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All are welcome to join the celebrations marking the opening of Cottesloe Tennis Club's season this Saturday, October 21.

Warm welcome at Cott Tennis Club open day

Cottesloe Tennis Club invites members and visitors to celebrate the official opening of the club's season this Saturday, October 21.

The day will commence with juniors at 10am followed by the opening ceremony for adults from 1.30pm.

Social tennis will run from 2pm with organised sets of doubles.

Afternoon tea will be served

about 3.30pm, followed by the official opening, then more tennis.

The bar will be open from 4.30pm for some socialising, drinks and nibbles.

Stay for a drink and enjoy barbecued sausages with buns provided by the club.

Mid-week social tennis players will have their official opening day on Tuesday, October 24, from 9am with morning tea at 11am.



Scar of all types are treated by the team at The Scar Clinic Perth in West Leederville.

Every scar tells a story

This Sunday, October 22, is National Scar Appreciation Day, which celebrates the idea that every scar is unique and tells its own story.

A group of specialist plastic surgeons, Dr Suzanne Rea, Dr Helen Douglas and Dr Anna Goodwin-Walters, all of whom work at the world-renowned WA Burns Service, are using their combined experience of treating problematic scars to expand the services' reach to patients with scarring from all other causes at The Scar Clinic Perth in West Leederville.

Their work centres on helping patients improve their physi-

cal and psychological health post-trauma through a holistic approach to scar management with a strong focus on CO2 laser surgery as well as plastic surgical scar revision.

Dr Rea and Dr Douglas have published several research articles in international plastic surgery journals demonstrating significant and long-lasting improvements achieved when treating scars with CO2 laser.

This strong laser can be law be operated only by a registered medical practitioner and is more effective than other laser treatments.

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Spring Rush: Western Suburbs Sees Record Sales as Holidays Approach

It's not easy to grab hold of, but it's only 9 weekends until Christmas!

A few of the stores along the street have already started to layer up the Christmas decorations.

And this means buyers are running out of time to find a place and get settled in before the holiday season.

It's one of the reasons the spring selling season is so busy and prices seem to have an upward drive – as many people are looking to buy and settle to align with the school or work year ahead. Right now, the average selling time in WA is 18 days – which is the quickest in Australia – the national average being 34 days.

Now and more than any other time in the year, the agency is inundated with interstate and international buyers as work relocations are in full swing.

Many of these buyers feel out of the knowledge-loop of an extremely tight/low stock market. Their budgets are typically high and patience

critically low. It's buy now or miss out and unlike previous years there is no fall-back on to the rental market.

So, what does this mean in practical terms? For those considering selling in January or February next year – it would be considerably better to roll with the noticeable drive in the current market environment.

For buyers, it would seem important to have finance pre-approval in place with a feeling of increased competition, especially from people who are moving over to WA, who are predominantly cashed up and ready to go.

One question I am always asked, is where is the market heading – and without some unforeseen world event changing the dynamics, these are my thoughts.

In 2006 WA, VIC and NSW had a median property price within 10% of each other. The resource boom leading up to the GFC saw WA properties in the Western Suburbs click into top gear and were holding up

to prices in the East.

However, in the 15 years after the GFC, the Sydney market (the closest in dynamics to the WA property landscape) has nearly tripled and WA has risen only 40% (\$615k in June 2023).

Zoning into the Western Suburb's price prediction, it seems reasonable that the limited number of suburbs and homes that cover the river and coastal landscape will be the one driving factor to continue propel prices upwards.

Local NSW government assessments show the Sydney foreshore to extend (both sides of the water that is) 300km or 55 square kilometres. They calculate that 1.5 million people are living within the foreshore amenities.

So, as high as Sydney prices are, the number of homes (the supply) within the 55 square kilometres of foreshore living, is massive.

WA on the other hand, only has approximately 10 suburbs within the Western Suburbs river/coastal catchment. So,

although there is a significantly higher population in NSW – comparatively the availability / supply of premium property in the same amenity catchment is dramatically lower.

The lay of the WA landscape prohibits the 'spilling-out' of these 10 suburbs to another 15 or 20, so it seems to make sense that these 10 suburbs will continue to have a (driving) demand over the supply, that will naturally push the prices up.

If the resource market continues to flourish, and WA population growth continues to lead the nation, it is hard to imagine it heading any other way.

Combine these two major market-shifters to record low properties for sale – only 5,034 in all Western Australia, compared to the same week last year when there were 8,252 – it is easy to feel that this week's report of an increase in the WA median price will continue.

As well as a frantic buying/selling market place, the rental scene is very much



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the same. Now is the time when (Space and the other property management firms in the Western Suburbs) have unprecedented numbers of people and relocation firms knocking down the door for rentals. Whether it's a one bedroom apartment or a six bedroom home, the demand is massive. The offers (to rent) are virtually always higher than what our clients expect and the prices achieved are starting to get closer to Airbnb prices (without the downtime and high costs).

Any way you look at it, the property market is a grand place to have your money working for you – be it in lifestyle, investment, or an investment in lifestyle.