

## **Benefits of Buying Under Auction Conditions**

- The value of the property is determined openly by the buyers
- Totally transparent negotiations. During the auction you can visually see the competition and what level they are willing to pay for the property
- Opportunity to nominate your price under a controlled condition
- Your cash unconditional offer is an incentive for the seller
- Opportunity to buy before the auction
- Avoids delays, no protracted negotiations
- If you are the highest bidder and the property is passed in, you will have the first right to continue negotiations with the seller
- You can avoid out of control emotions by having a third party bid for you up to a predetermined and calculated limit
- All parties are heavily committed, so a result on the day is priority
- Terms of the sale are clear and definite
- More than one bite of the cherry when negotiating
- Greatly reduced chance of disputes in transaction
- No disappointment in missing out in buying by a small amount
- Time of settlement is fixed
- Generally, no complications or delays
- Bring the sale to a head and in a quicker time frame