



Client Edition

Ray White Unlimited/Bondi Beach

Making Sense - March 2016

By Ron Bauer



Sales...

SOLD! SOLD! SOLD! March is traditionally a big month in terms of property numbers, the risk can be a slight oversupply and a dip in prices, but not this time. This month we had a healthy selection of properties selling 11 out of 12 at Auction under strong competition. Including:

35 Henrietta St, Waverley	SOLD \$1,735,000	14 Cliff St, Watsons Bay	SOLD \$2,105,000
2/2 Clyde St, North Bondi	SOLD \$2,380,000	7/140 Brighton Blvd, Bondi Beach	SOLD \$820,000
4/14 Chaleyer St, Rose Bay	SOLD \$1,300,000	180 Edgecliff Rd, Woollahra	SOLD \$1,405,000

Great results across a wide range of prices/classes. What's to come? It is crystal clear that April/May will see far less property availability further exacerbated by the all but announced election, so we will see even higher demand and in all likelihood further price rises.. If there are thoughts of selling this year, the next 3 months provides a golden opportunity.

Investment news...

The weather may have turned after an extended Summer, but the rental market is still hot. Occupancy is virtually 100%, demand still strong. This is likely to ease in coming weeks but dare we hope for a short Winter season in terms of vacancies?

We have taken full advantage of these conditions in recent months with rent increases where possible, record low arrears and all other KPI's in check as well. We expect that you are enjoying the returns of our efforts in this strong market, but please call me personally or your Property Manager to discuss if you feel any area could be improved.

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 our next Auction being held on:

Wednesday 20th 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!



39 Henrietta St, Waverley
SOLD at Auction
Mr C is a VERY happy client

We are pleased to present our...
'INVESTMENT PROPERTY OF THE MONTH'
7/10 WARNERS AVE, NORTH BONDI



North Bondi Charm & Convenience
• 2 bedrooms, sec strata building
• Bright & airy, North East corner
• No work required, room to improve
• Character block of 12 apartments

View: Sat & Thur 10am - 10.45am
Auction: Wed 20 April, 6.30pm
Club Rose Bay

Price Estimate: We are expecting a little upwards of \$800,000
Opinion of Market Rent: \$650pw (currently leased for \$530pw)
Special Features: Walk to beach, shops, cafes. Barracluff Park opposite



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
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