

## How do we optimise the sale price of your property?

There is not one simple way to optimise your sale price, rather it is based upon the combination of your property's presentation, buyer appeal & sentiment, market conditions and the caliber of your Agent. We will guide you through the current market conditions, including insight into the latest in buyer behaviour, how to best present your home and the various sale strategies. We engage with buyers on a deeper basis, to ensure that they have a positive experience every time they liaise with us and inspect your property. As experienced real estate professionals in what can often be a 'transaction-based' market, we approach the sale of your property on an insight and value basis.



### We listen

Legally, selling agents are obliged to act in the best interests of their clients with this at the heart of what we do. We listen to your 'why' and craft a bespoke strategy centred around it. Our primary responsibility extends beyond the sale of your home, it starts from the support we provide in preparing your home all the way through to either off-market negotiation, on-market private sale or public auction.

### Bespoke strategy

Selling your home can be one of the most stressful and memorable experiences of your life. We create a bespoke strategy built around your goals that will put you in a commanding yet comfortable position, to maximise your sale price.

### Identifying

Our commitment to you starts from the moment we meet and does not stop once you have sold your property. We have exclusive access to a range of resources, trades and services that will assist with the preparation of your home for sale and throughout the campaign. Our partnership continues beyond the sale; by understanding your 'why', we are also here to support you with the next phase of your property journey.



46 Fernhill Rd Sandringham



19 Rotorua St Caulfield South



16 Prohasky St Port Melbourne

### Meridian by the numbers (2020/21)

>\$350M

Property sold

>\$100M

Property bought

>30

Suburbs serviced



5.0



## Our property experts

Meet our expert team of real estate professionals with a combined 30 years of experience.



**Phillip Georgiou**

Partner

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**Anna Dikeos**

Partner

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## What clients say about Meridian

Irene Loupos



September 2021

Phillip is a excellent Real estate agent who was highly professional, genuine and had integrity which we appreciated. He has great market knowledge and communicates with detail, transparency and is incredibly efficient. The coordination of the campaign and execution were all efficient and flawless. It was our pleasure to have Phillip as our agent.

Benjamin Harvey



January 2021

The team at Meridian we're fantastic. They helped us purchase our new house and then sell the old house. When we were buying they really challenged us on what was important in the new place. This helped us get clarity in our priorities and purchase quickly. When it can to selling they helped us sell quickly for a great price. They presented us with options and explained advantages and risks of each.

Irene Loupos



December 2021

Phillip is a excellent Real estate agent who was highly professional, genuine and had integrity which we appreciated. He has great market knowledge and communicates with detail, transparency and is incredibly efficient. The coordination of the campaign and execution were all efficient and flawless. It was our pleasure to have Phillip as our agent.

### Our promise to you:

We will act in the best interest of you. Our service provides you with support beyond just the sale of your property.

### Sell your home with Meridian

We put you in control of an unfamiliar process.  
0409 330 410 | hello@meridian144.com.au