



Ray White Unlimited

The real deal - Unlimited update - February 2014

Sales...

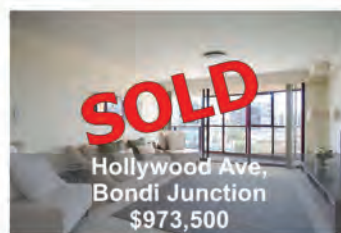
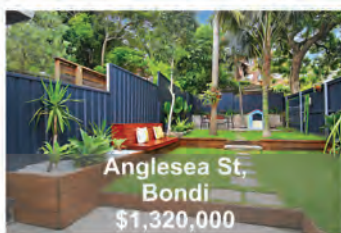
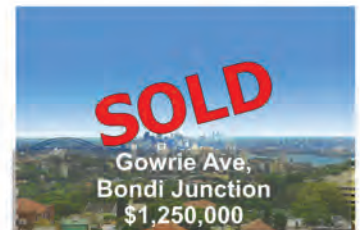
Well what a start to the year! While I still think the hype outperforms the market, it's hard not to get too excited in the face of results like these. We sold 8 properties at our 1st major Auction for the year, collectively selling for over \$700,000 above reserve prices in front of a packed crowd.



Examples were a 'typical' 2 bedroom apartment in Penkivil Street, Bondi achieving \$880,000 – well over \$150,000 above the owners highest expectation; a 3 bedroom apartment in Eastbourne Road, Darling Point selling for \$1,135,000 – more than \$50,000 over; and a 1 bedroom in Bronte Road, Queens Park selling for \$622,000 at \$72,000 over the reserve price – just tremendous results overall!

In a tough market, it is easy to see the importance of an agent in securing buyers and negotiating the best price, but in a great market it can be even more important. It's not every day that we have such favourable conditions and it is times like this that a good agent will make the most of every opportunity versus others who may be looking for a quick result. We could have sold most of the properties after our very 1st inspections at acceptable prices for our clients – and \$700,000 less than they achieved which would have been a tragedy. Beware the agent who sells prior as a rule rather than the exception, there is no better place to negotiate the best possible price than in an Auction room.

Some recent sales:



Open Invitation

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

Wednesday 5 & 19 March
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

Ray White.

Investment news...

We keep waiting for it to turn, we keep looking for signs creeping in but the reality is that the investment market is holding strong. In fact, the start to the year has shown an increase in strength if anything.

Vacancy levels are at all-time lows – we had 4 empty properties at the time of printing this report, 4 out of 1200 is basically full occupancy – and at the same time, our statistics on arrears, repairs and overall reporting are also at all-time record levels as well. Our clients are enjoying the benefits with strengthening returns now over a sustained period.

It is historically rare for the sales and rental markets to be moving in tandem, but that's what we are seeing with not much to suggest an end to either in the near future. We welcome an opportunity of discussing what this market may mean for **you** anytime.

Some recent lettings:



SOLD above the reserve on behalf of our Management Client!



8/16 Eastbourne Rd, Darling Point SOLD for \$1,135,000 which was more than \$50,000 above reserve!

Mr & Mrs M are VERY happy clients

We are pleased to present our...
'INVESTMENT PROPERTY OF THE MONTH'

8/52 LAMROCK AVE, BONDI BEACH



"Good things come in small packages"
* Good size main bedrm
* High ornate ceilings
* Homely feel, gas kitchen
* Leafy common garden
View: Sat/Thur 10-10.45
Auction: Wed 19 March

Expected Price Range: High \$300,000's
Opinion of Market Rent: \$425 - \$450pw
Special Features: Hot location, ideal superfund pad



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.

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, Karen Davies, Lisa Dwyer, Stephanie Zerial, Hamish McMaster
Property Mgt: David Germane, Amoula Kemeny, Joanne Saffer, Allie Ward, Daisy Stuckey, Rachel Sindler, Belle Howard
Admin: Karen Gosbell, Karen Bauer, Susie Kemeny, Sheila Benjamin, Lisa Henderson
Reception: Matilda Ind

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