

THE GUIDE

The Shoreline
Agency

FULL SEARCH & BUY (OWNER- OCCUPIER)



INTRODUCTION



Overview of Services

Buying property is one of the most significant financial and lifestyle decisions a person can make. It is not simply about identifying a home that appears suitable online. It is about making a well-informed decision with the right guidance, strategy, and representation throughout the process.

At **The Shoreline Agency**, we work with buyers who want a more considered and professional approach to purchasing property. Our role is to simplify what can often be a complex and emotional process by providing clear advice, structured guidance, and strong representation from the beginning of the search through to securing the right property.

Based on our discussions, you are seeking a property that aligns with your budget, location preferences, and long-term goals. This proposal outlines how The Shoreline Agency can support you through that process and how we approach securing the right property for our clients.

ABOUT THE SERVICES

The Shoreline Agency provides a tailored buyer representation service designed to guide clients from the initial property brief through to a successful purchase.

Rather than leaving buyers to navigate the market alone, we act as your dedicated representative, helping identify suitable opportunities, assess their true value, and manage the negotiation and purchase process.



Our service typically includes:

- An initial consultation to understand your property brief, goals, and budget
- Research and identification of suitable properties that align with your criteria
- Access to both on-market and potential off-market opportunities
- Property assessment and guidance around value, risks, and suitability
- Liaising with selling agents and other key stakeholders
- Negotiation strategy and representation on your behalf
- Guidance throughout the purchase process through to exchange

Throughout this process, The Shoreline Agency works exclusively in the buyer's interest, ensuring decisions are made with clarity, discipline, and confidence.

RECOMMENDED APPROACH

At The Shoreline Agency, each engagement follows a structured approach designed to move efficiently from understanding your requirements to successfully securing the right property.

1

Clarifying the Brief

We begin by refining your property brief in detail. This includes confirming preferred suburbs, property type, budget parameters, lifestyle priorities, and any key non-negotiable requirements.

Establishing a clear brief ensures we are aligned before entering the market and allows us to focus only on properties that genuinely suit your needs.

2

Targeted Property Search

Once the brief is confirmed, The Shoreline Agency begins a targeted search across suitable opportunities.

This includes monitoring new listings, speaking directly with local agents, and identifying properties that may not yet be widely available. Our focus is on identifying quality opportunities that match your criteria rather than simply presenting a high volume of listings.

3

Property Assessment

When potential properties are identified, we assist in assessing their suitability through a structured evaluation process.

This includes reviewing comparable sales, assessing pricing expectations, identifying any risks or considerations, and determining whether the property represents strong value within the current market.

The objective is not simply to find a property, but to determine whether it is the right property to pursue.

4

Negotiation and Purchase

Once the right property has been identified, The Shoreline Agency develops an appropriate purchase strategy.

This may involve private negotiation, offer structuring, or auction strategy, depending on the circumstances. Our role is to represent your interests, maintain discipline around value, and guide the process through to a successful outcome.

PRICING & INCLUSIONS

The Shoreline Agency offers Full Search & Buy on a fixed-fee basis, with pricing determined by the value and complexity of the brief.

\$12,500 + GST

Applicable to purchases
up to \$2,500,000

\$18,000 + GST

Applicable to purchases
above \$2,500,000

**Higher-value or more complex
briefs may attract an adjusted fee
depending on scope and search
requirements.**



FEE STRUCTURE

Three Easy Steps

The Shoreline Agency offers Full Search & Buy on a fixed-fee basis, providing clarity on both scope and cost from the outset.

1

Initial Engagement Fee / Retainer payable upon commencement

2

Second Payment payable once the property is secured and becomes unconditional

3

Final Payment payable at settlement



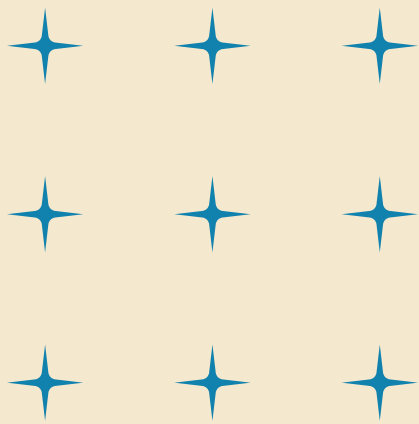
NEXT STEPS



If you would like to proceed, the next step is to confirm your engagement with The Shoreline Agency, after which we will finalise your brief and begin the search process.



THANK YOU!



Contact Us

+61 410 595 669

@theshorelineagency

joel@theshorelinagency.com.au

