

Client Edition Ray White Unlimited | Bondi Beach

Making Sense - Final Edition 2018

By Ron Bauer

The year that was

This is the final edition of 'Making Sense' for 2018, thank you for your interest and feedback along the way.

It's no secret that the market changed fairly significantly this year. From years of solid increases, there is almost a temptation to forget the past and believe that rises year upon year are the 'norm'. So this year was one where both buyers and sellers – and agents – were adjusting to the 'new' market. Not so new really, we've seen it all before. 1988-'89, '97-2003 and now 2013-2017. After each of these periods of serious growth there was a period of adjustment. On each occasion (including the GFC) there have been doom-sayers predicting massive market crashes - and they have never transpired.

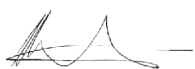
Sydney is an international city continually drawing in new people. And the Eastern Suburbs is without doubt the main attraction – yes, a healthy does of bias for sure, but the truth nevertheless. Who wouldn't want to live here??? The other truth is that money lives here too. So while supply is forever restricted within this financially comfortable community, adjustments are all they will be with rises far more likely on any real measure of time.

Investment news...

Investors have started to feel the new 'norm' too. Vacancies became just that little more prevalent, finding new tenants took just a little longer – tough to adjust to after the last 6 years or so of solid demand and rental growth. But long-term, it's never been an expectation to receive rent 365 days per year. Investors have always factored in say-2 weeks of vacancy, an occasional emergency repair/special levy etc. So the reality is we now appear to be entering a more normal market. Hopefully negative gearing remains and any temporary reduction in returns is mitigated. I say temporary because as in sales, the forces for growth long-term far outweigh anything negative – especially in the East – and we will see the market rising again sooner than later.

Most importantly however, thank you to those who supported us yet again in 2018. We really have the best clients and truly appreciate the opportunity of representing you and achieving excellent results on your behalf. **Wishing our clients and friends all the best over the holiday period and a Happy New Year!**

Yours faithfully,
Ray White Unlimited | Bondi Beach



RON BAUER
Director/Principal
0414 345 444

**“Not how many,
Not how fast,
It's how well.”**

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.



Open Invitation

Would you like to get a 'feel' for the market?

Please come along to our final Auction for the year being held on: Wednesday 12th December, 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 lisa@rwunlimited.com.au or call the office



Some recent sales:



Sold

Bondi

Old South Head Road
\$3,875,000



Sold

Bondi

Martins Avenue
\$995,000



Sold

Bondi Beach

Curlewis Street
\$660,000



Sold

North Bondi

Military Road
\$1,195,000



Sold

Rose Bay

Onslow Street
\$860,000



Sold

Bellevue Hill

Drumalbyn Road
\$607,000



Sold

Bellevue Hill

Old South Head Road
\$1,225,000



Sold

Bondi Beach

Sir Thomas Mitchell Road
\$1,325,000

Some recent lettings:



Leased

Dover Heights

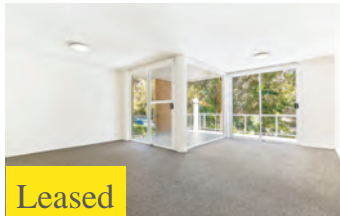
Lancaster Road
\$850pw



Leased

Bellevue Hill

Birriga Road
\$650pw



Leased

Bondi

Francis Street
\$950pw



Leased

Bondi

Birrell Street
\$595pw

Sold Prior to Auction on behalf of our Management Client!



Bondi Beach, 409/136 Curlewis Street

\$660,000 Sold prior to Auction
Mr H is a very happy client!



We are pleased to present our... 'Investment Property of the Month'



3/33 Simpson St, Bondi Beach Bondi Hideaway

- 2 large bedrooms, built-ins
- Spacious top-floor attic
- Triple sec parking with storage

View: Sat/Thur 11-11.45am
Auction: Wed 12 Dec, 6.30pm

Price Estimate: \$1,400,000+

Opinion of Market Rent: \$1,050 - \$1,100pw

Special Features: Great value, homely feel, 3 car spaces!



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, Jeanette Misiak, Tess Ditchfield

Property Management: David Germane, Amoula Kemeny, Nicole Sirtes, Joanne Donoso, Emma Whaling, Monique Singer, Sarah Annandale, Maddison Savage, Adam Ferguson

Admin: Karen Gosbell, Susie Kemeny, Lisa Stewart, Romy Rodriguez, Georgina Paton

Reception: Kathleen Cahill

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