(DATE)

To the resident of (suburb)

**RE: BUYERS WANTING TO PURCHASE PROPERTY IN (SUBURB)**

We are currently working with a couple (BUYERS NAME(S)) who are looking to buy a home in (SUBURB/REGION) and in particular in the vicinity of (SUBURB).

If you are thinking of selling your property, we would be very pleased to hear from you to discuss in greater detail the opportunity of introducing our buyers to your home.

Be assured that this is a genuine request and strict confidentiality will be adhered to.

We can be contacted on (AGENT MOBILE) should you wish to further discuss this opportunity of selling your property without placing it on the market.

Yours faithfully,

**(Agent Name)**

**Changing Places**

M: 0411 111 111

P: 1300 130 998

E: @changingplaces.com.au

W: changingplaces.com.au

**PS. PLEASE SEE BELOW OUR UNIQUE COMMISSION STRUCTURE SAVING YOU UP TO 65% ON TYPICAL AGENT’S COMMISSION.**

|  |  |  |  |
| --- | --- | --- | --- |
| **Price of your property** | **Changing Places ‘Fixed Fee’** | **Typical Agent’s Fee** | **Potential Savings** |
| Below $399,000 | $5,000 + GST | $7,500 | $2,500 |
| $400,000 | $7,500 + GST | $10,000 | $2,500 |
| $600,000 | $7,500 + GST | $15,000 | $7,500 |
| $800,000 | $12,500 + GST | $20,000 | $7,500 |
| $1,000,000 | $12,500 + GST | $25,000 | $12,500 |
| $1,250,000+ | 1.1% inc GST | $31,250 | $20,500 |