

Client Edition Ray White Unlimited | Bondi Beach

Making Sense - June 2020

By Ron Bauer

Sales:

It's on! Amidst the uncertainty of recent months, there was a collective pause. A hesitancy to act. Understandable, it was brave to have done otherwise. But the lifting of restrictions has given permission for people to get on with their lives, to pursue their plans. There is significant pent-up frustration from buyers, also for those who may have wanted to sell in the last period – and all are coming out to play! We have a healthy selection of properties hitting the market and likewise, we are generating very healthy enquiry and achieving excellent results. There is no evidence of any harm in terms of prices being achieved! Across all classes, we are seeing excellent results and even several records. The big question is will there be an oversupply in Spring/Summer with plenty of logic suggesting sooner than later will provide better selling conditions.

Property Management:

We can't be certain but maybe, just maybe we are seeing the bottoming out of the market. Our vacancy rate has stabilised over the last 3 weeks, we are holding strong at a smidge over 5% (we were anticipating 7-8%) and overall well ahead of industry standards. In fact, this is only marginally worse than the same time last year. Of course, that is no relief for the landlords with vacancies. The market is tough, tenants often have the upper hand. Furthermore, we are unlikely to get much relief in Spring without the usual influx of overseas guests so the current situation may be the new norm for a while yet.

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 8th & 22nd July 2020
Venue: Ray White Unlimited, 52 Blair Street, North Bondi
For an order of sale 1 day prior, please email lisad@rwunlimited.com.au or call the office



Our teams recent sales:



Sold

Bardwell Park

58 Slade Road
\$3,760,000



Sold

Bellevue Hill

Bellevue Road
\$2,275,000



Sold

Bondi Beach

Campbell Parade
\$1,400,000



Sold

Bondi

Glenayr Avenue
\$1,200,000



Sold

Bondi

Moore Street
\$978,000



Sold

Bondi

Penkivil Street
\$955,000



Sold

Rose Bay

Old South Head Road
\$920,000



Sold

Bondi

Martins Avenue
\$755,000



Leased

Rose Bay

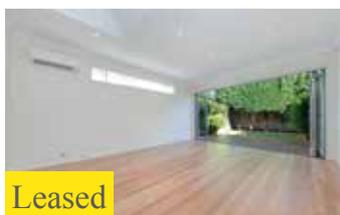
Balfour Road
\$1800pw



Leased

Bellevue Hill

Birriga Road
\$550pw



Leased

Bondi

Griffith Street
\$1500pw



Leased

Bondi

Roscoe Street
\$1800pw

Auction on behalf of our Management Client!



Sold

28 /1 Beach Rd, Bondi Beach

Ms M is a very Happy client



We are pleased to present our...

'Investment Property of the Month'



7/16 Hall St, Bondi Beach

- Homelike layout
- Good size living and dining
- Beachside living at its best!

Auction: 22nd July 2020, 6:30pm,
Club Rose Bay

Price Estimate: \$1,100,000 +

Estimate Rental Return: \$800 - \$850pw

Special Features: Ideal location, 2beds, 2 bath, freshly painted throughout.



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

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