

What is a Free Appraisal?

If you own a home already, you have probably been offered a 'free appraisal' dozens of times from local real estate salespeople in your area.

You may be wondering: What does a 'free appraisal' actually involve? Should you get one? And what's the catch? Can a buyer order a free appraisal too?

As a homeowner, it can be difficult to accurately work out the value of your property. There are online tools available now that will provide a computer-generated estimate but they only offer a rough guide and can be wildly inaccurate since they are not based on a personal inspection of the property. They also won't take into account any recent changes or renovations you have made.

It's important for owners to understand the value of their property so they can make informed decisions. If you are thinking of moving, you need to know what you might get for your current home, so you can understand how much you have to spend on your next home. Or whether you should keep your current home as a rental.

At the same time, you probably don't want to spend large sums of money on an official valuation report.

That's where we come in! As a service to members of our community, we provide free value estimates to help you make informed real estate decisions. You don't even have to be planning on moving in the immediate future. We are happy to help regardless of your time frame.

Why would we do this for free?

It's an opportunity to show you what we do. To build a relationship and offer specialist advice. We love being able to use our skills to help others. Hopefully, if we do a good job, you might consider using our services if and when the time comes to sell. Or, you might provide us with the ultimate compliment by recommending us to one of your friends or family who need real estate help.

If you are thinking of moving soon, it is critical that you hire a competent real estate salesperson to represent your interests. A free appraisal gives you a relaxed, no-obligation opportunity to evaluate our service and to see if we are the right fit to work with you and help you achieve the best possible result.

So there really is no catch. We provide free appraisals to members of our community to help them make smart decisions. We do it without obligation, in the hope that we have earned the opportunity to be considered for the job when you need a top agent to help you achieve a successful move.



It's about more than just price

Smart owners understand that a real estate salesperson can offer far more than just an estimated market value. With all our experience, we understand what improvements will add maximum value and what features buyers are looking for (and paying more for) right now.

We can help you decide which potential changes to your home will give you the best return on your investment and save you from over-capitalising on the wrong improvements.

We can also offer advice on timing the market, when to sell to maximise your chances of obtaining a premium, advice on selling tenanted properties, and strategic suggestions on how to sell your home to get top dollar.

Can a buyer order a free appraisal?

You might be wondering if free appraisals extend to properties you are looking to buy? This isn't usually how they work, but our offer to help still stands. If you are looking at a property and need advice, give us a call and we will do our best to help (no matter who that property is listed with). We may be able to share recent comparable sales, advice on the area or info on similar properties currently on the market.

Get in touch today to book your free appraisal. I

I look forward to meeting with you.



Remember – Advice is Free - Mistakes are costly.

Call me at anytime to discuss

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