



Client Edition Ray White Unlimited | Bondi Beach

Making Sense - May 2020

By Ron Bauer

Sales:

The big highlights this month were the return of Auctions and Open for Inspections. The technology to have a digital Auction will have a place (like phone bidding) in the future but there's nothing that can replace the atmosphere of 'live' Auctions. When people gather in one place at one time, primed for one purpose – and can see each other in that mode - the digital world cannot synthesise that experience. Clearance rates have jumped back considerably already but the true test lies ahead. Spring. We are in little doubt that there will be a good selection of properties on the way, so far buyers are experiencing frustration at the lack thereof – so the test will be how 'sentiment' expresses itself in more 'normal' times. Here in the Eastern Suburbs, our guess is that we will see an increasingly upbeat and positive market from here to the end of 2020.

Property Management:

Pro-activity, experience and hard work – we are pulling out all stops to confront the challenges that are facing the Property Management market with vacancies and rent negotiations remaining focal points. The 1st real Saturday we could conduct inspections, it was all hands on deck with everyone in our team opening every vacant property in a massive, highly coordinated Super Saturday. Sanitisers on-hand, signboards on every street corner, all names and numbers taken (and followed up!), social distancing applied – and it was a resounding success with nearly 10% of the properties leased as a result of the days' activities. Actually, more properties are generally leased by private appointments, but the occasional injection of energy never goes astray!

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 3rd & 24th June 6.30pm

Venue: Ray White Unlimited, 52 Blair Street, North Bondi

For an order of sale 1 day prior, please email lisa@rwunlimited.com.au or call the office



Our teams recent sales:



Rockdale
Alexandra Parade
\$4,200,000



Bellevue Hill
Balfour Road
\$3,200,000



Bondi Beach
O'Brien Street
\$1,430,000



North Bondi
Wallis Parade
\$1,365,000



Bronte
Gardyne Street
\$1,250,000



Centennial Park
Cook Road
\$1,052,000



Bondi Beach
Beach Road
\$1,030,000



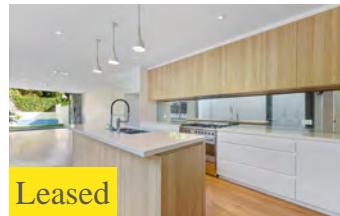
Bondi Beach
Beach Road
\$845,000



Darlinghurst
Riley Street
\$800pw



Bondi
Ocean Street
\$750pw



Rose Bay
Strictland Street
\$2250pw



Dover Heights
Portland Street
\$3700pw

Auction on behalf of our Management Client!



20/127-130 Cook Road, Centennial Park
Sold 2 weeks prior to auction. Mr J is a very happy client



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



Price Estimate: \$1,250,000
Estimate Rental Return: Current Rent \$850
Special Features: Top floor, block of 4, modern, extend into roof.

1/53 Glenayr Avenue, North Bondi
• Top-floor apartment in strata block of 4
• Exclusive use of the roof space above
• Updated kitchen/bath & no work required
• Rear balcony, air-con, internal laundry

Auction: Wed 24 June, 6.30pm



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, Sabina Morris, Ryan Rubinstein

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

52 Blair Street, North Bondi
Ph: 9365 5888
rwunlimited.com.au

25 Hall Street, Bondi Beach
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raywhitebondibeach.com.au