

Ray White Unlimited

With our team on your side
the possibilities are Unlimited



The Real Deal...April

By Ron Bauer

Sales...In these articles over the last 10 years, I have been known to accuse the media of having only two speeds of reporting – amazing and dire. Either the market is booming or diving and there appears little room for in-between, which by the way is most of the time.



But it is in these times that 'real' things happen. It is in these times that our skills are tested and come to the fore. Tight negotiations before, at or after Auction. Interpreting the nuances of the market, knowing when to act, when to be patient, putting a context around offers etc.

But the hard evidence of these theories – and rightly so – are 'sold' stickers on signboards. Over the last few weeks, we have had some excellent results, some hard fought others fought over. Eg a house in Vaucluse sold 2 weeks after Auction but then under competition and for over the guide price of \$1.8m. An apartment in Bondi Beach sold 3 days ahead of Auction for \$785,000, apx \$50,000 above what would have been the reserve price. Our Auction itself saw 8 properties from 11 sold under the hammer with some excellent results amongst them.

So it is clear that the balance is in favour of the seller, but not without some pull the other way as well. A real market. We welcome an opportunity of discussing what this market may mean for you anytime.

Some of our excellent sales results over the last month:



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Investment News...

So far, so good. The approaching Winter always brings concern to Property Managers in terms of vacancies. But at the moment, occupancy remains high – in fact, at record high's. As of last Monday, we had only 5 actually vacant properties out of the 1200+ under our care. If my math is correct, that's a .004% vacancy rate. Particularly at this time of the year, an excellent platform to withstand the worst that Winter can sometimes offer.

Rent increases have been more subdued over recent months as compared to the last couple of years, however if demand pressure continues, we could be looking at lifting things further into Spring/Summer. Certainly we will keep you informed of our opinion in that regard.

As always, please contact our professional team to discuss your specific set of circumstances anytime.

Some recent lettings:



Ray White Unlimited Property Management

Specialising in portfolio management providing expert services and allocating specific resources for clients with 10, 20, 30+ properties.

For a discrete obligation-free chat about your portfolio,
please call **Ron Bauer 0414 345 444**

SOLD above the reserve on behalf of our Management client!



2/34 Beach Rd, Bondi Beach

Mr & Mrs Atkins 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. If you require any advice or assistance in regards to buying or selling, please contact me directly anytime. Confidentiality and experienced advice assured.

We are pleased to present our...

'INVESTMENT PROPERTY OF THE MONTH'



6/120 CURLEWIS ST, BONDI BEACH



Classic Bondi

- Neat, olderstyle 2 bedroom
- Good size living
- Security block of 12
- Metres to beachfront

View: Sat & Thur 11-11.45am

Agent: Ron Bauer 0414 345 444

Expected Price Range:
\$500,000+

Opinion of Market Rent:
\$525pw

Special Features:

- Hassle free investment
- Increase potential with improvements
- Sought after beachside location

Open Invitation

Would you like to get a 'feel' for the market?
Please come along to one of our next Auctions which are to be held on:



**Wednesday 8th & 29th May
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 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



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52 Blair Street, North Bondi NSW 2026

Ph: 9365 5888 Fax: 9365 5822 rwunlimited.com.au

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