

## Client Edition Ray White Unlimited | Bondi Beach

### Making Sense

By Ron Bauer

#### Sales report:

2022 is shaping up as very much a year in 3 parts. There's now; an upbeat New Year market offering solid selling conditions up to Easter. After that the likelihood of less properties through Winter, which means less transactions but likely will still mean good results in high demand areas such as the Eastern Suburbs. And then part 3 will be the real test. A usually bumper Spring period battling head-to-head with (probably) increased interest rates. Sell now, buy in 6 months? Waiting always carries risk, but worthy of a chat with a seasoned professional if you're thinking through your options.

#### Investment report:

Maybe we'll consider a different theme to discuss next month but this dropping vacancy rate has been such a happy story over this opening session of the year that it's worthy of our attention. We are down to just a smidge over 1% vacancy. Really, if our landlord clients were given the choice of it remaining like this permanently, they'd take it! With borders open, masks hopefully gone for good and dancing returning - we expectantly await healthy waves of inbound overseas students and travellers. Adding to this, stories such as Meriton increasing rents by as much as \$150 per week, tenants will be under pressure to leave, fuelling demand even further in the portfolio under our care. Every chance of an upward bump in rents coming out of Winter if not before.

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: Thursday 10th & Wednesday 23rd March  
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

### Ashfield

Bland Street  
\$5,825,000



Sold

### Ashfield

Holden Street  
\$2,745,000



Sold

### Bondi Junction

Waverley Street  
\$2,325,000



Sold

### Bondi Beach

Beach Road  
\$2,100,000



Sold

### Bondi

Ocean Street  
\$1,830,000



Sold

### Tamarama

Illawong Avenue  
\$1,758,000



Sold

### Glebe

Stewart Street  
\$950,000



Sold

### Elizabeth Bay

Elizabeth Bay Road  
\$585,000



Leased

### Bellevue Hill

Latimer Road  
\$2,300pw



Leased

### North Bondi

Old South Head Road  
\$800pw



Leased

### Bondi Beach

Old South Head Road  
\$775pw



Leased

### North Bondi

Plowman Street  
\$650pw

## Auction success on behalf of our management client!



Sold

### 3/21 Illawong Avenue, Tamarama

Sold over \$100,000 above the reserve price.  
Mr and Mrs R are very happy clients!



## We are pleased to present our...

### 'Investment Property of the Month'



2/53-55 O'Brien Street, Bondi Beach

### Here is your chance!

- 2 bedrooms with built-ins
- Combined lounge/dining
- Galley style separate kitchen
- Lock up garage

**Auction:** Wednesday 23 March, 6.30pm Club Rose Bay

**View:** Sat & Thur 10am – 10.30am

**Price Guide:** \$1,200,000

**Estimated Rental Return:** Current rent \$700pw, With upgrade \$700-\$800pw



## 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, Madison Watt

**Property Management:** David Germane, Amoula Kemeny, Lauren Beare, Joanne Donoso, Ronny Gorial, Sabina Morris, Claire Riordan

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

**Reception:** Victoria Shelley

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