



## Client Edition

### Ray White Unlimited | Bondi Beach Making Sense - May 2016

By Ron Bauer

#### Sales report:

April really blended seamlessly into May, the overriding shortage of properties for sale being the main feature of the market. The drop in interest rates was more or less passed on by the banks probably adding slightly to buyer pressure although the toughening of lending policy is perhaps reigning some of that in, a little more time will tell if that story pans out.

Meanwhile our Auction clearance rates sit solidly at well over 90%. Buyers are proving plentiful across the board from 1 bedroom apartments (48 groups through our 1st inspection at Frenchmans Rd, Randwick) up to freestanding houses in excess of \$3m (50 groups in two weekends at 31 Dudley Rd, Rose Bay). Firmly a sellers market for the time being!

#### Investment report:

The cooler months mean some slowing in the rental market but that doesn't mean we can't achieve some big wins! Our team has risen to the challenge, keeping a lid on the vacancies to under 1% - and will pull out all stops to keep it there. But the highlight was leasing the recently sold semi at 60 Clyde Street, Nth Bondi for \$2,400 after it was advertised by another agent for only \$1,800. Shorter vacancy levels and real action when the market is tougher - this is the difference that true experts and true locals can make.



*Not how many, not how fast – it's how well!*

*"Agents spend most of their time chasing new clients, I spend the time looking after mine"... Ron Bauer.*

*Many agents 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 over 25 years of local 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 June, 6.30pm

**Venue:** Club Rose Bay, Cnr Vickery Avenue & New South Head Road

"The only quality Eastern Suburbs venue with lift access and easy parking"

For an order of sale 1 day prior, please email [jeanette@rwunlimited.com.au](mailto:jeanette@rwunlimited.com.au) or call the office

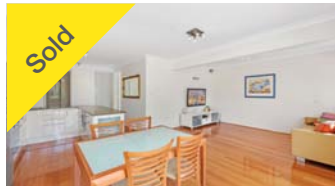


## Some recent sales:



Sold

**Bexley North**  
Canonbury Grove  
\$807,000



Sold

**Rose Bay**  
Chaleyer Street  
\$1,075,000



Sold

**Edgecliff**  
New Mclean Street  
\$850,000



Sold

**Bondi Junction**  
Lipsom Avenue  
\$1,125,000



Sold

**Bondi Junction**  
Hollywood Avenue  
\$1,405,000



Sold

**Bondi Beach**  
Ramsgate Avenue  
\$1,315,000



Sold

**Bondi Beach**  
Brighton Boulevard  
\$820,000



Sold

**North Bondi**  
Clyde Street  
\$2,380,000

## Some recent lettings:



Leased

**Bondi**  
Bondi Road  
\$650pw



Leased

**Woollahra**  
Edgecliff Road  
\$670pw



Leased

**North Bondi**  
Frederick Street  
\$2100pw



Leased

**North Bondi**  
Clyde Street  
\$2400pw

## Sold above the reserve on behalf of our Management Client!



Sold

**Bondi Junction, Hollywood Avenue**  
\$155,000 above reserve  
Ms K is a very happy client



## We are pleased to present our... 'Investment Property Of The Month'



**4/79 Roscoe Street, Bondi Beach**  
**North facing beach retreat**

- Sunlit 2 bedroom apartment
- Renovated C/Stone kitchen
- Internal laundry, built-ins
- Secure entry and parking

**View:** Sat/Thur 9am-9.45am  
**Auction:** Wed 22 June, 6.30pm  
Club Rose Bay

**Price Estimate:** \$1,000,000  
**Opinion of Market Rent:** \$900pw  
**Special Features:** The sand and surf just metres away! \* Ready to lease as is \* Well maintained block \* Perfect addition to the portfolio!



## 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

**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, Jeanette Misiak, Romy Rodriguez

**Reception:** Sophie-Anne Heroux

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