

Client Edition Ray White Unlimited | Bondi Beach

Making Sense – May 2022

By Ron Bauer

Sales report:

Back in February we suggested that the year looked likely to unfold in 3 parts, and that's how it seems to be shaping up. Part 1 was a buoyant beginning; we've seen the calming of that into the lead up to and the election itself and now we are in for part 2. A fairly traditional Winter season with less properties for sale but likely to see solid prices as a result. Then part 3 will be Spring which will truly tell the story of where we are heading. Sellers will probably see that as an opportunity to 'act', but it'll be a question of how many do that at once and the impact of potential further rate rises in the mix. Much to consider and really important to discuss your plans with us to try to make the most of these potential timing hurdles.

Investment Report:

It is happening but it doesn't happen overnight! In our 'now' world, it's hard sometimes to exercise patience but an improved rental market just takes time to come into effect. The signs are all positive though and pressure is building. The colder months (and the continuing rain for that matter) will keep the lid on things for the next little while, we are likely to feel real momentum as the Spring/Summer market takes hold. But for those investor clients looking to improve their returns, we are implementing steady increases and the future looks promising.

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 1st & 22nd June
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

Longueville
Northwood Road
\$3,200,000



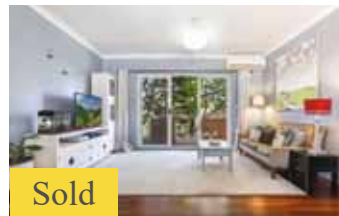
Sold

Bondi Junction
Spring Street
\$2,650,000



Sold

Bondi Beach
Edward Street
\$1,535,000



Sold

Bondi
Flood Street
\$1,430,000



Sold

Bondi Beach
Hall Street
\$1,370,000



Sold

Bondi Junction
Dalley Street
\$1,276,000



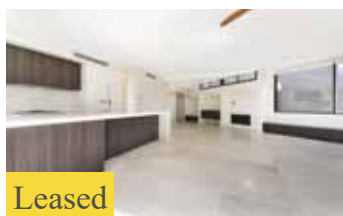
Sold

Bondi Beach
Francis Street
\$820,000



Sold

Bondi Junction
Newland Street
\$660,000



Leased

Bellevue Hill
Latimer Road
\$2350pw



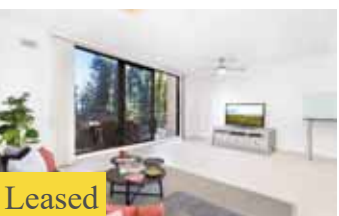
Leased

Queens Park
Bourke Street
\$1900pw



Leased

Bondi Junction
Hollywood Avenue
\$1200pw



Leased

North Bondi
Military Road
\$780pw

Management Sold on behalf of Client



Sold

3/17-23 Newland Street, Bondi Junction
Sold for \$660,000
Very happy clients!



We are pleased to present our...

'Investment Property of the Month'



2/78 Brighton Blvd, North Bondi
Ultimate lifestyle decision!

- Prestigious, tightly-held building
- Open living/dining bathed in light
- Good-sized bedrooms, main w/ BIR
- Double glazed windows throughout

Auction: Wednesday 22nd June, 6.30pm, Club Rose Bay
View: By Appointment or as advertised
Price Guide: \$1,450,000
Potential Rental Return: \$750pw 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, Breanna Skewes, Madison Watt, Lauren Beare

Property Management: David Germane, Amoula Kemeny, Lena Lahoud, Joanne Donoso, Ronny Gorial, Sabina Morris, Claire Riordan

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

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