



Client Edition

Ray White Unlimited | Bondi Beach

Making Sense – November 2022

By Ron Bauer

Sales

Last chance for 2022! There's plenty to suggest that if you are thinking of selling in the next 12 months, this next moment might well be the best time to do it. This needs to be discussed in more detail with your friendly real estate professional but just to highlight a few key market factors; there is a massive shortage of properties in this usually hectic Spring market – a real rarity. Most opinion agrees that the brunt of interest rates rises are behind us. And we are seeing a notable increase of enquiries and buyers attending inspections and Auctions. Some positive signs that will see some positive results now over the next few weeks.

Investment News

Calling all investors, this may well be the moment you have been waiting for! The two main drivers have shifted in your favour. There is no doubt that prices have come back from their peak which was probably late last year, by perhaps as much as 15%. To expect prices in the Eastern Suburbs to fall further than that would be a brave prediction, a historical event. Rents on the other hand are surging upwards and returns haven't looked this good in a long time - we are even beginning to wonder if we will see the old 5% return make a comeback. It is a great time to start or grow the portfolio, don't wait until everyone has the same idea.

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 9th & 23rd November
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

Centennial Park

Cook Road
\$520,000



Sold

Lakemba

Willeroo Street
\$2,635,000



Sold

Bondi

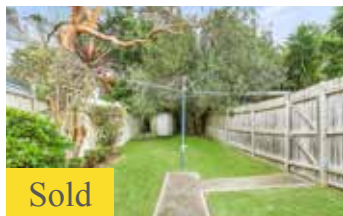
Flood Street
\$1,625,000



Sold

Bondi Beach

Glenayr Avenue
\$1,520,000



Sold

Bondi

Edward Street
\$3,070,000



Sold

Darlinghurst

McLachlan Avenue
\$1,325,000



Sold

Bondi Beach

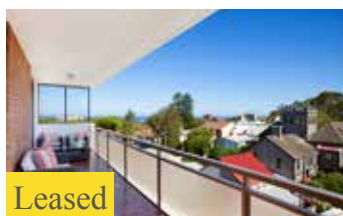
Curlewis Street
\$1,705,000



Sold

Bondi Beach

Beach Road
\$820,000



Leased

Bondi Junction

Woodstock Street
\$960pw



Leased

North Bondi

Blair Street
\$780pw



Leased

Bellevue Hill

Sir Thomas Mitchell Road
\$1000pw



Leased

Rose Bay

Strickland Street
\$2750pw

Management Sold on behalf of Client



Sold

8/66 Beach Road, Bondi

Sold Prior to Auction
Ms F is a very happy client



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



1301/1 Hollywood Ave, Bondi Junction

Great value entry into sought after address

- 2 bedrooms with built-ins
- Large wrap around balcony
- Open plan lounge/dining
- Security undercover parking

Auction: Wednesday 9th October, 6.30pm

View: Sat & Thur 11am – 11.30am

Price Guide: \$1,000,000

Potential Rental Return : \$750pw (expires 11/12/22)

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, Katerina Shulyaeva

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

Reception: Anastasia Vinokur

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