeover of ownership on settlement.



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**Don't take
our word
for it**

Skip - NSW

During my association with Patrick, I have found that he has demonstrated initiative, cooperation and dependability which to me was very important as I resided in a different state to the location to the property... I would have no hesitation in recommending for a similar services

Tien & Eli - QLD

Patrick Leou from Maeva Properties is currently managing an investment property for me. From my personal dealings with Patrick, I find him to be diligent, honest and extremely knowledgeable about the area and current climate affecting the rental market. From my initial meeting with Patrick, through to the rental of my property, Patrick kept me informed and assisted me in choosing the right tenants. His hard work and expertise generated a lot of interest for the property and we were able to get a higher rental income then initially thought. Patrick continues to provide excellent service and I know my property is in good hands. Thank you, Patrick.

Our Guarantee to you

If we say we will do something, we will do it.

If we are unable to resolve any situation, you will be free to end our agreement.



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