

Client Edition Ray White Unlimited | Bondi Beach

Making Sense - August 2020

By Ron Bauer

Sales:

Last month we talked about Ray White's collective strength and ability in gathering statistics to evidence the actual market in real-time. Today I'm going to tell you our experience on the micro-level, right here in our little world in the eastern suburbs. And what better way to say it than this... SOLD – 70 Nancy Street, North Bondi for \$2,600,000; SOLD – 11 Midelton Avenue, North Bondi for \$2,335,000; SOLD – 20 Gould Street, North Bondi for \$2,360,000; SOLD – Bennett Street, Bondi for over \$10,000,000; SOLD – 7/16 Hall Street, Bondi Beach for \$1,200,000; SOLD – 13/156 Old South Head Road, Bellevue Hill for \$1,400,000 – SOLD, SOLD, SOLD and SOLD. We sold everything we have taken to Auction. In uncertain times, working hard, working smart and having the experience to navigate the waters are imperative. Spring is now! If you are thinking of selling, we would welcome a conversation with you.

Property Management:

There is so much more to Property Management than meets the eye. It is often just thought of as collecting rent and carrying out repairs. The reality is so much deeper. For just a few dollars a week, a landlord can take a completely passive approach to their investment if they so choose. Their property will be leased and maintained. Inspected and controlled for any range of issues that may – and do – arise. The client will receive updates and reports but most importantly, they will receive a regular income with little or no effort. Of course, clients are always welcome to take on a more hands-on approach but even then the 'risk' is carried by the agent. 'Risk' is hardly ever considered and yet could prove incredibly costly. YOUR risk is mitigated by our professional indemnity insurance. By our licenses. By our Franchise. By our industry body. By our experience. All for just a few dollars a week. Amazing really!

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 16th & 30th September 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

Warners Avenue
\$2,700,000



Sold

North Bondi

Nancy Street
\$2,600,00



Sold

Bondi Beach

Francis Street
\$1,730,000



Sold

Bellevue Hill

Old South Head Road
\$1,400,000



Sold

Bondi Beach

Hall Street
\$1,360,000



Sold

North Bondi

O'Donnell Street
\$1,355,000



Sold

Paddington

Boundary Street
\$705,000



Sold

Bondi

Bondi Road
\$570,000



Leased

Vaucluse

Diamond Bay Road
\$750pw



Leased

Bondi

Mitchell Street
\$750pw



Leased

Bondi

Curlewis Street
\$650pw



Leased

Bondi

Imperial Avenue
\$575pw

Auction on behalf of our Management Client!



Sold

7/16 Hall St, Bondi Beach

Sold at auction
Mr D is a very happy client!



We are pleased to present our...

'Investment Property of the Month'



72 Wellington St, Bondi Beach

Semi with a difference

- Sunny, leafy garden
- Light and charming, polished floors
- Potential for a further storey (STCA)

Leased for: \$1025pw

Auction: 16th September 2020

Price Estimate: \$2,000,000

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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