

Are You considering selling ? List Your Property With Us

WHY LIST WITH US

BENEFITS OF LISTING WITH US

1. TOTAL COMMITMENT

Because you put your confidence in us, we will provide you with the best professional assistance needed. We have proven commitment, honesty and dedication to our clients that will enable us to help make your real estate experience an enjoyable one.

2. KNOWLEDGE AND EXPERTISE

All our staff are fully trained to the area, services and facilities. We have the expertise, education and training to professionally represent you in all your real estate needs.

3. PROFESSIONAL MARKETING PLAN

In order to achieve the highest price, you need to market your home professionally. We can design an individual Marketing Plan to best suit your property.

We offer all our advertising in "Full color print", including all our brochures in color.

We will expose your property through 3 internet sites to better expose your property: realestate.com.au - realestateview.com.au and our own raymascaro.com.au

4. REGULAR FEEDBACK

We will ensure that you are kept informed regularly on the progress and the interest created for your property.

5. SERVICE WITH EXCELLENCE

The office was established in 1968 by A. R. Butler since then the Company has continued to offer a Professional Real Estate Service. Our slogan now is Real Estate Service With Excellence. This is our objective.

6. SECURITY

We will always inform you prior to any inspections carried out and any open for inspections that may be scheduled.

7. CONFIDENTIALITY

When you engage us to act as your agent, we honour your privacy and keep all business dealings strictly confidential.

8. KNOW WHO YOU ARE DEALING WITH

All negotiations will be handled through our office. You will be dealing with knowledgeable, responsible and experienced people who are authorized to act on your behalf.

The Following Services Are Provided By Our Office To You

Prepared For:

Property Details:

- Inspection of the property by all sales persons
- Arrange for the Board & Pointer Boards (where scheduled)
- Review of Ads (where necessary)
- Lodge advertising material as per schedule
- Inspection with potential purchasers
- Ordering of the Section 32 from your Solicitor
- Negotiate on your behalf for the best price
- Discuss methods to optimise the appeal of the property
- Provide a marketing schedule and advertising budget
- Screen prospective buyers where possible
- Introduce prospective buyers
- Submit all offers and proposals to you
- Negotiate the sale in accordance with your instructions
- Liaze with your Legal representative to assist the sale
- Provide regular reports/feedback on the level of interest
- Carry out a final inspection with the purchasers

NOTE: Not all of the above may be necessary to effect a sale.



Thinking Of Selling Your Property?

Here is An Extract of Testimonials from the many Letters we received from our satisfied clients.

"...the sale price you achieved was excellent and we appreciated the timely way in which we were kept informed and the courteous approach of all involved....The quick sale was also accomplished with a minimum of disruption to our lives...I have already told others about the services we received...."

Eufemia Luppino

'You call yourselves the 'Professionals' and it is our humble opinion that your staff and firm executed the sale in a professional and diplomatic manner..... We feel it was excellent service'

Jack & Joan Kidd

"The level of professionalism, attention to detail and the courtesy shown by yourself and all of the staff at Ray Mascaro & Co., was very impressive...."

Peter & Wendy Oakley

"In our view, Ray Mascaro & Co. is a professional company with an excellent understanding of people's needs and we will gladly recommend you"

Dimitros & Christine Sprekos

' Would like to offer my thanks for the way you and your team have looked after our property.....Your confidence and competent manner, very pleasant matter, coupled with professionalism obviously secured the sale of this property... I look forward to future dealings with your company.'

Thomas McCow

'Your professional and enthusiastic approach made it possible to achieve the price that we wanted for our property. We were also very satisfied and pleased with the manner and consistency in which you kept us informed of the 'feedback' you were receiving from various buyers...'

Anthony & Ausonia Milnarich

'The total commitment and dedication to your work is outstanding and we would not hesitate recommending your services to any other prospective clients.'

Gwen Aves & Patricia Baddeley

Your professionalism, which comprised excellent presentation material explaining the extent of Ray Mascaro & Co. P/L marketing and successes, was enhanced by your own appearance, presentation skills and enthusiasm.

Lois Greig

Your "matter of fact" method is very comforting if anyone is considering an Auction campaign. Although our property was sold prior to Auction, we have no doubt that the choice of an Auction Campaign was still the most effective approach, as this indeed instigated the sale of our property. Again, our sincere thanks for a job well done'

Pat Podger

June Pratt
10a Brolga Place
SOUTH MORANG VIC 3752

29/09/2009

Attention: Lars Latkoski
Ray Mascaro & Co P/ L
226c Broadway
RESERVOIR VIC 3073

Dear Lars

I would like to thank you and Ray for the way that you both handled the successful sale of our family home.

You were always ready to answer questions and give the necessary advice to guide us through the auction procedure, without any undue pressure. Your knowledge of the industry was very clear.

I appreciated your consideration with the timing of inspections, due to our elderly mother living in the home.

Thank you for your professionalism, honesty and dedication from start to end.

I will have no hesitation in contacting Lars for any further real estate requirements or referring your team at Ray Mascaro Real Estate to any friends or colleagues.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'June Pratt', with a large loop at the end.

June Pratt

Ray Mascaro & Co Pty Ltd
226 c Broadway,
Reservoir Vic. 3073

Richard Lyons
24 King st,
Beaufort Vic. 3373

15 July 2009.

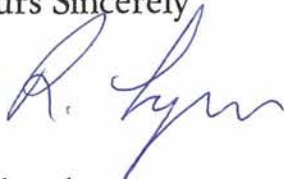
To Ray Mascaro & Lars Latkoski,

Just writing to you all at Ray Mascaro for the outstanding and professional effort in obtaining a wonderful result in selling my Parents property at 4/112 North rd, Reservoir.

To Lars, who was just great with everything concerned especially during a very difficult time when my Father passed away, Its been a very trying experience loosing a loved one, a huge thankyou to Lars & Ray who continually strived to achieve a great result in a very short time.

Its was a pleasure to deal with Ray Mascaro & Co Pty Ltd and I have no hesitation in recommending Family and Friends if they intend to Buy or sell in the near future.

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'R. Lyons', written over the typed name.

Richard Lyons