



Greetings from Warwick Hobbs

Residential Sales Specialist

Direct Dial: (03) 4777-070. Mobile: (027) 226-6122
Summer 2016/2017 Newsletter

MARKET UPDATE

Source:



(a) New Zealand: Residential Medians for the Month of January 2017

Number of Sales: 4,307

Median House Selling Price: \$490,000

Days to sell: 41

Features: There were 456 sales of properties over \$1,000,000

(b) Dunedin City : Residential Medians for the Month of January 2017

Number of Sales: 124

Median House Selling Price: \$325,000

Days to sell: 29

(If you require more information, please contact me as I have access to much more statistics than what is shown above.)

Warwick's Real Estate Philosophy

"My aim in the process of marketing your house is to provide a smooth, step by step approach with no surprises. I also work towards creating an environment of empathy and trust, enabling you to feel confident in making informed decisions."

Here is how I can help:

1. Provide you with a complimentary market analysis, free of pressure or obligation.
2. Offer hints and provide valuable professionally prepared reports on preparing your property for sale. You will then be in the best position when it comes time to sell for top dollar.
3. Explain the benefits of all our marketing options and demonstrate a tailored Marketing Plan which will give maximum exposure of your home which includes up to 5 websites.
4. Discuss certain key factors upon which a successful sale is based with the best price and in your desired time frame.

5. In addition, I always aim to give maximum value, beyond what you would normally expect. I am happy to discuss the details with you, for you to assess.

6. When the time comes, I am confident that with a specially tailored marketing plan, we can sell your property in a short period of time and for an acceptable price, by taking advantage of a multiple offer situation, a situation I always aim for.

7. You are welcome to visit my website www.warwickhobbs.co.nz to view my recent sales and the testimonials I have received from my past clients.

Did you know?

Listing with **One Agency Dunedin** ensures that as part of our comprehensive marketing plan, your property receives significant internet coverage by being advertised on up to five different custom websites: www.oneagencydunedin.nz www.realestate.co.nz www.trademe.co.nz www.warwickhobbs.co.nz and www.propertypress.co.nz All websites will remain in place until your property is sold.

If your property is listed with us, you can view the advertisement on the Property Press website after 3pm on the Thursday afternoon before the Property Press is distributed. If you need to purchase a new property, this feature also allows you to plan your open home visits well ahead of the weekend.

So if you have any thoughts of selling either now or sometime in the near future, I would love to help you.

- Let my 14 years in Real Estate be put to good use and to your advantage
- Call me for 'reliable "no pressure" service - that gets results'
- Remember:

When You're Ready to Make a Move ... I'm Ready to Help

Please share this newsletter with someone who you think may benefit.

With kind regards

Warwick Hobbs

Property Sales Specialist - Direct Dial (03) 4777-070

Call me for reliable -no pressure- service, that gets results"

Office: (03) 474-0526 | Mobile: (027) 226-6122 | ws_hobbs@ihug.co.nz | www.warwickhobbs.co.nz
307 Highgate, Roslyn Village, Dunedin 9010 | P O Box 1238 Dunedin 9054 New Zealand

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