

Custom agent shortlist for:

Mr & Mrs Smith

3 Bright Road James Bay, Australia



About us

At Find Your Agent, we analyse every real estate agent in your suburb and their past sales results to provide you with a tailored shortlist of the best 2 - 4 agents specific to your property type and location, backed up by statistics and data, all for Free

Benefits of our service

- Completely FREE to the property owner
- We find the best real estate agent for you
- We help you save money on commission and marketing
- We do the research so that you don't have to
- We save you countless hours of time and stress
- We provide tips for how to prepare your property for sale or lease
- Ongoing support throughout the whole sales process
- We service every suburb across Australia

What we compare

1. How many properties has each agent sold in the past 12 months in your suburb
2. What is each agent's average sale price in your suburb
3. What is their average days on market
4. Have their previous clients had positive experiences using them as their agent through their reviews

[Continue to page 2 for your agent recommendations](#)

Our Agent Recommendations for 3 Bright Road, James Bay



Jason White

Director - First Real Estate

Jason's sale results in James Bay over the past 12 months

Average Sale Price: **\$1,750,000**

Properties Sold: **36**

Review Rating: **5 stars**



Jess Fox

Sales Agent - Blue Real Estate

Jess's sale results in James Bay over the past 12 months

Average Sale Price: **\$1,670,000**

Properties Sold: **22**

Review Rating: **4.8 stars**



Anthony Bell

Sales Agent - Local Real Estate

Anthony's sale results in James Bay over the past 12 months

Average Sale Price: **\$1,510,000**

Properties Sold: **11**

Review Rating: **4.5 stars**

Overview

In conclusion, after thorough research of the agents and their sales in James Bay, we have narrowed down to a list of the best 3 agents for your property, Jason White, Jess Fox and Anthony Bell.

Out of all agents which we compared, they have sold the largest amount of properties in James Bay and have achieved the highest average sale prices.

Using an agent that has sold a large amount of properties in your suburb means they have a large database of buyers looking for a home like yours in your specific suburb. Once your property gets listed for sale, these active buyers will be notified about your property, allowing more buyers to potentially be interested. The more buyers interested in your property will create competition and allow you to achieve a higher sale price.

Out of all the agents researched, our top recommendation is Jason White, as not only has he sold the most properties in James Bay, he has also achieved the highest average sale price.

When the time is right for you to sell, we recommend that you speak with each agent and interview them. This will allow you to get a more in depth understanding of how each agent operates and which strategies they will use to achieve the best sale result for your property, along with their fees.

Let us know if you have any questions at all. Feel free to reach out and contact us as you get closer to putting your home on the market and we can share strategies about how to save money on commission and marketing fees along with tips on how to prepare your property for it to look it's best during the sale.

Regards Luke

Agent Analyst - Find Your Agent

[Tips for how to prepare your home for sale on the next page](#)
(not all will apply to your property)

Tips to prepare your property for sale

The following 7 cheap and easy cosmetic touches will ensure that your property look fresh and modern to reel in those extra buyers that are willing to pay top dollar for your property. The most important part of a buyer inspecting your property is the first impression they get as they walk up your driveway and into your property. For the small investment that you are spending on the updates and renovations, you could be adding hundreds of thousands of dollars of value to your property.

Declutter

Decluttering your home is definitely the first step in order to ensure it is ready for sale, this includes getting rid of any mess or unnecessary items. This will allow you to show off the space much better and also makes the rooms look a-lot larger. A neat and tidy house also gives buyers the impression that your house has been well taken care of.

Paint

A fresh coat of paint is your best friend while preparing your property for sale. A bright white is usually our recommendation for the interior as it makes the rooms look a-lot brighter and light filled.

Painting your roof and driveway is not necessary, however it is definitely worth the small investment, once again improving the curb appeal and first impressions of your property for potential buyers. Usually a dark grey / charcoal is the colour of choice.

New flooring

Replacing old carpet is also one of the best ways to freshen up your property and reel those extra buyers in. For the small expense of relaying new carpet, it is definitely worth it. Usually a dark colour is best as it hides any dirt that buyers may bring into your home during an open home inspection. Replacing carpet with solid flooring such as floating floorboards is becoming more and more popular as well as it is a cost effective strategy to modernise the interior.

Pressure washing the exterior of your house

Pressure washing your home is an extremely cost effective strategy which dramatically improves the curb appeal of your property. It will remove any dirt and grime that has built up on your property and will give the home a nice fresh look. Pressure washing the roof and driveway is also a great and easy way to clean your property and give buyers a great first impression.

Updating your kitchen / bathrooms

Updating your bathroom and kitchen can really make your property stand out! Buyers will pay a premium for a property that is ready to move straight into, so the more you do to the property, the more value you add to the sale price . If you have an outdated kitchen that is still in good condition, you can completely transform it by painting the doors and drawers white, adding a new bench top and attaching new handles. This may cost around \$2,000 and will make the kitchen look renovated and in the eyes of the buyers they will be saving up to \$20,000 for a new kitchen.

Similarly to the kitchen, for a small investment, updating the bathrooms will dramatically increase the value of your property and appeal to buyers. Our recommendation would be to get the bathroom tiles and bathtub professionally spray painted white and possibly adding a new vanity (depending on the condition of the current one).

Adding lighting

This one isn't a must, however if you feel that there are some rooms in your home that are dark or significantly lack natural light, this could have a serious impact on the buyer interest for your property. Luckily, you do have a few options to solve the problem. If possible, the preference would be to add a skylight to the area that is lacking lighting. This will allow plenty of natural light to flow in and brighten up the room. However if you are on a tight budget, we recommend to just add some bright LED down-lights which will make a great difference.

Simple landscaping

Simple landscaping touches can completely transform the look of your garden and house, further adding to your curb appeal. Agents usually recommend to add fresh mulch to the garden beds and to give all the plants and grass a trim back. This is an extremely cost effective strategy which will tidy up your home and present extremely well to buyers.

Scroll to the next page for
What to look for in a sales agent

What to look for in a sales agent

Selecting the right agent is the number one factor in determining the success for the sale of your property. There are many components which often get overlooked, which could end up costing you hundreds of thousands of dollars! This is why we go through a crucial 6 step process that will clearly highlight who is the perfect agent for you, which will ensure that you achieve a higher sale price for your property by up to 30%!

What we look for in the perfect agent?

1. How many properties have they sold in the past 12 months in your suburb?

The more properties that an agent sells in your area, means the more likely they are to have access to buyers that suit your property. Having just one extra buyer could dramatically increase your sale price. However, in saying this, you also may not want to go with the agent that sells the most in your area, as they could potentially be too busy to give your property 100% focus and attention.

2. What is their average sale price?

There is no point using an agent for your 5 bedroom house if 95% of the properties that they sell are 1 bedroom units. For starters, they won't have access to buyers with the budget or requirements for your property and also they will be inexperienced with selling your type of property which could have devastating results.

3. What is their commission?

We often see many people selecting an agent based on who is the cheapest, which they soon find out wasn't the smartest choice. A good agent typically charges between 1.5% - 2.2%, and is well worth the extra money. On countless occasions we have seen clients select an agent based on who was the cheapest, which ended up costing them tens of thousands in the long run. Paying an extra 5k for a good agent can potentially earn you an extra 100k or more.

4. What is their average days on market?

Average days on market is another great way of determining an agents ability. Most elite agents have on average around 21 - 31 days on market for each campaign. This ensures that your property isn't on the market for too long which can make it look stale to buyers and put doubt in their mind that there may be something wrong with the property.

5. How long have they been in the industry?

Another important factor in determining who is the right agent for you is looking at how long each agent has been in the industry. Years of experience teaches many scenarios that may arise and teaches how to overcome them.

6. Past feedback

The feedback of our past clients is something that we heavily rely on in recommending agents for future listings. Customer satisfaction is among our top priority here at Find Your Agent. We review each agents past client reviews to ensure that they have provided a healthy experience and great sale result for their vendors.

Looking to sell?

Receive your own custom
agent report for your
property

[Compare Agents Here](#)

You will receive:

- Custom agent shortlist as above, specific for your property, for FREE
- Detailed summary regarding each agent and statistics around their past sales in your suburb
- Expert tips on how to ensure you select the best agent to sell your property
- Strategies on how to prepare your property for sale and appeal to buyers
- Ongoing support from start to finish of the sale process, all for FREE