

Client Edition Ray White Unlimited | Bondi Beach

Making Sense – October 2021

By Ron Bauer

Sales:

Fresh with news as it's occurring, there has definitely been a shift in the market. We just had a record month, selling a solid number of properties and many for unbelievable record prices (including a pair of apartments I was privileged to market on Lamrock Avenue which we sold for \$7,260,000, more than \$1m above the reserve price) - but... yes, there's a 'but'. All of a sudden and coinciding with 'freedom day/week/month', things have quietened down noticeably. As we predicted, if more properties hit the market - and they have, it could flatten prices - and they have. The question before us, is this a blip or is the best behind us? Only time will tell as we roll into 2022.

Property Management:

As we swoon at the dramatic price rises over the last 12-18 months, it's worth recognising how amazing property is as an investment. Buying a property can be almost totally passive. You buy it, hand the keys to your trusted local property manager and you really could forget about it for years. Initially there may be some financial outlay but it's mitigated by negative gearing and over time - all by itself - it eventually becomes cash positive and provides an income. All the while, increasing in actual value. Doubling pretty much every 10 years on an average - as it has done for the last 100 years by the way. How many of us say, "if only we'd bought then!" We'll be saying that again about now in only a few years time!

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 one of our Auctions being held: Wednesday 10th & 24th November

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 Beach
Lamrock Avenue
\$7,265,000



Sold

North Bondi
Plowman Street
\$2,900,000



Sold

Bondi Beach
Sir Thomas Mitchell Road
\$2,055,000



Sold

Bondi Beach
Simpson Street
\$1,675,000



Sold

Bondi Beach
O'Brien Street
\$1,560,000



Sold

Bondi
Wellington Street
\$1,360,000



Sold

Bondi Beach
Curlew Street
\$1,070,000



Sold

Randwick
Carrington Road
\$760,000



Leased

Bondi Beach
O'Brien Street
\$755pw



Leased

Bondi Beach
Ramsgate Avenue
\$625pw



Leased

Bondi Beach
Curlew Street
\$620pw



Leased

Bellevue Hill
Bellevue Road
\$610pw

Auction success on behalf of our management client!



Sold

12/86-88 Wellington St, Bondi Beach

Sold for \$1,360,000
Over \$200,000 above the reserve. Mr H is a very happy client



We are pleased to present our...

'Investment Property of the Month'



6/15 Wallis Pde, North Bondi

Footsteps to the Sand & Surf

- Bright & sunny 2 bed top flr apt
- Living/dining w open plan kitchen
- Sunny balcony, timber floors
- LUG, b-in storage share grdns & pool

Auction: Wednesday 10th November, 6.30pm Club Rose Bay

View: Sat & Thur 12pm – 12.40pm

Price Guide: \$1,100,000

Estimated Rental Return: \$750pw



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, Arielle Nakache

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

Reception: Victoria Shelley

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