

Client Edition

Ray White Unlimited | Bondi Beach

Making Sense – August 2022

By Ron Bauer

Not a market update this time - a promise!

A digression from our usual market update this time around to talk about something at our very core as your real estate professional here at Ray White Unlimited - and that is our over-arching responsibility to you. I think it's important to express just how we feel here about what we do for you. In 3 words - **whatever it takes!**

We are unashamedly, unapologetically the advocate for our clients. As a vendor/seller or as a landlord/investor, you have entrusted us with your most valuable asset. In simple terms, assigned to us the responsibility to maximise your return, to achieve the best possible price. We not only understand that, but we appreciate it on a very deep level. We take it to heart and we repay that by doing whatever it takes.

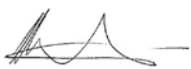
While various legislative changes have been made over the years somewhat curbing what we can and can't do on your behalf, our resolve remains the same and we always strive to find a way to achieve the best possible outcome for our clients. It's interesting to hear agents sometimes confuse who their 'client' is. Our clients - our employers - are sellers and investors, pure and simple. And the major weight of responsibility on our shoulders is to care for your interests.

To put it bluntly, buyers and tenants are not our clients. It's not terribly PC to say so, but that is the reality. If an agent does their job well, tenants and buyers will still be treated respectfully, called back, looked after, contacted with updates etc - they will be happy with the service as so many of our google reviews testify. But **all** parties understand where **we** stand throughout. Right by the side of our clients, there should be zero confusion.

And in this market, the likes of which only the most experienced in our industry have seen, it is of utmost importance to work with an agent who **will** fight for you. Who will leave no stone unturned. And **that** is our teams commitment to you.

We look forward to assisting you and 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 14th & 28th September
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

Hall Street
\$1,325,000



Sold

Bondi Junction

Spring Street
\$900,000



Sold

Bondi

Flood Street
\$1,625,000



Sold

Randwick

Dudley Street
\$1,123,000



Sold

Bondi

Fletcher St
\$6,400,000



Sold

Edgecliff

Edgecliff Road
\$862,500



Sold

Bronte

Hewlett Street
\$2,075,000



Sold

Tamarama

Dellview Street
\$1,170,000



Leased

Bondi

Francis Street
\$750pw



Leased

Dover Heights

Kobada Road
\$615pw



Leased

Darling Point

Thronton Street
\$1400pw



Leased

Rose Bay

Old South Head Road
\$700pw

Management Sold on behalf of Client



Sold

1504/71-73 Spring St, Bondi Junction

Sold at Auction
Mr S is a very happy client



We are pleased to present our...

'Investment Property of the Month'



3/286 Bondi Road, Bondi

Great starter with open views

- Generous older 2 bedroom apartment
- Generous living/dining areas
- North facing sunroom/home office
- Ocean & district views
- Many original features

Auction: Wednesday 14th September, 6.30pm

View: By appointment or as advertised

Price Guide: \$1,500,000

Potential Rental Return : \$750pw



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

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