

Ray White **Unlimited**

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



Your April Update

By Ron Bauer

Welcome to our latest newsletter. Updated each month, we try to keep this informative and interesting for you. Please let us know if you would like to know more about any particular topic. Your feedback is most welcome.



Property Management report:

The weather has certainly cooled and as is traditionally the case, enquiry levels have reduced somewhat. Inspections are a little quieter and there are a few more properties for prospective tenants to choose from. While we believe it will remain a strong market, with vacancy rates staying lower than in other years, it will still pay to be conservative. That is, to hold off on any possible rent increases until we head out of the Winter cycle.

Some recent lettings:



**Comber St,
Paddington
\$750pw**



**Curlew St,
Bondi Beach
\$390pw**



**Macquarie St,
Sydney
\$1,200pw**



**Bondi Rd,
Bondi Beach
\$775pw**



**Bronte Rd,
Waverley
\$475pw**



**Old South Head Rd,
Vaucluse
\$850pw**

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Sales Report

The clear highlight of the month was our Auction on the 14th. We sold 100% on the night - which is impressive in itself - but EVERY single one sold under the hammer and well over reserve prices. We achieved more than \$500,000 EXTRA on behalf of our clients on the night. A few of these results listed below.

While the weather cools and less expected to be on the market over the next couple of months, the heat in prices looks set to continue. As we have been suggesting, selling now or by August may prove to be the peak time in 2010 and we wonder if there might be some good buying opportunities later in the year if interest rates creep further and the traditional flood of Spring properties come on-line.

Some recent sales:



15/164 Campbell Pde
Bondi Beach
\$822,500



57/11 Yarranabbe Rd,
Darling Point
\$725,000



64/69 Cook Rd,
Centennial Park
\$520,000



8/36 Ramsgate Ave,
Bondi Beach
\$560,500



28/64 Penkivil St,
Bondi Beach
\$930,000



5/56 Simpson St,
Bondi
\$485,000



4/23 Fletcher St,
Tamarama
\$785,000



3/3 Martins Ave,
Bondi
\$515,000



14/285 Bondi Rd,
Bondi Beach
\$947,000

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



6/27 SUTHERLAND ST, PADDINGTON



Your Paddo Pad

- Good-size living, balcony
- Full separate kitchen
- Common/share laundry
- Light & Airy - great feel!

**Auction: Wed 26 May
6.30pm, Club Rose Bay
Cnr Vickery Ave, Rose Bay**

View: Sat/Thur 10-10.45am



Expected Price Range:

\$250,000+

Opinion of Market Rent:

\$300pw

Special Feature:

- Paddington lifestyle, ever-popular rental, neat & easy pocket investment

7/34 DOVER RD, ROSE BAY



Designer apt with warmth

- 2 bedrms, o/plan living
- Renov kitchen & bathrm
- Good layout, int laundry
- Private leafy aspect

**Auction: Wed 26 May
6.30pm, Club Rose Bay
Cnr Vickery Ave, Rose Bay**

View: Sat/Thur 10-10.45am



Expected Price Range:

\$600,000+

Current Rent:

Opinion of Market Rent:

\$600pw

Special Feature:

- Perfect condition, will attract quality tenants. Could be a future home for deserving offspring

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
Principal

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

Open Invitation



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

**Wednesday 5 May & Wednesday 26 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

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