

Forwarded message  
From: **Steve Hill** <[steve@northamrealestate.com.au](mailto:steve@northamrealestate.com.au)>  
Date: Thu, 24 Jun 2021 at 19:06  
Subject: 121 Chidlow St Northam  
To: <[rodanduna@gmail.com](mailto:rodanduna@gmail.com)>  
Cc: Lara Turnbull <[lara@northamrealestate.com.au](mailto:lara@northamrealestate.com.au)>

When I consider your property, I call to mind the following recent sales evidence of fibro homes:

***86 Gordon Street 774sqm \$205,000***

***35 Gairdner/Chidlow 333sqm \$198,000***

***17 Weld Street 1,012sqm \$179,000***

***22 Chidlow Street 911sqm \$165,000***

***45 Charles Street 739sqm \$164,000***

Your property has been for sale since Oct 2019 asking \$206,000 without any offers being submitted which suggests overpricing particularly as, in our current buoyant market, practically all properties sell.

A possible barrier to you receiving offers may be the recent sales of competing 3 bedroom brick homes that many buyers consider superior to fibro construction, such as:

***53 Gordon Street 850sqm \$250,000***

There is some chance that prospective buyers are not attracted to the property's absence of a carport or garage or its outlook, being opposite Dept Of Housing rentals, the Womens' Refuge and Hospital Laundry Service.

I recommend you review the **Asking Price to \$190,000** with a hope to receive **Offers Over \$185,000**.

I also recommend the marketing campaign be relaunched and if you're interested I will send you a proposal.

Please let me or Lara have your thoughts.

Will you forward a copy of this email to Rob?

Kind regards

**Steve Hill**  
Sales  
0407 778 462  
205 Fitzgerald St Northam