

# Ray White Unlimited

With our team on your side  
the possibilities are Unlimited



**The Real Deal...September**

**By Ron Bauer**

## Sales Report:

Last month we talked about the signs of improvement, this month we can talk about hard evidence!

We sold 14 out of 14 properties across our two Auctions for the month plus a couple of properties that had lingered for months with other agents. There were some wonderful results across a wide range of properties from entire blocks of flats down to 1 bedroom apartments. As a result, our team recorded our best month for 3 years and October is already looking solid as well.



Highlights included a block of 4 flats at 88 Francis Street, Bondi achieving \$2,450,000; an older style 2 bedroom in 10/36 Ramsgate Avenue, Bondi Beach sold for \$620,000, well above its reserve; a modern 2 bedroom in 8/4-6 The Avenue, Rose Bay sold for \$780,000 also comfortably above its reserve price.

## Some of our excellent sales results over the last month:



**Ray White**

**Unlimited**

### Property Management Report:

Another case of we said it here and then it happens. Those residential vacancy rates which were being beaten up in the media have done what we totally expected – and as is traditional - and dwindled back to virtually nothing. As of the start of this week, we have a 0.4% vacancy rate. To put that into perspective, that is just 5 vacant properties out of the 1,200 under our care.

For some balance though, there is certainly room for some sympathy for the retail/commercial sector. It is evident for all to see that there are quite a few vacancies around the place and many in high-profile and generally solid locations throughout the Eastern Suburbs. Enquiry levels are minimal and there is little light in this area. The value of long-term tenancies is brought to light in times like these. Look after your tenants, keep the rent increases moderate at most and have a feel for their situation as well. Compromising on rent is still better than no rent at all and for potentially lengthy periods.

### Some recent lettings:



**Consolidate your portfolio with us,  
receive our excellent service AND  
a free iPad. Call us NOW\***

\*Management Agreement must be signed with our office by 31st March 2013. This advertisement must be presented at time of signing.



## SOLD above the reserve on behalf of our Management client!



**88 Francis St,  
Bondi Beach**

*Another happy investor client turned sales client!*

### **Are you considering selling your investment property??**

We take great care and employ every resource to ensure that sales on behalf of our management clients achieve the very best in service and price. You will note for example that we include an 'investment property' of the month in each issue of this newsletter – we regularly source quality buyers from within this ready-made database. If you require any advice or assistance in regards to buying or selling, please contact me directly anytime. Confidentiality and experienced advice assure.

We are pleased to present our...

### **'INVESTMENT PROPERTY OF THE MONTH'**

We have selected a property which we believe shows all the vital elements of a blue chip residential investment for your consideration:



### **1/12 Ramsgate Ave, Bondi Beach**



#### **Semi sized garden apartment**

- Spacious 2 bedroom + sunroom
- Formal lounge, separate dining
- Open plan kitchen, internal Indry
- Lock-up garage, loads of storage

**Auction: Wed 10 October, 6.30pm**  
**Club Rose Bay**  
**Cnr Vickery Ave & NSH Rd**

**View: Sat & Thur 11-11.45am**

**Agent: Ron Bauer 0414 345 444**

**Expected Price Range:**  
\$850,000 - \$900,000

**Opinion of Market Rent:**  
\$825 - \$850pw

#### **Special Features:**

- Location
- Garden
- Garage
- Amazing!!



# Open Invitation

Would you like to get a 'feel' for the market?  
Please come along to one of our Auctions.



Wednesday 10 & 24 October  
Commencing at 6:30pm

Venue: Club Rose Bay, Cnr Vickery Ave & New South Head Rd, Rose Bay  
"The only quality Eastern Suburbs venue with lift access and easy parking"

For an order of sale 1 day prior, please email [lisa@rwunlimited.com.au](mailto:lisa@rwunlimited.com.au) or call the office

Thank you for your continued support and please call me personally anytime if we can be of further assistance in any way.

Yours Faithfully  
**RAY WHITE UNLIMITED**

**RON BAUER**  
Principal

## Your Team:

**Principal:** Ron Bauer  
**Sales:** Monica Shor, Melanie Burns, Shirley Lemberg, Karen Davies, Lisa Dwyer, Stephanie Zerial, David Germane, Flora Baidarman, Amoula Kemeny, Joanne Saffer, Allie Ward, Alex Gangnuzs, Daisy Stuckey  
**Property Mgt:** Karen Gosbell, Karen Bauer, Susie Kemeny, Sheila Benjamin, Lisa Henderson, Lina Thornton  
**Admin:** Karen Gosbell, Karen Bauer, Susie Kemeny, Sheila Benjamin, Lisa Henderson, Lina Thornton  
**Reception:** Rachel Sindler



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