

Client Edition Ray White Unlimited | Bondi Beach

Making Sense - October 2020

By Ron Bauer

Sales:

Probably the most asked question to an agent is “How’s the market?” It’s so open-ended and what does it really mean? Is it good for buying? Is it good for selling? Of course agents will often answer with how good it is for them which is probably the last thing **anyone** wants to hear! There’s also the perception that ‘booming’ = good. When the media says the market is booming, people seem to think that’s a positive thing. Whereas really, that’s only true for very few people – maybe downsizers or people selling in the Eastern Suburbs and moving to...Uppercumbucka-West! I would suggest that the answer right now though is – the market is good. It’s good because despite all that has been going on, there is a level of confidence in the market. Sellers are confident to sell. Buyers are confident to buy. So, there is a reasonably healthy selection of properties to choose from and a reasonable number of buyers to buy them. Like most things, the answer to what is a good market – is balance.

Property Management:

Speaking of balance, the situation now is that we have struck one, but it feels tenuous. The increasing number of vacancies has been stemmed; we have managed to keep things level for several weeks now. The unfortunate factor is that we are mid-Spring and without the usual influx of overseas students/working travellers etc, we are not able to make any inroads and bring that number down. Traditionally as well, the New Year break only adds to the burden. I can’t say this strongly enough, please talk to our experienced team on the best ways to navigate this challenging time. Dropping rent is one option, renovating is another, but we have other levers to pull on as well. We are here to help. 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 30+ 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 11th & 25th November 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

Ashfield

Chandos Street
\$6,000,000



Sold

Bondi Beach

Lamrock Avenue
\$4,960,000



Sold

Rose Bay

Strickland Street
\$4,500,000



Sold

North Bondi

Blair Street
\$4,420,000



Sold

Bondi Beach

Hall Street
\$2,750,000



Sold

Rose Bay

Chaley Street
\$2,432,000



Sold

Bondi Beach

O'Brien Street
\$1,290,000



Sold

Bondi Beach

Ramsgate Avenue
\$951,000



Leased

North Bondi

Blair Street
\$1350pw



Leased

North Bondi

Military Road
\$775pw



Leased

Rose Bay

William Street
\$600pw



Leased

Darlinghurst

Riley Street
\$425pw

Auction on behalf of our Management Client!



Sold

155 Hall St, Bondi Beach

Sold at auction
Ms B and Mr V are very happy clients!



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



98/26 Kirketon Rd, Darlinghurst

Views for a lifetime!

- 2 bedrooms with built-ins
- Spacious lounge & dining area
- Envious lifestyle location, close to all amenities
- Under-cover security parking

Leased for: \$700pw

Auction: 28th October 2020

Price Estimate: \$1,350,000

Inspection Times: Saturday and Thursday 10-10:30am



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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