

Hi _____

My sellers have asked me not to give you a specific price for their property.

I do understand the frustration this can cause for potential purchasers - you don't want to waste your time on properties that aren't in your price range. So we can suggest a way around this issue. We are allowed to show you comparative sales for the property, which are similar properties that have recently been sold. I've attached a list of these to give you an idea as to where the home might sit.

It's important to keep in mind that with current market conditions moving so quickly and the additional factor of the seller's motivation, what the property is worth according to comparative sales and what it might sell for on the day may can sometimes be entirely different things altogether. The beauty of auction is that it allows everyone to see what the current market value is on the day and make their decision with the benefit of this transparency.

If you would like to tell me the price range you believe this property falls into, I will certainly be willing to let you know if it is worth your while inspecting it.

I look forward to hearing from you.