



**Are you still in the
property market?**



Buyer Solutions



Did you know that every month that you miss out on properties is money you're not making in capital growth? Multiply that by the length of time you've been looking for property.

Buyer Solutions typically buys within one to two months of receiving a brief.
Can you afford to continue the search on your own?

Here are 10 more reasons to consider hiring Buyer Solutions to help you find your property.

1. YEARS OF INDUSTRY EXPERIENCE

You may feel like you know the market because of all the hours you've spent perusing the real estate portals and all the auctions you've attended, but **Janet Spencer, a professional buyer's agent, has over 20 years of experience. She knows the legalities of the industry inside and out.** She has seen and heard it all. Janet knows the jargon and technical speak. She speaks the real estate language fluently, you're just learning.



2. SEARCHING POWER

What resources do you have access to besides the standard real estate portals? Not every property for sale gets listed publicly. **Janet and her team at Buyer Solutions are privy to a much wider array of property listings.** They can find hidden gems and off market properties you would never come across on the internet or that won't be advertised straight away, giving you a leg up on the competition.



3. DEPTH OF RESOURCES

Getting your hands on a listing isn't enough. Shiny and glossy is not always the best buy. **Janet has the resources and knowledge to steer you in the right direction.** Agents are familiar with demographics, statistics, history and know sales figures like the back of their hands. **Janet will present you with comparable sales results and figures which the public to not have access to.** A good agent will educate a buyer on market conditions, legalities and complexities, and give you all the information you need in precise accuracy to help you make the best possible, informed decision.



4. A BUYER'S AGENT WILL SAVE YOU TIME AND MONEY

Searching for property is a very time consuming experience. Hours and even days can be spent on sourcing properties. Add viewing, shortlisting, viewing again into the mix and you're spent. Janet and her team do all of this on your behalf. You only view the shortlisted properties. You get your evenings and your Saturday's back. A great agent will work tirelessly for you. **Janet doesn't rest, she works nearly all house of the day and night for her clients**, providing you with timely information and making herself available to talk to you and put you at ease if you are stressed.

For the last three years, **our clients have given us a 96%-100% rating in the customer satisfaction outweighing the cost of fees category.**



5. KNOWLEDGE

What you want to buy and what you can buy can be very different. Janet will sit down with you and nut out your brief so that your expectations are aligned with the realities of today's market. **She will help you formulate a realistic brief and one that will pay off for you in future. You won't waste months of your time, missing out on capital growth by running around in circles consistently missing out.** Working on a realistic brief benefits you immensely and Janet and her team will know exactly where to look and what to look for to get you the best possible property within your budget in a timely manner.



6. COMPREHENSIVE DUE DILLIGENCE

Do you know what a Section 32 is or how to read a Land Title record? Do you know the intricacies of caveats and overlays? Do you know what to look for within strata regulations? Real estate is very complex. Buyer Solutions will be there to help. **Janet knows legal real estate documents, knows what to look for within them and is dedicated to ensuring you don't miss a thing.**



7. PROFESSIONAL NETWORK

Buyer Solutions has a network of trusted and tested conveyancers, solicitors, building inspectors, surveyors, mortgage brokers, etc. This network is strong and will help ensure you buy a high-quality property with zero regrets.



8. POWERFUL NEGOTIATION SKILLS

Janet prides herself on getting her clients the best possible deal so she pulls out the big guns when it comes to price negotiations or bidding at auction. **She has the insights and trade secrets that typical buyers do not possess and she uses these powers to her and ultimately your advantage.** Can you take cutthroat competition and bidding wars on yourself? Having a savvy, non-emotional, articulate negotiator on your side when your dream property is on the line is imperative.



9. AN ALLY WHEN YOU NEED IT MOST

The selling agent works for the vendor; they are not on your side. **As your buyer's agent, Janet has an ethical and legal obligation to represent your best interest always.** She will make sure you're not buying a liability or a dud property. **She will ensure you do not overpay and that you purchase a property at the best and most fair market price in a timely manner.** Janet and her team treat your property purchase as though it were their own.



10. YOU'LL BUY A FANTASTIC ASSET

When all is said and done, you will be the proud owner of a high-quality property. **You will have the confidence that you bought a great asset that will appreciate in value.** There will be no second guessing or worrying or asking yourself if you've done the right thing. The knowledge you'll have acquired along your purchasing journey will leave you satisfied.





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