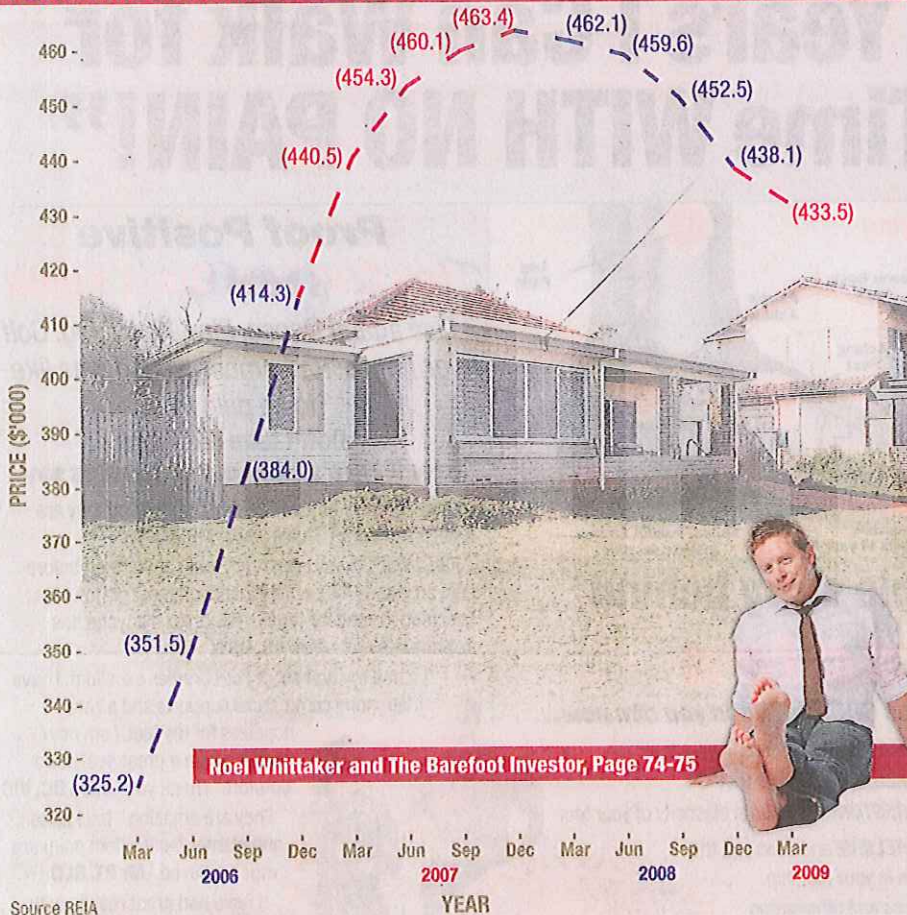


PERTH MEDIAN HOUSE PRICES

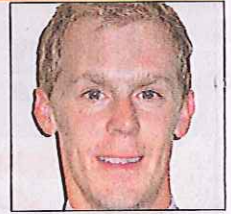


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Is it a good time to buy shares?



Peter Strachan



Rob Pass

Stock Analysis author Peter Strachan

"I think a lot of people have missed the boat," Mr Strachan said. "But there will always be buying opportunities."

"In the short term, the market could go up to the 4600 level, but markets never go in a straight line."

"I think there will be a correction — perhaps a 10 per cent fall from here over the next month or so."

"If you're investing (in the long term), it doesn't really matter when you buy shares. But one thing to ask yourself now is, if you had \$100,000, would you put it all in the market today, or would you put \$30,000 in today and in a month's time put another \$30,000 in and then in six months put in the rest?"

"That way you're averaging in, and if the market does come back over three months then you can buy again at potentially lower prices."

As to which stocks to watch, Mr Strachan says WA's resources boom still has a long way to go.

"You have to have one energy stock and for me that would be Oil Search," he said.

Black Swan Equities investment adviser Rob Pass

"We have just come off the back of a really strong rally, and we're coming up to September/October, which is traditionally a nervous time for the markets," Mr Pass said.

"So long term we're bullish, but in the short term, I think we've already had a good run."

"I think we're primed (for a fall) in the 5-9 per cent range. Though we have had a good rally, leading indicators are starting to improve, but lagging indicators — such as

unemployment — are still down and looking like they might stay down for a while.

"Have we missed the boat? If you're a longer-term investor, we haven't."

"In terms of what to buy, I'd be focusing on quality, keeping in mind diversity for your portfolio. We anticipate there's going to be a boom in the industrial sector around oil and gas."

His pick of the stocks are Woodside Petroleum, Wesfarmers and Commonwealth Bank.

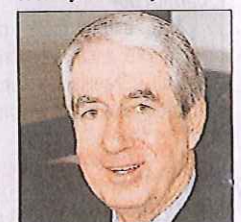
The Sunday Times columnist and Whittaker Macnaught financial adviser Noel Whittaker

"Nobody knows when the market has bottomed until after it has happened," Mr Whittaker said. "Also, the market long term has never failed to make a new high after making a bottom."

"So, if you follow the rules about holding shares on a 10-year basis — which is what you ought to be doing — then I think it's a good time to be buying."

"There's an enormous amount of cash waiting on the sidelines and I think every time (the market) makes a new move, everyone will be pooling in again."

"I'd suggest an index fund of diverse, quality Australian shares. The great thing about buying index funds is you're never going to lose your money."



Noel Whittaker

Is it a good time to buy property?



Gavin Hegney



David Hobbs



David Lock

Hegney Property Group executive chairman Gavin Hegney

"When you can buy a property which may be largely land value, yet has a rental return that almost pays for the loan, isn't this then the right time to buy it?" Mr Hegney asks.

"Such a thing exists in lower-risk areas of Perth today, yet wasn't so available at the peak of the property boom."

"When you can buy this type of property that also had good potential for capital growth, then it really doesn't get much better."

"It is the right time to buy the right property and it is always the wrong time to buy the wrong property if you are looking purely at financial gain."

Mr Hegney says there's no doubt WA's property market will outperform in the long run.

"The talk this week of the \$50 billion Gorgon gas project will bring WA again to the attention of the 'portable' property investment dollars from around Australia," he said.

"If this goes from 'attention' to 'action', there is going to be a lot of investors chasing property."

But Mr Hegney isn't putting his money where his mouth is. "Am I buying now? No, it's not the right time for me," he said.

Professionals WA Real Estate chief executive David Hobbs

"Now is definitely the time to buy property," Mr Hobbs said. "Research states

clearly that the market has bottomed and there are clear signs of an upward trend with properties priced between \$250,000 and \$600,000."

"Confidence has also increased in finance and lending institutions."

Mr Hobbs says potential homeowners should choose an area that suits their lifestyle and not over-commit themselves — especially with interest rates tipped to rise.

Aussie Home Loans state manager WA/SA David Lock

"Regardless of what the market is doing, Australians will always buy and sell property for investment or as a home — the key to making the right decision

There's no point paying \$20,000 or \$30,000 over market value just to get \$14,000 - DAVID LOCK

remains the same whether we are in boom or bust," Mr Lock said.

"Research, due diligence and a sound understanding of your financial position is required before committing to a home loan."

"While the market has come off the boil in WA during the past year, there are signs it is still very robust as the economy recovers from the effects of the global financial crisis."

"There are good deals to be had, but extra caution is needed in selecting the right property. The First Home Owner Grant created a price bubble in some areas."

"There's no point paying \$20,000 or \$30,000 over market value just to get \$14,000."

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