

Client Edition

Ray White Unlimited | Bondi Beach

Making Sense – October 2022

By Ron Bauer

Sales report:

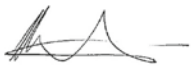
A lot has been reported in terms of the 'economy' and the negative impact on prices. Interest rates/inflation/etc. Interesting that the yelling about housing affordability over the last couple of years has dissipated with seemingly no celebration of them becoming more affordable. Or maybe it all now just comes under the 'cost of living'. The point is, it's news if it's bad news despite there being positive markers such as low unemployment and wage rises. But my little point today is that while of course there are very real financial practicalities to what one can and can't do in terms of purchasing a property, it is not the main driver. There are births, deaths, marriage, divorce... upsizing or downsizing due to changes in personal circumstances. Some of these simply need to occur when they occur. And I'd suggest many others shouldn't attempt to wait when their life path requires a change of residence. Real estate is a long-term game. Buying and selling when you can and want to almost always works out. Waiting for the market - in any direction - almost never does.

Investment report:

Well, this month it turned - hard! We were making some inroads over the last couple of months but September definitely saw a major increase in enquiries/inspections. We had a record month of leasing achieving a vacancies rate of .5% - and still reducing. This reflects 'full occupancy'. We are basically seeing the ability to move rents back to pre-covid levels and likely to see them grow further from there over the next 12 months or so. The return of overseas students/travellers has been largely responsible for the uptick in demand. We have been highly anticipating this but the reality of it has hit strongly and we may have only seen the 1st real wave. Welcome back!

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 12th & 26th October
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

Lamrock Avenue
\$1,710,000



Sold

Bondi Junction

Ebley Street
\$1,080,000



Sold

Vaucluse

Old South Head Road
\$1,400,000



Sold

Ashfield

Victoria Street
\$3,200,000



Sold

Bondi Junction

Dalley Street
\$1,276,000



Sold

Bondi Junction

Oxford Street
\$350,000



Sold

Bondi Beach

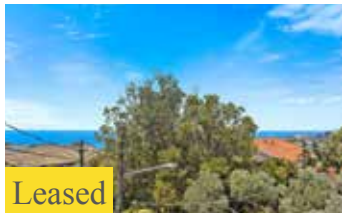
Glenayr Avenue
\$1,520,000



Sold

Bondi

Edward Street
\$3,070,000



Leased

Bondi

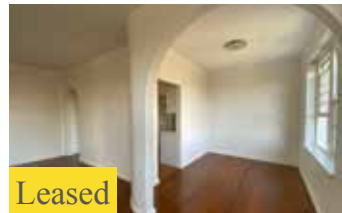
Fletcher Street
\$795pw



Leased

Bondi

Bondi Road
\$800pw



Leased

Bellevue Hill

Victoria Road
\$800pw



Leased

Bondi Beach

Curlewis Street
\$625pw

Management Sold on behalf of Client



Sold

6/727 Old South Head Road, Vaucluse

Sold Prior to Auction
Mr M is a very happy client



We are pleased to present our...

'Investment Property of the Month'



25 Plowman Street, North Bondi

Rarity – Location & Potential

- 2 bedroom + sunroom semi
- Potential for 2nd storey
- Peaceful surrounds, easy stroll to beach
- 2 lock-up garages, convert to studio

Auction: Wednesday 26th October, 6.30pm

View: Sat & Thur 12-12.30pm

Price Guide: \$2,100,000

Potential Rental Return : \$1200pw



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, Claire Riordan, Nikitha Thota

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

Reception: Anastasia Vinokur

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