



Client Edition

Ray White Unlimited | Bondi Beach Making Sense - August 2016

By Ron Bauer

Sales report:

A simple message this month - "The end is nigh!" - I know it sounds absurd, but 2016 has just a few weeks to go. What? How? Why? Well it's like this: If you want to sell this year and you decide to start today, would it take 2 weeks to have the place looking as you'd like? A little longer maybe? Meanwhile you appoint your friendly local agent who, being highly organised, can assist with preparation and will have photography done the second you are ready. Then 4-5 weeks to Auction means that if you start today, you are Auctioning in October. So today is already October in terms of selling! Which really means the next 6-8 weeks is 'go time' or 2017 might beat you to it.

Investment report:

As sophisticated as we like to think we are, human nature emerges to show how simple we can be. String just a few warm 'spring-like' days together and the rental market takes off! Spring has definitely Sprung and ahead of schedule. It was as instant as a light switch. The sun was up, the needle pointing just a few degrees higher and out came the crowds. Inspections busy, applications submitted, properties leased - happy days! And looking to stay happy.

“ 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.

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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 7th & 21st September, 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:



Bondi Beach
Curlewis Street
\$759,950



North Bondi
Military Road
\$880,000



Coogee
Arden Street
\$1,210,000



Manly
Pittwater Road
\$5,200,000



North Bondi
Military Road
\$960,000



South Coogee
Macleay Street
\$2,700,000



North Bondi
Glenayr Avenue
\$1,185,000



Bondi Beach
Imperial Avenue
\$1,115,000

Some recent lettings:



Bondi
Bondi Road
\$800pw



Bondi Junction
Hollywood Avenue
\$850pw



Bondi Beach
Ramsgate Avenue
\$750pw



North Bondi
Wallis Parade
\$825pw

Sold above the reserve on behalf of our Management Client!



North Bondi, Blair Street
Sold \$30,000 above reserve
Ms D is a very happy client



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



5/179 Victoria Road, Bellevue Hill
Stunner in the heart of it all!

- Homelike 2 bedroom apartment
- Separate sunroom/home office
- As-new eat-in kitchen
- Lock-up garage!

View: Sat/Thur 10am - 10.45am
Auction: Wed 7 Sept, 6.30pm
Club Rose Bay

Price Estimate: Probably around \$900,000

Opinion of Market Rent: \$800pw

Special Features: Stylish and comprehensive renovation. Still charming but modern throughout. The garage is a huge plus!



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, Joey Shatari

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

Reception: Sophie-Anne Heroux

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