

Client Edition Ray White Unlimited | Bondi Beach

Making Sense – September 2021

By Ron Bauer

Sales:

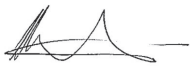
With a bit of luck, this lockdown will be behind us by the next time we shoot this monthly update and there's no doubt that the anticipation is building in the market. Spring has sprung in quite normal fashion, with a healthy selection of new properties coming online. But not the oversupply that might have threatened to calm things down, in fact I would suggest it's already too late in the year for oversupply to become an actual factor. It looks like a solid 'sellers market' from here until New Years Eve and with the added euphoria of 'freedom' in the mix. A continuing streak of record breaking results is definitely on the cards.

Property Management:

It's not quite the Spring rush we see when we have the benefit of overseas guests pouring in at this time of year, but just maybe we have finally seen an up-tick in enquiries and our list of vacancies is reducing. But they were pretty mild to begin by normal Winter standards anyway, so again, just maybe we can start to consider some bumping up of rents. Another major 'assist' for our landlords has been the Government rental assistance offset. Please call us to make sure you are getting all the benefits you can if you have allowed some rental reduction to your tenants.

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: Wednesday 6th, 20th & 27th October
Venue: Online, [auctionnow.com.au](https://www.auctionnow.com.au)
For an order of sale 1 day prior, please email lisa@rwunlimited.com.au or call the office



Our teams recent sales:



Sold

Bondi

Simpson Street
\$4,550,000



Sold

Watsons Bay

Short Street
\$3,591,000



Sold

North Bondi

Glenayr Avenue
\$1,747,000



Sold

Bronte

Brown Street
\$1,176,000



Sold

Bondi Junction

Ben Eden Street
\$920,000



Sold

Darlinghurst

Oxford Street
\$705,000



Sold

Bondi Junction

Bondi Road
\$672,500



Sold

Bondi Beach

Curlewis Street
\$1,350,000



Leased

Bondi Junction

Oxford Street
\$1200pw



Leased

Redfern

Pitt Street
\$1200pw



Leased

Bondi Beach

Beach Road
\$1100pw



Leased

Bondi

Hall Street
\$700pw

Auction success on behalf of our management client!



Sold

37 Simpson Street, Bondi Beach

Sold for \$4,550,000
Mr W S is a very happy client



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



3/307 Simpson St, Bondi Beach
Bondi Hideaway!

- 2 beds w. built-ins, main w. ensuite
- Good size balcony with district views
- Fresh paint and carpet throughout
- Great value Bondi address

Auction: Wednesday 6th October, 6.30pm Online
View: By appointment or as advertised
Price Guide: \$1,500,000
Estimated Rental Return: \$1050pw



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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