



Client Edition

Ray White Unlimited/Bondi Beach Making Sense - January 2016

By Ron Bauer



Happy New Year! We hope you enjoyed a lovely break over the holidays - welcome to 2016! We commence the year with a sense of renewal and optimism - the rental market has shot out of the blocks and, despite almost an agenda of media negativity late last year, so has the sale market.

Sales...

It's a little early to make broad judgments, the 1st major test will be the Auctions mid to late February. However, if initial buyer enquiry levels are any indication - and they definitely are - there's still plenty of heat in this market. Between 25-30 parties attended all of our inspections across all property classes on our 1st major Saturday. Contracts requested, offers submitted, sales being made! The climate may have changed a little, new quoting legislation will take some getting used to by all parties, but overwhelmingly the Eastern Suburbs will continue to show strong results.

Investment news...

Following the traditional and somewhat frustrating build-up of vacancies over the holidays, the equally traditional Summer rush that has followed means that our vacancies have fallen back to the record levels we have maintained for quite some time. There probably is a feeling of 'something's gotta give', that good news in sales and rentals can't just keep rolling on and rightly so. But perhaps we are just entering a period of stability... Just suggesting we should consider the possibility not necessarily accept predictions of otherwise.

Wishing you a great year ahead and 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/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 17th February & 2nd 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

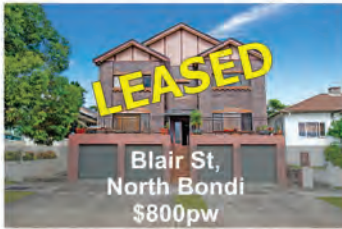


Ray White

Some recent sales:



Some recent lettings:



SOLD above the reserve on behalf of our Management Client!



Ramsgate Ave, Bondi Beach
SOLD prior to Auction
Ms D is a VERY happy client

We are pleased to present our...
'INVESTMENT PROPERTY OF THE MONTH'
10/27 GLEN STREET, BONDI



Tama Views, Bondi Lifestyle!
• Fully renovated 1 bedroom
• Bright & airy
• Just lovely!

View: Sat & Thur 10am - 10.45am
Auction: Wed 2 March, 6.30pm
Club Rose Bay

Price Estimate: \$750,000
Opinion of Market Rent: \$650-\$700pw
Special Features: Amazing open views across Tama and the coastline, quality renovation/presentation, sought after rental/lifestyle location



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, Hamish McMaster, Lisa Dwyer, Tal Karni, Chad Pashut
- Property Mgt:** David Germane, Amoula Kemeny, Joanne Saffer, Rachel Sindler, Lena Lahood, Chris Papp, Tia Tansell
- Admin:** Karen Gosbell, Karen Bauer, Susie Kemeny, Lisa Stewart, Romy Rodriguez
- Reception:** Tuscany Ritchie

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Ray White