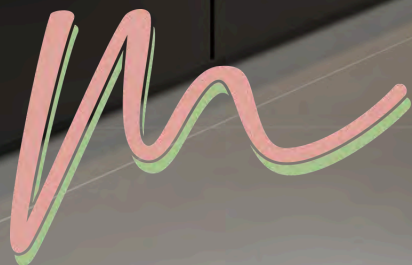


**MATTERPROPERTY**

**Looking  
to sell?**

AGENTS: SHERRIE TUPPURAINEN &  
JENNY LOGAN



MATTER PROPERTY | SELLING IN 2024 -2025

# How we can help you get your home sold.



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- 05 Our Services
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PAGE 02

Sherrie Tuppurainen

@MATTERPROPERTY  
0403 888 506

## Our Mission.

To achieve the successful settled sale of your property, whilst providing professional knowledgeable and caring service to support you through the entire sales process.

## Meet your Agent.

Sherrie grew up in Mount Isa, and it was here she discovered her passion for Real Estate.

Having worked in the industry since 2007 Sherrie has seen the highs and lows of the real estate market through both boom and bust, and as such brings a wealth of skills that will support you through every aspect of the sale of your property, whether you are selling a townhouse, a penthouse or something in between.

With a passion for creating the perfect settled sale, Sherrie dedicates herself to her owners with a tenacity not often seen.

Sherrie brings a myriad of skills matched with outback friendliness to all looking to find an understanding, knowledgeable and efficient agent that will work 110% for them.

The ease of stress free selling...Sit back, relax and let us take care of everything.



PAGE 03

Jenny Logan

@MATTERPROPERTY  
07 4743 5911

## Our Mission.

To achieve the successful settled sale of your property, whilst providing professional knowledgeable and caring service to support you through the entire sales process.

## Meet your Agent.

Jenny is Matter Property's fully Licenced Senior Property Manager and Sales Agent, and with over 22 years of property experience behind her, there is not much that phases her.

"Grace under pressure" could easily be Jenny's motto as she expertly manages every aspect of your investment property and is a dab hand at selling properties too.

Known for her dedicated work ethic and attention to detail, Jenny has all your bases covered so you can relax and enjoy your investment property with happy tenants, or know that your sales property is in good hands.

The ease of stress free selling...Sit back, relax and let us take care of everything.

# Why our clients love us.



## FLAWLESS EXPERIENCE

SALLY B. - BUYER



I cannot fault Sherrie and Jenny, it was an amazing experience and journey for myself as a first home buyer. Sherrie supports you as the buyer and supports the seller equally, the open communication was very welcoming! Highly recommend!

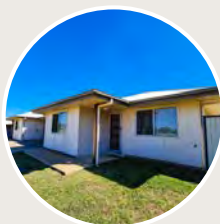


## HONEST AND OPEN COMMUNICATION

JASON & NARELLE C. - SELLERS



Sherrie was so easy to deal with, was excellent with her communication. Nothing was too much trouble and she worked hard to make sure we sold our house at the best possible price.

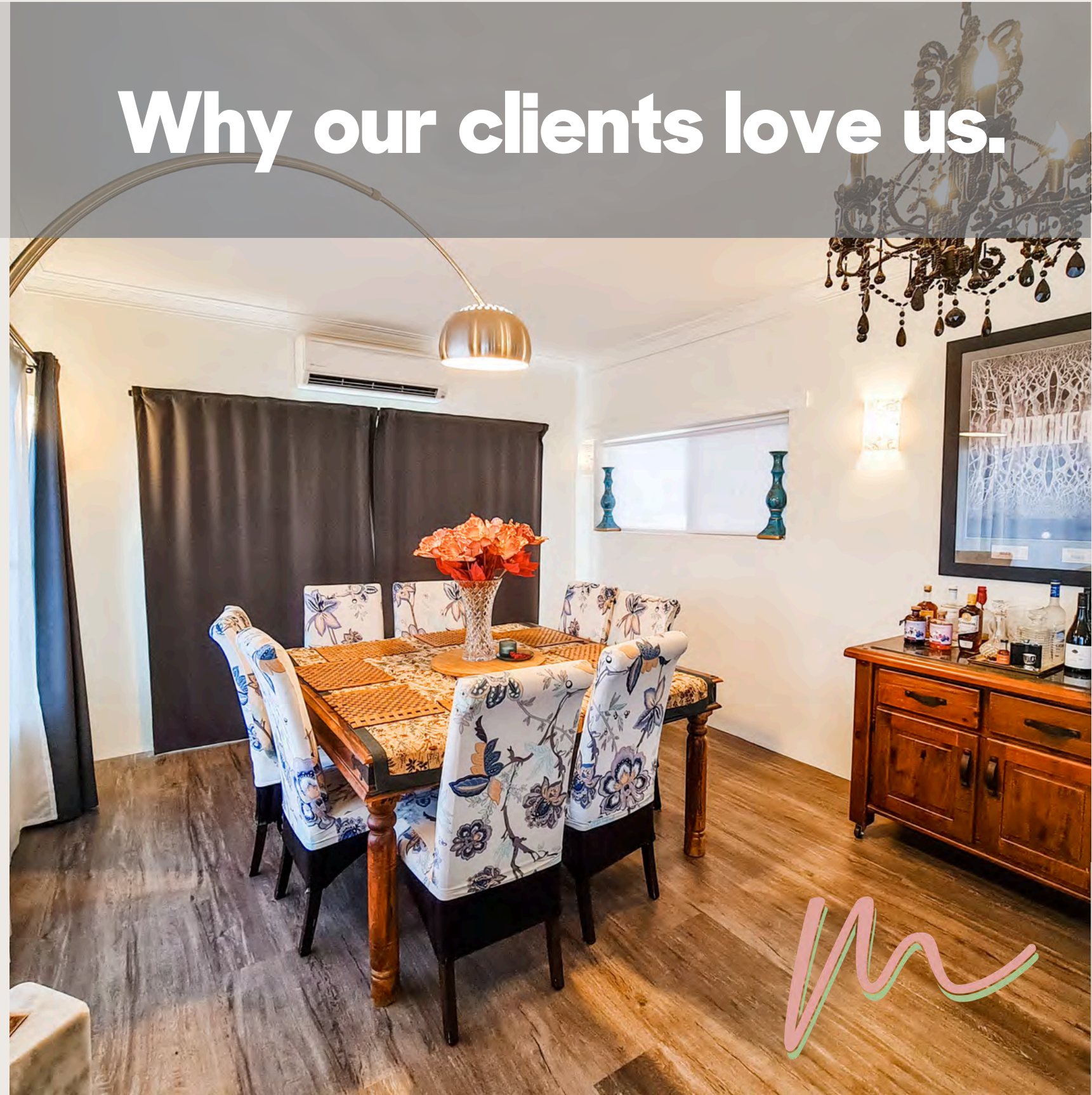


## EXCELLENT SALES REPRESENTATIVE

VIC & MIA T. - SELLERS



I could not praise Sherrie and her sales team any more highly a compliment than excellent.  
Thank you for your service in the sale of my property.





MATTER PROPERTY | 2024 - 2025

# Our Services.

## Prior to listing.

Inspection of your property and cost-free, no-obligation market appraisal

Pre-list meeting to discuss local market trends, your own motivations for achieving a sale and your time frame for moving, so we can tailor a "successful sale" plan to your own specific selling needs

Preparation of all listing documentation

Guidance as to undertaking repairs or improvements to your property including; smoke alarm and pool certificate compliance

Advice as to marketing and photography options to suit your budget

Guidance on styling your home for sale

Liaising with your chosen photographer or taking photos of your property

## On the market.

Distinctive "For Sale" signboard

Listing your home on multiple high-traffic real estate specific websites for maximum exposure

Social media advertising including our Matter Property Facebook and Instagram pages, plus options for additional social media advertising packages

Inclusion in our Matter Property full-colour property guide

Full colour brochures specific to your property

Exclusive Matter Property buyer database match – email flyer campaign

Open homes during the week and at the weekend as suits your schedule

The option of extended hours twilight open homes Thursday or Friday evenings

# Why you'll love our services.



**Personalised Service:** We are YOUR agents. You will never be passed on to an assistant to deal with because we are too busy with other people's property. We are never too busy for you, and we will ALWAYS call you back.

**Boutique Agency:** Our smaller size means we can dedicate more time to your needs, you are not just a number, you are our co-collaborator in the sales journey and at the forefront of our minds when matching your home to new buyers.

**Flexibility:** We offer endless showing options for buyers, to accommodate the unique shift-work patterns in town, including Sundays and after hours by appointment, to better accommodate all your buyers. Open homes that fit your schedule.

**Feedback:** Provision of timely and relevant feedback as the sale progresses; including feedback from individual showings and open homes, enquiry from out-of-state buyers plus weekly market updates to keep you abreast of what is happening in town.

**Support:** From you minute you sign the listing documents, through presentation of all reasonable offers, market advice and price guidance, all the way until settlement.

**Affordability:** Advertising packages that can be tailored to your needs.

COSTS AND INCLUSIONS | MATTER PROPERTY 2024 -2025

# Your Marketing Campaign.

Your Marketing Campaign includes all of the below at the very reasonable cost of \$1300, and have partnered with CampaignAgent to allow you flexible payment options.

Professional Photography

"For Sale" sign at your Property

Digital Buyer Matches with E-Flyers

Digital Window Screen Display

Feature A3 Full Colour Window cards

In Office - Full Colour all sales listings brochure ad

Feature Property Brochure for your property (unlimited prints)

Internet Advertising:

[www.matterproperty.homes](http://www.matterproperty.homes); [www.domain.com.au](http://www.domain.com.au)

[www.ratemyagent.com.au](http://www.ratemyagent.com.au)

[www.homely.com.au](http://www.homely.com.au); [www.realty.com.au](http://www.realty.com.au); [www.onthehouse.com.au](http://www.onthehouse.com.au)

[www.realestateworld.com.au](http://www.realestateworld.com.au); [www.view.com.au](http://www.view.com.au); [www.homesales.com.au](http://www.homesales.com.au)  
[www.ratemyagent.com.au](http://www.ratemyagent.com.au), [www.realestateworld.com.au](http://www.realestateworld.com.au), [www.view.com.au](http://www.view.com.au)

Premiere+ Listing on [www.realestate.com.au](http://www.realestate.com.au)

For the life of the listing

No need to upgrade again later at more cost to you, and rotating to the top of the listings every 15 days plus e-brochure at 7 day of campaign

Social media posts - listing on the Matter Property Facebook page, Mount Isa Houses for Sale and Rent page, plus Instagram and Google

Open homes - minimum of half an hour with extra signage and brochures (\* If vacant/owner occupied property)

Inclusion in open home flyers and posts  
Print version, email and social media posts

Weekly follow up of buyers and reporting to owners about enquiries, showings and internet feedback

Optional Extras:

Social Media Advertising Campaigns - Tailored sponsored posts on a cost per week basis Starting at \$5.00 per day  
Virtual Furniture - Costs starting at \$50.00



WHY A PREMIERE+ LISTING IS THE BEST CHOICE FOR YOUR PROPERTY

# Premiere+ Advantages



|   | Premiere+ | Premiere | Highlight | Feature         |
|---|-----------|----------|-----------|-----------------|
| Position in the search results  |           |          |           |                 |
| Listing size  |           |          |           |                 |
| Rotates to the top of the search results automatically  |           |          |           | Does not rotate |
| Pre-market, on-market and post-market features to move your listing faster and build your brand | ✓         | ✗        | ✗         | ✗               |
| Unlimited listing duration  | ✓         | ✗        | ✗         | ✗               |
| Agency branding   | ✓         | ✓        | ✓         | ✓               |
| Image carousel  | ✓         | ✓        | ✓         | ✓               |
| Auction and inspection times  | ✓         | ✓        | ✓         | ✓               |
| Number of email enquiries compared with a Standard listing <sup>1</sup>                         | 2.6x      | 2.2x     | 1.3x      | 1.2x            |
| Number of views compared with a Standard listing <sup>1</sup>                                   | 2.9x      | 2.2x     | 1.4x      | 1.4x            |
| Number of times seen in the search results compared with a Standard listing <sup>1</sup>        | 2.1x      | 2.0x     | 1.3x      | 1.2x            |

# Why you'll love Premiere +

Build demand early with the most engaged buyers

- Coming Soon buyer notification  
Promote properties as coming soon to market, and build interest with realestate.com.au's most engaged consumers.
- Coming Soon Premiere listing on realestate.com.au
- Coming Soon exposure on property.com.au



Usage of a Premiere+ listing delivers:

**10% more**

enquiries, compared to a Premiere listing alone<sup>1</sup>



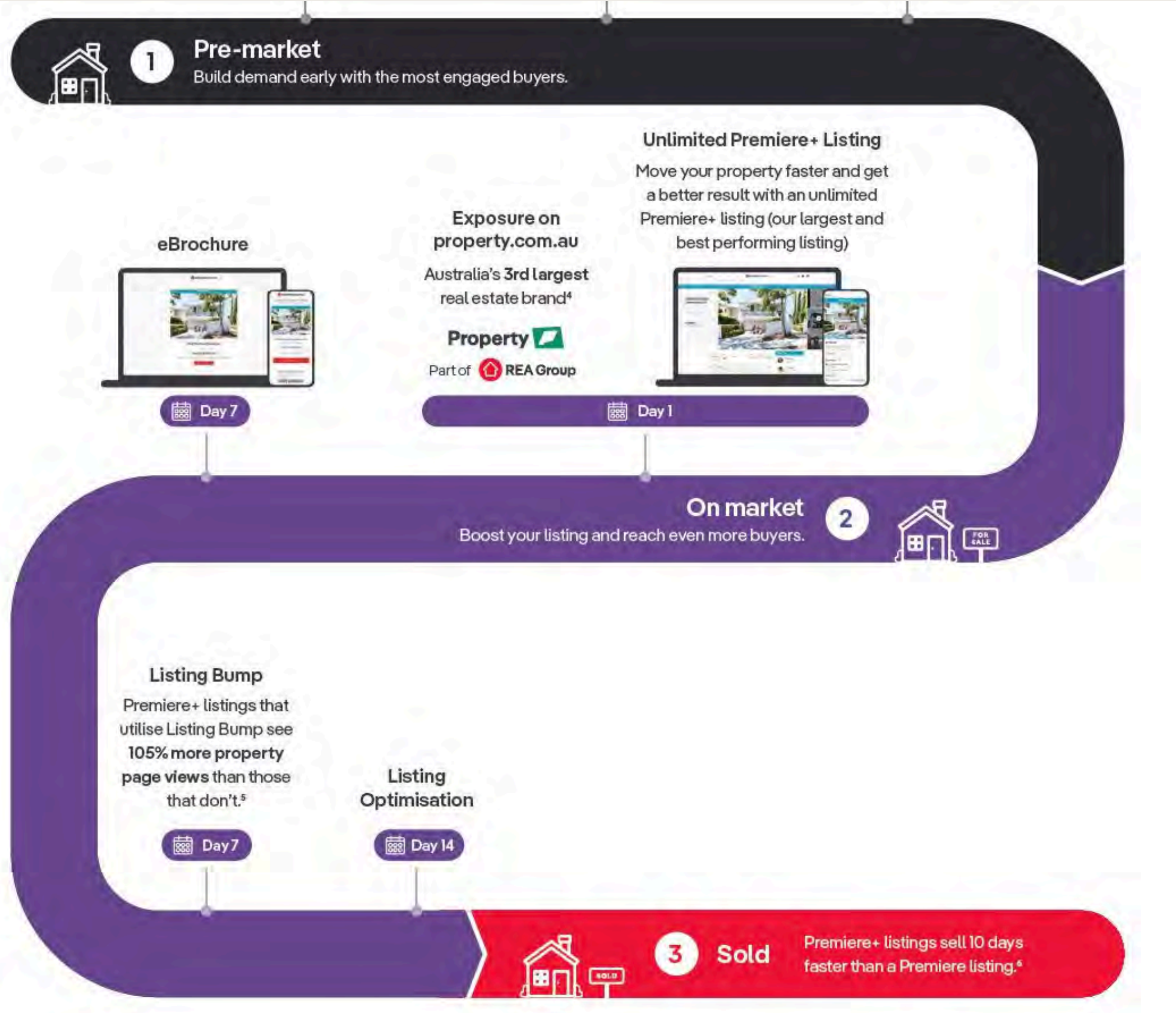
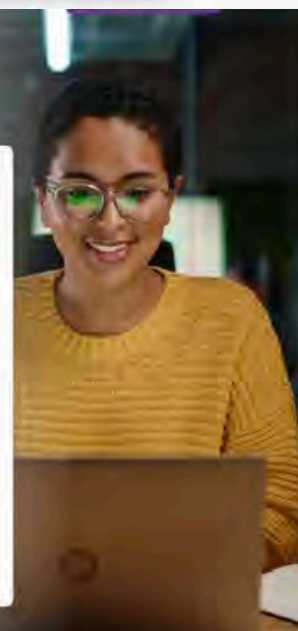
Premiere+ listings that utilise Listing Bump see

**95% more**

property page views than those that don't, in the 7 days following bump usage<sup>2</sup>

**20% more**

property page views, compared to a Premiere listing alone<sup>1</sup>



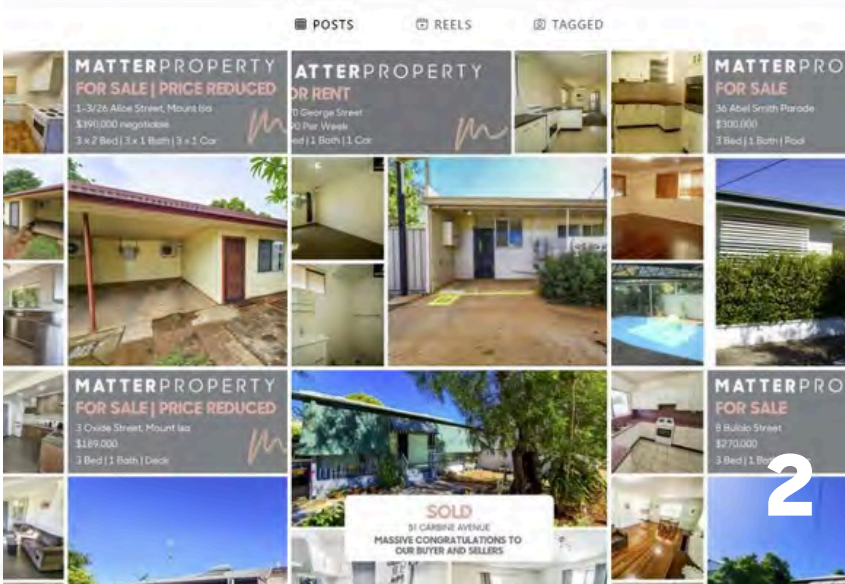
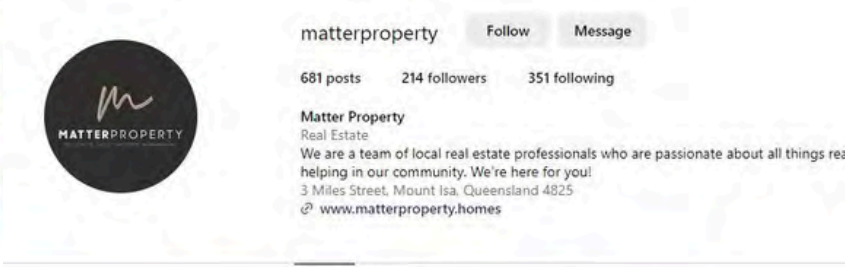
WHAT WE OFFER

# Our Marketing samples.



**Matter Property**  
 April 12 · 🌐  
 OPEN TO VIEW SATURDAY 13TH APRIL 10.45 TIL 11.15AM  
 FOR SALE | \$340,000  
 4 Hazel Street, Mount Isa  
 Family Oasis Awaits in Prime Location!  
 Imagine this: Your kids ... See more

1



2



**MATTERPROPERTY**  
**OPEN HOMES**  
 SATURDAY 25TH MAY

3



4

**SOLD**  
 18 DEIGHTON STREET  
 MASSIVE CONGRATULATIONS TO  
 OUR BUYERS AND SELLERS



5

**THE PINNACLE**  
*of Quality Living*  
 100 Webb Street - \$569,000 negotiable  
 This stunning and well-loved family home has been an absolute delight to the family that owned it, but now their kids are all grown-up and it is simply too big for them! Boasting four bedrooms, two bathrooms and multiple living areas, plus the biggest rumpus room we have seen; this is one home that you will fall in love with.

**MATTERPROPERTY**  
 RESIDENTIAL SALES | PROPERTY MANAGEMENT

# FOR SALE

ph: 07 4743 5911 matterproperty.homes

6

**FOR SALE**

5 Mullan Street Mount isa

**Centrally located Stunner**

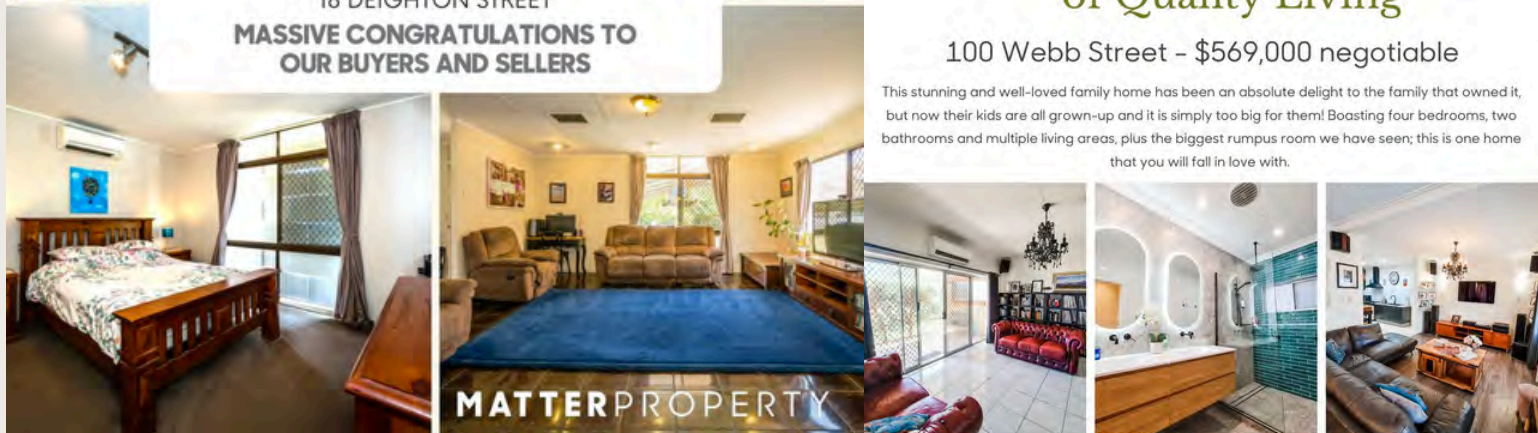
This wonderful and welcoming four bedroom home has all the hallmarks of a happy lifestyle for you and your family! From the minute you step into your private oasis you will feel endless calm from the super cute front porch (the perfect morning coffee spot) and on into the freshly painted living areas, complete with split system air-conditioning, cool tiled floors and ceiling fans to stand you in good stead with this hot weather.

|        |                   |
|--------|-------------------|
| Price  | \$390,000         |
| Type   | House             |
| Land   | 802m <sup>2</sup> |
| Web ID | 1P2241            |

Matter Property  
 3 Miles Street, Mount Isa, QLD  
 (07) 4743 5911 | www.matterproperty.homes

Sherrie Tuppurainen  
 0403 888 506

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- 1. Facebook Posts
- 2. Instagram Posts
- 3. Open Home Posts

- 4. Other Marketing Posts
- 5. Custom Property Brochures
- 6. For Sale Sign

- 7. Window Cards

GETTING TO SOLD

# Our recent sales.



**SOLD**  
9 MILNE BAY ROAD  
MASSIVE CONGRATULATIONS TO OUR BUYERS AND SELLERS



**SOLD**  
24/177 WEST STREET  
MASSIVE CONGRATULATIONS TO OUR BUYER AND SELLERS



**SOLD**  
39/86 OGDEN STREET, TOWNSVILLE  
MASSIVE CONGRATULATIONS TO OUR BUYERS AND SELLERS



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**SOLD**  
18 DEIGHTON STREET  
MASSIVE CONGRATULATIONS TO OUR BUYERS AND SELLERS



**SOLD**  
1/70 GEORGE STREET  
MASSIVE CONGRATULATIONS TO OUR BUYER AND SELLER



**SOLD**  
54 OPAL STREET  
MASSIVE CONGRATULATIONS TO OUR BUYERS AND SELLERS



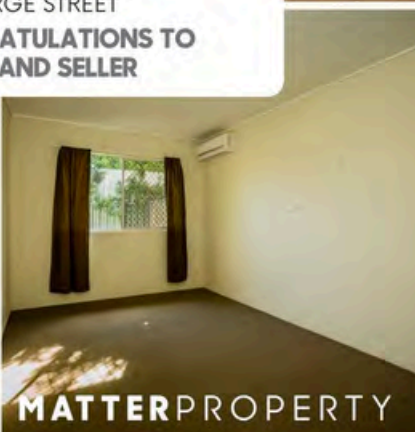
**SOLD**  
51 CARBINE AVENUE  
MASSIVE CONGRATULATIONS TO OUR BUYER AND SELLERS



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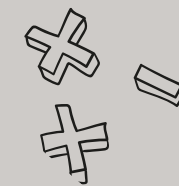




# What we charge aka our Successful Selling Fee.



We don't get paid until you do...The only upfront cost is your advertising.



The Math...  
5.5% on the first \$18,000 of the sale price including GST



And...  
2.75% on the remaining balance including GST.



MATTER PROPERTY | 2024-2025

# Contact Details.



## Office Address

3 Miles Street  
Mount Isa QLD 4825



## Phone & Mobile

07 4743 5911  
Sherrie: 0403 888 506




## Email addresses

sherriet@matterproperty.homes  
OR jennyt@matterproperty.homes



## Website

[www.matterproperty.homes](http://www.matterproperty.homes)



SELLING WITH MATTER PROPERTY  
2024-2025

**Thank  
you for  
considering  
our services.**



[WWW.MATTERPROPERTY.HOMES](http://WWW.MATTERPROPERTY.HOMES)