

## Client Edition Ray White Unlimited | Bondi Beach

**Making Sense – June 2022**

By Ron Bauer

**Sales report:**

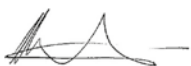
Ok, everyone take a deep breath! Oh wait – you’re already doing it. That’s certainly how it feels at the moment. We have been through a lot over the last couple of years and of course the last couple of months and it’s time to take stock. But worth saying, it’s also very normal for this time of year to do so. We just see less properties on the market in Winter and therefore less activity. But sales certainly continue to be made. In fact June has been quite hectic, it’s next month that a shortage of properties will become more evident. Might this build a little pent-up demand? Or will further interest rate rises try to blow out that candle too – only time will tell. But quality rises to the top, welcome to our little Eastern Suburbs bubble where we will always provide positive sales opportunities.

**Investment Report:**

Increasing vacancy rates are also a traditional part of Winter, and while we do have a growing list, it’s nowhere near as bad as it was in past years. In fact, where we hit 5% vacancy 2 years ago, we believe we will be able to keep it under 2.5% this time around - 50% better off! The properties that do come available are taking a little longer to re-lease, so that can hurt, but we are optimistic the pain will be short-lived and many factors point to this Spring being the best rental market we have seen in some 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  
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 our Auction being held on: Wednesday 20th July  
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

Victoria Street  
\$3,200,000



Sold

### Vacluse

Clarke Street  
\$2,828,000



Sold

### Bondi Beach

Lamrock Avenue  
\$1,410,000



Sold

### Tamarama

Dellview Street  
\$1,170,000



Sold

### Bondi

Ocean Street North  
\$830,000



Sold

### Bondi Beach

Beach Road  
\$820,000



Sold

### Bondi Beach

Gould Street  
\$702,500



Sold

### Bondi Beach

Campbell Parade  
\$605,000



Leased

### Bondi

Bondi Road  
\$1150pw



Leased

### Bondi Junction

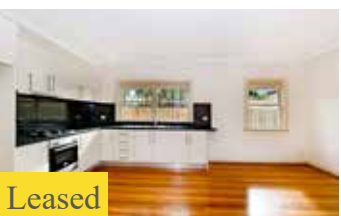
Llandoff Street  
\$800pw



Leased

### North Bondi

Military Road  
\$780pw

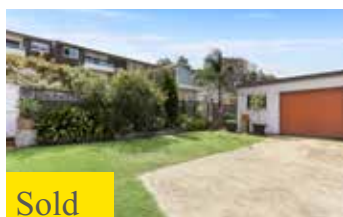


Leased

### Bellevue Hill

Bellevue Road  
\$620pw

## Management Sold on behalf of Client



Sold

### 12 Clarke St, Vacluse

Sold at Auction  
Mr C and Ms G are very happy clients



## We are pleased to present our...

### 'Investment Property of the Month'



5/11-13 Diamond Bay Rd, Vacluse

**Perfectly positioned with ocean views**

- 2 bedrooms with built-ins
- Combined lounge/dining area
- Renovated kitchen, int laundry
- Under cover car space

**Auction:** Wednesday 20th July, 6.30pm, Club Rose Bay

**View:** Saturday & Thursday 9.30am – 10am

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

**Current Rental Return:** \$650pw (expires October 2022)



## 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, Zachary Melamed

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

**Reception:** Jasmine King

52 Blair Street, North Bondi

Ph: 9365 5888

[rwunlimited.com.au](http://rwunlimited.com.au)

25 Hall Street, Bondi Beach

Ph: 9365 5888

[raywhitebondibeach.com.au](http://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.