



Your May Update

Our new home

We have officially made the move to our newly refurbished premises at 52 Blair Street, North Bondi. While we do plan to have an official 'opening' down the track to which you will be invited, please feel free to drop in for a visit at anytime. We would be happy to take you on a tour.

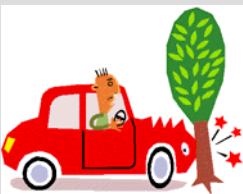
Property Management

Slower enquiries but low vacancy levels continue. While the upward push resulting from high demand has eased over recent weeks, we are still finding that there is a tenant for every property – and usually in quick time. The signs are good that rent may well rise a little further later in the year.

Some recent lettings:

Imperial Ave Bondi \$750pw	LEASED	Llandaff Street Bondi Junction \$1200pw	LEASED
Wellington Street Bondi \$1100pw	LEASED	Queen Road Paddington \$560pw	LEASED
Jaques Ave Bondi \$900pw	LEASED	Adelaide Street Bondi Junction \$1250pw	LEASED

Tip of the Month!



After such a good response to our insurance tip in our last newsletter, we thought we would repeat this vital message again:

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

Our teams hard work and consistent performance has resulted in a solid month of sales and a solid list of properties for June. With clearance rates remaining high, this should see strong trading through this traditionally patchy time. We are expectant of greater volume in Spring months which is a double-edged sword – more activity can be a good thing, but can also see an easing of prices. Selling sooner than later is likely to be good thinking this year. Buying later this year could see some good value.

Just a few of our sales results:



4/18-20 Sir Thomas Mitchell Rd,
Bondi Beach
\$938,000



1/29 Diamond Bay Rd,
Vaucluse
\$697,500



196 Hastings Pde,
Ben Buckler
\$1,900,000



17 Owen St,
North Bondi
\$2,050,000

Also please remember that next month is the end of the Financial Year – amazing but true. Your accountant will welcome the Annual Report which we will automatically prepare for you at a cost of \$44. Please advise Karen Gosbell on 8362-4808 or by email karen@rwunlimited.com.au if you do NOT require this report.

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

Open Invitation

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

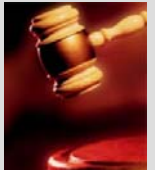
Wednesday 17th June

Wednesday 1st July

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


Ray White Unlimited


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


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


Ron Bauer
0414 343 444



Karen Davies
0412 615 970



Monica Shor
0411 888 443



Melanie Burns
0400 554 544



Nicholas
Armstrong-Smith
0419 223 703


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 700 823

9365 5888

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