



Client Edition Ray White Unlimited | Bondi Beach

Making Sense – Final Edition 2022

By Ron Bauer

This is the final edition of our Making Sense report for the year, thank you for interacting with it, we hope it has been informative and thank you for your feedback along the way. Let's get into it!

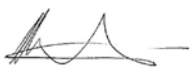
In terms of real estate, this year was 'messy'. It began with the lingering positivity of last year and we made a solid number of sales at still great levels almost up to the middle of the year. By then that sinking feeling had started to set in. Interest rate rises began to take hold as did other negative factors including inflation. While prices have come back some distance, we feel that we are still above the levels that were set ahead of Covid and more than anything, it's the shortage of properties on the market which is hurting us.

But these last few weeks have shown great positivity. Inspections have been busy, with some properties attracting 20-30 groups on a Saturday morning, Auctions are well attended, and competition has ensued resulting in 'above reserve' prices on many occasions. The highlight last week was a block of 4 in Bronte where we achieved \$5,425,000 – more than \$500,000 above the reserve price.

Historically, when the sales market becomes tougher, the rental market shoots upwards and we have seen a very definite return to those conditions. In my 30 years in the industry, I have never seen a situation where every property under our care was occupied and yet that's exactly what happened this month. Over 1400 properties and all occupied. Rent increases are of course the order of the day and we are pursuing them relentlessly on behalf of our clients. But it's important to note that we can only increase once every 12 months, so it will take time to bring rents back up to market – unless you're willing to let the tenants go and start fresh. Worthy of further discussion!

Thank you again and we wish our clients and friends all the very best over the upcoming holiday season and a very Happy New Year!

Yours faithfully,
Ray White Unlimited | Bondi Beach



RON BAUER
Director/Principal
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“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 Final Auction being held on: Wednesday 14th December
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

Bronte

Brae Street
\$5,425,000



Sold

Greenacre

Hume Highway
\$3,680,000



Sold

Bondi

Penkivil Street
\$1,710,000



Sold

North Bondi

Military Road
\$1,350,000



Sold

Bondi Junction

Hollywood Avenue
\$1,110,000



Sold

Bondi Beach

Beach Road
\$965,000



Sold

Bondi Beach

Garage Curlew Street,
\$140,000



Sold

Bondi Beach

Warners Avenue
Not for publication



Leased

North Bondi

Gilgandra Road
\$3,200pw



Leased

Bondi

Francis Street
\$800pw



Leased

Bondi

Glenayr Avenue
\$675pw



Leased

Vaucluse

Young Street
\$650pw

Management Sold on behalf of Client



Sold

1301/1 Hollywood Ave, Bondi Junction

Sold \$60,000 above reserve
Mr A is a very happy client



We are pleased to present our...

'Investment Property of the Month'



8/49-51 Helena St, Randwick

Location is key!

- 2 good size bedrooms, built-ins
- Updated bathroom & kitchen
- Balcony, internal laundry
- Easy access to everywhere!

Auction: Wednesday 14th December, 6.30pm

View: Saturday & Thursday 10.15am – 10.45am

Price Guide: \$900,000

Current Rental Return: \$600pw (expires 27.12.22)



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, Lisa Dwyer, Breanna Skewes, Madison Watt

Property Management: David Germane, Amoula Kemeny, Lena Lahoud, Lauren Beare, Joanne Donoso, Ronny Gorial, Sabina Morris, Claire Riordan, Katerina Shulyaeva

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

Reception: Anastasia Vinokur

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