

# Ray White Unlimited

With our team on your side  
the possibilities are Unlimited



**The Real Deal...February**

**By Ron Bauer**

## Sales...

As we have reported in the last few months, the market is visibly gaining momentum. There is no question that the corner has been well and truly turned and it appears to be right across the board with only the top-end yet to prove its mettle.



From a 1 bedroom unit in Beach Rd, Bondi Beach achieving \$560,000, a 2 bedroom apartment in Warners Ave, Bondi Beach achieving \$910,000, a semi also on Warners Ave just up the road selling for \$1,410,000 to an original house in Olphert Ave, Vaucluse selling for \$2,180,000.

Interestingly, there is still seemingly downward pressure on interest rates in a broader economic sense, but there is little doubt that here in the East, buyers are finding them very attractive already and getting into the market as fast as they can. We have an extensive hotlist of buyers ready to act.

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



**Ray White**

**Unlimited**

## Investment News...

The broader media usually have a need to report on 'hot' or 'cold' and not much of in between. In market terms though, 'steady as she goes' is probably the healthiest place to be. The rental market appears to be in this holding pattern at the moment.

The trend is still on the side of the investor in that vacancy rates remain very low (sub-1%), but overall rents seem to have stabilised and we are more cautious in considering increases than perhaps in recent history. But property improvements will still attract higher returns and competing applicants.

At the same time, our statistics on arrears, repairs and overall reporting are at all-time record levels. Meaning a high level of efficiency - with 'efficiency' equating to higher returns to our clients overall. Looking forward to being of further assistance for your Property Management needs anytime.

## 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!



**79 Warners Ave,  
Bondi Beach  
SOLD \$200,000  
above reserve**

*Mr & Mrs C are very happy clients!*

## **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:



### **18/23 Vicar St, Coogee**



#### **Slice of Summer!**

- Top flr 2 bedroom apartment
- Original kitchen & bathroom
- Open district/water views
- Own sep laundry room
- Undercover security parking

**Auction: Wed 20 March, 6.30pm  
Club Rose Bay**

**View: Sat & Thur 10-10.45am**

**Agent: Ron Bauer 0414 345 444**

**Expected Price Range:**  
\$550,000+

**Opinion of Market Rent:**  
\$525 - \$550 as is but \$650+ renovated

#### **Special Features:**

- Beachside location
- High rental demand
- Outlook & parking
- Low-maintenance style of building

# Open Invitation

Would you like to get a 'feel' for the market?  
Please come along to our last Auction for the year!



Wednesday 20 March  
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, Hamish McMaster

**Property Mgt:** David Germane, Flora Baidarman, Amoula Kemeny, Joanne Saffer, Allie Ward, Daisy Stuckey

**Admin:** Karen Gosbell, Karen Bauer, Susie Kemeny, Sheila Benjamin, Lisa Henderson, Lina Thornton

**Reception:** Rachel Sindler



Unlimited Growth



Unlimited Energy



Unlimited Opportunity



Unlimited Support



Unlimited Community



Unlimited Success



With our team on your side...



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52 Blair Street, North Bondi NSW 2026

Ph: 9365 5888 Fax: 9365 5822 [rwunlimited.com.au](http://rwunlimited.com.au)

**Ray White**

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