PeterKuhne
REAL ESTATE
The Service Is Better At Kuhne

FOR LEASE & SALE

1 Woolgar Avenue, MERREDIN, WA 6415

Unlock the potential of this exceptional commercial property in the thriving regional hub of Merredin, strategically located halfway between Perth and Kalgoorlie on one of Western Australia's key transport routes.

Set on a substantial 7,000m² landholding with an impressive 800m² building, this high-exposure property presents an outstanding opportunity for business owners, investors, and entrepreneurs looking to establish or expand in a prime regional location.

Previously operated as Chicken Treat, the property offers an excellent foundation for a café, takeaway, food outlet, hospitality venue, or a variety of other commercial ventures.

Positioned to capture passing traffic from locals, travellers, and freight operators, this property provides outstanding visibility and convenience in a growing regional community.

Whether you are looking to reopen a food and hospitality business, create a new destination venue, or secure a versatile commercial investment, this property offers the space, exposure, and flexibility to make it happen.

PERTH WEEKLY MARKET UPDATE

Sales transactions in Perth last week were up 16.4% on the previous week, with REIWA reporting **753 transactions**. A closer look shows house sales were up 23.1% compared to the week prior and unit sales were up 2.7% while land sales were down 6.7%.

Top Performing Suburbs – Sales
1. Baldivis – 22
2. Belmont – 18
3. Yokine – 13
4. Wellard – 11
5. Armadale – 10

Perth's highest sale price: Carine – $1,640,000
Perth's lowest sale price: Coodanup – $450,000

There were **6,784 properties for sale** in Perth at the end of last week, which is similar to the previous week. This can be attributed to house listings decreasing 1.0% compared to the week prior, while unit listings increased 1.7% and listings for vacant land increased 4.9%.

Last week's total figure of **properties available for sale** is 9.7% higher than four weeks ago and 106.1% higher than levels seen a year ago.

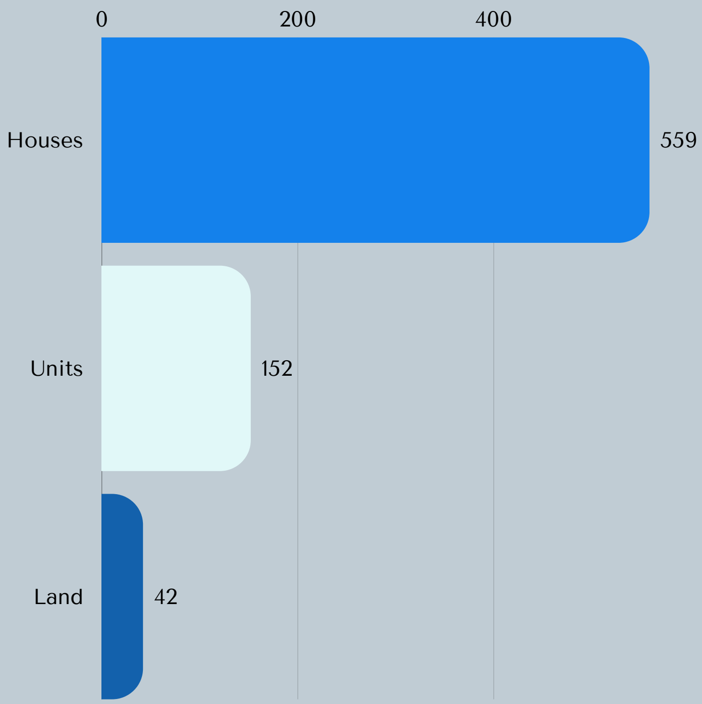
In Perth's rental market, REIWA reported there were **2,164 properties for rent** in Perth at the end of last week, which is 3.0% down on the week prior. Last week's rental listings figure is 6.5% lower than four weeks ago and 7.1% lower than a year ago.

Top Performing Suburbs – Rentals
1. Baldivis – 22
2. East Perth – 18
3. Perth – 17
4. Scarborough – 17
5. Belmont – 13

REIWA reported **653 properties leased** last week, which is 18.1% higher than the previous week, 5.0% higher than four weeks ago and 9.9% lower than a year ago.

MARKET INSIGHTS

Property Sales



Comparison

This week: 753

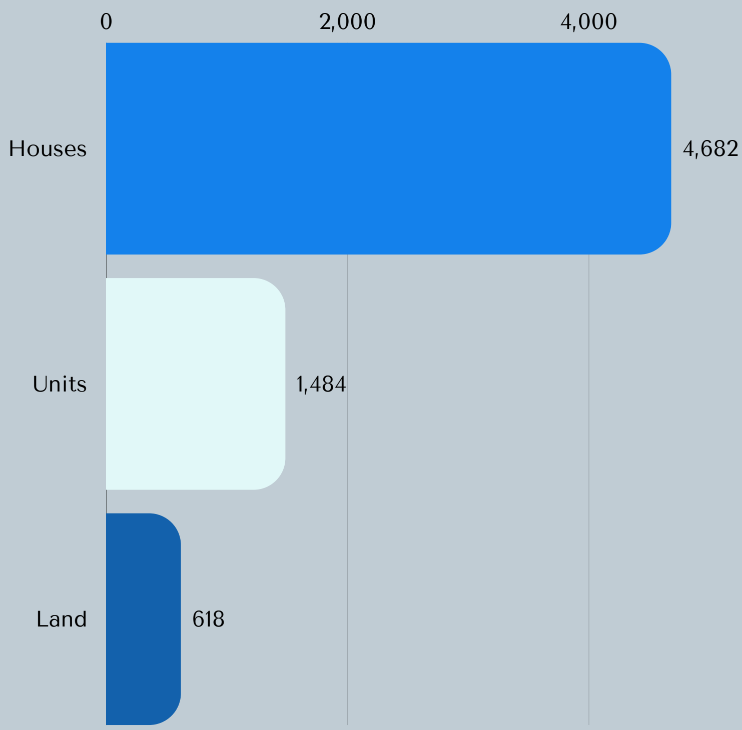
Four Weeks Ago: 699

Same Week Last Year: 822

Top Selling Suburbs

Baldivis:	22
Belmont:	18
Yokine:	13
Wellard:	11
Armadale:	10
Perth:	9
Morley:	8

Properties Listed for Sale



Comparison

This week: 6,784

Four Weeks Ago: 6,184

Same Week Last Year: 3,292

Median House Sales Prices

BUY $950,000

2BR	3BR	4BR
$900K	$875K	$1.03M

Median House Rental Prices

RENT $750pw

2BR	3BR	4BR
$650pw	$720pw	$780pw

WEEKLY RAMBLE - SOMETIMES STATISTICS LIE

I find it hilarious that so many so-called "real estate experts" confidently tell us what the market is doing the day after the latest statistics are released of what will happen in the future. The reality is that, in most cases, the average period between a property going under contract and settlement is somewhere between 30 and 120 days. How can anyone know with certainty what the market is doing today when much of the data reflects decisions made several months ago?

By the time those statistics are published, the market may already have changed. We are effectively looking in the rear-view mirror rather than through the windscreen.
Another weakness in many market statistics is the way properties are classified. I regularly see strata duplexes and townhouses recorded as houses. In some instances, even high-rise apartments are classified as houses. Older homes purchased purely for demolition are often recorded as house sales when, in reality, buyers are paying for the land and the house will be knocked over.

Similarly, a modest home on a 200sqm green title lot may be grouped together with a substantial family home on a 1,000sqm block, despite the two properties having very little in common. In some quarters there may be many more sales of smaller homes than larger homes, making direct comparisons difficult. The same applies to townhouses, where some are strata titled with ongoing levies while others are green title properties with no strata fees, yet they may still be grouped together.

One final example is where zoning changes occur. A 1,012sqm property that was once simply a family home may now have development potential for four green title homes or four strata dwellings. The sale price in that situation is often driven as much by the development potential as by the existing home, yet it may still be recorded as an ordinary house sale. There are many anomalies in statistical comparisons that make a mockery of some of the conclusions we are fed.

WEEKLY RAMBLE - SOMETIMES STATISTICS LIE

Apart from that, no two properties are ever the same. Differences in age, architectural style, construction quality, land size, views, orientation, proximity to schools, universities, hospitals, shopping centres and recreational facilities all influence value. Even within the same suburb, two apparently similar homes can differ significantly in price.

In my opinion, it is high time that those responsible for compiling property statistics insisted that real estate agents provide more accurate information so that we are comparing like with like. Without accurate information, the conclusions drawn from the statistics can be misleading. This could be improved by those companies that provide the statistical information setting standards to real estate agents as to what they require. Or alternatively, statistics are only reported on settled sales.

Like many news headlines, we are often presented with conclusions based on incomplete information. I think the truth of the matter is that we rarely have enough reliable information to make a truly accurate assessment of the market at any particular point in time. It is usually only with the benefit of time that we can see what was really happening. - **Gordan Davies**

QUOTE OF THE WEEK

"Too many people buy things they don't need, with money they don't have, to impress people they don't know."