

SELLER'S ADVISORY

FEES AND SERVICES



MIKE BENTLEY

CITYLIFE INTERNATIONAL REALTY

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CONSIDERING SELLING?

I am sure by now you have read my
24 Common and Costly Mistakes
many sellers are making.

While there are at least 24
common mistakes, most sellers
seems to make at least 5. Some of
these can cost the seller thousands,
if not tens of thousands of dollars.

But even if each mistake will only
cost \$1,000 each, my Sellers
Advisory Service pays for itself!

This service does not replace your
agent, but rather helps ensure not
only the right agent for your
property, but the right marketing
also.

HELLO

WHY YOU MAY NEED HELP WHEN SELLING

Most people spend weeks,
months and sometimes years
researching the market before
BUYING.

And yet, for a huge financial
decision, spend barely minutes
choosing their selling agent.



MIKE BENTLEY

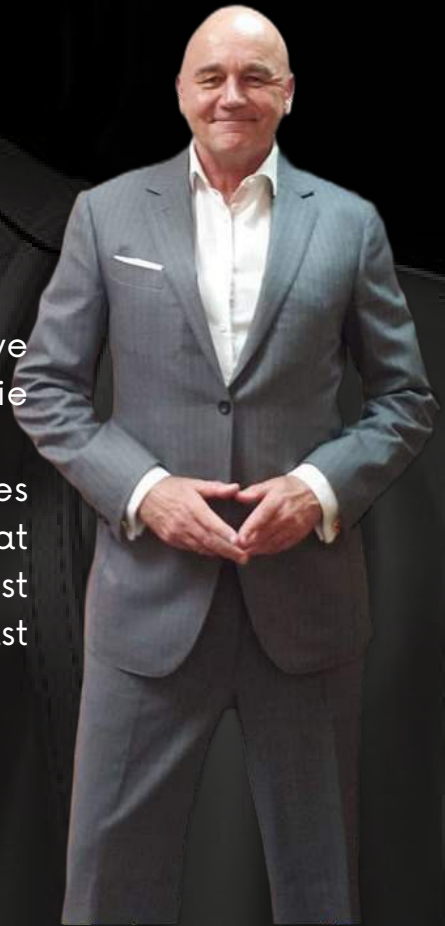
With decades of high level experience, Mike wants nothing more than to know a sense of accomplishment, the gratitude of his clients, obviously, and to know that his hard work and altruism is being well spent in the service of others. It is not such an elaborate platform, but a simple one.

Mission & Vision

MY MISSION

My mission is to empower individuals to achieve their fullest potential in the sale of their Aussie properties.

I am committed to providing innovative strategies to assist sellers, and personalised attention that ensures every property owner achieves the highest possible price, at the lowest cost, with the least amount of stress, in the shortest possible time.



Australian Property Investor



**VENDORS
ADVOCATE**

AUSTRALIAN PROPERTY INVESTOR BLOG

MY VISION

My vision is to be recognised as the leading authority in assisting overseas property owners sell their real estate in Australia correctly, ethically and with integrity.

I envision a world where my expertise and guidance make a significant impact on my clients' success, helping them to navigate the complexities of selling with the confidence to know they did everything possible to get the best market price.

My Services

Initial advice, and agent selection

- Initial strategy and advisory session with the owner to cover all aspects of the sale including potential pricing
- Comprehensive analysis of the best and most effective current real estate agents in the area where the property is owned
- Interview and appointment of agent

Negotiation of commission, method of sale and terms

- Review and discuss with owner agents proposed commission scale
- Review and discuss with owner the agents proposed method of sale
- Discuss with agent the best and most effective method of sale, timeline and strategy

Obtain and review building inspection

- Recommendation of a suitable building inspector
- Assistance in obtaining an extensive Building Report and review of the report
- Assistance and advice in making this available to potential buyers

Certified valuation obtained

- Recommendation of a suitable Certified Valuer if required
- Order and obtain professional valuation
- Discuss with owner, and decide whether to make available to agent or buyers

Review all marketing campaigns

- Analysis of the agents suggested marketing, social media campaigns, and budgets
- Detailed advice on reducing or increasing certain aspects of the proposed marketing
- Discussion and implementation of marketing with agent

Obtaining and reviewing all comparable sales

- Comprehensive analysis of current and recent comparable sales
- Review of agents comparable sales
- Review with owner fair price to go to market, and discuss with agent

Determine correct method sale

- Discuss with owner and agent the different potential methods of sale
- Ensure the chosen method of sale will enable the highest and best price, in the shortest period of time

Legal help, and tenant management

- If the property is rented, advice and assistance in working with the tenant during the sales process
- Help in transferring the Management of the Property to the selling agent if required
- Assistance with appointing a solicitor or conveyancer

Offers, negotiation and sale

- Advice to owner on all offers received
- Assistance and negotiation strategy on all offers with both agent and buyer
- Help with timing, and terms of the sale

Ongoing support and advice

- Regular feedback on agents performance and to track engagement with buyers
- Unlimited calls, texts, emails and WhatsApp during normal working hours during the sales campaign until the property is sold

Final settlement

- Regular follow up right through to final completion and settlement
- Advice and assistance in obtaining a Tax Clearance Certificate if required to remit the funds out of Australia
- Recommendations for preparing tax returns for Capital Gains Taxes if applicable



Pricing

FULL PRICE

\$3,888*

* CORRECT AS AT FIRST HALF 2026.

CLIENT TESTIMONIALS



Client Segio A.

"Michael, you are without doubt the best Australian property agent I have come across, and certainly the most honest agent I have ever dealt with"



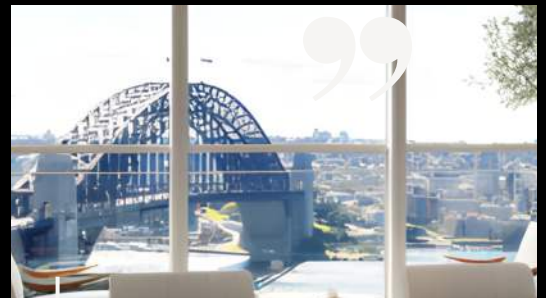
Client Cho, Singapore

"For any foreigner looking to navigate the Australian property market, buying or selling, I wholeheartedly recommend Michael Bentley and his agency. His expertise has been crucial to my success in the Australian real estate market."



Client Laurie Stapleton

"Thank you for all you have done to assist me with my property. I met and trusted you. I am a huge believer of strong personal relationships in everything I do. I truly appreciate your honesty"



Client Alex Suvoltus

"I have known Michael Bentley for over 20 years, as I wished to invest into the Australian property market. I can attest to his extensive real estate knowledge and personal integrity"

CLIENT TESTIMONIALS

Client Herbert Weiler, Malaysia

Property: Apartment, Malvern, Melbourne

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My first contact came through the Citylife Property Newsletter.

From the start, I was impressed by the free resources available — including a downloadable guide for buyers and sellers and a no-obligation telephone consultation.

After deciding to proceed, we concluded a consultancy contract at a fair price.

The sales process was promptly and **professionally planned**.

Throughout, I received exceptional guidance — from selecting the right **sales agency** to determining the **optimal sales method** and **setting the right price**.

The support in guiding the marketing campaign was **equally valuable**.



During the sales phase and all the way to the handover of the property, I felt genuinely supported.

Mike always took the time to listen to me, consistently factoring in my wishes and concerns.

His expertise was evident at every stage, and his friendly and patient disposition made the entire experience smooth and reassuring.

”

MIKE
BENTLEY ·

MIKE BENTLEY

LET'S CHAT ABOUT YOUR
PROPERTY



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