



## Client Edition Ray White Unlimited | Bondi Beach

**Making Sense – July 2021**

By Ron Bauer

**Sales:**

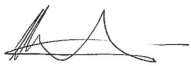
At time of recording last month, we thought we had clear skies until Spring where perhaps a disruption in the market could come from an influx of properties - and then we were locked down. Depending on how long that remains the case, but the likelihood is this will only exacerbate an over-supply in Spring as people try to delay their selling plans. The reasoning while understandable may prove to be the wrong move. Selling now does add some challenge, but we have the tools and expertise to deal with it. 1-on-1 inspections, online auctions or just straight sales etc. The fundamental driver for any product in any market is supply and demand and there is a massive imbalance presenting itself at the moment. They say fortune favours the brave, but it's not TOO brave to sell now when you can see the record after record results being achieved.

**Property Management:**

It's not entirely easy to explain but we'll take all the good news we can and run with it! Somehow we are mid-Winter with the lowest vacancy rates in years. Yes, the rents have been somewhat suppressed over the last 18 months to achieve this but here we are and with plenty of positive to look forward to. If this is Winter, then Spring should open opportunity for some modest rent rises offering much needed relief to our investor clients. But one can only eagerly anticipate the opening of overseas borders (next year?) and the inevitable influx of students and travellers with working visas to increase that demand exponentially.

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: Wednesday 11th August  
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

### Bondi Beach

Old South Head Road  
\$3,385,000



Sold

### Bondi

Wellington Street  
\$1,620,000



Sold

### North Bondi

Wallis Parade  
\$1,400,000



Sold

### Bondi Beach

Curlewis Street  
\$1,310,000



Sold

### Bondi Beach

O'Brien Street  
\$960,000



Sold

### Waverley

Macpherson Street  
\$836,000



Sold

### Marrickville

George Street  
\$782,000



Sold

### Randwick

Dutruc Street  
\$718,500



Leased

### Bellevue Hill

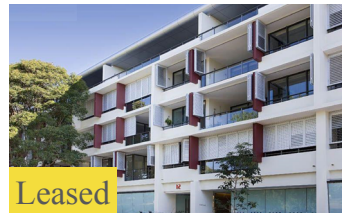
Latimer Road  
\$2250pw



Leased

### North Bondi

Blair Street  
\$1450pw



Leased

### Rushcutters Bay

Neild Avenue  
\$1200pw



Leased

### Tamarama

Pacific Ave  
\$750pw

## Auction success on behalf of our management client!



Sold

### 7/1a Macpherson St, Waverley

Ms S is a very happy client



## We are pleased to present our...

### 'Investment Property of the Month'



5/17 Ramsgate Ave, Bondi Beach

### 2 storeys/semi style/small block of 6

- Semi-style apartment, top floor setting
- 2-storey design, separate living areas
- An ideal alternative for house hunters
- Beach, village life & markets right here

**Auction:** Wednesday 11th August

**View:** By appointment or as advertised

**Estimated Rental Return:** \$1300pw



## 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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