

Ray White Unlimited

With our team on your side
the possibilities are Unlimited



The Real Deal...August

By Ron Bauer

Sales Report: The wild and woolly weather over the last few weeks which also invaded our Saturday inspections provided the perfect contrast to the market conditions. There is an apparent sense of calm in the market. Not blusters, no highs and lows – but a steady and almost serene mood emanating from the buying community.



Interest rates remain steady, employment stats too and the media is either bored with predicting economic calamity or are seeing some stability on that side which is hard to sensationalise. If anything, there have been a few positive reports – one went as far as to say that prices have risen in Sydney by 2.9% in 2012. Stats can say anything, but positive press is positive press and it does start to effect sentiment over time.

We experienced a definite increase in enquiry levels, in attendances at open for inspections and a fresh wave of properties to meet the demand. Maybe this sprinkling of positivity is comparative to the weather – we are certainly seeing signs of Spring all around us.

Some of our excellent sales results over the last month:



Ray White.

Unlimited

Property Management Report: The media continues to take an interest in vacancy rates for some reason, perhaps an easy stat to look at and make comment. The big news over the last few days is that apparently they have blown out to 2%. The Real Estate Institute went as far as to call this good news and was hopeful it would 'ease further'. Must wonder sometimes who they are representing.

Just for some perspective, firstly 2% in the scheme of things is not a big number. It's probably the equivalent to 7% interest rates, on the way up but hardly frightening double figures. Secondly, in a coastline location which is effected seasonally, we have maintained our vacancy rate to below 1.5% so not sure from where the bigger stat has been sourced. Further, I would be prepared to bet big on a significant reduction in this figure in just the next few weeks.

To repeat our opinion from previous reports, the positive rental market still has some way to go.

Some recent lettings:

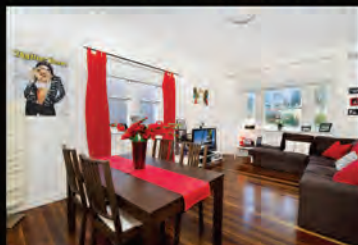


We are pleased to present our...

'INVESTMENT PROPERTIES OF THE MONTH'

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

7/16 Hall Street, Bondi Beach



The heart of Bondi

- 2 good size bedrooms
- 2 bathrooms, int laundry
- Large eat-in kitchen, sec building

Auction: Thur 27 Sept, 6.30pm
View: Sat 11-11.45am
Thur 5.30-6.15pm
Agent: Ron Bauer 0414 345 444

Expected Price Range:
 \$550,000+

Opinion of Market Rent:
 \$600pw

Special Features:

- Ever-popular location
- Certainty to rent fast every time



8/262 Birrell Street, Waverley



Park views

- Good size 2 bedroom apt
- Bright & airy throughout
- Large balcony, park views
- Double tandem garaging

Auction: Thur 27 Sept, 6.30pm
View: Sat/Thur 1-1.45pm
Agent: Ron Bauer 0414 345 444

Expected Price Range:
 \$700,000+

Opinion of Market Rent:
 \$750pw

Special Features:

- Great space!
- Easy distance to everywhere

Profiling your Property Manager

Amoula Kemeny Senior Property Manager

Amoula Kemeny is one of the real bastions of Bondi real estate with over 20 years of experience in the industry and all of them in the 2026 postcode. Her market and product knowledge is vast but it is her larger than life personality which sets her apart.

0451 515 081
amoula@rwunlimited.com.au



Alex Gangnuz Property Manager - New Business

Bringing a fresh energetic approach to the team at Ray White Unlimited. Alex is always willing to go the extra distance to ensure the process of leasing and property management is as straightforward as possible for his clients.

0402 778 839
alex@rwunlimited.com.au

Open Invitation

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



Wednesday 12 September & Thursday 27 September
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 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 Zeriel
Property Mgt: David Germane, Flora Baidarman, Amoula Kemeny, Joanne Saffer, Allie Ward, Alex Gangnuzs, 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...



The possibilities are Unlimited

52 Blair Street, North Bondi NSW 2026
Ph: 9365 5888 Fax: 9365 5822 rwunlimited.com.au

Ray White

Unlimited