

Client Edition Ray White Unlimited | Bondi Beach

Making Sense - July 2019

By Ron Bauer

Sales report:

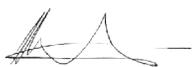
It's been building nicely, all the things we've been discussing in recent months have come to pass. Primarily the election behind us, banks opening up their lending policies and interest rates dropping – could they even go lower? All of which is the recipe for inviting confidence back into the market. And it's clear that the market has responded. There is a bigger and better selection of properties coming on than we have seen in some time. It's true that this is traditionally the timing for it but the energy and enthusiasm is undeniable with buyers not just enquiring enforce but prepared to 'act' which has been the notable missing ingredient over the last 12 months. Positive Spring market on the way!

Investment report:

There's only so much we can keep saying about the difficult rental market conditions, but just for some clarity, there are 461 properties empty in the Bondi area, 150 more in Bondi Junction, 128 in Rose Bay and another 131 in Double Bay/Bellevue Hill – if you include Bronte, Vaucluse etc the total is well over 1,000 residences competing for tenants in core Eastern Suburbs addresses. It is definitely the time to listen to your experienced Property Manager. We are highly anticipating Spring to ease the pain but we also need to be ever-vigilant and have a raft of initiatives and ideas for making most of every opportunity in this testing period.

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 14th & 28th August, 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 Beach
Beach Road
\$700,000



Sold

North Bondi
Glenayr Avenue
\$1,340,000



Sold

Bondi Beach
Curlewis Street
\$823,000



Sold

Bondi Beach
Lamrock Avenue
\$2,050,000



Sold

Woolloomoolo
William Street
\$512,000



Sold

Rose Bay
Chalayer Street
\$1,350,000



Sold

Bondi Beach
Simpson Street
\$1,300,000



Sold

Bondi Beach
Beach Road
\$1,175,000

Some recent lettings:



Leased

Bondi Junction
Porter Street
\$850pw



Leased

Bondi Beach
Mitchell Street
\$695pw



Leased

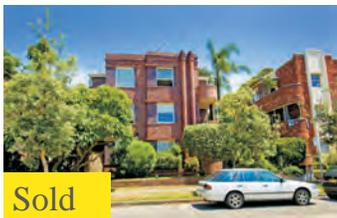
Bondi Beach
Warners Avenue
\$1,995pw



Leased

Alexandria
Garden Street
\$995pw

Sold prior to Auction on behalf of our Management Client!



Sold

Bondi Beach, 12/67 Curlewis Street
Mr F is a very happy client!



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



71 Fletcher Street, Tamarama
Entire block of 4 in the heart of it all

- 4x 2bedrooms + sunrooms or balc
- Top floor with water views
- Spacious, semi-style layouts

View: Sat/Thur 11am - 11.45am
Auction: Wed 14 August, 6.30pm

Price Estimate: We think it will be a little over \$5m

Gross Annual Return: Approx \$153,400pa, potential to increase

Special Features: Fantastic investment opportunity, land size approx 461sqm, potential to add value and returns



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 Lahoud, 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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