

Your Trusted Property Partner

FREQUENTLY ASKED QUESTIONS - SELLING

I'm often asked similar questions when it comes to helping clients sell their home. I've compiled a list of the most frequently asked.

- When is the best time to put my house on the market?
- How long will it take to sell my home?
- How can I make sure my house appeals to buyers?
- Is it best to sell at auction or by private treaty?
- How can my sales agent Dimitri help me achieve a premium price?
- What can I expect from a market appraisal?
- Is it worth booking in an appraisal if I am not ready to sell yet?
- How do I book in for an appraisal?

Keep scrolling to see my answers.

RECENTLY LISTED



**5/11-15 Dixon Street,
Parramatta**

\$639,000



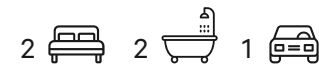
**10/24-28 Briens Road,
Northmead**

\$460,000 - \$490,000



**G05 & G05a/11-13 Junia
Avenue, Toongabbie**

\$525,000 - \$575,000



**57/45-51 Balmoral Road,
Northmead**

Contact Agent



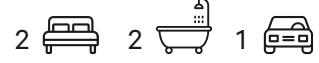
**2/19-21 Harris Street,
Harris Park**

\$450,000 - \$499,000



**20/53-59 Balmoral Road,
Northmead**

Contact Agent



Click [here](#) to get more information on each of these properties or contact Dimitri on 0401 058 865.



FREQUENTLY ASKED QUESTIONS - SELLING



- **When is the best time to put my house on the market?**

A buyer can be found for a property at any time of the year. That said, if you feel like your property looks the best in a particular month, i.e. your garden looks the best in spring it would be worth listing now.

- **How long will it take to sell my home?**

The length of time it takes to sell can depend on a number of factors such as the area you are selling in, your urgency to sell, the number of properties on the market. etc. These influences would all be discussed with you at your market appraisal, setting you up with a realistic timeframe.

- **How can I make sure my house appeals to buyers?**

Start by de-cluttering. A first impression often lasts and excessive belongings on display can make a home seem smaller, darker, plus you want the buyer to imagine living there and that's harder to do when there are too many personal belongings out. Do some minor touch ups such as re-painting the walls to neutral tones; bright colours tend to distract and deter buyers. If you have a garden, make sure you keep this tidy.

- **Is it best to sell at auction or by private treaty?**

It's impossible to determine this without seeing the property and researching the local market.

- **How can my sales agent Dimitri help me achieve a premium price?**

It starts with understanding your goals in our first meeting, and discussing ways to increase your home's value and present it in the best possible way. Every detail can make a difference.

- **What can I expect from a market appraisal?**

This is an obligation free market value of your home where I can give you a guide as to what your property could sell for based on the current market. I will provide you with a comparative market analysis and look at similar properties that have sold recently, along with what is currently on the market.

- **Is it worth booking in an appraisal if I am not ready to sell yet?**

The simple answer is YES. Even if you are not looking at selling now, understanding the value of your property or even what work could be done to increase your value can help you prepare when the time is right for you to sell.

- **How do I book in for an appraisal?**


You can reach me on 0401 058 865 or dimitriy@open-re.com.au




To find out the value of your home, call me today!

DIMITRI YIAMARELOS

Sales Specialist

 **0401 058 865**

 **dimitriy@open-re.com**