

# Mandurah Estate Agency

3 May 2021

Douglas Vincent Ashton and Helena Maria Ashton  
C/- email: [vinashton@gmail.com](mailto:vinashton@gmail.com)

Dear Vinca,

RE: **296 Pebbie Beach Boulevard, Meadow Springs, WA, 6210**

Thank you for allowing us the opportunity of appraising the above-mentioned property.

Our appraisals are based on documented evidence of sales in the suburb coupled with current replacement values and other factors that astute buyers are looking for. As demonstrated, we take care in our appraisal particulars and consider all known facts. We also have confidence in our ability to judge market trends & establish an accurate estimate of the likely price a willing purchaser may wish to offer you for your property.

Mandurah Estate Agency has a prominently located office situated on Mandurah Terrace that attracts huge numbers of potential buyers who continually monitor our attractive window displays. In addition to this your property will be listed on numerous web sites that attract visitors both nationally and internationally.

At Mandurah Estate Agency we also pride ourselves on our unique Listing Guarantee that we promise: -

- We will **PREMIERE** your property on [realestate.com.au](http://realestate.com.au)
- We will rotate your property through **Exclusive Agency Showcase** on [realestate.com.au](http://realestate.com.au)
- We will showcase your property on [reiwa.com.au](http://reiwa.com.au)
- We will showcase your property on [domain.com.au](http://domain.com.au)
- We will showcase your property on [mandurahestateagency.com.au](http://mandurahestateagency.com.au)
- We will open your property every weekend
- We will conjunct with all other agents
- We will attend all property viewings, including conjuncting agents
- We will provide honest feedback at all times

There are many other services that are standard inclusions, however we confidently know the above list cannot be guaranteed by any other agent for the duration of the listing authority. Of special note is our dominance on [www.realestate.com.au](http://www.realestate.com.au) with all our listings being **PREMIERE** listings, which are at the top of all searches. Again, no other agent can offer this for the 120 days and hence our ratio of interstate and overseas buyers is more than fivefold our competitors.

Another stand out service we provide to our clients is **Exclusive Property Showcases** – listed under **MANDURAH**. These ads receive approximately 10 x more views than standard listings and are ideally suited to properties that are listed in the other numerous surrounding suburbs. It also takes into account Consumer habits that many Buyers still think all suburbs come under the same banner. Also aimed specifically at interstate and overseas buyers that are looking in the area. We will rotate your property through the showcase tool to ensure your property receives the best possible exposure.

**Estimated Market Value:**

It is our opinion that your property in the current market could realize a sale price of **\$425,000**.

We strongly stand by our professionalism and commitment to our Seller's with our Listing Guarantee, as outlined earlier on and look forward to the opportunity of assisting you with the sale and marketing of your property.

Please don't hesitate to contact me if you have any further questions.

Yours faithfully,



**Kent Murphy**

Dip. Bus. Mgt. (Real Estate)

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