



Client Edition Ray White Unlimited | Bondi Beach

Making Sense – June 2021

By Ron Bauer

Sales:

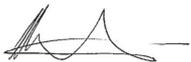
There's sometimes a disconnect - or maybe an incorrect connect - between a busy market and a good market. Busy means that there's a lot of transactions taking place, good for agents but not necessarily good for the market where supply and demand plays such a crucial role. And so goes the feeling that in June, July and even sometimes August, the market is quiet and maybe that means not so good. Whereas in reality, this is almost always the most solid of markets. Sell now and you sell with no competing properties but plenty of competing buyers starved for choice. Don't get me wrong, Spring is now just moments away and shaping up to be a great market. But in hindsight, this next little period may have proved to be the peak of this year.

Property Management:

With so much occurring over the past 18 months, much of it in freefall, there almost hasn't been time to breath let alone have any expectation of an improving market – but... well, here we are. Virtually mid-Winter and with less than 1% vacancy, almost unheard of! Those who have been around long enough to have seen market rises and falls know that they generally do so over years but it genuinely feels as though this one will be more of a bounce-back. At least while interest rates stay at such all-time lows and with so much money pumped into the economy. Our clients – as with all landlords – have had to do a lot of hard work, it may just be time to reap some reward and notch up the rents. Talk to us 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
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.



Open Invitation

Would you like to get a 'feel' for the market?
Please come along to one of our Auctions being held on: Wednesday 7th & 28th July
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

Bondi Junction
Oxford Street
\$1,975,000



Sold

North Bondi
Military Road
\$1,820,000



Sold

Surry Hills
Prospect Street
\$1,620,000



Sold

Bondi
Ocean Street
Approx \$1,500,000



Sold

Bondi Beach
Imperial Avenue
\$1,405,000



Sold

Waterloo
Crystal Street
\$1,355,000



Sold

Bondi Beach
Campbell Parade
\$1,250,000



Sold

Woollahra
Edgecliff Road
\$922,000



Leased

North Bondi
Narelle Street
\$1450pw



Leased

Bondi
Bondi Road
\$1250pw



Leased

North Bondi
Murrivierie Road
\$600pw



Leased

Rose Bay
Chaleyer Street
\$600pw

Auction success on behalf of our management client!



Sold

2/1 Imperial Avenue, Bondi Beach
Result exceeded Owners expectations by 20%
Ms O is a very happy client!



We are pleased to present our...

'Investment Property of the Month'



4/19a Brown St, Bronte

Art Deco beauty in best top-floor position

- Top floor home & the best NE aspect
- Quality building, a boutique block of 5
- Tastefully renovated kitchen/bathroom
- Natural sunlight & perfect leafy privacy

Auction: Wednesday 7th July
View: Saturday & Thursday 9.30am – 10am
Estimated Rental Return: \$650pw
Estimated Price Guide: \$1,000,000



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, Lisa Dwyer, Jeanette Misiak

Property Management: David Germane, Amoula Kemeny, Joanne Donoso, Ronny Gorial, Sabina Morris, Serena Rossi, Danielle Woodley

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

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