



Client Edition

Ray White Unlimited/Bondi Beach Making Sense - March 2015

By Ron Bauer



Sales...

Record sales in all classes of properties! At our Auctions this month, we sold 2 bedroom apartments for either side of a million dollars, we sold a small cottage on just over 200 metres of land for over \$1.84m, a block of 8 flats for just short of \$6m and everything in between.

And so ends the 1st phase of 2015. Easter and school holidays tends to mean a little less property on the market, as does the Winter to follow. So results will remain strong through this period with demand outstripping supply even moreso - but Spring could see significant changes. More on that closer to the time.

Investment news...

Likewise, the rental market too enters a new chapter post-Easter. Daylight saving will end, shorter days and cooler weather, tends to also mean an easing of demand for property and higher vacancies. It's a time to be conservative on asking prices, a time to take a little more care - but also potentially a time to renovate, to carry out long-overdue improvements to capitalise on the inevitable upswing in Spring.

As always, we welcome an opportunity of 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/BONDI BEACH

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 22 April
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!



13 Edmund St, Queens Park
SOLD for \$240,000 above reserve!!!!
Mr & Mrs W are VERY happy clients

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

6/14-16 O'BRIEN STREET, BONDI BEACH



Modern Beach Pad

- Elevated ground floor of sec block
- 1 bedroom, 1 bathroom, secure parking
- Private entertainers courtyard
- Internal laundry, lift, secure parking
- Metres to shops and city transport

View: By appointment or as advertised
Auction: Wed 22 April, 6.30pm

Expected Price Range: Around \$700,000
Opinion of Market Rent: apx \$650 - 700pw
Special Features: Hot location, courtyard & parking - a rare combo!



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, Hamish McMaster, Elaine Slot, Reuben Solomon, Daniel Dajcic, Eleni Magiros

Property Mgt: David Germane, Amoula Kemeny, Joanne Saffer, Rachel Sindler, Lena Lahood, Shane Scicluna

Admin: Karen Gosbell, Karen Bauer, Susie Kemeny, Lisa Henderson, Maria Moussa

Reception: Tia Tansell

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

25 Hall Street, Bondi Beach NSW 2026
Ph: 9365 5888 Fax: 9365 5822 raywhitebondibeach.com.au

Ray White