



Your April Update

Property Management

Perhaps sensing the change in season, the market slightly pre-empted the cold weather snap that we are experiencing. No pun intended, but we already have evidence of this Winter chill shown by the lack of enquiry for vacant properties. Albeit a touch early, this is very typical seasonal behavior - it's only that we haven't experienced 'typical' in a few years.

If your property happens to fall vacant over the next couple of months, it may be that the increases we might have considered, need to be put on hold - and even slightly lower rents considered - just to see off the Winter Season. We do still expect to see some upward pressure again later in the year.

Tip of the Month!



Do you have landlords insurance? **HIGHLY RECOMMENDED**



Would you drive your car without insurance, so why would you take such a risk with one of your biggest assets!

Landlords insurance covers you for: malicious and accidental damage; rent arrears; public liability - and basically can cover you for where building/contents insurance falls short. If you are unsure if you have a current policy or wish to obtain one, please call us immediately.

Sales

As reported last month, our clearance rates are remaining high, clearly a result of so little being available on the market - and of course some hard work by our team. The 1st home buyer market remained solid but is also having a flow-on effect into higher price ranges.

Of note was a sale of a block of 4 this month in Queens Park. Not only for the price of \$1,850,000, but also for the volume of interest it attracted. Over 50 parties visited in the 2 weeks it was open. So investors are back and looking for opportunities which is further good news.

Just a few of our sales results:



1 Victoria St, Waverley
\$1,850,000



16 Stephen St, Bondi
\$1,035,000



3/5 Lugar St, Bronte
\$532,500



368 South Dowling St, Paddington
\$1,150,000

Should you be considering selling, we wish to ensure that you receive the highest level of service, commitment and experience at all times. To that end, call me personally anytime to discuss. Obligation free and discretion assured.

Thank you for your continued support and please advise anytime if we can be of further assistance in any way.

Yours Faithfully
RAY WHITE UNLIMITED

Ron Bauer

RON BAUER
Principal

Ray White Unlimited

No. 1 Auction Office throughout NSW
- across ALL Real Estate Groups*

*Based on results supplied to Australian Property Monitors as at 9/3/09. Criteria: Auctions submitted 1/1/08 - 31/12/08



Ron Bauer
0414 345 444



Karen Davies
0412 515 970



Monica Shor
0411 888 445



Melanie Burns
0400 554 544



Nicholas
Armstrong-Smith
0419 273 703

With our team on your side the possibilities are **Unlimited**



Rosa Galvan
0404 334 101



George Astudillo
0412 330 588



Joseph Canturi
0419 250 621



Shirley Lemberg
0402 333 553



Kevin Devlin
0419 790 823

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Ray White

Open Invitation

Would you like to get a 'feel' for the market? Please come along to one of our fortnightly Auctions.
Upcoming Dates:

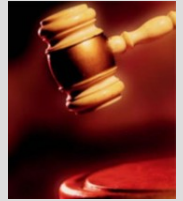
Wednesday 6th May

Wednesday 20th May

Commence at 6:30pm

Venue: Double Bay Auction Centre, Level 1, 20-26 Cross Street, Double Bay

For an order of sale 1 day prior, please email lisa@rwunlimited.com.au or call the office



Your Team:

Principal: Ron Bauer

Sales: George Astudillo, Shirley Lemberg, Karen Davies, Monica Shor, Joseph Canturi, Rosa Galvan, Melanie Burns, Nicholas Armstrong-Smith, Kevin Devlin, Peter Ozerskis, Rob Schmidt, Erin King, David Marshall

Property Mgt: David Germane, Flora Baidarman, Pamela Thomson, Nathan Ezekiel

Admin: Karen Gosbell, Karen Bauer, Susie Kemeny, Sheila Benjamin, Lisa Henderson, Melissa Rotondo

Reception: Lina Thornton

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