



Client Edition

Ray White Unlimited
Making Sense - January 2015

By Ron Bauer



Happy New Year!

We hope you enjoyed a lovely break over the holidays - welcome to 2015. We commence the year with some continuing momentum in the sales market and rental market alike.

Sales...

It really is too early to comment broadly on the sales market, the 1st test will be the Auctions mid to late February. However as the campaigns have begun, early indications are that we are in for more of the same. Enquiry levels are very encouraging and there is – yet again – a relative shortage of property. March is usually a bigger month in terms of numbers of properties so this may well be the 2nd test and possibly an indication of how things will roll for the year overall.

Bottom line: strong selling conditions as far as the eye can see at this stage.

Investment news...

On the rental side, well things are continuing to hum along. There was the traditional build-up of vacancies over the holidays but this has been followed by the equally traditional Summer rush and our vacancies have fallen back to the record levels we have maintained for quite some time. At time of printing we had a mere 6 properties vacant out of the 1200 under our care.

So, good news all 'round and we wish you a great year ahead. We look forward to discussing what this market may mean for you anytime.

"Agents spend most of their time chasing new clients, I spend the time looking after mine"... Ron Bauer.

It's true. Go to any real estate training or seminar and you will hear trainer after trainer advising that successful agents need to spend as much as 90% of their time prospecting for new business. That leaves only 10% to look after the clients they have or find! With 25 years of solid experience, it makes sense to call Ron Bauer if you want to achieve the best possible price for your property.

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

Open Invitation

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

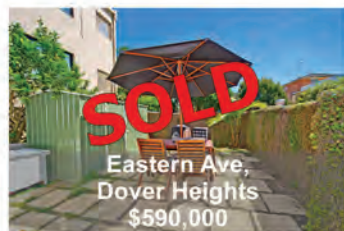
Wednesday 18 February
Commencing at 6:30pm

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

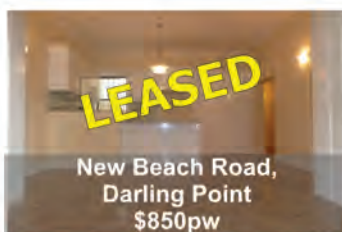
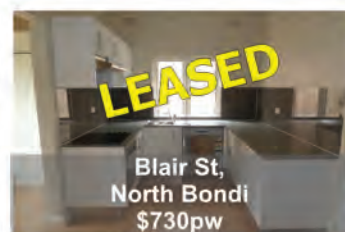
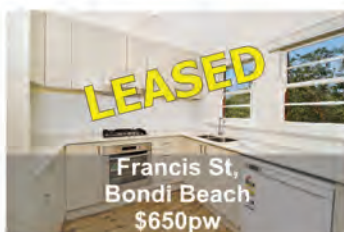


Ray White

Some recent sales:



Some recent lettings:



SOLD above the reserve on behalf of our Management Client!



4/45 Sir Thomas Mitchell Rd, Bondi Beach
SOLD for \$120,000 above reserve!!!!
Mr H is a VERY happy client

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

3/18-20 SIR THOMAS MITCHELL RD, BONDI BEACH



"Top of its class - own garden"

- 2.5 bedrooms, sunroom/study, built ins
- Formerly 3 bedrooms + sunroom
- Block of 4, lock up garage
- Exclusive use of roof space for possible further accommodation with ocean views

View: Sat/Thur 10am - 10.45am
Auction: Wed 18 February, 6.30pm

Expected Price Range: Upwards of \$1.6m
Opinion of Market Rent: \$1500+pw
Special Features: Everything! Location, size, garden, renovation, garage - all special!



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.

Your Team:

Principal: Ron Bauer
Sales: Monica Shor, Melanie Lahoud, Karen Davies, Nicola Turville-Ince, Lisa Dwyer, Hamish McMaster, Elaine Slot
Property Mgt: David Germane, Amoula Kemeny, Joanne Saffer, Allie Ward, Rachel Sindler, Lena Lahood
Admin: Karen Gosbell, Karen Bauer, Susie Kemeny, Sheila Benjamin, Lisa Henderson
Reception: Tia Tansell

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

Ray White