

Client Edition Ray White Unlimited | Bondi Beach

Making Sense - July 2020

By Ron Bauer

Sales:

We can guess, we can suppose, we can dust off the crystal ball – OR we can look at hard evidence, actual real-time statistics and figures and see what is truly happening in the market. Ray White is by far the largest network in Australia which also translates back to NSW, to Sydney and to right here in the Eastern Suburbs. We therefore collectively see more of everything that is occurring. If you would like some hard facts about where the market stands right now, please call/text or email me for our internal report. Free. For example, did you know that; Sydney house prices are up over 10% on last year; Registered bidders per Auction are increasing; Loan pre-approvals are skyrocketing; Online enquiries are up on last year? And our list of SOLDS for the month are of course the ultimate evidence of the solid market in which we currently find ourselves. We are certainly not in normal times, there is plenty of turmoil that can't and shouldn't be ignored. All the more important to deal with long-standing true professionals who can help you navigate your next step.

Property Management:

We are fighting back the tide, and finally starting to see the results of our efforts making inroads to our vacancy rates with less empty at the end of the month than we started with. This is the 1st step in that direction since early March and - somewhat encouragingly - in the middle of Winter. It has of course come with compromise. Most rents have needed to be decreased to meet the market, but at least there is a little reward for the pain. We have a long road ahead with many likely hurdles, but we are steadfastly representing our clients interests in every way available to us.

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 5th & 26th August 2020
Venue: Club Rose Bay, cnr of Vickery Rd and New South Head Rd, Rose Bay
For an order of sale 1 day prior, please email lisad@rwunlimited.com.au or call the office



Our teams recent sales:



Sold

North Bondi
Gould Street
\$2,360,000



Sold

North Bondi
Midelton Avenue
\$2,350,000



Sold

North Bondi
Plowman Street
\$2,254,000



Sold

Bondi
Penkivil Street
\$1,525,000



Sold

Bondi Beach
O'Brien Street
\$1,335,000



Sold

Randwick
St Marks Road
\$1,150,000



Sold

Bondi Beach
Hall Street
\$1,120,000



Sold

Rose Bay
Old South Head Road
\$930,000



Leased

North Bondi
27 Oakley Road
\$1000pw



Leased

Clovelly
104 Fern Street
\$1000pw



Leased

Dover Heights
10/20 Kobada Road
\$550pw



Leased

Surry Hills
704/508 Riley Street
\$450pw

Auction on behalf of our Management Client!



Sold

11 Midelton Ave, North Bondi
Sold at auction for a great price
Mr & Mrs F are very happy clients!



We are pleased to present our...

'Investment Property of the Month'



9/164-166 Bondi Rd, Bondi
Great value Bondi pad with parking!

- Good-size living, balcony
- Full separate kitchen
- Light & airy great feel!

Leased for: \$515pw
Auction: 5th August 2020
Price Estimate: \$600,000



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

Disclaimer: Every precaution has been taken to establish the accuracy of the information contained in this publication but does not constitute any representation by the publishers, vendors or real estate agent. Interested parties must rely on their own inquiry.

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