

Client Edition Ray White Unlimited | Bondi Beach

Making Sense - February 2020

By Ron Bauer

Sales report:

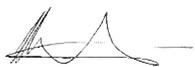
While of course we prefer that the media talk the market up rather than down, the question is why it needs to be either one extreme or the other. Why the need to sensationalise? The market is good – but it's not quite as hot as is being reported. In fact, the hype is turning buyers away, worrying them from attending Auctions for fear of too much competition. Sellers sell for a variety of reasons, usually compelling ones – meaning that they really do want to sell and move forward. While buyers can feel under some pressure and competition can feel overwhelming at times, you just need to 'be there'. Turn up and see what happens, it may just turn out exactly as you'd hoped.

Investment report:

There's a huge disparity in the way Property Management is prioritised by agents. For some it's just a thing they have to do on the side. They don't particularly pay attention, there's often a revolving door of staff and they stick to the bare minimums of collecting rent and conducting repairs. But to ensure proper care – and best long-term returns- of your greatest asset/s, the key is in the detail. Our team has KPI's for everything! From keeping vacancies minimised, rents up to date, repairs flowing, inspections going, communications high – and so much more. We focus, we strive, we get creative looking for ways to keep improving. More on this next month.

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 11th & 25th March, 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



Our teams recent sales:



Sold

Bronte

Macpherson Street
\$930,000



Sold

Bondi Beach

Gould Street
\$1,000,000



Sold

Bondi Beach

Hall Street
\$1,005,000



Sold

Queens Park

Bronte Road
\$1,170,000



Sold

Rose Bay

New South Head Road
\$775,000



Sold

Bondi Junction

Hollywood Avenue
just under \$1,600,000



Sold

Bondi

Penkivil Street
\$1,800,000



Sold

Rose Bay

Dover Road
\$583,000

Some recent lettings:



Leased

Bondi Beach

Beach Road
\$900pw



Leased

North Bondi

Blair Street
\$1350pw



Leased

Dover Heights

Military Road
\$690pw



Leased

Bondi Beach

Glasgow Avenue
\$695pw

Sold at Auction on behalf of our Management Client!



Sold

Bronte, 4/158 Macpherson Street

Sold for \$30,000 over reserve! Mr F is a very happy client!



We are pleased to present our...

'Investment Property of the Month'



- 3/23 Beach Road, Bondi Beach
- Generous 2 bedroom apartment
 - Boutique block of only 6
 - Liveable, with loads of potential

View: Sat/Thur 11.15am- 12pm
Auction: Wed 25 March, 6.30pm

Price Estimate: \$850,000- \$900,000

Estimate Rental Return: Current rent: \$650pw, Renov pot: \$850pw

Special Features: Stones throw from beachfront



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, Joanne Donoso, Emma Whaling, Tess Ditchfield, Ronny Gorial, Brigitta Cameron, Helen Hetrelezis

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

Reception: Kathleen Cahill

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