

Working
together
to achieve
the best
outcome.

nest
PROPERTY

Nest Property Together

We believe that when we are focused on working 'together', we can make every part of selling your property more rewarding. It's all about an honest, open partnership – putting a team of people in your corner to make sure you enjoy the process just as much as the end result.

We are rightly proud of our team – they are dedicated to our clients, and bring their expertise and commitment to every sale. We work side-by-side to position your property in the market, showcase it to the right people and negotiate the best outcome. Everything we do is about your needs, and what you want to achieve – whether it's answering your questions about what to do before going on the market, involving you in every step of the marketing process, or backing your interests throughout the entire sale process. Because by working together, we can achieve the best result for you.

Developing your strategy

No one knows your property better than you do. That's why we involve you in every decision about the sale of your property, from setting the price to planning your marketing. We understand that for you, a good sale might be the quickest one, or maybe even the one with the longest settlement. We also understand that you might not have time to manage all the details, or that you could prefer to be more hands-on. We use this information to create your customised strategy – a plan showing how we will work together to get you the best result.

Getting your property ready

There are lots of ways we can help you add value to your home. We can answer any questions you might have, and talk you through some of the options – whether it's a simple DIY improvement, like fixing a dripping tap or adding a lick of paint, or a bigger update, like giving the bathroom a make-over or doing some work in the garden. And importantly, we can help you avoid any costly mistakes! Of course, if you don't have the time or the tools we can put you in touch with high-quality professionals who can give you a hand to get your property looking its best. Another good option might be using a property stylist – this can add tens of thousands of dollars in value, especially if you're considering selling a vacant property. We want you to get the best possible result, and by working together, we can help you achieve it.

**"TODD WAS VERY
PROFESSIONAL AND GOOD
AT WHAT HE DOES. IT WAS
A HASSLE FREE EXPERIENCE
SELLING OUR FIRST HOME."**

- E & T COULSON

**"HE COULD GUARANTEE
TO SELL THE PROPERTY. IT
ESPECIALLY NEEDED TO BE A
QUICK SALE. THANKS TODD
FOR SELLING OUR HOUSE
WITHIN 72 HOURS!"**

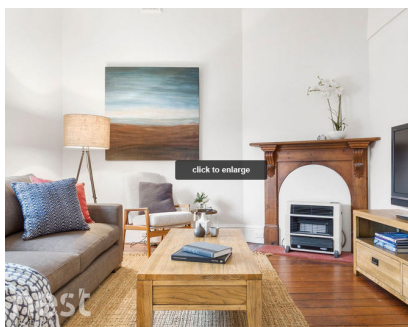
- ALISON

"THE TEAM AT NEST PROPERTY
SHOWED A SENSE OF
URGENCY WITH REGARDS
TO PHOTOGRAPHING MY
PROPERTY ON A DAY THAT
MADE THE BEST OF THE
WEATHER. I FELT VERY MUCH
THAT YOU WERE ACTING IN
MY BEST INTERESTS AND NOT
SIMPLY FITTING IT INTO YOUR
SCHEDULE WHEN IT SUITED."

- EMMA

Professional photography

We use professional photographers to capture your property at it's best – this might mean we take photos of your property from specific angles, or even at a certain time of day.



Exclusive 3D floor plans and films

If you want to give your property an extra edge, you might be interested in our exclusive 3D 'fly-throughs'. We use the latest technology to create virtual tours of your property, ideal for people who aren't able to inspect it in person. These interactive films are a unique way we can help you capture how your property looks and, most importantly, how it feels.



Upper level
Artist impression Only

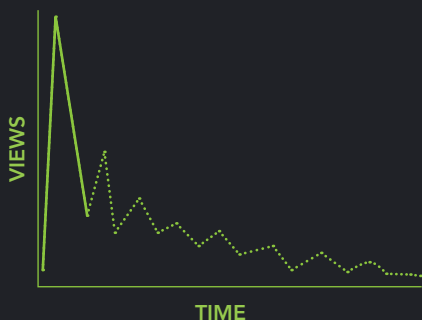


"FROM DAY ONE TODD WORKED EXTREMELY HARD AND EFFICIENTLY TO SELL OUR PROPERTY. IT FELT LIKE TODD WAS REALLY ON YOUR SIDE, WANTING THE BEST POSSIBLE OUTCOME FOR US PERSONALLY. I WOULD PLACE TODD AT THE TOP OF THE LADDER FOR HIS ENTHUSIASM, HARD WORK AND RESULTS. "

- LINDA

"OUR SALES STRATEGY WAS TO AGGRESSIVELY PROMOTE OUR PROPERTY WHILE IT WAS NEW ON THE MARKET, AIMING TO SELL BEFORE CHRISTMAS - THIS PAID OFF WITH A SALE WITHIN 10 DAYS, FOR MORE THAN I EXPECTED."

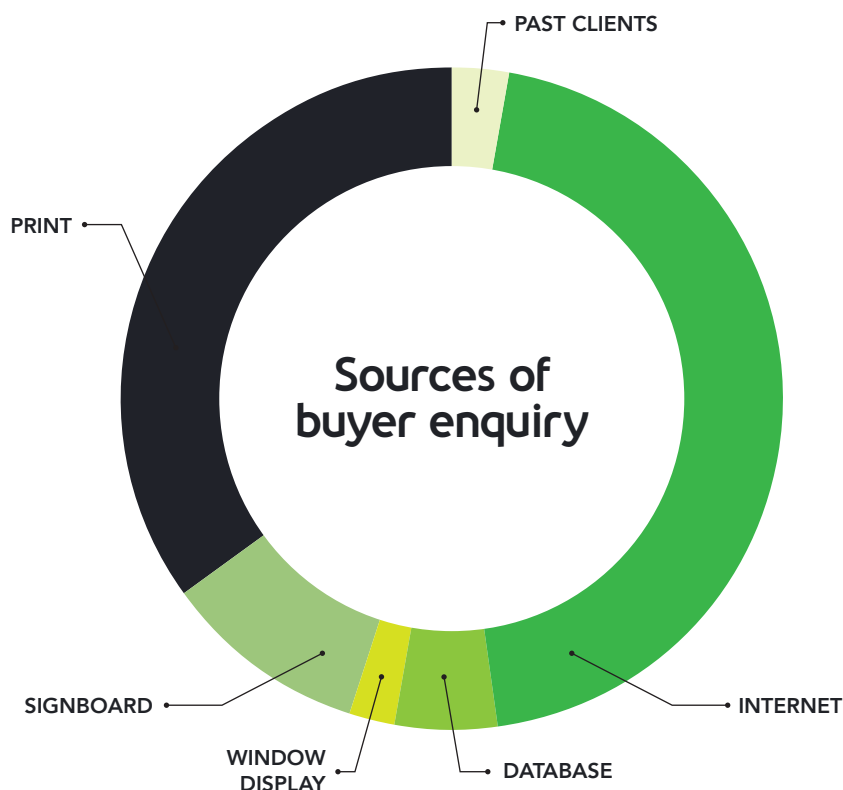
- JANE



YOUR BEST CHANCE IS IN THE PEAK PERIOD (7-10 DAYS) WHICH IS ALSO THE BEST OPPORTUNITY FOR COMPETITION.

Bringing your strategy to life

Getting the best price for your home isn't just about showing it to lots of people. We involve you in developing your marketing plan – you've got lots of choices about how to showcase your property, including using popular real estate websites like realestate.com.au, putting ads in The Mercury Real Estate Guide (including bigger ads to help your property stand out, or asking the paper to write an article), tapping into our comprehensive buyer database, holding open homes, listings on our website, letterbox dropping the local area, and, of course, traditional brochures and 'for sale' signs. We keep a close eye on how things are going, and constantly look for ways to improve. It's all part of working together – always being focused on helping you achieve the best results.



nest
nestproperty.com.au

NEW LISTING

SANDY BAY 1/47 COOLABAH ROAD
Ask the boss if you can work from home. Over 40 squares of living, spread over 3 sprawling levels (don't worry about stairs, there's an internal Otis lift), you're sure to be impressed with the absolute livability this home offers. No expense has been spared with every conceivable luxury in the master bedroom and 2nd bedroom, electric blinds in the main living areas and an intercom connecting all 3 levels of the home.

At street level is a remote controlled double garage, with internal access. The front entry is impressive (and is electronically monitored in the kitchen and study) and sets the standard for the rest of the house that is a dream for you beyond the front door. A gorgeous tiled entry welcomes guests to your home and after descending a few steps, the living areas await.

For Sale \$1,150m
INSPECT Saturday 11.00 - 11.30
CONTACT Agent Name 0400 000 000

NEW LISTING

SANDY BAY 1/47 COOLABAH ROAD
• Brand new on the level contemporary residence
• Versatile floorplate with multiple living options
• Spacious master suite with ensuite & walk-in robe
• Sleekstone kitchen with breakfast bar

For Sale \$1,150m
INSPECT Saturday 11.00 - 11.30
CONTACT Agent Name 0400 000 000

NEW LISTING

SANDY BAY 1/47 COOLABAH ROAD
Every day will feel like a holiday. Over 40 squares of living, spread over 3 sprawling levels (don't worry about stairs, there's an internal Otis lift), you're sure to be impressed with the absolute livability this home offers. No expense has been spared with every conceivable luxury in the master bedroom and 2nd bedroom, electric blinds in the main living areas and an intercom connecting all 3 levels of the home. At street level is a remote controlled double garage, with internal access. The front entry is impressive.

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Hobart 6224 2004
49 Sandy Bay Road, Sandy Bay
Rod Farrow 0616 531 887
Michael Warren 061 531 791
Jill Hunt 061 531 791
Ben Palmer 061 564 731

Property Management 6224 2004
49 Sandy Bay Road, Sandy Bay
Patrick Copeland
Lynette Copeland
Emily Green

Vanessa Copeland
Lynette Copeland
Chloe Tucker

Huon Valley 6264 1223
Shop 1, 11 Main Street, Huonville
Cherise George 061 234 494
Neil Macdonald 061 231 433
Nikita Gordon 061 231 433
Chris Tatham

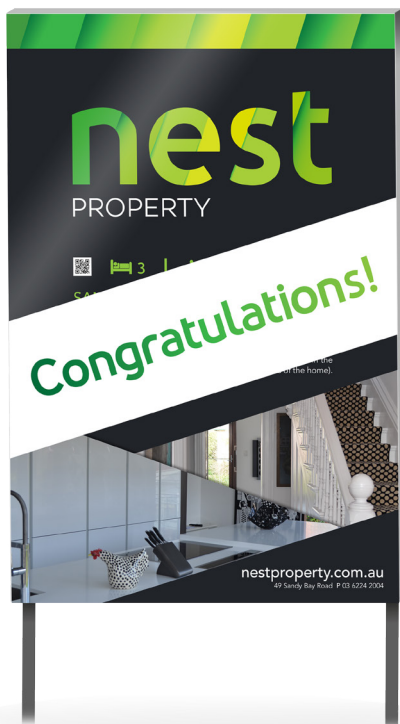


OPEN HOME MESSAGE CARDS



REAL ESTATE GUIDE

HOME BROCHURES



PICTURE SIGN

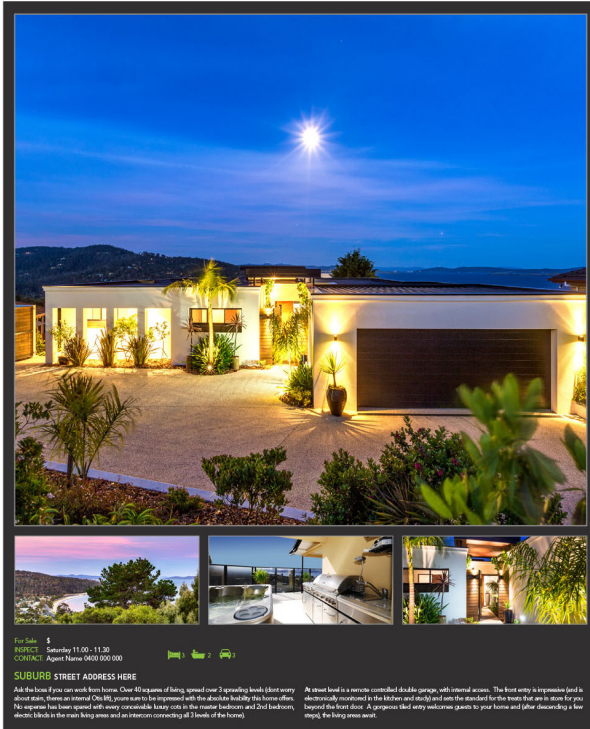


V-SIGN



Choosing the right way to advertise

We know just how important it is to get the marketing right. Even the size of your ad makes a big difference to how people respond to your property – a full-page advertisement can increase what people expect to pay for your property by 46%.



FULL PAGE AD
PERCEIVED VALUE \$698K

+46%



1/2 PAGE AD
PERCEIVED VALUE \$592K

+24%

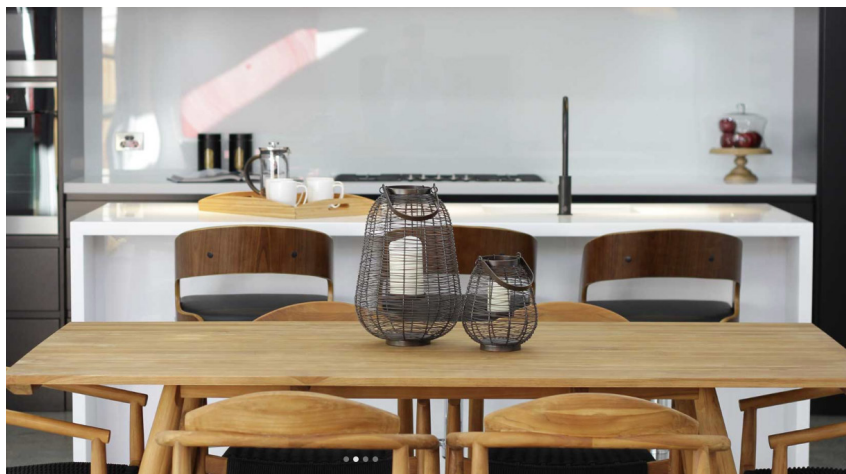
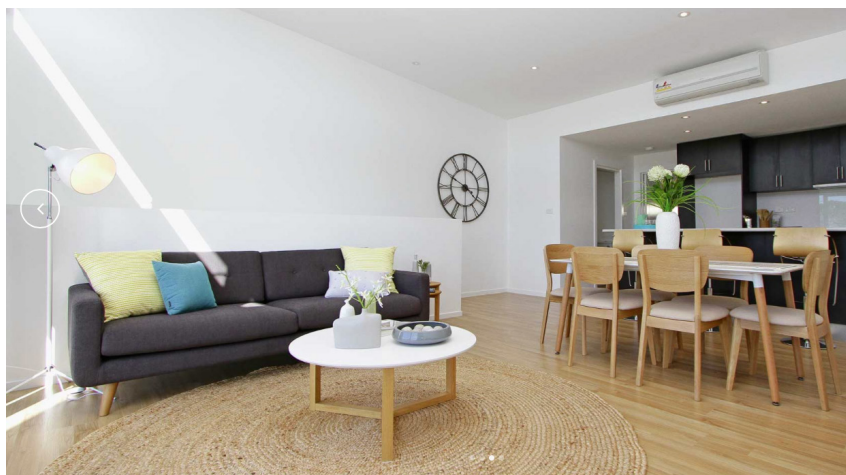


1/4 PAGE AD
PERCEIVED VALUE \$476K

Source: Online survey of 196 Australian adults who report they have bought a property in Australia in the last three years (n=139) or are actively looking now (n=57). Survey conducted May 2010 with respondents recruited online and offline.

Making a great first impression

When people visit your property they can start to imagine themselves living there. That's why we give you all the advice you need to make your home inviting from the minute a potential buyer arrives. It's a great idea to freshen up inside and out – if you'd like some extra help to create the right atmosphere, we have a team of professionals who can do anything from tidying the front entrance to doing a complete clean-up. We ask your advice to make sure we get every detail right and add personal touches to make sure we emphasise all of your property's best features. After an inspection, we contact every one who visited the property – it's just one of the ways we work together to convert interest into a great outcome for you.



TIPS FOR PRESENTING YOUR PROPERTY:

GIVE THE WHOLE PROPERTY A GOOD CLEAN AND DE-CLUTTER

CHOOSE STYLISH ARTWORK AND MIRRORS TO FILL BLANK WALLS

CLEAN WINDOWS INSIDE AND OUT

HIGHLIGHT YOUR OUTDOOR AREAS WITH BEAUTIFUL FURNITURE

FRESHEN UP THE GARDEN AND LAWNS

MAKE SURE EVERYTHING IS IN GOOD WORKING ORDER – FIX ANY LEAKING TAPS OR BLOWN LIGHT GLOBES

CLEAN UP AFTER PETS AND REMOVE THEM FROM THE PROPERTY FOR INSPECTIONS

ON THE DAY OF AN INSPECTION, PUT OUT SOME FRESH FLOWERS AND KEEP ROOMS AT THE PERFECT TEMPERATURE.

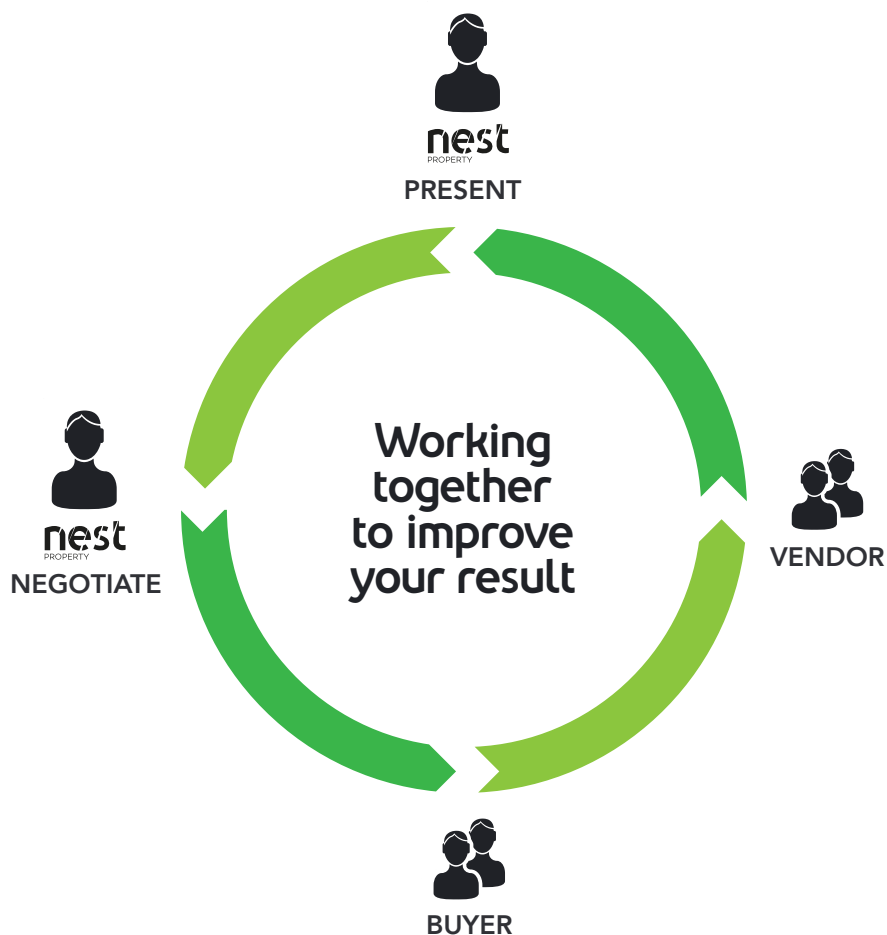
**"TODD WAS VERY HELPFUL,
KNOWLEDGEABLE, QUICK
RESPONSE, FRIENDLY,
COURTEOUS, ALWAYS
WANTING TO PLEASE."**

- K LOCKLEY

Negotiating the best outcome for you

We do everything we can to get you the result you want. Whether you're selling by private treaty, tender or auction, we talk to you honestly as soon as an offer is received. We help you find opportunities to negotiate, and always listen to what you want – we never put pressure on you to accept an offer you're not completely happy with.

We consistently represent your best interests, and don't shy away from a tough conversation if it's the best way to improve the offer. Because when we work together, the hard work pays off with the best possible result.



Your Nest Property team

We have an experienced team of industry professionals who pride themselves on achieving great results for our clients. Here's the team who will be working with you.

Todd Pepper

Todd is a family man with a reputation built on honest and open communication with his clients.

His determined but down to earth nature has seen him successfully crossover from owning a commercial diving company into the real estate industry. Todd is one of Kingborough's most successful agents, and, as a local himself, has a strong knowledge of the surrounding areas.



Todd is a strong negotiator, and will always spend the time to make sure the process of selling a house is as rewarding as possible.



Michael Hurst



Rod Force



Gary Reeves



Melinda Warren



Cam Rogers



Iris Huang



Melissa Longman



Emily Devine



John Moore

Find out more about working together

We'd love to find out more about you and your goals, and introduce you to our team. Contact us over the phone or email, or at nestproperty.com.au.

LOYALTY PROGRAM:

AFTER YOU'VE DONE BUSINESS WITH NEST PROPERTY, WE WELCOME YOU TO OUR LOYALTY PROGRAM.

ONCE YOU'VE EXPERIENCED SELLING A PROPERTY WITH US, WE'RE CONFIDENT YOU WILL WANT TO RECOMMEND US TO OTHERS. SIMPLY TALK TO SOMEONE WHO YOU THINK DESERVES A TRULY RELATIONSHIP-FOCUSED APPROACH TO REAL ESTATE AND PASS ON THEIR DETAILS TO OUR TEAM. THEY'LL EXPERIENCE THE BENEFITS OF A PROPERTY WELL SOLD, AND YOU'LL RECEIVE \$1,000*.

*Receive \$1,000 when someone you referred sells their home with Nest Property. Please ensure your referral is happy for us to contact them before passing on their details. New listings only, one payment per listing.

