

Client Edition Ray White Unlimited | Bondi Beach

Making Sense – April 2022

By Ron Bauer

Sales report:

Back to normal programming this month with a market update but a nice segue from last months topic of how to choose an agent – and that is to say that it just became even more important to choose well! As has been widely reported, the market has changed. Clearance rates have dropped. The media is pushing the negativity in the only way they know how and sentiment has followed. The reality is though that all the fundamentals are still excellent – the same in fact - and sales are being made at good levels but it requires the skill that can only be delivered by experienced agents to best navigate these waters and ensure the highest possible price. We are selling properties every which way – before Auction, at Auction or afterwards by negotiation. There is no ‘one size fits all’, there is no script. We need to be open minded and ever diligent to ensure we make the most of every opportunity on our clients behalf.

Investment Report:

It’s only April, not quite Winter that’s for sure but the platform of low vacancy rates seems to be building in strength. With occupancy at almost 100% with **local** tenants, it really does bode well for the traditionally more difficult months. The international student market is reportedly ‘blowing up’ with swathes of new arrivals signalling the wave of travellers to come. While some investors prefer a conservative ‘keep the tenants happy’ approach, many have had a tough time over the last couple of years and will find welcome relief from rent increases in coming months.

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 4th and 18th May
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

Wellington Street
\$1,705,000



Sold

Bondi Beach

Imperial Avenue
\$1,600,000



Sold

North Bondi

Brassie Street
\$1,330,000



Sold

Bondi Beach

Ramsgate Avenue
\$1,201,000



Sold

Dover Heights

Gilbert Street
\$1,140,000



Sold

North Bondi

Blair Street
\$950,000



Sold

Bondi Beach

Beach Road
\$770,000



Sold

Ashfield

Palace Street
Not for publication



Leased

Bondi Beach

Ramsgate Ave
\$890pw



Leased

Edgecliff

New South Head Road
\$600pw



Leased

Vaucluse

Old South Head Road
\$600pw



Leased

Kingsford

Houston Road
\$475pw

Management Sold on behalf of Client



Sold

5/7-9 Gilbert St, Dover Heights

Sold for \$1,140,000
Very happy clients!



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



14/112 Hall St, Bondi Beach
Sand, surf, fun and sun all year!

- Generous living & dining
- Air conditioning, internal laundry
- Plus LUG with internal access

Auction: Wednesday 4th May, 6.30pm Club Rose Bay
View: Saturday 11am – 11.30am
Price Guide: \$1,300,000
Estimated Rental Return: Currently rented at \$700pw expires Sept 22.
Leased without LUG

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: Leah Schilder

52 Blair Street, North Bondi

Ph: 9365 5888

rwunlimited.com.au

25 Hall Street, Bondi Beach

Ph: 9365 5888

raywhitebondibeach.com.au

Disclaimer: Every precaution has been taken to establish the accuracy of the information contained in this publication but does not constitute any representation by the publishers, vendors or real estate agent. Interested parties must rely on their own inquiry.

