



195 DELGADO PARADE ILUKA WA 6028

Prepared for Buyers Guide on 30th August 2024



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Closing date sale provides prospective buyers the opportunity to consider this property and put forward their best offer with the confidence that we will present all offers for the seller's formal consideration.

Closing Date Sale is about making it easier, fairer and more comfortable for you to make the offer you want to make on the price and conditions suitable to your unique circumstances.

How does it work?

On the Closing Date the Seller will consider your offer and any other offers tabled at the time. The seller may elect to:

- Accept any one offer
- Make a counteroffer (to any one buyer to accept, reject or counteroffer)
- Consult all buyers (through the agent) prior to dealing with any offer
- Choose to reject all offers and retain the property

How do I make my offer?

Simply request our 'Preparing to submit an offer Questionnaire', and complete a standard offer & acceptance contract in person or via DocuSign. Your offer must provide for a deposit which is payable within 3 business days of acceptance.

Do I have to make a cash or unconditional offer?

No, you can make the offer at the price and on the terms and conditions suitable to your circumstances.

Will my offer actually be considered by the seller?

Yes, we will inform the seller of all written offers as they are received. The seller reserves the right to accept an offer prior to the Closing Date Sale without notice.

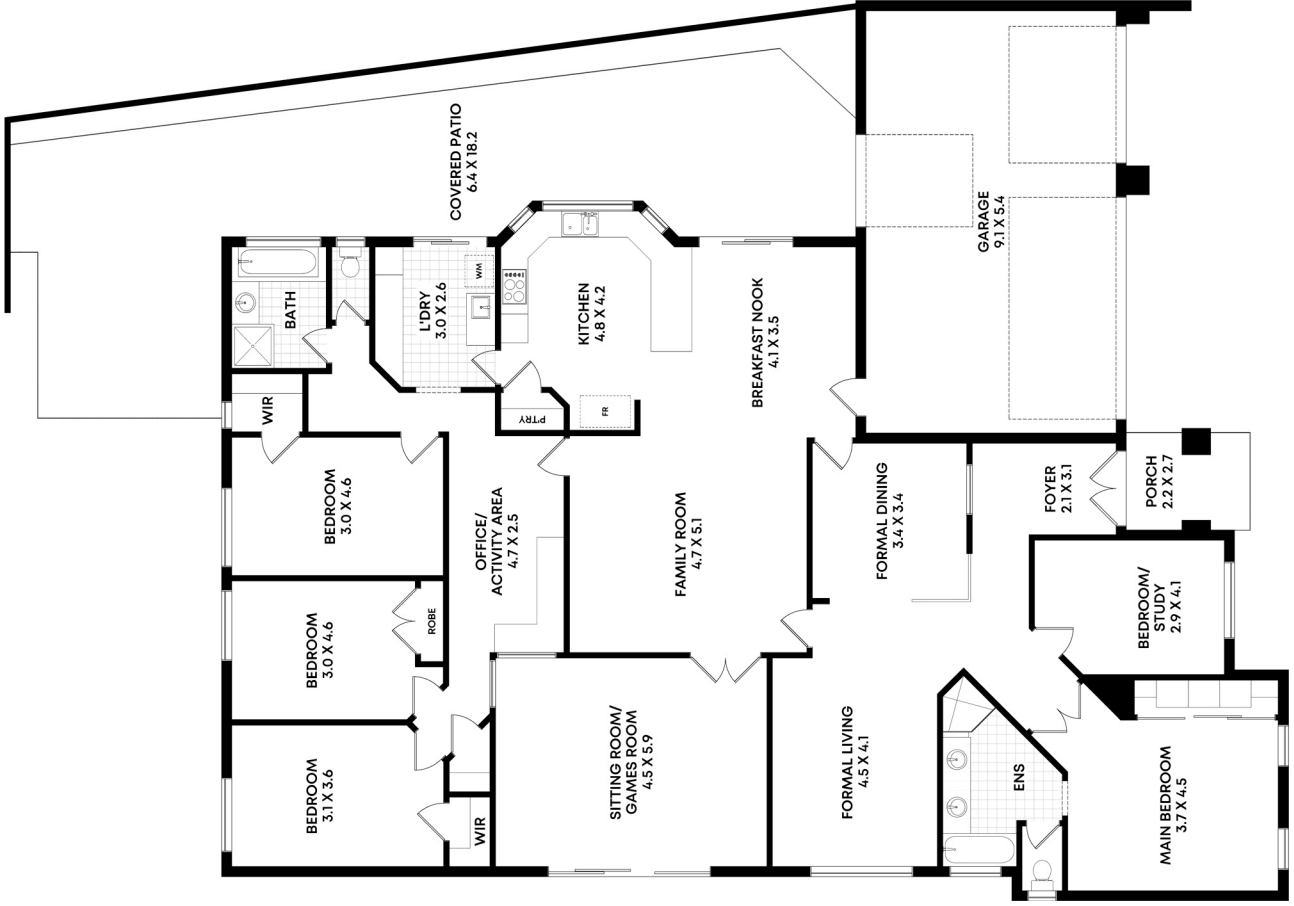
When will I know if my offer has been accepted?

After all offers have been presented to seller the agent will respond to the successful buyer first and the successor buyers thereafter.

Do I have to wait until the Closing Date to place my offer?

No, you may place your offer at any time prior to the Closing Date. Furthermore, if you wish to withdraw your offer prior to the Closing Date you can do this at any time by advising us of your intention to withdraw your offer by doing so in writing.

Should you have any further questions please do not hesitate to discuss your offer with us.

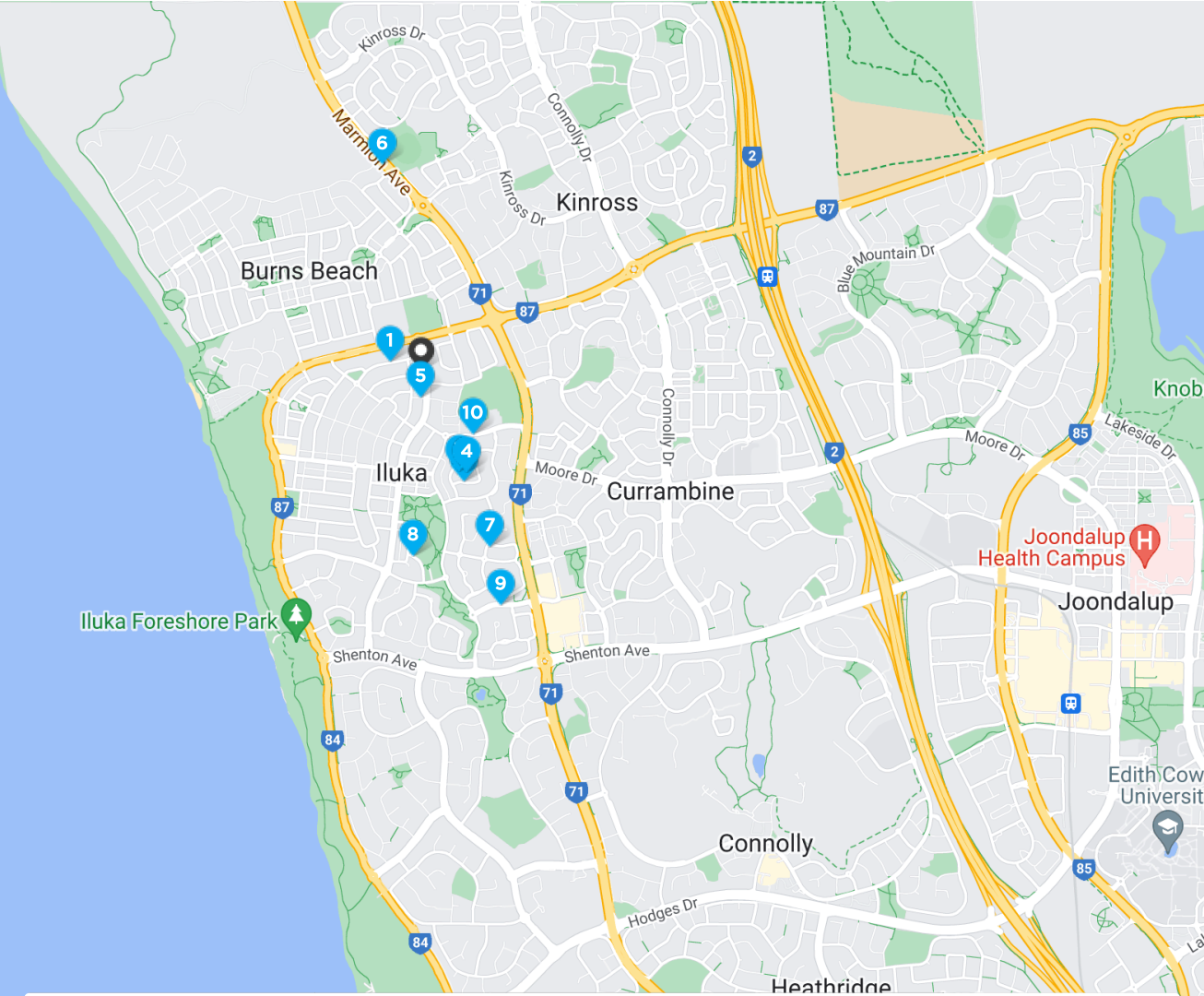


195 Delgado Parade, Iluka, WA 6028

Internal 272m² | Garage 54m² | Porch 5m² | Covered Patio 69m²
 Total 400m²

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only.
 DQ Care Pty Ltd T/A Joy Abode TC RA82603 ABN 45 107 395 059

Comparables Map: Sales




				
1 15 VENICE ENTRANCE ILUKA WA 6028	5	2	3	\$1,500,000
2 6 ST THOMAS LOOP ILUKA WA 6028	4	2	2	\$1,405,000
3 3 ST THOMAS LOOP ILUKA WA 6028	5	2	2	\$1,375,000
4 7 ST THOMAS LOOP ILUKA WA 6028	4	2	2	\$1,350,000
5 6 GOLD LANE ILUKA WA 6028	4	2	3	\$1,315,000
6 32 MAROMA LOOP BURNS BEACH WA 6028	4	2	2	\$1,300,000
7 30 SANTA MONICA PARADE ILUKA WA 6028	4	2	2	\$1,250,000
8 11 PATANG VISTA ILUKA WA 6028	4	2	3	\$1,224,000
9 17 OCEAN GATE PARADE ILUKA WA 6028	4	2	2	\$1,179,000
10 25 MIAMI BEACH PROMENADE ILUKA WA 6028	4	2	2	\$1,170,000

* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

1 15 VENICE ENTRANCE ILUKA WA 6028 **Sold** **\$1,500,000**




5	2	3	627m ²	255m ²
Year Built	2008	DOM	16	
Sold Date	24-Jun-24	Distance	0.16km	
First Listing	OFFERS			
Last Listing	OFFERS			

Notes from your agent

Comparable land area
 Comparable living area
 Earlier year of construction
 Below ground pool

2 6 ST THOMAS LOOP ILUKA WA 6028 **Sold** ^{RS} **\$1,405,000**



4	2	2	650m ²	247m ²
Year Built	1999	DOM	8	
Sold Date	19-Jul-24	Distance	0.64km	
First Listing	ALL OFFERS BY MON 29TH JULY			
Last Listing	UNDER OFFER !!			

Notes from your agent

Comparable land area
 Smaller living area
 Older year of construction
 Below-ground pool
 Renovated

3 3 ST THOMAS LOOP ILUKA WA 6028 **Sold** **\$1,375,000**



5	2	2	706m ²	258m ²
Year Built	1996	DOM	13	
Sold Date	10-May-24	Distance	0.58km	
First Listing	POA			
Last Listing	Offers over \$1.3m			






Notes from your agent

Larger land area
 Comparable living area
 Older year of construction
 Below ground pool
 Renovated

Comparable Sales

4 7 ST THOMAS LOOP ILUKA WA 6028 **Sold** **\$1,350,000**








 4  2  2  710m²  253m²
 Year Built 1996 DOM 61
 Sold Date 11-Feb-24 Distance 0.6km
 First Listing Off Market SALE
 Last Listing Under offer

Notes from your agent

Larger land area
 Comparable living area
 Older year of construction
 Renovated

5 6 GOLD LANE ILUKA WA 6028 **Sold** **\$1,315,000**








 4  2  3  694m²  271m²
 Year Built 2002 DOM 20
 Sold Date 03-Jun-24 Distance 0.15km
 First Listing Offers Over \$1.3million
 Last Listing Under Offer!

Notes from your agent

Larger land area
 Comparable living area
 Comparable year of construction
 Below ground pool
 Renovated

6 32 MAROMA LOOP BURNS BEACH WA 6028 **Sold** **\$1,300,000**



 4  2  2  790m²  278m²
 Year Built 2013 DOM 1
 Sold Date 21-Jul-24 Distance 1.09km
 First Listing Contact Agent
 Last Listing Contact Agent

Notes from your agent






Larger land area
 Comparable living area
 Earlier year of construction
 Below ground pool

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

7 30 SANTA MONICA PARADE ILUKA WA 6028 **Sold** **\$1,250,000**








 4  2  2  699m²  252m²
 Year Built 1995 DOM 41
 Sold Date 25-Feb-24 Distance 1.01km
 First Listing -
 Last Listing -

Notes from your agent

Larger land area
 Smaller living area
 Older year of construction
 Renovated

8 11 PATANG VISTA ILUKA WA 6028 **Sold** **\$1,224,000**

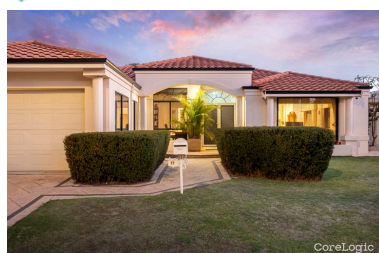







 4  2  3  634m²  232m²
 Year Built 2003 DOM 4
 Sold Date 16-Jan-24 Distance 0.99km
 First Listing ALL OFFERS BY MON 29TH JAN
 Last Listing UNDER OFFER !!

Notes from your agent

Comparable land area
 Smaller living area
 Comparable year of construction
 Below ground pool

9 17 OCEAN GATE PARADE ILUKA WA 6028 **Sold** **\$1,179,000**



 4  2  2  744m²  274m²
 Year Built 1994 DOM 65
 Sold Date 25-Apr-24 Distance 1.32km
 First Listing MARKET PREVIEW
 Last Listing UNDER CONTRACT


Notes from your agent

Larger land area
 Comparable living area
 Older year of construction
 Below ground pool

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

10 25 MIAMI BEACH PROMENADE ILUKA WA 6028 **Sold** **\$1,170,000**



4	2	2	653m ²	264m ²
Year Built	1997	DOM	84	
Sold Date	03-Mar-24	Distance	0.44km	
First Listing	Offers close 20-2-24			
Last Listing	Under offer			

Notes from your agent

Comparable land area
 Comparable living area
 Older year of construction

11 9 CASPERSEN WAY BURNS BEACH WA 6028 **Sold** ^{RS} **\$1,312,500**



4	2	2	576m ²	226m ²
Year Built	2012	DOM	8	
Sold Date	09-Jul-24	Distance	0.91km	
First Listing	Market Preview			
Last Listing	Market Preview			

Notes from your agent

Smaller land area
 Smaller living area
 Earlier year of construction
 Below ground pool

12 25 SOLYMAR CIRCLE BURNS BEACH WA 6028 **Sold** **\$1,300,000**



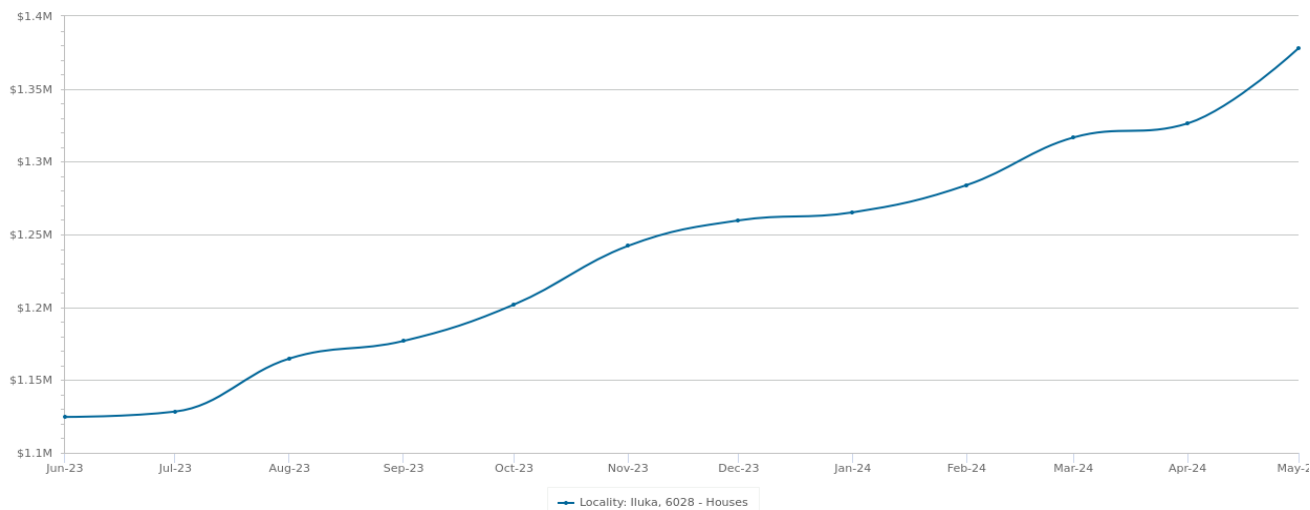
5	3	2	552m ²	220m ²
Year Built	2010	DOM	59	
Sold Date	09-Apr-24	Distance	0.5km	
First Listing	MARKET PREVIEW			
Last Listing	UNDER CONTRACT			

Notes from your agent

Smaller land area
 Smaller living area
 Earlier year of construction
 Below ground pool

Recent Market Trends

Median Value - 12 Months (House)

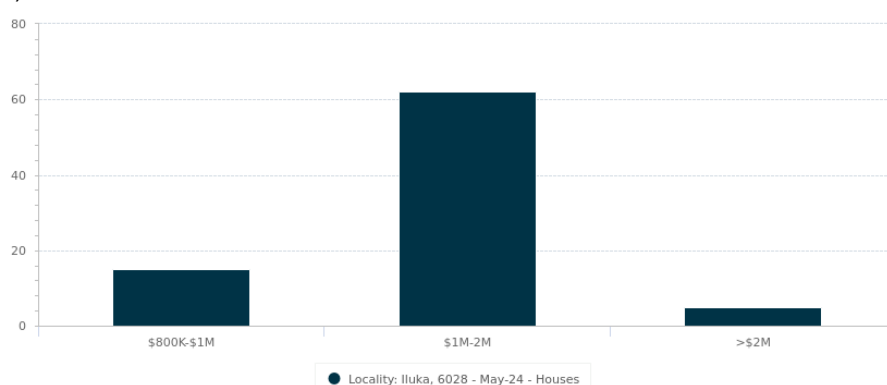


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
May 2024	6	\$1,377,929	3.9% ▲	9	25	\$1,100
Apr 2024	12	\$1,326,371	0.7% ▲	12	19	\$987
Mar 2024	4	\$1,316,727	2.5% ▲	13	15	\$925
Feb 2024	12	\$1,284,044	1.5% ▲	13	19	\$925
Jan 2024	5	\$1,265,229	0.4% ▲	14	12	\$900
Dec 2023	5	\$1,259,707	1.4% ▲	15	14	\$900
Nov 2023	8	\$1,242,263	3.4% ▲	15	14	\$900
Oct 2023	6	\$1,201,924	2.1% ▲	17	14	\$950
Sep 2023	7	\$1,176,903	1.0% ▲	19	12	\$950
Aug 2023	5	\$1,164,830	3.2% ▲	19	12	\$887
Jul 2023	5	\$1,128,389	0.3% ▲	17	16	\$950
Jun 2023	7	\$1,124,671	1.2% ▲	17	18	\$950

Sales by Price - 12 months (House)

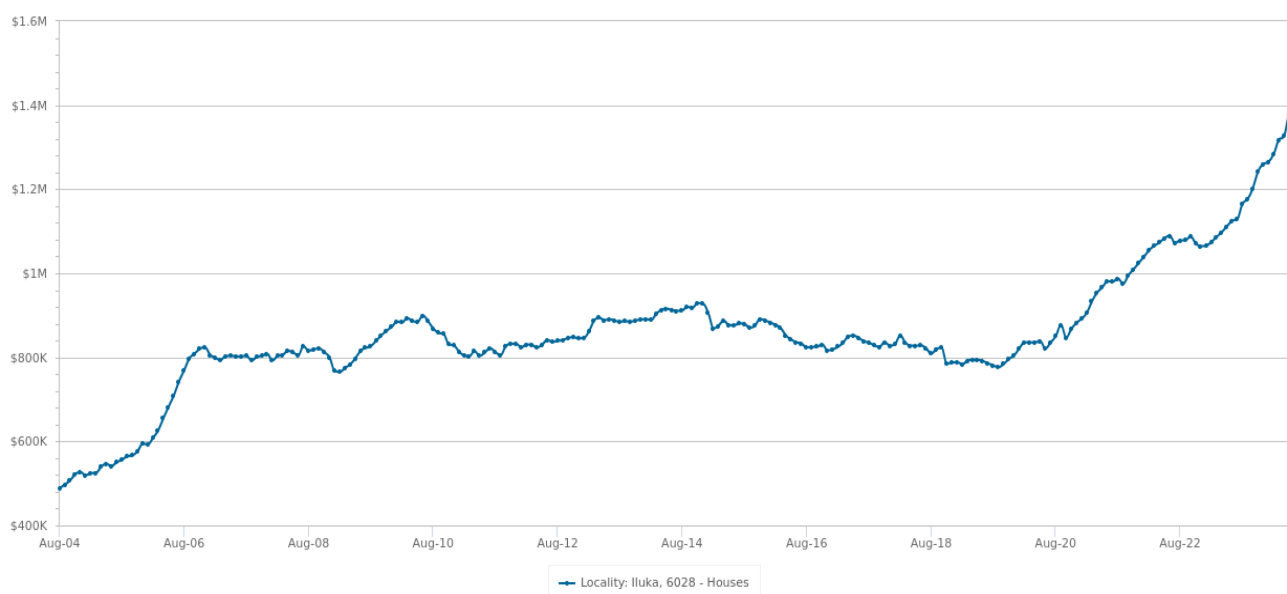
PRICE	NUMBER
<200K	0
200K-400K	0
400K-600K	0
600K-800K	0
\$800K-\$1M	15
\$1M-\$2M	62
>\$2M	5



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	82	\$1,428,808	26.6% ▲	9	93	\$1,025
2023	86	\$1,128,389	5.2% ▲	16	101	\$950
2022	95	\$1,072,258	9.4% ▲	10	109	\$865
2021	115	\$980,407	17.4% ▲	22	125	\$722
2020	69	\$835,012	6.3% ▲	48	142	\$620
2019	77	\$785,797	-4.4% ▼	71	163	\$597
2018	71	\$822,144	-2.0% ▼	57	158	\$620
2017	70	\$838,659	0.7% ▲	52	151	\$650
2016	85	\$832,860	-5.4% ▼	48	168	\$650
2015	94	\$880,766	-3.3% ▼	82	206	\$720
2014	85	\$910,516	2.6% ▲	47	189	\$770
2013	101	\$887,251	6.1% ▲	61	180	\$750
2012	103	\$836,603	1.8% ▲	88	190	\$755
2011	98	\$821,585	-7.4% ▼	72	189	\$730
2010	112	\$886,836	7.8% ▲	51	178	\$700
2009	68	\$822,479	-0.5% ▼	137	155	\$622
2008	73	\$826,459	3.0% ▲	94	161	\$650
2007	113	\$802,034	8.1% ▲	41	148	\$525
2006	194	\$742,166	34.8% ▲	43	189	\$400
2005	137	\$550,667	14.9% ▲	65	161	-

Disclaimer

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