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EDWARDS & SMITH

—BUYERS AGENTS—

**Company Directors:**

Jake Edwards & Ely Smith

**Service Areas:**

Queensland, South Australia,  
Indonesia



# A BIT ABOUT US



Edwards & Smith Buyers Agents is a reputable agency founded by former AFL players Jake Edwards and Ely Smith. With operations in Queensland and South Australia, they have quickly gained a reputation for their professionalism and trustworthiness.

During their football careers, Jake and Ely invested in property to strengthen their portfolios after AFL. They now aim to assist families and individuals in purchasing their dream homes within their respective communities. Ely personally engaged Jake to help him buy an investment property in Brisbane, which sparked his interest in becoming a buyer's agent. Ely dedicated his free day from training each week to learn from Jake and familiarize himself with the process before stepping into the role.

## SOURCE

## INSPECT

## NEGOTIATE

Edwards & Smith work on behalf of their clients, ensuring they get the best property at the right price. They provide advice tailored to the client's budget, market insights, and access to off-market properties. The agency takes care of the entire process, from research to settlement, making the property purchasing experience enjoyable for clients. With strong relationships with local real estate agents, they negotiate on behalf of clients to secure the property for the right price. Edwards & Smith do not work to a specific timeframe, instead focusing on finding the perfect property for each client.





# MEET THE TEAM

Originally from Yarrawonga in country Victoria, Ely moved to Brisbane four years ago to pursue his AFL career. After being drafted to the Brisbane Lions in 2018, he relocated to the Sunshine state. Ely developed a passion for property in 2020 and purchased his first investment property with the support of Edwards & Mills. His professional skills and attributes as a respected team player in AFL have been invaluable in supporting his clients. Ely was based in Adelaide for 12 months establishing the company and assisting clients in purchasing property, he is now back in Queensland



**ELY SMITH**

CO-OWNER & BUYERS AGENT

**JAKE EDWARDS**

CO-OWNER & BUYERS AGENT



With over 10 years of experience in the property market, Jake has gained insider knowledge of the buying and selling processes through his personal experiences. He has bought land, built properties, and sold both privately and at auction, giving him a deep understanding of the complexities buyers face in the current market. Jake's empathetic approach and community involvement, including directing a premier Mental Health Charity, have driven his vision to empower people in achieving their property ambitions.

**EMMA HANDLEY**

BUYERS AGENT

Emma is a seasoned buyer's agent servicing the Brisbane area, bringing six years of diverse real estate experience to the table. Originally from Perth, Emma has excelled in various roles, including property management, business development, and sales. Her deep passion for property purchasing drives her to provide exceptional service and strategic guidance to her clients. With a keen understanding of the Brisbane property market and a dedication to meeting her clients' needs, Emma ensures informed and confident decision-making for both first-time buyers and seasoned investors.





# OUR MISSION



At the heart of Edwards & Smith lies a profound commitment to bridging the gap between buyers and the dynamic property market. With a steadfast dedication to transparency and authenticity, the company endeavors to redefine the client experience. Whether individuals are embarking on the journey of purchasing an investment property or seeking their dream home, Edwards & Smith stands as a beacon of support and guidance. What sets them apart is their distinctive approach, which empowers clients with not only expert knowledge but also personalized attention tailored to their unique needs and aspirations. Through unwavering dedication and a deep-seated passion for client success, Edwards & Smith strive to make every property transaction a seamless and rewarding experience, one that lays the foundation for a brighter future.

At Edwards & Smith, transparency is paramount, which is why we offer a flat fee structure with no hidden costs. Our fees are determined by the overall purchase price of the property, ensuring fairness and clarity for our clients. Unlike other services, we don't operate within strict timeframes. Whether the search takes three weeks or three months, our commitment remains unwavering—we will tirelessly pursue the perfect property for each and every client, ensuring their satisfaction and peace of mind throughout the process.



# HOW OUR FEES ARE STRUCTURED



# A FEW OF OUR RECENT PURCHASES

EDWARDS & SMITH  
—BUYERS AGENTS—

## PURCHASE 1: SUNSHINE COAST, QLD, 4573

4  2  2 

Joel Birch is the lead singer for one of Australia's most successful music groups The Amity Affliction. Joel and his wife Bel approached us to help them secure their dream home on the Sunshine Coast and only after 2 weeks we were able to source, inspect and finalise the deal. The Birch's have been living on the Sunshine Coast for many years and now they officially get to call it home. In between long tours with the band, Joel can now grab his board and walk to the beach and enjoy his downtime with his family.



## PURCHASE 2: BALI, INDONESIA

2  2.5  1 

Our clients were eager to explore investment opportunities, and when we introduced our Bali investment service, they seized the chance. This Rice Field Villa, located in the vibrant area of Canggu, features 2 bedrooms, 2.5 bathrooms, a pool, and multiple entertaining spaces. Overlooking a working rice field, this stunning villa proved to be the perfect investment. Canggu is known for its booming property market, with a consistent increase in property values by 8-10% annually. When our Australian clients are not visiting the island and staying at their newly built villa, it offers them an impressive annual ROI of 13-15%.





### **PURCHASE 3: BURLEIGH HEADS, QLD, 4220**

**4**  **2**  **2** 

Edwards & Smith worked their magic to land AFL Suns star Ben King a dream home on the dazzling Gold Coast. Caught up in the whirlwind of training sessions and football matches, Ben found himself with zero time to scour the property market. Recognising his predicament, King enlisted the help of Edwards and Smith, knowing we could handle the task with professionalism and efficiency. With our expert guidance and seamless process, Ben was able to secure the perfect abode in record time.



### **PURCHASE 4: NORTH PLYMPTON, SA, 5037**

**3**  **2**  **3** 

It was truly a privilege to assist our investor clients in acquiring this remarkable property. After searching for over four months, our clients engaged us to purchase a property for their son to live in while he studied at university. We located this absolute gem just 10 minutes away from both the beach and the city in the prime location of North Plympton. We were successfully able to secure the property for \$45,000 under budget for our clients. We not only met but exceeded our clients' expectations, leaving them ecstatic about their new investment.



### **PURCHASE 5: WAKERLEY, QLD, 4154**

**5**  **3**  **2** 

After moving from Melbourne for work last year, our clients wanted to call Brisbane home, and that's exactly what we achieved with this purchase. Located in the fast-growing southeast of Brisbane, this family home is set to continue increasing in value. Equipped with an incredible 5-bedroom, 3-bathroom layout, this home is the epitome of entertainment. We were able to successfully fulfill our clients' brief well within their budget.







## DID YOU KNOW THAT WE PURCHASE INVESTMENT PROPERTIES IN BALI, INDONESIA?

We assist everyday Australians in buying villas in Bali for investment, retirement, or even part-time living. Securely purchase your investments with the Edwards and Smith team. Contact us today to learn more!

### WE'VE BEEN TRUSTED BY SOME FAMILIAR FACES



The challenges that Edwards & Smith Buyers Agents help clients overcome include time constraints, privacy concerns, frustrations with real estate agents, expert advice on purchasing locations, interstate logistics, and missing out on properties due to high demand and inflated prices at auctions or private sales.

### “ HERE'S WHAT OUR CLIENTS HAVE TO SAY ”

The team are reliable, contactable, and I would recommend them to anyone! I will for sure be using their service again

I would highly recommend Edwards and Smith to anyone looking to get into the market!

The team swiftly secured a highly sort after property with multiple interested buyers. Couldn't be happier!



# CONTACT US



## OUR SERVICES AND STEPS

Our comprehensive approach to property acquisition begins with understanding our clients' needs through a detailed property brief, followed by diligent research and sourcing. We then meticulously shortlist properties, devising a strategic game plan to streamline the selection process. Communication and negotiation with real estate agents are pivotal steps as we advocate for our clients' best interests. Conducting due diligence is paramount, encompassing a thorough examination of factors such as contract of sale (COS), building and pest inspections, flood reports, and council regulations. Whether bidding at auction or submitting offers, we navigate each stage with precision and expertise. Throughout settlement proceedings, we provide unwavering support, culminating in a final inspection and seamless handover of the property to our clients. Our ultimate goal is simple: to get the deal done and facilitate a smooth transition into their new property.

Work With Us

info@edwardsandsmith.com.au | 0413 245 022

Don't hesitate to reach out with the contact information above, or send a message using the form.

First Name (required)

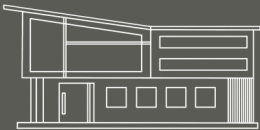
Last Name (required)

Contact Number (required)

Email Address (required)

What state are you in?

☐ Queensland



WORKING ACROSS QUEENSLAND  
& SOUTH AUSTRALIA



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