



PROPERTY AUCTION
21st May 2009
The Breeze Hill Benllech



22nd May 2009

Success at Auction

3 out of 4 lots **SOLD** on the night with **100% Success anticipated**

A packed room on Thursday evening resulted in a very busy night with the majority of lots being sold. The second composite auction of 2009 for Mon Properties was a resounding success with 3 out of 4 lots selling with the final lot having just fallen short of its reserve but with several parties declaring an interest after the event and a sale is anticipated shortly. It was encouraging to note that there was a keenness to bid and lots were selling, clearly indicating there is still liquidity in the market and that correct pricing generates competitive bidding. Our best performer was lot 1 which exceeded its guide by 17%



Entries Now Being Accepted for Our Next Auction

Buyers want to Buy at the right price

There is a clear message from our February auction: If a property is priced correctly it will sell. There is undoubtedly a market, with plenty of buyers prepared to compete for quality investments. Realistic pricing has always been crucial in any market and we, along with our vendors, believe we have adopted this approach—which works optimistic pricing currently fails to generate results. **Why not Auction your property with Môn Properties—call us today to enter our next Auction on the 30th July 2009**

Auction Sale Results

- Lot 1** 31 Wesley Street Amlwch **£ 78,000**
- Lot 2** 37 Ffordd Tanybryn Amlwch **£ 80,000**
- Lot 3** Ty Ddewi Carreglefn **Guide £125,000**
 Did not reach reserve—Available Post Auction
- Lot 4** Y Wern Mynydd Bodafon **£ 122,000**

Remember Auction Gives you

- Certainty
- Maximum Exposure
- Best Price
- Speed
- Control
- Integrity—We have the Right Credentials to ensure your interests are fully protected