

Ray White Unlimited

With our team on your side
the possibilities are Unlimited



The Real Deal...July

By Ron Bauer

Sales...

It begins, Spring has sprung. There may still be a few cool days ahead, possibly some more snowfall on the mountains, but for us Winter is already virtually in the rearview mirror. While still running, our Winter campaigns have closed and any property hitting the market now will be sold in Spring.



While there is a sense that there will be more on the market (there could hardly be less!), a lot would have to happen to resemble an oversupply. With the current combination of buyer confidence, low interest rates, high rental yields and relatively low numbers of available property, this may be the best Spring selling season we have seen in some time.

We have reported some exciting sales results over the last couple of months, a great July example was 24a Simpson Street, Bondi. With expectations of around \$1.2m, it attracted over 130 parties through the inspections across 4 weeks and registered bidders numbered in double figures. The result was a whopping \$1,560,000 – well beyond our expectations and that of the owners who are still calling us to double check if it really happened.

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...

The last few weeks on the rental side have been somewhat harder. 'Sticky' might be a good word. While we didn't have a massive rush of vacancies, those that did depart were proving hard to replace. Some properties stood idle for longer than we have been used to in recent times and much to our frustration but patience is sometimes the only answer when all else is in place.

This sentiment still lingers and rents may need to be conservative to attract interest just for the moment. However a corner has been turned and we expect our vacancy levels to drop below .5% yet again over the next few weeks where upward pressure on rents is likely to return.

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!**



24a Simpson St, Bondi Beach

Ms Eftimiou is a very happy 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. 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'

8/34 BENNETT ST, BONDI BEACH



Massive Art Deco

- 2 bedroom apartment
- Spacious living + sunroom
- Good size eat in kitchen
- Bright, neat and tidy throughout
- Original features

Auction: Wed 28 Aug, 6.30pm

View: Sat & Thur 10-10.45am

Agent: Ron Bauer 0414 345 444



Expected Price Range:
\$650,000 - \$700,000

Opinion of Market Rent:
\$625 - \$650pw now
\$750 - \$800 renovated

Special Features:

- House-like proportions
- Ideal investment or possible future residence
- Handy to everywhere

Open Invitation

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

Wednesday 14 & 28 August
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



Unlimited Growth



Unlimited Energy



Unlimited Opportunity



Unlimited Support



Unlimited Community



Unlimited Success



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