

CLOSING DATE SALE 30 July 2024



35 ROMANO CRESCENT ILUKA WA 6028

Prepared for Buyers Guide on 3rd July 2024



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Information guide for sale by Closing Date

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.

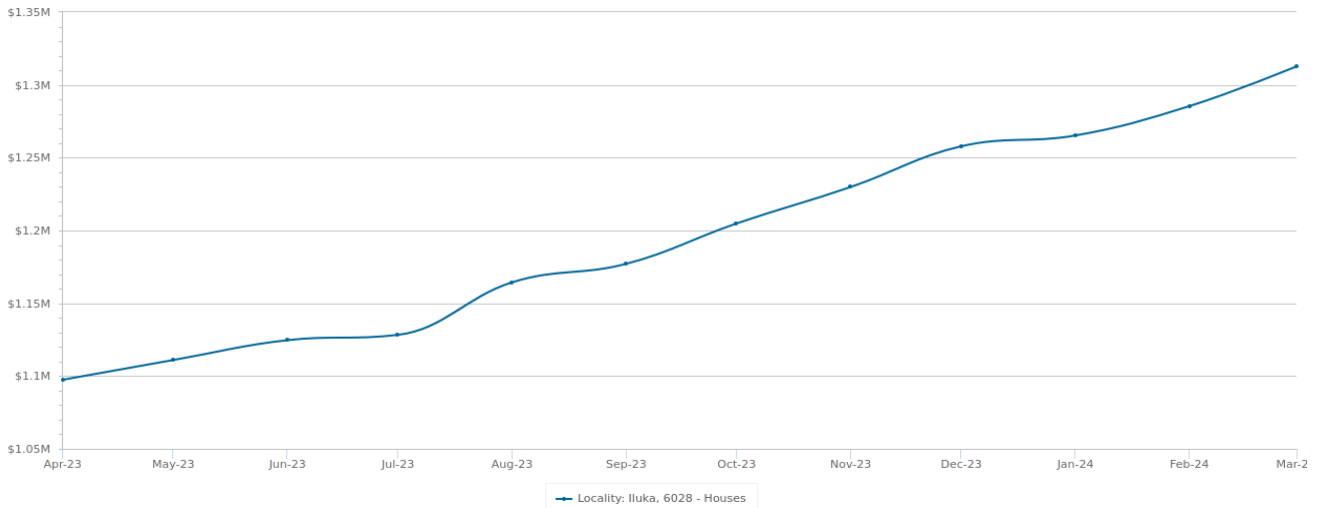
Do I have to wait until the Closing Date to place my offer?

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.

Recent Market Trends

Median Value - 12 Months (House)

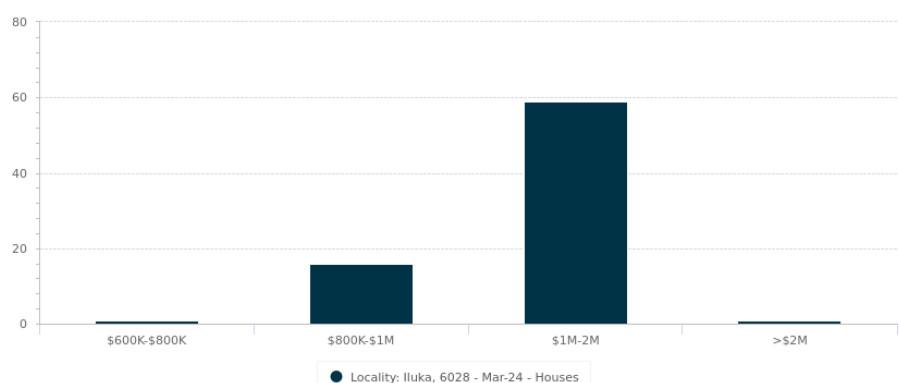


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Mar 2024	3	\$1,312,662	2.1% ▲	13	16	\$925
Feb 2024	12	\$1,285,500	1.6% ▲	13	20	\$925
Jan 2024	5	\$1,265,293	0.6% ▲	14	12	\$900
Dec 2023	5	\$1,257,885	2.3% ▲	15	14	\$900
Nov 2023	8	\$1,229,938	2.1% ▲	15	15	\$900
Oct 2023	6	\$1,204,879	2.4% ▲	17	16	\$950
Sep 2023	7	\$1,177,124	1.1% ▲	19	14	\$950
Aug 2023	5	\$1,164,423	3.2% ▲	19	14	\$887
Jul 2023	5	\$1,128,326	0.3% ▲	17	17	\$950
Jun 2023	7	\$1,124,671	1.2% ▲	17	19	\$950
May 2023	10	\$1,111,041	1.2% ▲	16	23	\$950
Apr 2023	4	\$1,097,502	1.1% ▲	15	24	\$950

Sales by Price - 12 months (House)

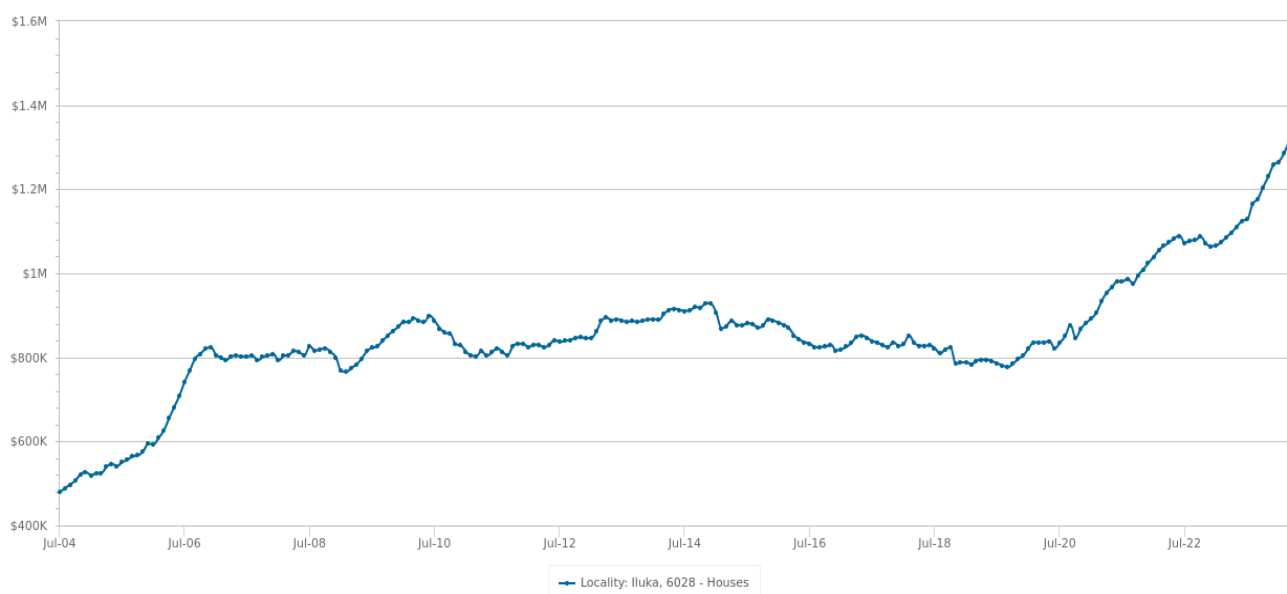
PRICE	NUMBER
<200K	0
200K-400K	0
400K-600K	0
\$600K-\$800K	1
\$800K-\$1M	16
\$1M-\$2M	59
>\$2M	1



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

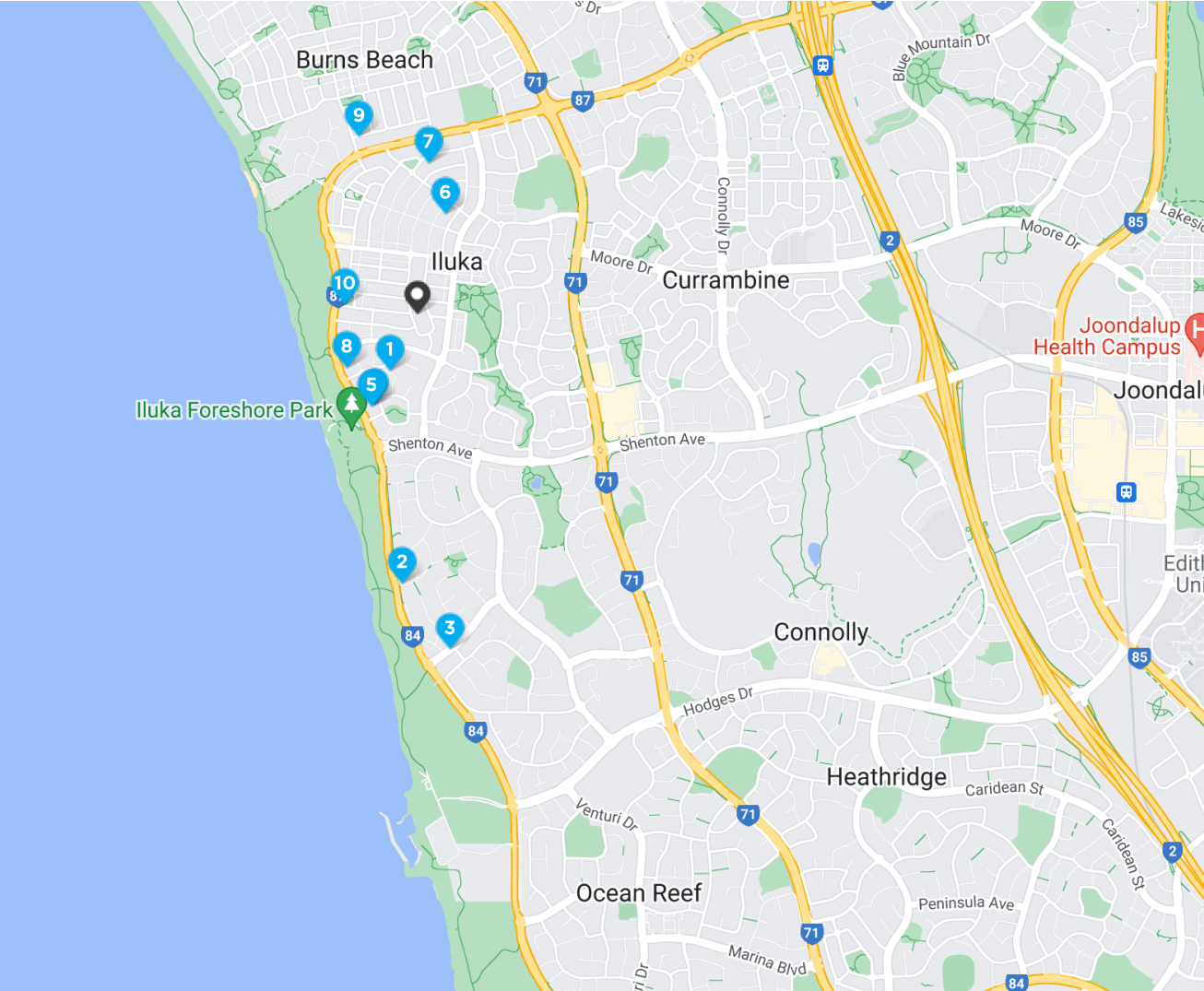
Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	77	\$1,357,639	22.2% ▲	13	96	\$1,100
2023	86	\$1,111,041	2.5% ▲	13	107	\$950
2022	99	\$1,083,635	12.2% ▲	10	111	\$837
2021	106	\$966,154	15.2% ▲	33	138	\$710
2020	77	\$838,852	5.7% ▲	42	141	\$620
2019	75	\$793,971	-4.0% ▼	71	168	\$600
2018	63	\$827,391	-2.9% ▼	61	164	\$645
2017	78	\$851,933	1.1% ▲	52	161	\$640
2016	87	\$842,589	-4.0% ▼	50	187	\$690
2015	92	\$877,390	-4.2% ▼	72	200	\$725
2014	87	\$915,717	3.1% ▲	41	191	\$750
2013	104	\$888,447	7.1% ▲	75	181	\$750
2012	97	\$829,915	3.2% ▲	83	180	\$785
2011	101	\$803,805	-9.1% ▼	59	195	\$700
2010	105	\$883,980	10.9% ▲	51	181	\$665
2009	69	\$797,370	-1.8% ▼	128	155	\$650
2008	82	\$811,692	1.0% ▲	89	165	\$600
2007	132	\$803,619	17.8% ▲	31	159	\$555
2006	182	\$681,912	24.8% ▲	50	197	\$400
2005	145	\$546,410	15.8% ▲	67	151	-

Comparables Map: Sales



				
 9 DEERFIELD PLACE ILUKA WA 6028	4	3	4	\$2,415,000
 44 VIGILANT TERRACE OCEAN REEF WA 6027	5	3	2	\$2,100,000
 8 RESOLUTE WAY OCEAN REEF WA 6027	4	3	2	\$2,020,000
 5 DISCOVERY CIRCUIT ILUKA WA 6028	4	4	3	\$2,005,000
 3 DISCOVERY CIRCUIT ILUKA WA 6028	5	4	2	\$1,930,000
 42 ATLANTIC AVENUE ILUKA WA 6028	5	3	3	\$1,850,000
 20 DAYTONA DRIVE ILUKA WA 6028	4	3	2	\$1,835,000
 1 ST JAMES APPROACH ILUKA WA 6028	5	3	2	\$1,750,000
 6 WHITEHAVEN AVENUE BURNS BEACH WA 6028	5	2	2	\$1,720,000
 33 ST LUCIA ROAD ILUKA WA 6028	4	3	3	\$1,715,000

Comparable Sales

1 9 DEERFIELD PLACE ILUKA WA 6028 **Sold** **\$2,415,000**




4	3	4	683m ²	417m ²
Year Built	2012	DOM	67	
Sold Date	13-Apr-24	Distance	0.34km	
First Listing	MARKET PREVIEW			
Last Listing	UNDER CONTRACT			

Notes from your agent

Smaller land area
 Larger living area
 Earlier year of construction
 Ocean views and below-ground pool

2 44 VIGILANT TERRACE OCEAN REEF WA 6027 **Sold** **\$2,100,000**



5	3	2	801m ²	368m ²
Year Built	1994	DOM	44	
Sold Date	29-Sep-23	Distance	1.44km	
First Listing	Low to Mid \$2,000,000			
Last Listing	UNDER OFFER			

Notes from your agent

Comparable land area
 Larger living area
 Older year of construction
 Below-ground pool and ocean views

3 8 RESOLUTE WAY OCEAN REEF WA 6027 **Sold** **\$2,020,000**



4	3	2	845m ²	350m ²
Year Built	1985	DOM	36	
Sold Date	24-Oct-23	Distance	1.8km	
First Listing	From Low \$2Mils			
Last Listing	UNDER OFFER!!			

Notes from your agent

Larger land area
 Comparable living area
 Older year of construction
 Ocean views
 Renovated

Comparable Sales

4 5 DISCOVERY CIRCUIT ILUKA WA 6028 **Sold** **\$2,005,000**




4	4	3	741m ²	411m ²
Year Built	2005	DOM	80	
Sold Date	11-Apr-24	Distance	0.54km	
First Listing	MARKET PREVIEW			
Last Listing	UNDER CONTRACT			

Notes from your agent

Smaller land area
 Larger living area
 Comparable year of construction
 Spa

5 3 DISCOVERY CIRCUIT ILUKA WA 6028 **Sold** **\$1,930,000**



5	4	2	754m ²	512m ²
Year Built	2007	DOM	4	
Sold Date	19-Mar-23	Distance	0.56km	
First Listing	From \$1,899,000			
Last Listing	UNDER OFFER			

Notes from your agent

Smaller land area
 Larger living area
 Comparable year of construction
 Below-ground pool and ocean views

6 42 ATLANTIC AVENUE ILUKA WA 6028 **Sold** ^{RS} **\$1,850,000**



5	3	3	725m ²	600m ²
Year Built	2010	DOM	6	
Sold Date	22-May-24	Distance	0.53km	
First Listing	ALL OFFERS BY MON 3RD JUNE			
Last Listing	UNDER OFFER !!			

Notes from your agent

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

Comparable Sales

7 20 DAYTONA DRIVE ILUKA WA 6028 Sold ^{RS} \$1,835,000



🏠 4 🚗 3 🚗 2 📏 713m² 📏 446m²
 Year Built 2010 DOM 36
 Sold Date 11-Jun-24 Distance 0.78km
 First Listing ALL OFFERS PRESENTED 21ST MAY
 Last Listing UNDER OFFER

Notes from your agent

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

8 1 ST JAMES APPROACH ILUKA WA 6028 Sold \$1,750,000

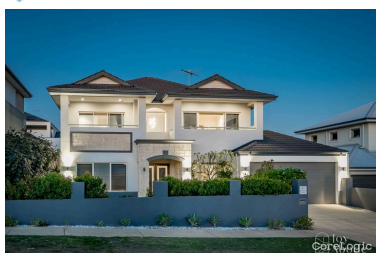


🏠 5 🚗 3 🚗 2 📏 720m² 📏 347m²
 Year Built 2001 DOM 127
 Sold Date 28-Nov-23 Distance 0.48km
 First Listing \$1,750,000 Plus
 Last Listing \$1,750,000 Plus

Notes from your agent

Smaller land area
 Comparable living area
 Older year of construction
 Below-ground pool and ocean views

9 6 WHITEHAVEN AVENUE BURNS BEACH WA 6028 Sold \$1,720,000




🏠 5 🚗 2 🚗 2 📏 600m² 📏 339m²
 Year Built 2006 DOM 63
 Sold Date 05-May-24 Distance 0.97km
 First Listing CLOSING DATE SALE 14 MAY
 Last Listing UNDER CONTRACT

Notes from your agent

Smaller land area
 Comparable living area
 Smaller total area 438 m/2
 Comparable year of construction
 Below ground pool
 SOLD By Johann Dique JOY ABODE [24]

Comparable Sales

10 33 ST LUCIA ROAD ILUKA WA 6028 **Sold** **\$1,715,000**



🛏️ 4 🚰 3 🚗 3 📏 677m² 🏠 371m²
 Year Built 2016 DOM 19
 Sold Date 24-Apr-24 Distance 0.38km
 First Listing ALL OFFERS BY MON 22ND APRIL
 Last Listing UNDER OFFER !!

Notes from your agent

Smaller land area
 Larger living area
 Earlier year of construction
 Ocean views

11 625 BURNS BEACH ROAD ILUKA WA 6028 **Sold** ^{RS} **\$3,175,000**



🛏️ 4 🚰 4 🚗 3 📏 758m² 🏠 440m²
 Year Built 2013 DOM 11
 Sold Date 28-Apr-24 Distance 0.52km
 First Listing ALL OFFERS BY MON 6TH MAY
 Last Listing UNDER OFFER !!

Notes from your agent

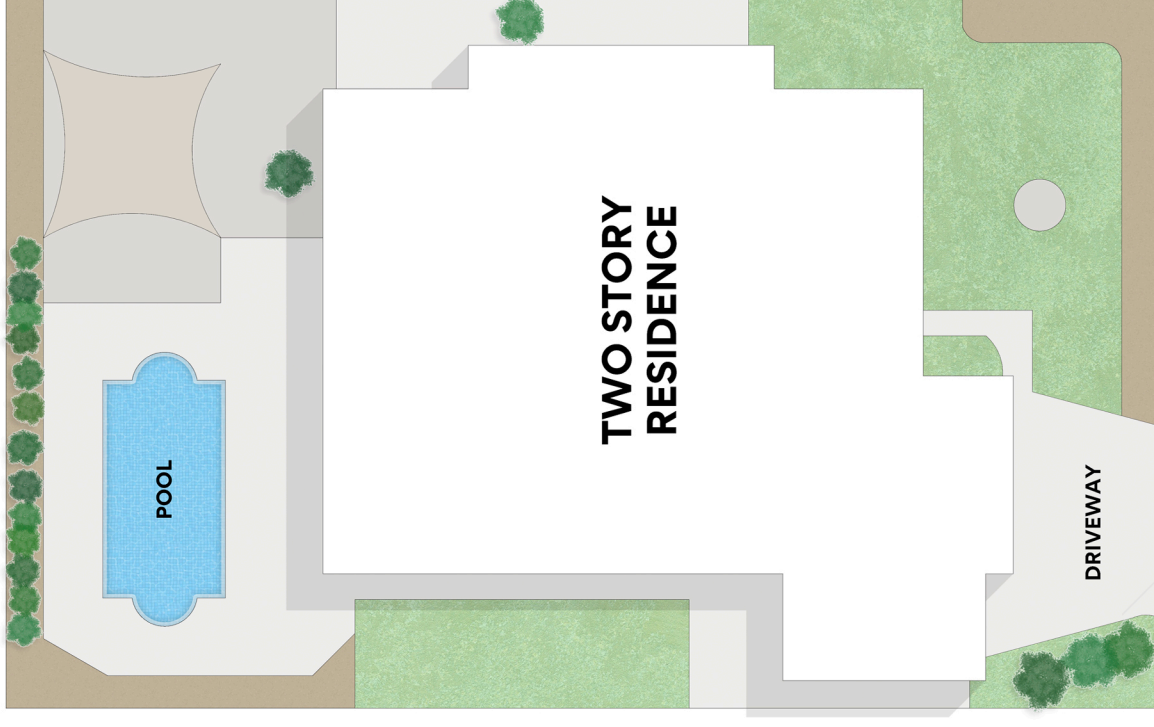
Smaller land area
 Larger living area
 Earlier year of construction
 Ocean views and below-ground pool

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35 Romano Cres

Internal 336m² | Garage 55m² | Porch 7m² | Balconies 18m² | Patios & Deck 205m²

Total 621m²

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.