



**Better:**

- Systems**
- Service**
- Results**

**MovedBy.com.au**

MovedBy:

Prepared by:

# Mike Rooney

REAL  
ESTATE



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# Why Choose Us:

**Dedicated Attention Every Step of the Way**

## *Personal Touch:*

At our agency, we prioritise the personal touch, ensuring your investment property receives the dedicated attention it deserves. Unlike many agencies, we maintain a low ratio of properties per property manager, guaranteeing that every aspect of your property is managed in-house, including routine inspections.

## *Hands-On Approach:*

Expect a hands-on approach with our team. We personally conduct comprehensive inspections every three months, providing you with detailed condition reports accompanied by numerous photos. From handling routine maintenance to addressing tenancy matters, we're committed to overseeing every aspect of your property's management firsthand.

## **Meticulous Tenant Selection**

## *Thorough Screening Process:*

When it comes to tenant selection, we leave no stone unturned. Our meticulous screening process involves cross-referencing and double-checking applications to secure only the most reliable tenants for your property. You can rest assured that your investment is in safe hands with us.

## **Seamless Integration of Technology**

## *Innovative Systems:*

What truly sets us apart is our innovative use of market-leading systems, seamlessly integrated with our personalized service. With our consolidated 24/7 live property dashboard, you'll have real-time access to every detail of your property's performance. From financial transactions to maintenance tasks and condition reports, you'll stay informed every step of the way.

## **Instant Disbursement: Maximising Your Cash Flow**

## *Immediate Payouts:*

But here's the game-changer: our instant disbursement system. Say goodbye to waiting for monthly payouts. The moment your tenant pays rent, your money is swiftly disbursed into your account, maximising your cash flow and allowing your investment to start working for you immediately. Experience the difference with our agency – where personalised service meets cutting-edge technology for unparalleled property management.

Here's a link with some further details about how we work:

<https://www.movedby.com.au/movedby-the-future-of-your-property-management/>

Please see below a summary of our services:

- Professional photography and advertising on all major websites, including realestate.com.au & domain, plus many others.
- We limit the number of properties our managers handle to only 100 properties. This is much less than other agencies and ensures we know your property better and closely monitor its condition.
- No surprise hidden fees - We keep things simple and easy to calculate without hiding other fees in the agreement.
- Quarterly Routine inspections conducted in-house by us
- Assistance to meet your legislative & legal compliance obligations, including the raft of new laws impacting rental properties.
- We don't outsource; we handle all aspects of managing your property
- The person that you sign with is your manager (you won't be passed off to a junior)
- Our communication is second to none. You won't be left wondering what is happening at your property
- Benefit from our relationship with the best trades in the area, with discounted rates and priority service.
- Your property dashboard gives you absolute and easy access to all aspects of your property 24/7





Monday 14 April 2025

**RENTAL APPRAISAL: 2/2090 Mount Nebo Rd, Mount Nebo**

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Thank you for the opportunity to provide a market rental appraisal for the above property.

Based upon recent comparable properties, in conjunction with my professional experience, and the properties unique size, yard, and additional parking space, very high rental demand with low supply.

This property was advertised at \$900 per week late last year, but only for 1 week. And we received quick interest. I believe we should be able to secure good tenants at a \$900 to \$950 per week range.

This figure may vary however, depending on supply and demand of tenants, the time of year and the number of properties for rent in the area at the time.

When appraising a property for rent, many factors are taken into consideration. These are:

- Comparison to similar properties in the area.
- Features and benefits of the property (i.e. ensuite bathrooms, views, proximity to shops, public transport, air conditioning, pool etc.)
- Overall market conditions (i.e. vacancy rates)

We would be delighted to manage this property on your behalf and look forward to a long and happy association.

Please feel free to contact me any time at the office or on my mobile.

Yours sincerely,

**Mike Rooney**

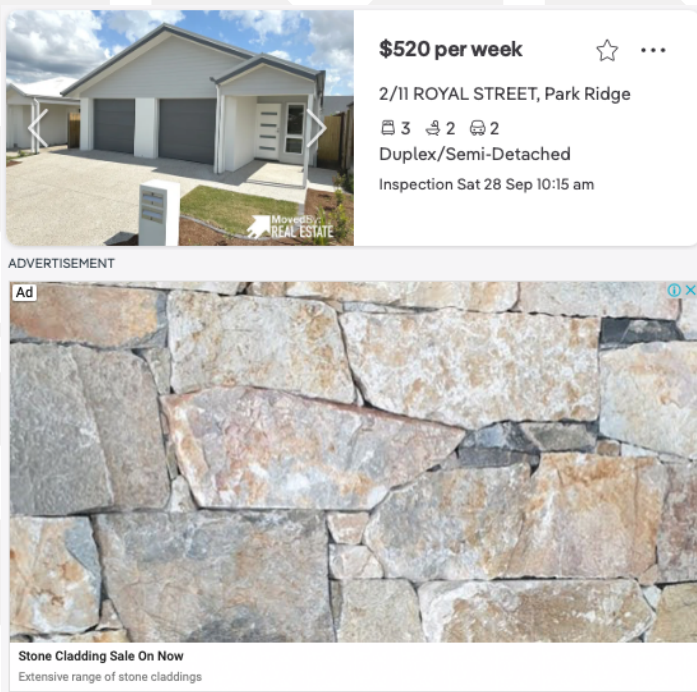
MovedBy Real Estate  
Ph: 1300 246 522  
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RealEstate.com.au is the dominant platform for Queensland property buyers, accounting for 95% of buyer inquiries compared to other platforms like Domain. It's critical that your property is showcased effectively here, as it's often the first place prospective buyers will encounter your listing. Think of it as your modern-day "street kerb appeal." If the initial presentation doesn't stand out, buyers are less likely to explore further or make inquiries.

A base level (standard) ad is simply not enough to capture attention in today's competitive marketplace. With us, your property will be prominently featured, ensuring it stands out from the crowd and is more visible to potential buyers. This enhanced exposure significantly increases the chances of buyers clicking through to view your property, leading to more inquiries and inspections.

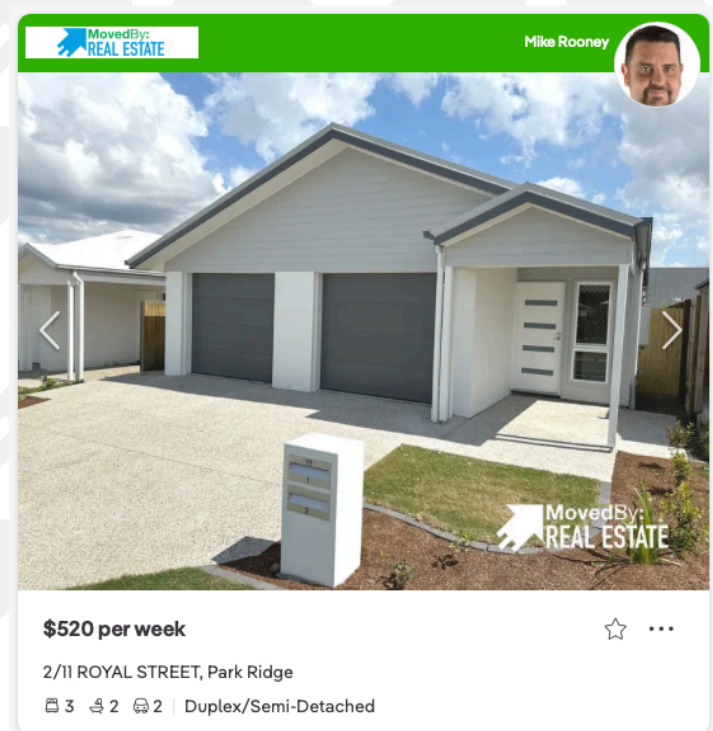
By investing in a Highlight Listing, you're ensuring your property receives the attention it deserves from the right buyers at the right time.

Example of a base (standard) listing within realestate.com.au search



Example of an inserted advertisement within realestate.com.au search.

Base-level listings are less common, and as they are smaller than inserted advertisements, they are sometimes overlooked by buyers



Example of an upgraded Premiere listing within search