

10 June 2014

To Whom it May Concern

Please be advised that finance for the purchase of property located at [REDACTED]
[REDACTED] (Vol 6129/167) has been declined due to unacceptable security.

We are not able to proceed with a residential loan due to the wind turbines.

Please feel free to give me a call if you have any concerns.

Kind regards

Tash Futcher

Branch Manager, Millicent

Phone [REDACTED] mobile [REDACTED]

1 June 2012

Thank you for the opportunity to do a market appraisal of your property in [REDACTED] this week.

Certificate of Title Volume 5588 Folio 537

Price Guide

Based on CMA to find similar properties I would expect yours to sell in the \$240,000 to \$250,000 bracket.

There unfortunately is not a lot of small acreage properties similar to compare with in the last 2 years that have sold.

I would suggest starting the listing at \$255,000 to try for a heart buyer first as we never know who is sitting out there looking.

In light of the issues surrounding the property and the future with the development of more Windfarms directly taking away the glorious Southerly farmlands view I would suggest we could then be looking at 20%- 30% decrease in property value down the track.

However I truly feel it is an unknown to assume whether at this point it will totally inhibit the sale "should or when" they go ahead and it may very well not be a issue for some buyers.

Another thing to consider is how quickly you want to get a sale and in order to move on what figure you need to achieve this?

Currently the market is very flat and there are many homes completing for sales so price is important to get correct.

Another suggested style of marketing is run a short campaign inviting Highest & Best offers!

What does it do?

Based on the fact that we use it to guide us to potential buyers for your property initially, by asking or negotiating to what they think the property is worth?

Are they interested in the property at that price and lastly would they put an offer in at that price?

We use the feedback to set the price [unless sold during that time]

Today's market has "Heart buyers" and "Replacement value buyers"

plus every other house is in direct competition with your property.

If you would still like for us to market with price I am happy to assist with this also to aim for whatever price you feel comfortable with.

However why limit yourself to setting a fixed price to begin with.

You could miss out on achieving a higher figure!

If not it will definitely reduce the "Days on the market" for property as we have notice currently this area carries a high volume of properties that haven't moved quickly. Some for 18 months to 2 years!

A detailed discussion on marketing your home is recommended before proceeding to achieve the result you desire.

Commission rates is at 3.6%

This covers the following: Advertising – \$200 or agreed amount spent, if we go over that figure we pay balance from commission

www.malseeds.com.au – free standard listing

www.realestate.com.au – free standard listing

Window display in Millicent & Mt Gambier

Property guide for – Millicent, Mt Gambier, Pt Mac

Photography - Property inspections – regular vendor updates

Negotiation and contract paperwork preparation

Broker / Conveyancer delivery and follow up until settlement

We offer a detailed marketing technique and wide exposure with Mt Gambier and along the Limestone Coast.

Strong negotiation skills set Malseeds apart for paying attention to all details.

Please don't hesitate to contact me personally on mobile [REDACTED] or office number [REDACTED]

Kind regards,

Fiona Telfer Sales Consultant

Member of the Real Estate Institute

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