



Client Edition Ray White Unlimited | Bondi Beach

Making Sense – February 2021

By Ron Bauer

Sales report:

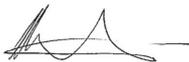
Last February was the still-innocent eve of all that was to come. The market was not amazing, not bad – just going along quite nicely. Today we are seeing arguably the best selling market conditions in decades! Here is the word ‘unprecedented’ used in a very positive sense - we are seeing an unprecedented number of buyers attending inspections. Over 150 parties attended a number of our opens across a 4-week period. This is twice as many as a ‘good market’, arguable 4 times as many as we ‘need’ to achieve solid results. Such is the current demand. The result? Massive competition and record results. This positive environment looks to be with us for the foreseeable future with lower levels of properties usually available during the post-Easter phase likely to fuel the demand even further.

Investment report:

As we reported last month, this is where the even greater surprises have been. Our vacancy rates were exceeding 5% in late November (which doesn’t sound disastrous either unless you imagine your mortgage jumping from 2% - 5% and then it hits hard) but is now back under a very acceptable 2%. Dare we say it, but just perhaps the market has bottomed out and rents won’t need to reduce further. Winter always tests us but without the usual tide - in and out – of overseas students/travellers/tourists etc, maybe we won’t experience quite the same uptick in vacancies this year.

So good news all ‘round once again 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 10th and 24th March 2021
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 lisa@rwunlimited.com.au or call the office



Our teams recent sales:



Sold

Rose Bay
 Strictland Street
 \$4,500,000



Sold

Canada Bay
 Regatta Road
 \$6,300,000



Sold

Bondi Beach
 Old South Head Road
 \$3,385,000



Sold

Bondi
 Martins Avenue
 \$1,528,000



Sold

Bondi Junction
 Waverley Street
 \$1,517,000



Sold

Bondi Beach
 Campbell Parade
 \$1,160,000



Sold

Bellevue Hill
 Victoria Road
 \$963,000



Sold

Coogee
 Oberon Street
 \$1,155,000



Leased

Bondi Junction
 Hollywood Avenue
 \$1150pw



Leased

Bondi
 Penkivil Street
 \$850pw



Leased

Paddington
 Dudley Street
 \$795pw



Leased

Bondi
 Mitchell Street
 \$695pw

Auction on behalf of our Management Client!



Sold

3/186 Victoria Road, Bellevue Hill
 Sold at auction \$136,000 above reserve
 Ms K is a very happy client



We are pleased to present our...

'Investment Property of the Month'



30/41 Ocean Street, Bondi

It's a BIG shell - make it your own!

- Large balcony, serene leafy outlook
- Good size lock-up garage with storage
- Wonderful opportunity, make it yours!

Auction: Wednesday 10 March, 6.30pm
Potential rent: \$850pw if renovated
Inspect: Saturday & Thursday 10am - 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, Ronny Gorial, Sabina Morris, Amber Anderson, Serena Rossi

Admin: Karen Gosbell, Susie Kemeny, Lisa Stewart, Romy Rodriguez, Georgina Paton

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