



Client Edition Ray White Unlimited | Bondi Beach

Making Sense - April 2020

By Ron Bauer

Sales Report:

There is so much more to try to make sense of these days! Too much to squeeze in here – and nor should we try. The purpose of this article is to shine a spotlight of how the local market is going, not try to break down the overall Corona-economy. And here it is; the underlying factor is that buyers and sellers do not sit still, so sales are being made. But “at what prices?” I hear you ask.

With talk already about easing restrictions, our market in the lucrative Eastern Suburbs is ever-optimistic in the face of positive news. There's no doubt that many people are doing it tough, most have been impacted with only the extent being the variable. So while the mood is rightfully more subdued, perhaps so too the prices, but the evidence is far from clear if there has been a meaningful drop. Perhaps a marginal correction at this point, with most expecting a 'bounce' perhaps as soon as in just a few months.

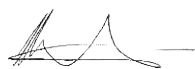
Property Management Report

This is where the difficulties lie. 25% of our tenants have requested rent assistance. We predict that a further 8-10% will be vacant within a month. Our Property Managers are performing admirably under enormous pressure. Negotiating between the sometimes-dire circumstances of tenants and the sometimes equally difficult situations of our clients/landlords. There is no one-bullet solution - communication, tolerance and generosity on both sides is required to navigate these uncharted waters.

It may be years before rents return to their former highs but... we have some optimism that by Spring there may be a little relief. A key factor will be the resurrection of the hospitality industry. There is a large representation of tenants from this sector, hopefully they will be returned to work sooner than later.

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
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“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 6th & 20th May 6.30pm
Venue: Online [auctionnow.com.au](https://www.auctionnow.com.au)
For an order of sale 1 day prior, please email lisa@rwunlimited.com.au or call the office



Our teams recent sales:



Sold

Bondi Beach
Warners Avenue
\$2,700,000



Sold

Bondi Beach
Campbell Parade
\$1,400,000



Sold

Bondi
Bennett Street
\$1,365,000



Sold

Bondi Beach
Campbell Parade
\$1,300,000



Sold

Rose Bay
New South Head Road
\$775,000



Sold

Bellevue Hill
Old South Head Road
\$810,000



Sold

Rose Bay
Old South Head Road
\$920,000



Sold

Rose Bay
Richmond Road
\$903,000

Some recent lettings:



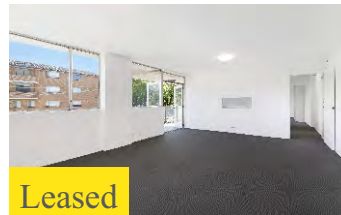
Leased

Darlinghurst
Riley Street
\$575pw



Leased

Double Bay
William Street
\$500pw



Leased

Bondi
Penkivil Street
\$650pw



Leased

Bondi
Martins Avenue
\$650pw

Sold at Auction on behalf of our Management Client!



Sold

Centennial Park 24/77-83 Cook Road
Sold over reserve! Mr C is a very happy client!



We are pleased to present our...

'Investment Property of the Month'



28/1 Beach Road, Bondi Beach
• North facing living & dining
• Separate bedroom with built-in
• Own internal laundry facilities
View: By appointment
Auction: Wed 6 May, 6.30pm,
Online at auctionnow.com.au

Price Estimate: \$600,000+

Estimate Rental Return: Current Rent \$570pw

Special Features: In the landmark "Berkley Court" historic building with north aspect, it is generous in space and comfortably presented.



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 Hetrelezi

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

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