



Client Edition

Ray White Unlimited/Bondi Beach
Making Sense - July 2015

By Ron Bauer



Sales report:

Wow!! We put the message out there and our clients have been very responsive. Our advice is sell asap to get a head start on the traditional Spring rush and the influx of properties we have on offer is testament to that. We have every confidence that our clients will profit from making the 'call' to go just a little early with near-perfect clearance rates still being achieved at Auctions. But – you read it here 1st – this is unlikely to be sustained by the end of September and beyond for 2015. That's not to say prices will come down, but a period of flattening is almost inevitable. Maybe just a little more balance between sellers and buyers.

Investment report:

While there has been a slight increase in vacancies through Winter which still lingers, there appears to be just a few properties that are 'sticking' while most are re-let quite quickly. It's frustrating for clients and property managers alike. Occasionally bad luck may play part of the role, but it is likely that some required improvements or a review of the rent are mostly the cause. If you would rather not renovate or improve, a slight rent reduction now will pay long term. Or exercise just a little more patience, in another 4 weeks or so vacancies will all but vanish!

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 one of our next Auctions being held on:
Wednesday 12th & 26th 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



Ray White

Some recent sales:



Some recent lettings:



SOLD above the reserve on behalf of our Management Client!



8/204 Old South Head Rd, Bellevue Hill
SOLD for \$835,000
Mr & Mrs D are VERY happy clients

We are pleased to present our...
'INVESTMENT PROPERTY OF THE MONTH'
2/145 HASTINGS PDE, BONDI BEACH



Position, parking - lifestyle

- 2 bedrooms, balcony
- Open plan kitchen/living area
- Polished floors, internal laundry
- Undercover carspace

View: Sat/Thur 11am - 11.45am
Auction: Wed 12 Aug, 6.30pm

Expected Price Range: Around \$900,000
Opinion of Market Rent: Current rent \$795 per week
Special Features: Hot location, bright and airy, parking - don't miss it!



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, Daniel Dajcic,
Property Mgt: David Germane, Amoula Kemeny, Joanne Saffer, Rachel Sindler, Lena Lahood, Monica Da Silva, Katie Robinson
Admin: Karen Gosbell, Karen Bauer, Susie Kemeny, Lisa Henderson, Jade Sparks
Reception: Tia Tansell