



Client Edition

Ray White Unlimited | Bondi Beach

Making Sense - May 2017

By Ron Bauer

Sales report:

Hmmm... it seems to be a strange moment. A mixed bag of results this month with some properties proving insanely popular, attracting all kinds of interest and selling well beyond expectation. Others significantly quieter, sometimes without any real apparent reason and even a couple passing in. I know agents don't like to talk about those but it's part of the reality. We are still selling those very quickly afterwards, but an element of 'balance' is in the wind right now. The question of "is this the end of the boom?" is inevitable, the media seem to be gaining momentum with this line of reporting, but the boom has come in waves and it's just as likely that there is another one gathering.

Sell if it makes sense to sell, buy if you can buy, trying to 'pick it' almost always fails.

Investment report:

Key Performance Indicators - KPI's - just those initials can incite boredom and misery but to our Property Management Team, this is where we live and breathe - it's what we do for FUN! Keeping arrears below a certain threshold, improving the % of tenants on leases, timing and rolling out rent increases - all the time fine tuning and striving to improve our services and increase the return for our investor clients. Healthy competition in these areas between property managers is part of what makes a great team. A blatant promo? Maybe. But it's in your interests - so call our team and give them a go.

" 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 7th & 21st June, 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
Francis Street
\$915,000



North Bondi
Blair Street
\$775,000



Bondi Beach
Sir Thomas Mitchell Road
\$4,100,000



Balmain
Montague Street
\$3,580,000



Bondi Beach
Curlewis Street
\$910,000



Vaucluse
Diamond Bay Road
\$1,034,000



Bondi Beach
Wellington Street
\$1,320,000



North Bondi
Blair Street
\$1,285,000

Some recent lettings:



Centennial Park
Cook Road
\$570pw



North Bondi
Ramsgate Avenue
\$800pw



Rose Bay
Hamilton Street
\$1,550pw



Bondi Beach
Sir Thomas Mitchell Road
\$1,200pw

Sold above the reserve on behalf of our Management Client!



North Bondi, Blair Street
Sold \$335,000 above reserve
Ms E & Ms K are very happy clients!



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



2/47 Chaleyer St, Rose Bay
Perfect Presentation - Great Feel!

- 2 bedrooms with built-ins
- Renovated gas kit, int laundry
- Good size living/dining
- Undercover security parking

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

Price Estimate: \$1.1 - \$1.2m

Opinion of Market Rent: \$850pw+

Special Features: In great shape, quality building with indoor pool/gym, bright aspect, direct access to garden - a terrific property!



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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