



Client Edition Ray White Unlimited | Bondi Beach

Making Sense... Final Edition 2020

By Ron Bauer

The year that was

This is the final edition of 'Making Sense' for the year, thank you for your interest and feedback along the way.

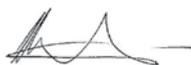
To say that nobody will ever forget 2020 is an understatement - apart from the blanket of Covid shared by all, it seems that everybody also had their own personal battles related or otherwise. So the contrasting reaction of the market was even more amazing. In March we were wondering if we would make any sales for the rest of the year, by July we had a record month, which was swiftly eclipsed in October. Where last year the elections had stalled the market confidence, it seems that confidence was rock solid for almost all of this year, with just a breather perhaps in April. Tellingly, semi's, houses and high-end apartments reaped the bulk of the benefit with record results in the upper and prestige markets. The year is finishing strongly and everything suggests this to continue into the New Year.

Investment news...

This time last year, we did report a softening rental market but the events of this year certainly accelerated the decline. We have not seen vacancies at these levels for many years and there is some downward pressure on rents as a result. But again, there are certainly positive signs. Most vacancies are very much at the lower end - sub \$750pw. The lack of travellers, overseas students etc has exacerbated the difficulties at this level. But the higher end, really something over \$1,000 has been incredibly resilient, with the luxury market actually performing strongly. Predictions?? No thanks. If we learned something this year, we can't predict anything! Advice though for sure - buy when you can, sell when it suits. Live your life not the market.

Most importantly however, thank you to those who supported us yet again in 2020. We really have the best clients and truly appreciate the opportunity of representing you and achieving excellent results on your behalf. ***Wishing our clients and friends all the best over the holiday period and a Happy New Year!***

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 16th December 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

20 Gould Street
\$2,360,000



Sold

Bondi Beach

4/274 Campbell Parade
\$1,605,000



Sold

Darlinghurst

98/26 Kirketon Road
\$1,400,000



Sold

Darlinghurst

6/12-20 Rosebank Street
\$1,065,000



Sold

North Bondi

20/101 Ramsgate Avenue
\$951,000



Sold

Bondi

35 Bennett Street
\$10,200,000



Sold

Vaucluse

7/336 Military Road
\$850,000



Sold

Rose Bay

16 Strickland Street
\$4,500,000



Leased

Bondi Junction

12/39 Woodstock Street
\$900pw



Leased

Bondi

7d/39 Penkivil Street
\$800pw



Leased

Redfern

5/20 George Street
\$550pw



Leased

Bronte

7/1A Macpherson Street
\$500pw

Auction on behalf of our Management Client!



Sold

98/26 Kirketon Road, Darlinghurst

Sold at auction
Mr L is a very happy client



We are pleased to present our...

'Investment Property of the Month'



29 & 29a Dudley St, Paddington

Buy 1 or both – Tremendous Opportunity!

You could buy just one, but what a rare opportunity to obtain a pair of terraces! Wonderful location, ready to live in right away.

Auction: 16th December

Price Guide: \$2.6-\$2.8m for BOTH!

Potential rent: Around \$800pw for each

Inspection: Saturday and Thursday 11-11:45am



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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