IBUY4U

BUYERS AGENT

The SUNSHINE COAST Specialists

ABOUT US

Craig Humble
IBUY4U BUYER'S AGENT

IBUY4U was started with a passion to help people crack the property market without fear of paying too much or buying without the right information and making the wrong decision.
We specialise in helping people, pure and simple.

Our heart is to make sure that we assist our clients with integrity and purpose.

We ensure that our clients are our only focus and we keep our workload low so we can give each client our absolute best.

Craig has been able to secure most properties within 45days of engagement and his 5 star reviews shows the high level of customer satisfaction that can be expected.

Craig has lived on the Sunshine Coast since 2019, after moving from the Hunter Valley in New South Wales.

The Sunshine Coast has always been a favourite holiday spot for Craig and his family,
His previous business had held their yearly conference on the coast for 16 years prior.

Craig has bought and sold a number of properties, including some great investments on the Sunshine Coast, and it was his passion for people that drove him to start IBUY4U and become a Buyer's Agent.

Craig s attention to detail, integrity and passion for people make him the perfect Buyer's Agent to help you achieve your property goals!

SEARCH & SECURE

1

STRATEGY SESSION

First, we will listen to your needs, desires, goals and wants and help you formulate a brief.
Without a clear understanding of your requirements, they will be searching aimlessly and will waste valuable time and resources.

If you are a home buyer, we will help you identify the best suburbs that will fit your budget and lifestyle needs.
For example, if you want a large family home on the beach side of the motorway that is close to a good school, we will only look in areas with suitable properties in suitable locations.

On the other hand, if you want to invest in student accommodation around the Sunshine Coast University, the brief is entirely different as you may favour transport links, shopping centres and cafes.

2

RESEARCH & DATA

We will use our wealth of suburb knowledge along with an array of applications and tools to give us all the data including, but not limited to, rental versus PPR percentage, average land and property value for the suburb, average age of the residents in that suburb, after hours research to determine the better streets in the suburbs, school catchment areas, average income for each suburb, which streets have through traffic, and if any future developments effect suburbs and streets.

There is an extensive amount of time put into evaluating each suburb and property to ensure that the property is worth taking to the next step.

3

SHORTLIST

We will search for properties that meet the key criteria you have outlined and summarise these into a shortlist of a few properties. In doing so, we will utilise our extensive network of sales agents to assist in finding suitable properties.

We then arrange an inspection to make sure each chosen property meets your expectations, and a suitable time will be arranged for you to inspect each of the properties either in person or via a video call. We would be wasting yours and our valuable time searching and inspecting properties that will not be suitable, a good brief is the key to finding that perfect property.

4

EVALUATION & STABILITY

Once the ideal property is found and agreed upon, we will provide you with a comprehensive property report and give you a clear indication of current market value, DA's nearby the property that may impact the property value, flood zone and fire zone ratings and a property score for the suburb.

We offer valuable market insight about the true value of your potential purchase.
Whether your purchase is to be the family home or an investment property, you want to make a decision based on sound knowledge of the local market.

5

NEGOTIATE & SECURE

The last step is where we will really show you our expertise.
By negotiating well and securing the property for the best possible value, we can save you a lot of money (and prevent you from making an emotional purchase).

Moreover, we will help coordinate the required pest and building (or strata) inspections and liaise with your choice of conveyancer or solicitor in relation to the exchange of contracts, and we will even attend your pre settlement inspection.
That alone takes a lot of stress out of the purchase process.

"Can't thank Craig enough for his honesty, communication and fantastic service, when purchasing property you never know what side of the fence people sit on.

I was so confident Craig was on our side, he did the investigating and gained knowledge that we didn't know was possible, always checked in and nothing was a problem.

When we buy again I will definitely be getting Craig again and we have recommended him to our friends also"

Karen

"We engaged Craig to assist us with the purchase of an investment property.
Craig sourced a number of options for us and assisted with the negotiations to an agreeable price.

Through the process Craig kept us informed of any updates, attended the building & pest inspection, and assisted our conveyencer, and attended settlement day final inspection, all for a very acceptable fee.

We appreciate his efforts and will definitely engage him again.

Chris & Sharon

"We would highly recommend Craig if you are looking to relocate to the Sunshine Coast region.

Craig has assisted us so much with his knowledge of the area, and matching our interests and home design preferences, with a great selection of properties.

Craig presented us with great ideas and options that even we had not considered.

Thank you for your help Craig!"

Wendy

"Working with Craig was a dream!
He worked so hard throughout our time with him - Communicaiton was clear and quick, and we always felt connected to the process.
We had some clear boundaries to work in, and Craig came through with options and connections that worked brilliantly.
The deal he managed to secure was perfect for us - something we could never have managed on our own.
We highly recommend his services, and know they re worth every penny.
You won t be disappointed!"

Graham & Leah

WHAT'S IT GOING TO COST?

The real answer to the question is: What s it going to cost if you don t use a buyer s agent?

Our fee is made up of two parts:
1. Sign Up Fee - $2500 is payable after the strategy session and before we commence the search process.
2. Final Fee - $10,000 is paid when we reach an unconditional contract stage or on settlement with prior agreement
(all fees are inc GST)

Total cost is $12,500 (inc Gst)

The agreement can last up to 6 months (which means you can press pause at anytime or take your time).
An extension can be negotiated if required.

You can cancel the agreement at anytime, but the sign up fee is non-refundable.

We can t guarantee that we can save you that fee, but we can make sure you will find the right property for the best price, very often easily getting a great deal that covers the fee, plus saving you time, stress and having to deal with sales agents!

For every client we assist in purchasing a property, $150 is donated to Rhythm Initiative. www.rhythm.au/initiative/
A concept was birthed in 2012 to start a community focused charity that sought to bring relief and empower people who are faced with a variety of external challenges. Rhythm was recognized as a Community Group of the Year 2022 "Finalist for the seat of Fisher"

If you have any more questions, please don t hesitate to call or get in contact.

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