

## Client Edition Ray White Unlimited | Bondi Beach

### Making Sense

By Ron Bauer

Happy New Year! We hope you enjoyed a lovely break over the holidays - welcome to our 1st edition of Making Sense for 2022.

### Sales

As we know, last year was record breaking. Month after month momentum just kept rolling despite all the hurdles thrown in its way. But just when the doors reopened and we came out of lockdown, there was a 'calm' blanket thrown over it all. Arguably too many properties and perhaps enough other distractions - like going out and booking holidays - just settled things down and clearance rates dropped noticeably. So what now? Not surprisingly, a wave of fresh energy and positivity. Buyer enquiries and inspections have spiked, much of what was left over from December has already been sold and there is enormous appetite for new properties. We expect very strong selling conditions for February and March up to the Easter break at least.

### Investment news...

It's been something of a battle of attrition that our team has been waging with vacancies - but the hard work is seeing rewards. Our vacancy list is at its lowest since the start of the pandemic and sitting at about 2%, down from close to 5% at its worst. The wave of buyer enquiry is almost matched by tenant enquiries much to our relief and that of investor clients. There is still work to be done and we continue to fight a good fight, and of course overseas borders opening will bring a wave of tenants that translate to rent increases. Something to look forward to in the not too distant future.

So, good news all 'round and we wish YOU a great year ahead. 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 23rd February

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

**North Bondi**  
Blair Street  
\$7,200,000



Sold

**Bondi Junction**  
Hollywood Avenue  
\$2,638,800



Sold

**Bondi Beach**  
Sir Thomas Mitchell Road  
\$2,435,000



Sold

**Bondi Beach**  
Curlewis Street  
\$2,140,000



Sold

**North Bondi**  
Wallis Parade  
\$1,330,000



Sold

**Rose Bay**  
Manion Avenue  
\$1,250,000



Sold

**Bellevue Hill**  
Old South Head Road  
\$950,000



Sold

**Bondi Junction**  
Woodstock Street  
\$900,000



Leased

**North Bondi**  
Murriverie Road  
\$900pw



Leased

**Bondi**  
Penkivil Street  
\$795pw



Leased

**North Bondi**  
Blair Street  
\$750pw



Leased

**Dover Heights**  
Kobada Road  
\$715pw

### Auction success on behalf of our management client!



Sold

**17/39 Woodstock St, Bondi Junction**  
Woodstock Sold \$25,000 over the reserve price!  
Ms M is a very happy long-term management client.



### We are pleased to present our...

#### 'Investment Property of the Month'



3/21 Illawong Avenue, Tamarama  
**Semi Alternative in Hot Location!**

- Oversized 2 bedroom plus sunroom
- Home, investment or pied-à-terre
- Lock up garage!

**Auction:** Wednesday 23rd February, 6.30pm Club Rose Bay  
**View:** Sat & Thur 10.45am – 11.15am  
**Price Guide:** \$1,700,000  
**Estimated Rental Return:** \$1000-\$1100pw approx

## 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 Skews, Elliott Wayne  
**Property Management:** David Germane, Amoula Kemeny, Lauren Beare, Joanne Donoso, Ronny Gorial, Sabina Morris, Serena Rossi, Arielle Nakache

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

**Reception:** Victoria Shelley

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