

Client Edition

Ray White Unlimited | Bondi Beach

Making Sense - June 2019

By Ron Bauer

Sales report:

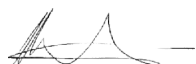
June always seems to have a 'calm before the storm' vibe about it. We're heading into deep Winter, people are reluctant to 'do' much; it's cold, rainy and then... bang! Suddenly in July we realise that August is coming and then of course it's Spring. So people start to get their places on the market and the buyers - who are already there now by the way - can come out to play. The properties we are currently marketing are attracting solid attention and we have sold virtually every property at or before Auction. If you're thinking of selling this year, there's still time to do it before everyone else has the same idea! Awaiting your call...

Investment report:

As we have been reporting recently, vacancies are our 1st, 2nd and 3rd priority right now. With the softer market amplified by the traditional Winter lull, some properties are sticking far longer than we would like although we are still well ahead of the industry curve. There is a very clear correlation however with the quality of the property. Meaning that if it's 'average' and a bit rough around the edges, it is hard to shift. In the past, a simple price reduction would do the trick, but it seems that potential tenants can afford to be more discerning these days. Definitely worth considering upgrading facilities to maintain value and attract good tenants.

And we look forward to discussing what this market may mean for you anytime.

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 Auction being held on: Wednesday 31st July, 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 jeanette@rwunlimited.com.au or call the office



Some recent sales:



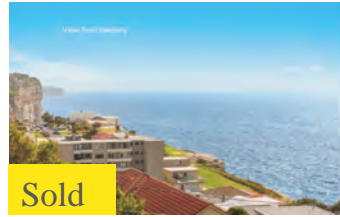
Sold

Bondi
Castlefield Street
\$725,000



Sold

Bondi Beach
Beach Road
\$805,000



Sold

Dover Heights
Bulga Road
\$740,000



Sold

North Bondi
O'Donnell Street
\$745,000



Sold

Darlinghurst
Hannam Street
\$932,000



Sold

Bondi Beach
Sir Thomas Mitchell Road
\$5,800,000



Sold

Rose Bay
Old South Head Road
\$1,827,000



Sold

Bellevue Hill
Bellevue Road
\$930,000

Some recent lettings:



Leased

Bondi Beach
Campbell Parade
\$1325pw



Leased

Rose Bay
Chaleyer Street
\$650pw



Leased

Rose Bay
Chaleyer Street
\$700pw



Leased

Bondi
Penkivil Street
\$635pw

Sold prior to Auction on behalf of our Management Client!



Sold

Bondi Beach, 9/66 Beach Road
Ms M is a very happy client!



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



2/7-9 Bellevue Road, Bellevue Hill
Spacious studio

- Quiet studio, district views
- Mod bathroom, int laundry
- Right at cafes, shops & transport

View: As Advertised
Auction: Wed 31 July, 6.30pm

Price Estimate: Around \$500,000

Opinion of Market Rent: Current rent \$440pw

Special Features: Views across Cooper Park to Junction towers & beyond



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, Lena Lahood, Lisa Dwyer, Jeanette Misiak

Property Management: David Germane, Amoula Kemeny, Nicole Sirtes, Joanne Donoso, Emma Whaling, Tess Ditchfield, Ronny Gorial, Brigitta Cameron

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

Reception: Kathleen Cahill

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