

Ray White Unlimited

With our team on your side
the possibilities are Unlimited



The Real Deal...June

By Ron Bauer

Sales...

Our Auctioneer had a great line in the heat of the moment this month when he said "If you dropped the Wentworth Courier yesterday it still wouldn't have hit the ground today – it is **that** light!" And don't be mistaken, the Courier is still very much the barometer of real estate in the Eastern Suburbs. While it is a traditionally slow time during Winter, 'slow and cool' should not be confused with the state of the market which continues to travel fast and hot.



We last reported our exciting '10 out of 10 Auction' with fantastic crowds and over-the- reserve results - all we need now are more properties to satisfy the undeniable demand. The thing is, we know they will be coming along in Spring, the only question is why wait until everyone else has the same idea?

Most agree that on a wider economic front there is still uncertainty ahead. Uncertainty mixed with greater supply can tip the balance but who knows? What we do know is what is occurring now – record low interest rates, record low properties available to a growing unsatisfied buying public. 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...

Investors are playing a large role in the sale market at the moment. Low interest rates are obviously a key and locking in finance for the next 3-5 years can be attractive for certainty. Coupled with near-nil vacancy levels and solid rent returns of close to 5% gross and probably still rising, these are good times.

But it is also the range of investors which is noteworthy. Self-managed Super is a driving force; buying long-term for the kids is another; traditional investors are in the mix as are those in the financial sector who received healthy bonuses (possibly for the 1st time in a while) have made a notable return as well. So possibly a little competition out there, but the smart money is moving into property. It is always a good time to increase (or begin) the portfolio.

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!



1/44 Ramsgate Ave, Bondi Beach

"An extremely happy Ms L after achieving more than \$100,000 on top of expectations!"

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'

11/120 FRANCIS ST, BONDI BEACH



Stunning & Sunny

- Newly renovated 2 bedroom
- Quality fixtures, timber floors
- Open plan kitchen/living area
- Balcony

Auction: Wed 31 July, 6.30pm

View: Sat & Thur 11-11.45am

Agent: Ron Bauer 0414 345 444

Expected Price Range:

Mid - high \$600,00's

Opinion of Market Rent:

\$650 - \$675pw

Special Features:

- Do nothing
- In great shape to attract good tenant at a good rent
- Sundrenched & great location

Open Invitation

Would you like to get a 'feel' for the market?
Please come along to our next Auction which is to be held on:



Wednesday 10 & 31 July
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

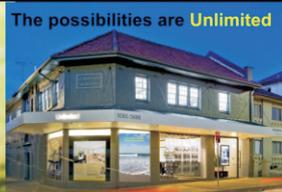
Thank you for your continued support and please call me personally anytime if we can be of further assistance in any way.

Yours Faithfully
RAY WHITE UNLIMITED

RON BAUER
Director/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



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