



Client Edition

Ray White Unlimited | Bondi Beach Making Sense - April 2017

By Ron Bauer

Sales report:

So here's the thing, the school holidays are over, Easter and Anzac Day likewise in the rear-view mirror. In terms of interruptions (not to be confused with 'disruptions' which has to be the most overused word of the moment!) we have clear sailing ahead. These upcoming weeks often deliver peak results for the year simply due to supply and demand. Many people believe they should wait till Spring to sell and so we often see an influx of properties at that time which can actually level off prices. Whereas Autumn/Winter delivers less properties leading to greater buyer frustration and competition. If predictions that we are at or close to the top of the market are correct, this next few weeks may end up looking like the peak when we analyse how 2017 unfolded.

Investment report:

So far so good but Winter doesn't do us the same favours on the rental side as it does in sales. Vacancy levels are still well under control but we can report a noticeable slowing of enquiry and tenants at inspections. While this is 'normal' for this time of the year, it still isn't much fun if it is your property that becomes vacant at this time. A slight reduction in rent and a little patience though will bring the required result. Then scheduling some increases down the track and timing the lease to conclude at a more favourable time of year will set things up nicely for the future.

““ 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 10th May & Tuesday 23rd May, 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:



Bellevue Hill
Benelong Crescent
\$800,000



Bondi Beach
Beach Road
\$771,000



Bondi
Bennett Street
\$1,590,000



Queens Park
Bourke Street
\$1,090,000



Bondi Beach
Lucius Street
\$1,216,000



North Bondi
Warners Avenue
\$825,000



Bondi
Imperial Avenue
\$730,000



North Bondi
Blair Street
\$5,100,000

Some recent lettings:



North Bondi
Glenayr Avenue
\$900pw



Bondi Junction
Waverley Street
\$900pw



Bondi Beach
Edward Street
\$1,400pw



Rose Bay
Old South Head Road
\$500pw

Sold above the reserve on behalf of our Management Client!



Queens Park, Bourke Street
Sold \$240,000 above reserve
Mr & Mrs W are very happy clients!



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



4/41 Blair Street, North Bondi
Bring the love

- 2 bedrooms plus sunroom
- Original kitchen and bathroom
- Direct access to common garden
- Deceased Estate

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

Price Estimate: \$900,000+
Opinion of Market Rent: Around \$700pw
Special Features: Large apartment (90sqm) in neat block of 4. Great 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, Hamish McMaster, Lisa Dwyer, Karen Davies, Phabien Thompson, Paula Simoes, Natalia Kuzyk

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

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

Reception: Nina Costanzo

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