



forefront

REAL ESTATE GROUP

Doing things differently



About Us

Forefront Real Estate is locally owned and operated by Michael Paredes, who after 16 years within the industry founded the agency to provide an exceptional but very personable service for all his clients, something that the industry just doesn't seem to offer.

Growing up in a large family, the sense and values of what a home truly means was instilled in Michael at a very young age, something he extends to not just his own young family, but also to his business, as he works with all clients to ensure they find the perfect home to start their dreams.



Over the past 16 years Michael has experienced the changes Melbourne has gone through, this combined with his exceptional industry knowledge, experience and passion for the local area makes him an invaluable partner when it comes to real estate.

Michael's exceptional multi-tasking skills teamed with his dedication to all his clients has seen him often described as friendly, efficient, approachable and transparent.

So whether you're looking to rent, sell, buy or re-locate in Melbourne, draw on Michael's expertise, passion, and commitment to enable you to live your dream.

Marketing

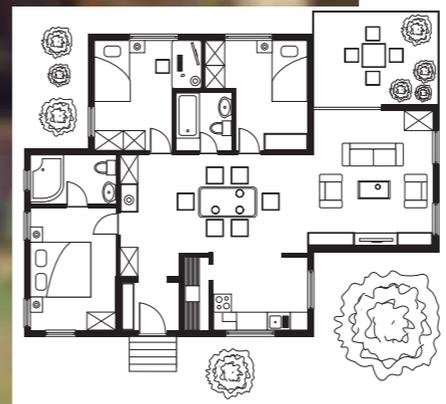
For Sale

3 Bed | 2 Bath | 2 Car

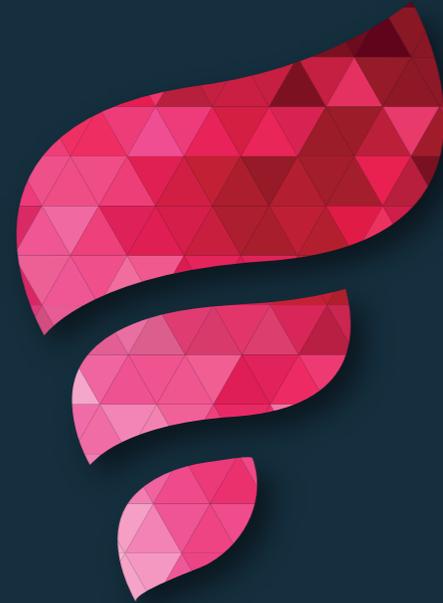
Michael Paredes - 0410 465 020
michael@forefrontrealestate.com.au

forefrontrealestate.com.au

Doing things differently



 **realestate.com.au**
Australia's No.1 property site™



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REAL ESTATE GROUP

Our point of difference is being different!

At Forefront Real Estate Group, we work towards creating a unique tailored Real Estate experience for every client, no matter your needs. Forefront deliver a diverse range of services to suit your busy lifestyle.



*your
dream
starts
here.*



Sales

**At Forefront Real Estate
our homes are located in
Melbourne and are full of
love and memories that
have shaped their
sellers lives.**

Each one has a special story and they are now ready to start a new one.

We pride ourselves in finding the right buyers for each of our homes.

So whether you're looking to sell or buy throughout Melbourne, contact Michael today and let him help you live your dream.



First Impressions Count

Gardening

- Ensure that your lawns are mowed, garden beds tidy and weed free, trees and bushes pruned and any plants / flowers glowing. Buyers drive past, give them a First & Lasting Impression.
(refer to Forefront's Sales package.)

Fixtures & fittings

- Fixtures & Fittings to be cleaned and working, giving the client peace of mind that no money is needed to be spent, they can move in and enjoy.

Remove clutter

- You want to allow perspective buyers to walk through freely, giving them a sense of space and allowing them to visualise their future years.
Decluttering can always be tough, at Forefront we can help!

Cleanliness

- Clean, tidy and smelling fresh always gives the buyers the impression of that future home has been looked after and with pride and care. Whether a cake baking in the oven or coffee brewing away on the stove, giving you that edge, providing you with the best possible chance of a great result!

Sales Package

Flat fee of \$8,800 inc. GST

Marketing - \$1,500 - \$3,000 (incl. GST)

Internet

- realestate.com.au
- forefrontrealestate.com.au
- social media

- Board with photos and text: 8x6 or 8x8
- 4 page brochures x 50: laminated with floorplan
- Just Listed double sided flyers x 100

Photography

- Professional photos

Our Commission is based around the service, whether you achieve \$300,000 or \$900,000 the more your home sells for, the more you should profit, the service doesn't change at Forefront.



Testimonial

I have been extremely pleased with your attentiveness, communication, honesty and advice throughout the entire process.

Leasing a house is a stressful occurrence for anyone and you have helped to make it as smooth as possible for us. We feel that you truly go beyond the general duties of a real estate agent with thorough follow ups, reporting and always being 'on top' of potential tenants. Also, exhausting all avenues to find that buyer has been obvious to us.

Hayley Sumanovic



Testimonial

Dealing with Forefront was one of the easiest and smoothest experiences we have had. My partner and I wanted to start searching for our first home and really didn't know where to start.

Michael made this process simple, was extremely helpful and listened to our needs & especially our budget with realistic options for our first home while still providing quality service.

I couldn't be happier and would highly recommend Michael.

Ceren Guvenbas





Rentals

From spaces big and small, each one is ready for the right tenants to turn them into their home and start living their dream.

We work to ensure we don't just match the perfect space and tenants, but that they are maintained with the love and respect they deserve.

So whether you're looking to rent your space, or are searching for the perfect rental throughout Melbourne, contact Michael today and let him help you find your perfect match.

Rental Package

Leasing Fee - 1.5 Weeks Rent + GST

“For Lease” Board
Private & Open for Inspections
Digital Condition Report
Tenant Application Check
Tenant Sign-up
Handover of Key at Property
Bond Collection

Marketing - \$170 plus GST

Professional Property Photography x 8

- realestate.com.au
- forefrontrealestate.com.au
- social media

Management Fee - 6% plus GST

Rent disbursement
Monthly Statements
Routine Inspections
Maintenance
Rent Reviews
Vacating
EOFY Statements
Registered Post
Insurance Claims

Additional Fees (when required)

Lease Renewal - \$80 plus GST
VCAT - \$140 plus GST (Lease Preparation, Attendance)
Warrant - \$250 plus GST





Before you Sign

- Does the agent hand out keys for vacant properties?
- Will the Property Manager show a property outside of business hours?
- Will my Property be shown privately and how many times during week?
- Does your Property Manager carry out an induction prior to tenants moving in?
- How many Condition Report photos will you take of my property?
- What is the process for rent arrears?
- How often does the company release funds to the owner?
- How quickly will the Property Manager respond to Enq's on my Property?
- Does your company provide detailed Routine Inspection report with photos?
- Do you carry out pre-vacating inspections?

Signature  *Cof*



Testimonial

I can easily say that now I have a more positive attitude towards real estate agents after my dealings with Michael Pateman and Forefront Real Estate Group.

You were always reachable and followed up on every detail and any queries we had, not like others. Most estate agents won't pay attention to rental properties or tenants as they usually focus on buyers or sellers.

As a tenant I highly recommend Forefront Real Estate Group especially if you're after honesty, professionalism and efficiency. Thank you Michael, your professional yet friendly manner at all times was greatly appreciated.

Noah Ozkan - Tenant

Testimonial

Dealing with Forefront Real Estate has been great and given me peace of mind that my property is in safe hands.

I was frustrated with the level of service provided from other agents but Forefront really delivers 100% of the time.

If you're looking for a change to the better I highly recommend you give Michael and the Forefront team a go.

Kane Wheeler - Landlord



Relocation

We understand that moving can be quite a daunting experience, especially when it's interstate or overseas.

At Forefront Real Estate, we're with you every step of the way. Providing a comprehensive relocation service, we're committed to finding the perfect home in Melbourne for you, so you can continue to build your future.

So no matter how big or small your move may be, contact Michael today and let him help find your perfect home.



my promise to you

My Values

- TRUSTWORTHY
- CARING
- HONEST
- TRANSPARENT
- COMMITTED
- APPROACHABLE

Property Guarantee

- SAME DAY RESPONSE
- INSPECTIONS TO SUIT CLIENT
- CONSISTENCY OF STAFF
- DEAL WITH THE DIRECTOR
- PERSONALISED SERVICE
- CONSTANT CLIENT FEEDBACK



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