



Client Edition

Ray White Unlimited | Bondi Beach Making Sense - July 2016

By Ron Bauer

Sales report:

The election (as it was) finally in the rear-view mirror, along with school holidays, there is the rare feeling of an uninterrupted run from here to Summer. And there's no question that sellers feel it too and are responding. We have jumped out of the blocks with a greater selection of properties than we have had in some time. On a personal note it's more than a little satisfying to have done so at a time where there is still a great shortage overall but I have no doubt that a solid wave of properties is coming in the broader market as well. Said it before, saying it again - if you are selling this year, the sooner the better. August is already closed, we are listing for September **now**.

Investment report:

Thought we'd talk about something completely different this month - the case of Airbnb v's the normal avenue. The reality is that the Airbnb route is hugely labour intensive. The continuous pursuit of tenants, coming and going daily/weekly, linen changes, furniture upkeep, cleaning and overall maintenance - just constant work. While the returns can be higher, higher vacancy rates negate much of that advantage and clients are left wondering if the difference is worth their time/effort. One of the advantages of long-term rentals is the relatively passive aspect. You really can sit back and forget if you so choose (or be as involved as you have the time and desire for) when under the guidance/care of a professional Property Manager. We have picked up numerous clients switching back from the attempt.

“ 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 10th & 24th August, 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 jeanette@rwunlimited.com.au or call the office



Some recent sales:



Sold
Bondi
Penkivil Street
\$870,000



Sold
Bondi Beach
Dudley Street
\$1,870,000



Sold
Bondi Beach
Ramsgate Avenue
\$900,000



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



Sold
North Bondi
Gilgandra Road
\$2,020,000



Sold
North Bondi
Glenayr Avenue
\$1,100,000



Sold
Bondi Junction
Hollywood Avenue
\$2,300,000



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

Some recent lettings:



Leased
Bondi Beach
Ramsgate Avenue
\$750pw



Leased
Rose Bay
Chaleyer Street
\$630pw



Leased
Bondi Junction
Waverley Street
\$950pw



Leased
Bondi Junction
Spring Street
\$990pw

Sold above the reserve on behalf of our Management Client!



Sold
Bondi Beach, Ramsgate Avenue
Sold well above reserve
Mr & Mrs G are very happy clients



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



4/1 Imperial Avenue, Bondi Beachside lifestyle

- 2 good size bdrms with built-ins
- Open plan kitchen, internal laundry
- Nth-facing balcony w/ocean views
- Extra-large LUG with remote

View: Sat/Thur 11am - 11.45am
Auction: Wed 24 August, 6.30pm
Club Rose Bay

Price Estimate: \$900,000, maybe a little over
Opinion of Market Rent: \$850pw
Special Features: Just a good, clean, ready to rent investment apartment!



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, Hamish McMaster, Lisa Dwyer, Karen Davies, Cassie Newell

Property Mgt: David Germane, Amoula Kemeny, Joanne Saffer, Lena Lahood, Chris Papp, Tia Tansell, Emma Whaling

Admin: Karen Gosbell, Karen Bauer, Susie Kemeny, Jeanette Misiak, Romy Rodriguez

Reception: Sophie-Anne Heroux

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