

Ray White Unlimited

With our team on your side
the possibilities are Unlimited



The Real Deal...October

By Ron Bauer

Sales...

Last chance! If you have any thoughts of selling in 2013, there are just a few weeks remaining to get your place onto the market. Likewise if you are looking to buy, the next 6 weeks will tell the story.



October saw an expected continuation of what came before. With relatively (for this time of year) fewer properties on the market, buyer interest remained hot and our Auctions illustrated the result. We sold a 1 bedroom apartment in Roscoe Street, Bondi with a balcony & parking but no views for \$660,000, almost \$100,000 above what the owner had been expecting. Another telling result was for a 3 apartment in Diamond Bay Road, Vaucluse selling more than \$50,000 over the reserve price for \$815,000.

These are just two examples of a month filled with similar stories, the likes of which appear destined to see out the end of the year – at least.

Some of our excellent sales results over the last month:



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Investment news...

To say something is 'as expected' may in some way diminish the event, but in truth may well still be a good thing when it occurs. To that end, the current state of play in the rental market is buoyant as expected. We commence the new month with only 6 vacant properties of the 1200+ under our care, this really is virtually 100% occupancy. Spring does have a tendency to provide such a market but it still feels nice when it delivers. Also, our team deserves to take some credit for such a result as it reflects well ahead of industry stats and can only occur when the groundwork is all in place.

As with sales, we expect this trend to see out the year and in all likelihood until March/April where we can re-assess.

We welcome an opportunity of discussing what this market may mean for **you** anytime.

Some recent lettings:



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.



SOLD above the reserve on behalf of our Management client!



80 Nicholson St, Woolloomooloo SOLD for \$806,000
Mr C is a very happy client!

We are pleased to present our...

'INVESTMENT PROPERTIES OF THE MONTH'



9/22 LIVERPOOL ST, ROSE BAY



Top floor Gem

- Open plan living/dining
- 2 balconies
- Original kitchen, int laundry
- Lock up garage

View: Sat & Thur 11-11.45am

Auction: Wed 27 Nov, 6.30pm

Agent: Ron Bauer 0414 345 444

Expected Price Range:

Low- mid \$600,000's

Opinion of Market Rent:

Apx \$600pw, higher if renovated

Special Features:

- Small block
- Sought after/handy address
- Light/airy
- Garage

3/51 SIMPSON ST, BONDI



Top floor Gem

- 2 bedrooms, good size living
- Bathroom with laundry facilities
- Minutes to Bondi Beach
- Leafy communal gardens

View: Sat & Thur 10-10.45am

Auction: Wed 27 Nov, 6.30pm

Agent: Ron Bauer 0414 345 444

Expected Price Range:

Low - mid \$500,000's

Opinion of Market Rent:

\$525 - \$550pw

Special Features:

- Great feel
- Small block
- Potential
- Good value

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 13 & 27 November
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, Amoula Kemeny, Joanne Saffer, Allie Ward, Daisy Stuckey
Admin: Karen Gosbell, Karen Bauer, Susie Kemeny, Sheila Benjamin, Lisa Henderson, Lina Thornton
Reception: Rachel Sindler



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

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