

## Client Edition

### Ray White Unlimited | Bondi Beach

**Making Sense – August 2021**

By Ron Bauer

#### **Sales:**

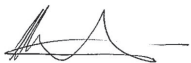
The evidence keeps mounting - when we look back in years to come, this next moment could well prove to be the peak of the market! There is a glaring shortage of property, reportedly more than 35% down on last year which was already low. Buyer activity online is being reported by both major portals at historical highs. People are at home with time on their hands and desperately scouring for whatever appears. We are experiencing enquiry levels at bursting point with many inspections requiring extended times in an effort to get everyone through in accordance with the 1-at-a-time rules. Results are exceeding expectations often and in dramatic fashion. It's NEVER the perfect time to sell. There's always a factor that may be better, so perhaps it's online Auctions that are not the perfect scenario, but with everything else at such an extreme positive - there's plenty to support the idea of selling now versus waiting for everyone else to have the same idea.

#### **Property Management:**

We have been hamstrung to some extent with current rules regarding repairs, annual inspections and opens themselves but we are keeping a lid on it all and seeing it through. We still hold some optimism for modest rent increases coming into Spring but please have a good conversation with our team to make an educated decision on timing and amount. Vacancy levels have crept a little higher but still well under half what they were at the same time last year. Usually from this point forward, it should start to tighten more and more - hence hopefully some upward pressure on rents.

And we look forward to 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 one of our Auctions being held: Wednesday 15th & 29th September

Venue: Online, [auctionnow.com.au](https://www.auctionnow.com.au)

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

### Hurstville

Park Road  
\$5,500,000



Sold

### Randwick

Titania Street  
\$3,500,000



Sold

### Bondi Beach

Edward Street  
\$2,330,000



Sold

### Bondi Beach

Ramsgate Avenue  
\$2,050,000



Sold

### Bondi

Denham Street  
\$1,430,000



Sold

### Bondi Beach

Ormond Street  
\$1,250,000



Sold

### Bondi Beach

Ramsgate Avenue  
\$915,000



Sold

### Bondi Beach

Lamrock Place  
Not for publication



Leased

### Waverley

Bronte Road,  
\$875pw



Leased

### Ben Buckler

Ramsgate Avenue  
\$800pw



Leased

### Bondi

Imperial Avenue  
\$750pw



Leased

### Vaucluse

Old South Head Road  
\$550pw

## Auction success on behalf of our management client!



Sold

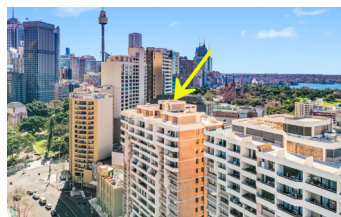
### 3/23 Beach Road, Bondi Beach

Ms B has been a happy management client for over 20 years and was blown away by the sales result!



## We are pleased to present our...

### 'Investment Property of the Month'



108/4-16 Oxford St, Darlinghurst

### Ideal first pad

- Ideal start or city-fringe investment
- Original with scope for your touches
- Parking adj. the CBD, rooftop pool
- Balcony with vibrant district views

**Auction:** Wednesday 15th September

**View:** As advertised or by appointment

**Estimated Rental Return:** \$500pw

**Estimated Price Guide:** \$650,000



## 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, Breanna Skewes

**Property Management:** David Germane, Amoula Kemeny, Lauren Beare, Joanne Donoso, Ronny Gorial, Sabina Morris, Serena Rossi, Danielle Woodley, Emily Murdoch-Evans

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

**Reception:** Victoria Shelley

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