

Ray White Unlimited

With our team on your side
the possibilities are Unlimited



Your March Update

By Ron Bauer

Optimism prevails. Both the Property Management and Sales side of things are continuing on their strong journeys.



Property Management Report

No sign as yet of the usual increase of vacancies heading into the cooler months. So far, we would report a true vacancy rate of as close to 0% as it gets. We are re-letting more places each week than we start with – and we start with so few. While we are looking at raising rents further, we are recommending a 'hold pattern' probably for the next couple of months and then pushing further on the way out of Winter again.

As mentioned last month, the entire team went on a 2-day intensive program during the month. A lot of knowledge was gained and the energy of the team overall is upbeat. We hope to deliver some real benefits to you moving forward.



Our David Germane and his family are doing the Mothers Day Walk for Breast Cancer (now that David is fit enough to do the 8 km run) for the 4th Year. We would welcome your sponsorship of our team. "Betty's Bosom Buddies" has been hugely successful in raising money and awareness for the National Breast Cancer Foundation through the Mothers Day Classic walk. In both 2007 and 2008 we were proud to be named the top fundraisers in NSW, and in 2009 we added top national fundraisers to our achievements. In total - and with the help of our friends, family, colleagues and extended community - we have collected approximately \$35,000 for breast cancer research over the 3 years.

Please go to the following link to sponsor David in the Run <https://s.eventarc.com/sponsor/view/87>



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Some recent lettings:



**Balfour Rd,
Rose Bay
\$550pw**



**Young St,
Vaucluse
\$1,245pw**



**Gould St,
Bondi Beach
\$630pw**



**Underwood St,
Paddington
\$950pw**



**Arthur St,
Edgecliff
\$850pw**



**Warners Ave,
Bondi Beach
\$750pw**

Sales Report

The Annual Ray White Ball was held this month and we were pleased to learn that our award-winning tradition is firmly in place. The office figures 5th overall which we were very pleased about with Monica Shor the 6th place salesperson and myself the 6th place Principal both for the 2nd consecutive year.



We sincerely thank our clients for their ongoing support and look forward to continuing to provide you with the highest of service standards and achieving premium results on your behalf.

Reflective of the strength of the market – and of course our efforts - we sold 9 out of 10 at our most recent Auction. A couple of properties selling well beyond expectations. It is clear that prices we are achieving now are beyond any 'peak' achieved historically and the signs are that this may continue for some time yet.

Some recent sales:



9/33 Francis St,
Bondi Beach
\$810,000



71 Lamrock Ave,
Bondi Beach
\$1,351,000



43 Refinery Dr,
Pyrmont
\$870,000



14/157 Victoria Rd,
Bellevue Hill
\$494,500



9/315 Bondi Rd,
Bondi Beach
\$760,000



3/52 Darling Point Rd,
Darling Point
\$760,000

Open Invitation

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

Wednesday 14 April & Wednesday 5 May
Commencing at 6:30pm



Venue: Club Rose Bay, Cnr Vickery Ave & New South Head Rd, Rose Bay
"The only quality Eastern Suburbs venue with lift access and easy parking"

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

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

A handwritten signature in black ink, appearing to read 'Ron Bauer'.

RON BAUER
Principal

We are pleased to present our:
'INVESTMENT PROPERTY OF THE MONTH'. We have selected what we believe shows all the vital elements of a blue chip residential investment for your consideration:



8/36 RAMSGATE AVENUE, BONDI BEACH



Lifestyle Location

- Fully renovated 2 bedrm
- Bright northern aspect
- Open plan kitchen
- Security, internal laundry
- Ideal 1st home/invest

**Auction: Wed 14 April
6.30pm, Club Rose Bay
Cnr Vickery Ave, Rose Bay**

View: Sat/Thur 11-11.45am

Expected Price Range:
\$500,000+

Current Rent:
\$520pw

Opinion of Market Rent:
\$575pw

Special Feature:

- Hot location, northerly aspect, one block from beach!

Please call if you would like more information on this property or would like us to add you to our VIP buyer list for something else. If you are looking to grow, we are here to help.

Your Team:

Principal: Ron Bauer

Sales: Shirley Lemberg, Karen Davies, Monica Shor, Nicholas Armstrong-Smith, Rosa Galvan, Melanie Burns, Kevin Devlin, Lisa Oliver

Property Mgt: David Germane, Flora Baidarman, Pamela Thomson, Nathan Ezekiel, Ben Jones, Melisha Heath, Lara Doff

Admin: Karen Gosbell, Karen Bauer, Susie Kemeny, Sheila Benjamin, Lisa Henderson, Lina Thornton

Reception: Alex Miller

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