



**SOLD**

# 132 SANDRINGHAM ROAD SANDRINGHAM

4 2 2

**Sold** June 2023

**Sale Price** \$1,300,000

**Days on market** 9 days

**Buyer inspections** 36 groups through

**Offers received** 8

## THE REAL STORY BEHIND THE SALE

### THE STORY

We sold 132 Sandringham Road in a 2023 record to-date sale of 9 days on the market, however, the work did not start on day-1. Unfortunately for the family, once we (their lawyers and our team) did our due diligence we found...

### THE BAD

,Half of the work completed to the house by a deceased relative was un-consented. No records showed the extension, extra bathroom or reposition of the kitchen. Structuring our approach after an open conversation with the owners, lawyer and trustees.

### THE PREP

Because of the un-consented work, we repositioned the 'right buyers' as the issues meant that for a lot of customers the banks would not grant them a mortgage. So the background work included a lot of phone calls and personal visits to 'right buyers/investors' who were capable of getting finance.

### THE GOOD

Once the property hit the market, we had 35 groups through before Sunday afternoon. When the first offer was received, from here we went straight into a multiple offer situation and had 9 offers the selected one had the right settlement and unconditional for the sellers.



Scan the code for the seller review, or find us on RateMyAgent



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**0800 BE SOLD**