



Client Edition Ray White Unlimited | Bondi Beach

Making Sense – July 2022

By Ron Bauer

Sales report:

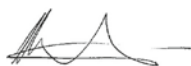
We are at the starting line! Winter is in the rear-view mirror in terms of properties coming on the market with Auction dates from now on scheduled for Spring. This is where we will really learn where we are and what the market is doing. We have all had time to digest and accept the new circumstances and the winners in this market will be the ones who have also learned to adjust. 'Wait and see' won't work. Not for buyers nor for sellers. It's those who seize the opportunities for timing that will benefit the most. And without putting too fine a point on it, you need an experienced agent on your side. One who has seen it all before and can best guide and navigate this with you.

Investment Report:

Continuing the theme, but this is the moment we have been waiting for all year on the investment side! Our expectation is that an influx of enthusiastic overseas students and long-term travellers will finally swarm our shores again. Staffing the café's and other small businesses that have been struggling for so long – AND of course, filling our vacant properties. Combining with the usual swell of interest in renting by the beaches over Spring/Summer, we expect upward pressure on rents as a result, at a minimum resurrecting the losses felt over the last couple of years.

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 on: Wednesday 10th & 24th August
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 Junction

Oxford Street
\$350,000



Sold

Bondi Beach

Curlewis Street
\$1,705,000



Sold

Darlinghurst

McLachlan Avenue
\$1,325,000



Sold

Bondi Beach

Glenayr Avenue
\$1,520,000



Sold

Bondi Junction

Hollywood Avenue
\$1,760,000



Sold

Bondi Beach

Edward Street
Not for Publication



Sold

Bondi

Edward Street
\$3,070,000



Sold

Bondi

Flood Street
\$1,430,000



Leased

Bondi

O'Brien Street
\$3850pw



Leased

Bondi

Penkivil Street
\$880pw



Leased

Bondi Beach

Hall Street
\$800pw



Leased

Bondi Junction

Waverley Crescent
\$2200pw

Management Sold on behalf of Client



Sold

14/112 Hall Street, Bondi Beach

Sold at Auction
Ms F is a very happy client



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



1504/71-73 Spring St, Bondi Junction

Great starter with open views

- 1 good size bedroom with built-ins
- L-shaped lounge/dining, balcony
- Renovate to taste
- Security undercover parking

Auction: Wednesday 10th August, 6.30pm, Club Rose Bay

View: Saturday & Thursday 10.30am – 11am

Price Guide: \$900,000

Potential Rental Return : \$550pw



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, Nikitha Thota

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

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.