



## Client Edition Ray White Unlimited | Bondi Beach

**Making Sense – March 2021**

By Ron Bauer

**Sales:**

For once the media hype is almost reflective of the real thing. One year on in this 'new world' and we are seeing one of the strongest sales market of all time. The list of 'over the reserve price' sales grows longer by the minute and we are still being promised record low interest rates for the foreseeable future. Not to put a negative spin on it but what history should have taught us by now is that change is inevitable. Predictions are often nothing more than guesses. The crazier the market, the more certain the end is near. These next few months though offer a rare opportunity. There will be less on the market as is usual in the cooler months and buyer activity is intense to say the least. If you are thinking of selling, we know that now is an excellent time. Spring poses the 1st potential risk when more properties come online, don't wait for everyone else to have the same idea!

**Property Management:**

As we reported last month, vacancy rates have reduced substantially over recent weeks. This has come as a very welcome surprise as we had thought that we may be stuck with large volumes until international borders opened again allowing students/working travellers etc to return and fill the void. It seems that the lower rents have attracted tenants from outside of the area and those who moved back home to Mum/Dad have confidently come back out to play as well. We are still a little tentative about the upcoming Winter season but quietly optimistic that it won't be as volatile as usual with no travellers left to leave our shores.

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 30+ years of local experience, it makes sense to call Ron Bauer if you want to achieve the best possible price for your property.



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## Open Invitation

Would you like to get a 'feel' for the market?  
Please come along to our Auction being held on: Wednesday 7th and 21st April 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](mailto:lisa@rwunlimited.com.au) or call the office



## Our teams recent sales:



Sold

### North Bondi

O'Donnell Street  
\$3,270,000



Sold

### Bondi

Wellington Street  
\$1,890,000



Sold

### Bondi

New Street  
\$1,705,000



Sold

### Rose Bay

Spencer Street  
over \$2,500,000



Sold

### Bondi Beach

Ramsgate Avenue  
\$1,310,000



Sold

### Bondi

Flood Street  
\$966,000



Sold

### Randwick

St Marks Road  
\$1,371,000



Sold

### Rose Bay

Liverpool Street  
\$1,490,000



Leased

### Alexandria

Garden Street  
\$750pw



Leased

### Rose Bay

Onslow Street  
\$595pw



Leased

### Bondi

Beach Road  
\$525pw



Leased

### Maroubra

Maroubra Road  
\$450pw

## Auction success on behalf of our management client!



Sold

### 1/6-8 Liverpool Street, Rose Bay

Mrs W is a very happy client



## We are pleased to present our...

### 'Investment Property of the Month'



1/31 Byron St, Coogee

**3 for the price of 2!**

- 3 good sized bedrooms
- Original apartment with balcony
- Perfect entry level opportunity
- A must to inspect!

**Auction:** Wednesday 5th May, 6.30pm

**Current Rent:** \$795pw (expired lease)

**View:** Saturday & Thursday 12.15pm – 12.45pm



## 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, Ronny Gorial, Sabina Morris, Amber Anderson, Serena Rossi, Verity Webb

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

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