



## Client Edition

### Ray White Unlimited/Bondi Beach Making Sense - June 2015

By Ron Bauer



The official opening of the Ray White Bondi Beach office a few weeks ago was a resounding success. The reaction from our clients has been tremendous and we thank you for your support. With two offices within the 2026 postcode, our commitment to the local community is total. Not caught up in the hype and 'faux celebrity', we are **'real'** estate agents for **'real'** people, focussing on substance and offering real experience.

#### Sales report:

Despite our efforts and advice, the traditional lull is here. Those of our clients who have taken the plunge and put their properties on the market in Winter are benefitting enormously - huge crowds at the inspections and record clearance rates and sales results. It's not too late to get a jump on the Spring rush.

#### Investment report:

The rental market is challenging but we are keeping a solid lid on vacancies and have them under control - still at under 1.5% and well ahead of industry standards. Extensive resources and great focus is required to achieve these results. Our team does just that to ensure the highest possible returns for our clients.

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 8th & 22nd July**  
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](mailto:lisa@rwunlimited.com.au) or call the office

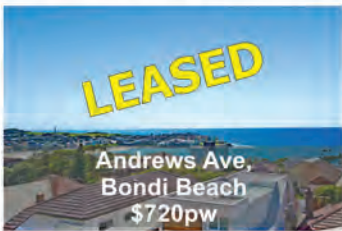


**Ray White**

**Some recent sales:**



**Some recent lettings:**



**SOLD** above the reserve on behalf of our Management Client!



15/78 Curlewis St, Bondi Beach  
SOLD for \$450,000  
Mr & Mrs M are VERY happy clients

We are pleased to present our...  
**'INVESTMENT PROPERTY OF THE MONTH'**  
**8/204 OLD SOUTH HEAD ROAD, BELLEVUE HILL**



**Peaceful, Handy, Quality**

- 2 bedroom, 2 bathroom
- Generous lounge/dining, o/plan kitchen
- Oversized entertainers balcony
- Sec car space + sep storage room
- Great value for this quality lifestyle!

**View: Sat/Thur 10am - 10.45am**  
**Auction: Wed 22 July, 6.30pm**

**Expected Price Range: \$800,000+**  
**Opinion of Market Rent: A solid \$750 per week**  
**Special Features: Rare quality, nice aspect, peaceful, lift in block - it's a good one!**



**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  
**Admin:** Karen Gosbell, Karen Bauer, Susie Kemeny, Lisa Henderson, Maria Moussa  
**Reception:** Tia Tansell

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**Ray White**