

Client Edition Ray White Unlimited | Bondi Beach

Making Sense – May 2021

By Ron Bauer

Sales:

Even in booming markets, not every property attracts a frenzy of buyer activity. Of course some segments of the market are more popular than others, there are some 'harder to sell' properties, less sought after locations etc. But even at a higher level, the activity comes in waves and the last 2 months saw a significant one! They don't get much more heated than that. It feels like that wave has passed and now buyers are sitting in calmer waters. The question is what's next? Another set of waves or a calmer set of circumstances? Truly nobody can say but what we have learned in the past is that 'crazy' can't go on for long. Something comes along and settles the waters. No question though that new levels have been set!

Property Management:

'Stable' is not generally a very exciting word but it really should be to all landlords. I think we would all agree that the volatility of the last 12 months has been more excitement than we need. And it feels as though stable is where we are. Things have settled into a pattern, vacancy rates are back to manageable levels (albeit at lower rents than they were in many cases) and just maybe we are even seeing signs of strength in some segments. Bumping up rents in the near future may require some care but we feel there may be a case for some modest rises heading back into Spring. Now would be the time to have a chat with your friendly Property Manager to decide if it's appropriate and make a plan.

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 23rd June 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

Double Bay

Epping Road
\$4,710,000



Sold

Bondi Beach

Lamrock Avenue
\$3,055,000



Sold

Waverley

Henrietta Street
\$1,350,000



Sold

North Bondi

Ramsgate Avenue
\$1,287,000



Sold

North Bondi

O'Donnell Street
\$1,085,000



Sold

Bondi Beach

O'Brien Street
\$960,000



Sold

Vaucluse

Towns Road
\$835,000



Sold

Randwick

Dutruc Street
\$718,500



Leased

Bondi

Bondi Road
\$1250pw



Leased

Bondi Beach

Beach Road
\$850pw



Leased

Bondi Beach

Glasgow Avenue
\$750pw



Leased

Bronte

Darling Street
\$550pw

Auction success on behalf of our management client!



Sold

28/38-40 Diamond Bay Road, Vaucluse

Ms R is a very happy client



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



2/1 Imperial Avenue, Bondi Beach

Idyllic beachside lifestyle

- 2 good size bedrooms
- Bright and airy throughout
- Good size kitchen w. plentiful storage, int laundry
- North-facing balcony
- Proactive strata block of only 6
- Car space!

Auction: Wednesday 23rd June

Price Estimate: \$1,000,000

View: Saturday & Thursday 11am -11.30am

Estimated Rental Return: \$570pw approx



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, Serena Rossi, Verity Webb, Danielle Woodley

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

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