

Buyers Advocates Melbourne



**We cater to
the entire
purchasing
journey.**

[Informproperty.com.au](https://informproperty.com.au)

Property Advisors & Buying Services.

The average home buyer takes 12 months to find and purchase a property. However, with Inform Property Group, it usually only takes 2 to 4 months, depending on buyer requirements. We expedite the process by thoroughly researching and identifying properties that suit you best. Recognising that every buyer is unique, we provide a variety of services, giving you the flexibility to be as involved as you like. This approach saves you both time and money.

Services ---

Full service

You supply the brief, our buyer's agents find the properties, inspect the properties, provide an analysis report on the property, complete due diligence, then negotiate and bid on your behalf, as many times as required.

Negotiation only

You find the property, we inspect it, provide you with an analysis report, complete due diligence checks, then negotiate and bid on your behalf.

Auction Bidding only

You find the property, we liaise with the Real Estate Agent and then bid on your behalf on Auction day. Representing you on auction day alleviates the pressure of purchasing a property. This can also be helpful for interstate or international buyers who cannot be present on auction day.



Our process to finding you the perfect property

Welcome to Inform Property Group, where our unwavering commitment to delivering lasting value for our clients is matched only by our dedication to ensuring a seamless and enjoyable process throughout. When we buy property for our clients, we adhere to a unique and thorough review process. This ensures that each property not only aligns with our stringent purchasing criteria but also caters to all your specific needs. By choosing Inform Property Group, you're choosing a local and credible source of property market knowledge.

- 1 | Free Consultation**
Initial free 30 minute consultation. understand more about what you are looking for and what we can offer.
- 2 | Detailed Brief**
Discuss property brief in detail and define budget.
- 3 | Search & Refine**
We begin researching and searching for both on and off market properties.
- 4 | Shortlist & Evaluate**
We commence property inspections, discuss with our consultants, review all information we provide you. Buyer selects ideal property.
- 5 | Negotiate**
We use our negotiation strategies and expertise to save you money.
- 6 | Purchase & Settlement**
Successfully purchase buyers dream property at a great price and deal is secured.

Frequently Asked Questions



What is a Buyer's Advocate/Agent?

A buyer's advocate, also known as a buyer's agent, is a Real Estate expert employed by a potential buyer to research, evaluate and negotiate for the acquisition of a property on the buyer's behalf. In contrast to a Real Estate agent, who is enlisted to secure the best price for the seller, a buyer's agent is tasked with securing the best price and terms for the prospective buyer.

Is a buyers advocate or buyers agent worth it?

By leveraging their expertise, buyers advocates save buyers time by managing the complexities of property hunting. They employ accurate valuation tools and negotiation strategies, potentially leading to significant cost savings. Buyer's Agents leverage market insights to support informed decision-making. Our networks provide exclusive access to off-market properties, and our services streamline the acquisition process, minimising stress and ensuring transparency. Overall, a buyer's agent's expertise and assistance make them a worthwhile investment for those seeking a smoother and more efficient property-buying experience.

How much does a buyer's advocate cost?

We offer a free 30-minute discovery session to delve into your property requirements and talk about how our services match your objectives. If you choose to move forward, we tailor a package to fit your budget and needs. Our dedication is to ensure a significant return on your investment, facilitating your entry into the property market at the best possible price. Buyer's agent fees generally begin at one percent and can fluctuate depending on the specific service levels preferred by the client.

Why use a buyer's advocate?

While the average home buyer spends about 12 months on their property search, Inform Buyer's Advocates remarkably shorten this duration to approximately 3 months. Our expedited process entails thorough research and investigation to identify properties specifically tailored to your needs. Drawing on our extensive understanding of the Melbourne market, our buyer's agents utilise access to both on and off-market properties, ensuring a swift identification of your ideal match. This not only saves you time but also reduces the stress typically associated with the challenging task of finding the perfect property.

What is an off-market property?

An off-market property refers to a home that has not been publicly advertised or officially listed for sale. Sellers in this situation often have a specific price in mind, have enlisted a selling agent, and are privately assessing interest before making the property widely known. This approach enables sellers to gauge potential buyers through their agent before resorting to public listings.

How can a buyer's agent assist overseas buyers?

For international buyers, a Buyer's Agent becomes invaluable by providing essential local market knowledge, navigating complex legal aspects, and offering insights into the specific nuances of the real estate process in the desired location. Serving as a trusted representative, they handle property searches, negotiate deals, and ensure a seamless transaction. This ultimately saves time and helps overcome challenges for buyers who may lack familiarity with the local market.

**BRINGING PEOPLE & PROPERTY TOGETHER
PERSONAL. PASSIONATE. PRINCIPLED.**



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Informproperty.com.au

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