



## 60 DELGADO PARADE ILUKA WA 6028

Prepared on 26th October 2023

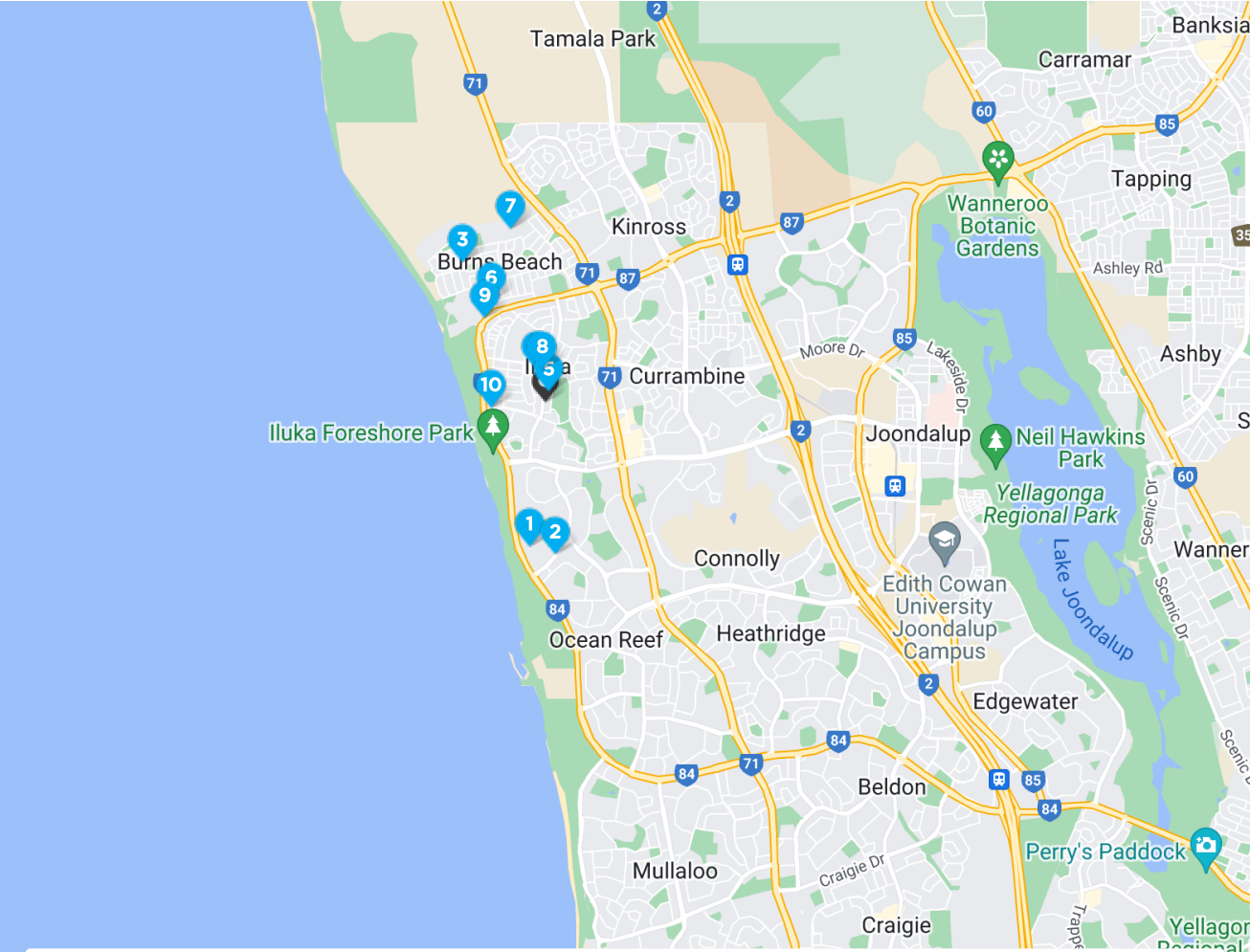


**Johann Dique**  
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# Comparables Map: Sales



					
<b>1</b>	11 CALYPSO RETREAT OCEAN REEF WA 6027	5	3	2	\$1,550,000
<b>2</b>	22 RESOLUTE WAY OCEAN REEF WA 6027	4	2	3	\$1,430,000
<b>3</b>	1 SEABREEZE AVENUE BURNS BEACH WA 6028	4	2	2	\$1,300,000
<b>4</b>	9 STAVROS WAY ILUKA WA 6028	4	2	2	\$1,250,000
<b>5</b>	14 MOONFLIGHT CRESCENT ILUKA WA 6028	4	2	3	\$1,060,000
<b>6</b>	5 WHITEHAVEN AVENUE BURNS BEACH WA 6028	4	2	2	\$1,685,844
<b>7</b>	3 WATEGO LINK BURNS BEACH WA 6028	4	3	2	\$1,450,000
<b>8</b>	101 DELGADO PARADE ILUKA WA 6028	4	2	2	\$1,010,000
<b>9</b>	515 BURNS BEACH ROAD ILUKA WA 6028	4	2	3	\$1,200,000
<b>10</b>	77 SILVER SANDS DRIVE ILUKA WA 6028	4	2	4	\$1,200,000

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

# Comparable Sales

**1** 11 CALYPSO RETREAT OCEAN REEF WA 6027 **Sold Price** **\$1,550,000**

5 3 2 805m<sup>2</sup> 183m<sup>2</sup>

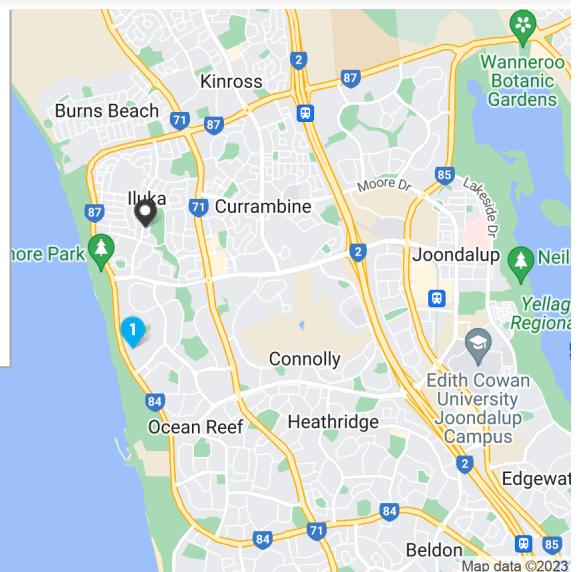


### Notes from your agent

Larger land area  
 Smaller living area  
 Older year of construction  
 Renovated plus Ancillary Accommodation  
 Ocean Views No Pool  
 SOLD BY Johann Dique JOY ABODE

### Property Insights

Sold Date	04-Mar-23	Distance	1.5km
DOM	31 days	Year Built	1988
First Listing			
Closing Date Sale	28th Feb		
Last Listing	UNDER CONTRACT		



Google

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

2 22 RESOLUTE WAY OCEAN REEF WA 6027 Sold Price <sup>RS</sup> \$1,430,000  
🏠 4 🚗 2 🔄 3 📏 870m<sup>2</sup> 🏠 200m<sup>2</sup>

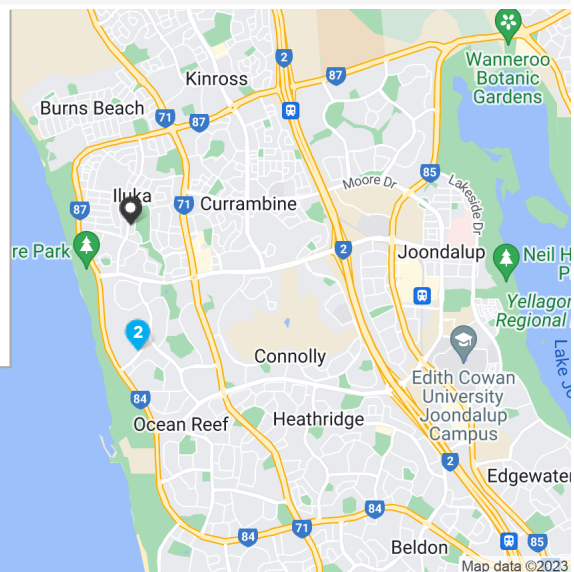


### Notes from your agent

Larger land area  
 Smaller living area  
 Older year of construction  
 Below ground pool  
 Renovated  
 SOLD By Johann Dique JOY ABODE

### Property Insights

Sold Date	23-Sep-23	Distance	1.58km
DOM	16 days	Year Built	1993
First Listing			
CLOSING DATE SALE 25 SEP			
Last Listing			
UNDER CONTRACT			







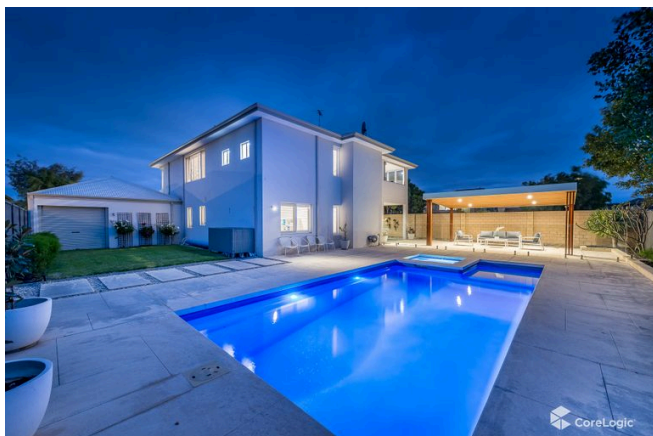
Artificial Reef 

Google

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# Comparable Sales

3 1 SEABREEZE AVENUE BURNS BEACH WA 6028 **Sold Price** **\$1,300,000**  
 4  2  2  653m<sup>2</sup>  262m<sup>2</sup>

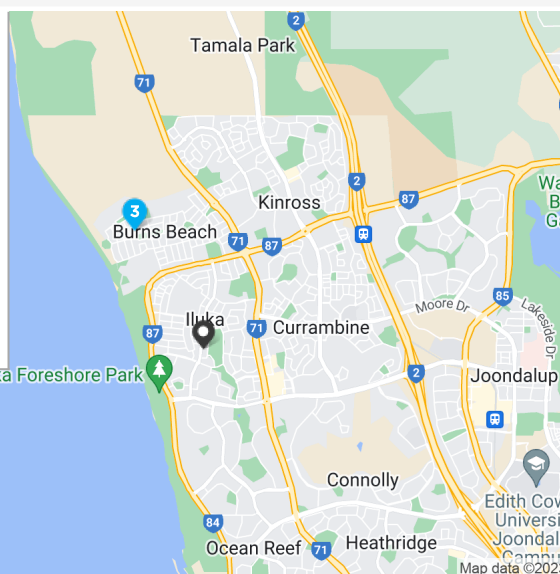


### Notes from your agent

Larger land area  
 Comparable living area  
 Earlier year of construction  
 Below Ground Pool and ocean view  
 Original condition  
 SOLD by Johann Dique JOY ABODE

### Property Insights

Sold Date	04-Aug-23	Distance	1.63km
DOM	16 days	Year Built	2012
First Listing	From \$1,350,000		
Last Listing	From \$1,350,000*		



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

**4** 9 STAVROS WAY ILUKA WA 6028

**Sold Price**

**\$1,250,000**

4  2  2  589m<sup>2</sup>  258m<sup>2</sup>

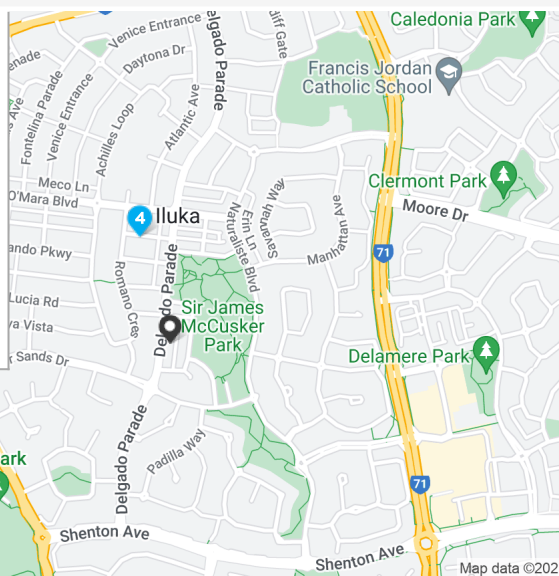


### Notes from your agent

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

### Property Insights

Sold Date	31-Jul-23	Distance	0.33km
DOM	13 days	Year Built	2006
First Listing			
Offers close	8 August		
Last Listing			
Under offer			



Google

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

**5** 14 MOONFLIGHT CRESCENT ILUKA WA 6028 **Sold Price**    **\$1,060,000**



4	2	3	437m <sup>2</sup>	264m <sup>2</sup>
Year Built	2002	DOM	21	
Sold Date	15-Jun-23	Distance	0.09km	
First Listing	Offers Close By 13/6/23			
Last Listing	UNDER OFFER			

### Notes from your agent

Comparable land area  
 Comparable living area  
 Comparable year of construction  
 Original condition

**6** 5 WHITEHAVEN AVENUE BURNS BEACH WA 6028 **Sold Price** <sup>RS</sup>    **\$1,685,844**



4	2	2	576m <sup>2</sup>	238m <sup>2</sup>
Year Built	2021	DOM	12	
Sold Date	24-Sep-23	Distance	1.15km	
First Listing	CLOSING DATE SALE 25 SEP			
Last Listing	UNDER CONTRACT			

### Notes from your agent

Larger land area  
 Smaller living area  
 Earlier year of construction  
 Below ground pool  
 SOLD \$1,685,844 By Johann Dique JOY ABODE

**7** 3 WATEGO LINK BURNS BEACH WA 6028 **Sold Price**    **\$1,450,000**



4	3	2	782m <sup>2</sup>	290m <sup>2</sup>
Year Built	2015	DOM	1	
Sold Date	20-Jul-23	Distance	1.77km	
First Listing	CLOSING DATE SALE 22nd AUG			
Last Listing	UNDER CONTRACT			

### Notes from your agent

Larger land area  
 Larger living area  
 Earlier year of construction  
 Below-ground pool  
 SOLD by Johann Dique JOY ABODE

# Comparable Sales

8 101 DELGADO PARADE ILUKA WA 6028 Sold Price <sup>RS</sup> \$1,010,000



🏠 4 🚗 2 🚗 2 📏 393m<sup>2</sup> 📏 270m<sup>2</sup>  
 Year Built 2011 DOM 203  
 Sold Date 12-Oct-23 Distance 0.32km  
 First Listing ALL OFFERS PRESENTED  
 Last Listing Under Offer

### Notes from your agent

Smaller land area  
 Comparable living area  
 Earlier year of construction  
 Original condition  
 Spa pool

9 515 BURNS BEACH ROAD ILUKA WA 6028 Sold Price <sup>RS</sup> \$1,200,000



🏠 4 🚗 2 🚗 3 📏 442m<sup>2</sup> 📏 214m<sup>2</sup>  
 Year Built 2017 DOM 62  
 Sold Date 19-Sep-23 Distance 1.02km  
 First Listing ALL OFFERS BY MON 7TH AUG  
 Last Listing UNDER OFFER !!

### Notes from your agent

Comparable land area  
 Smaller living area  
 Earlier year of construction

10 77 SILVER SANDS DRIVE ILUKA WA 6028 Sold Price \$1,200,000



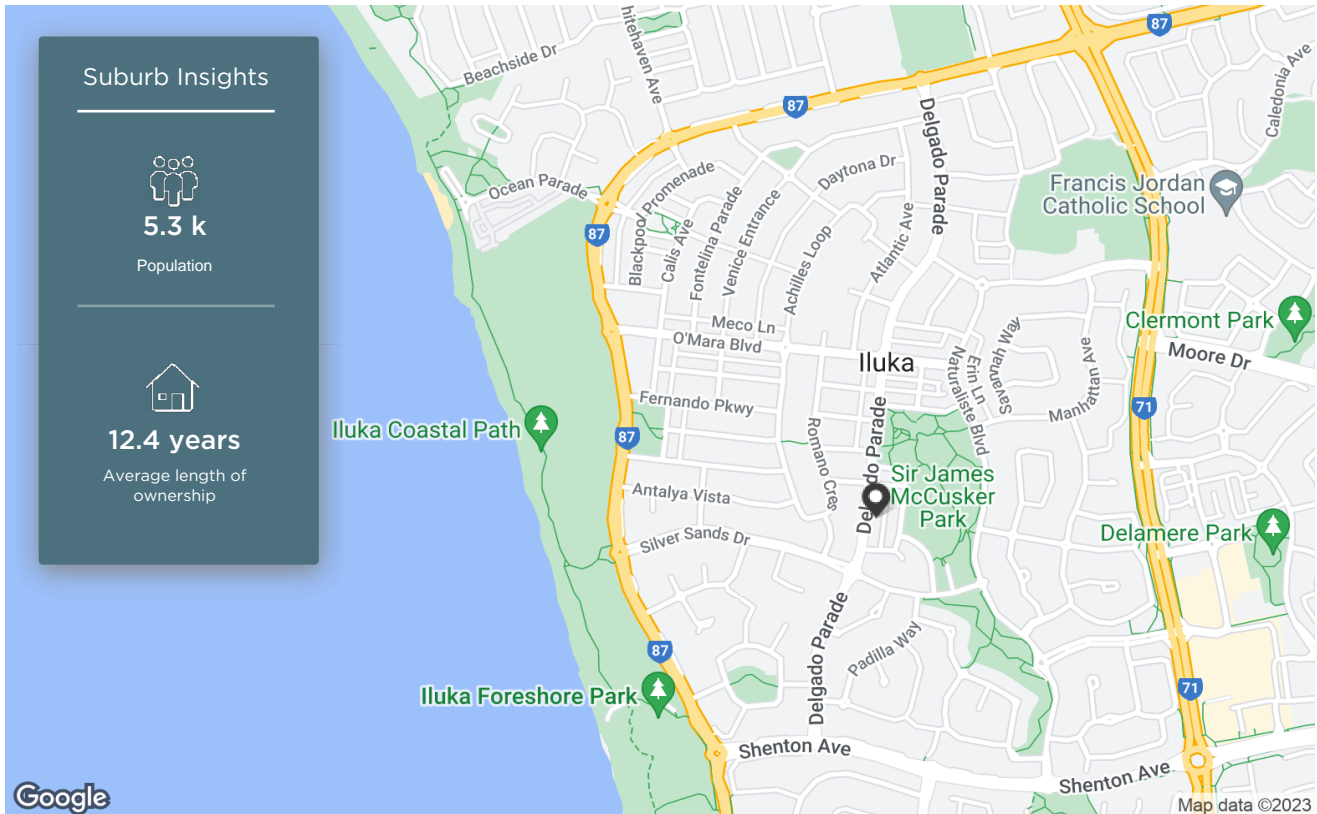
🏠 4 🚗 2 🚗 4 📏 706m<sup>2</sup> 📏 237m<sup>2</sup>  
 Year Built 2002 DOM 23  
 Sold Date 04-Aug-23 Distance 0.54km  
 First Listing CLOSING DATE SALE 1st AUG  
 Last Listing UNDER CONTRACT

### Notes from your agent

Larger land area  
 Comparable living area  
 Comparable year of construction  
 Mostly original condition  
 Sold by Johann Dique JOY ABODE

# Iluka

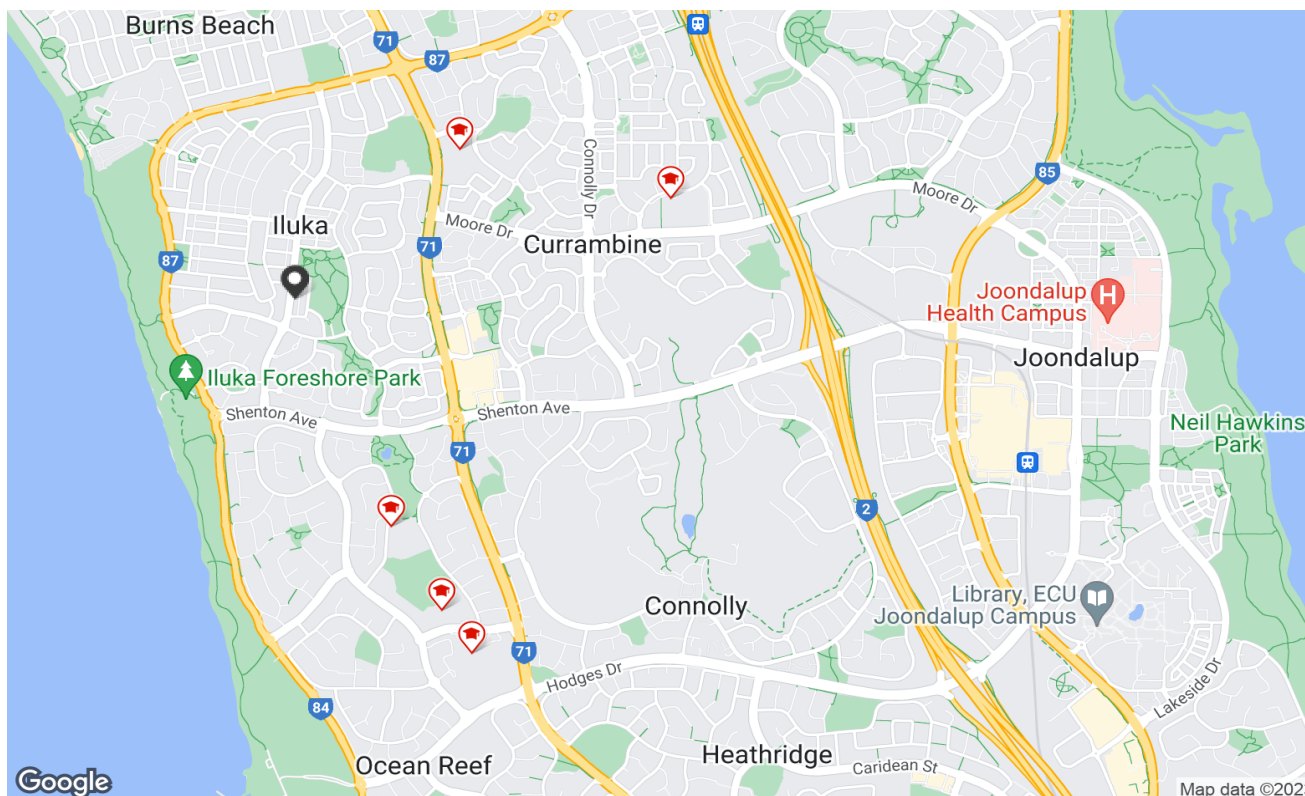
## Demographic








The size of Iluka is approximately 2.7 square kilometres. It has 11 parks covering nearly 23.4% of total area. The population of Iluka in 2011 was 4,560 people. By 2016 the population was 5,272 showing a population growth of 15.6% in the area during that time. The predominant age group in Iluka is 50-59 years. Households in Iluka are primarily couples with children and are likely to be repaying \$3000 - \$3999 per month on mortgage repayments. In general, people in Iluka work in a professional occupation. In 2011, 91.4% of the homes in Iluka were owner-occupied compared with 90.5% in 2016. Currently the median sales price of houses in the area is \$1,100,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	30.1	Owns Outright	32.1	0-15.6K	2.7	0-9	10.9
Couples with Children	63.2	Purchaser	58.4	15.6-33.8K	4.4	10-19	19.1
Single Parents	6.2	Renting	8.2	33.8-52K	6.1	20-29	10.2
Other	0.7	Other	0.5	52-78K	7.0	30-39	7.2
		Not Stated	1.0	78-130K	16.3	40-49	19.3
				130-182K	15.8	50-59	19.5
				182K+	31.3	60-69	8.9
						70-79	3.6
						80-89	1.3
						90-99	0.1

# Local Schools



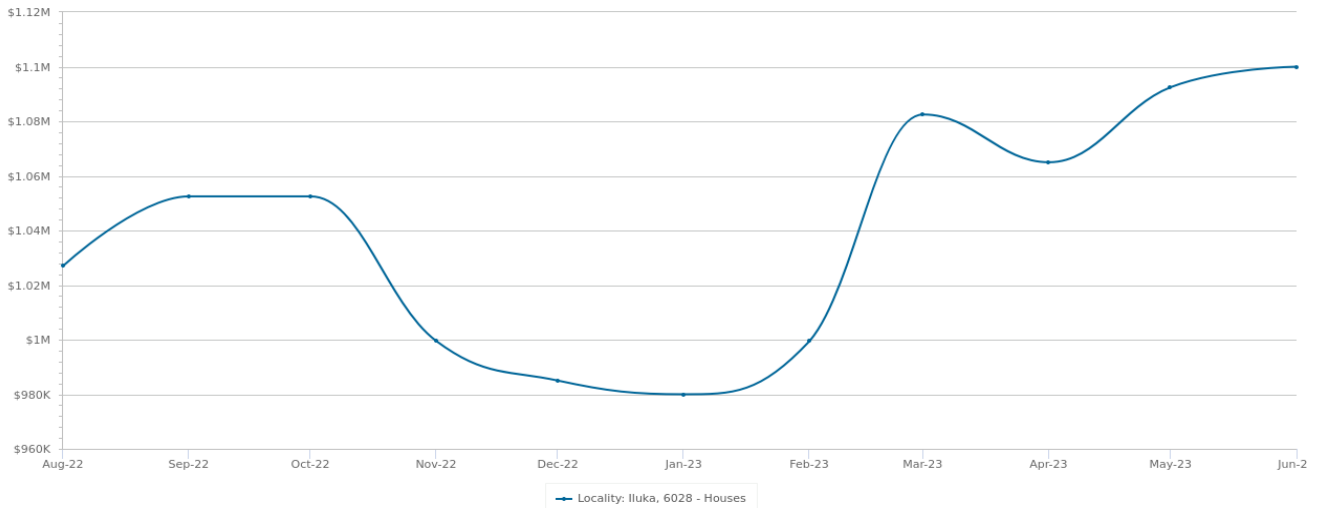
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>Francis Jordan Catholic School</b> 25 Peterborough Drive Currambine WA 6028	1.12km	Primary	Mixed	Non-Government	0-6
	<b>Beaumaris Primary School</b> 20 Beaumaris Boulevard Ocean Reef WA 6027	1.26km	Primary	Mixed	Government	0-6
	<b>St Simon Peter Catholic Primary School</b> 18-20 Prendiville Avenue Ocean Reef WA 6027	1.74km	Primary	Mixed	Non-Government	0-6
	<b>Currambine Primary School</b> 28 Ambassador Drive Currambine WA 6028	1.91km	Primary	Mixed	Government	0-6
	<b>Prendiville Catholic College</b> 11 Prendiville Avenue Ocean Reef WA 6027	2.0km	Secondary	Mixed	Non-Government	7-12

 Property is within school catchment area

 Property is outside school catchment area

# Recent Market Trends

Median Sale Price - 12 months (House)

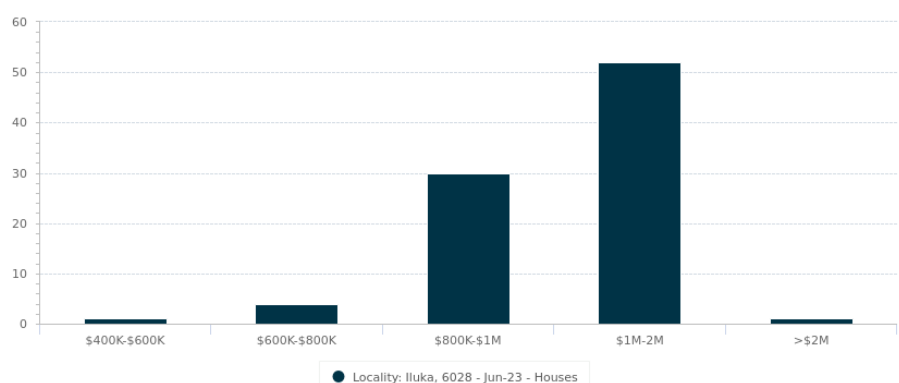


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jul 2023	-	-	-	-	17	\$950
Jun 2023	7	\$1,100,000	0.7% ▲	17	18	\$950
May 2023	10	\$1,092,500	2.6% ▲	16	22	\$950
Apr 2023	4	\$1,065,000	-1.6% ▼	15	22	\$950
Mar 2023	9	\$1,082,500	8.3% ▲	13	25	\$950
Feb 2023	8	\$999,500	2.0% ▲	14	21	\$925
Jan 2023	5	\$980,000	-0.5% ▼	13	18	\$925
Dec 2022	4	\$985,000	-1.5% ▼	12	22	\$930
Nov 2022	10	\$999,500	-5.0% ▼	11	25	\$915
Oct 2022	6	\$1,052,500	0.0%	11	22	\$900
Sep 2022	5	\$1,052,500	2.5% ▲	10	19	\$900
Aug 2022	10	\$1,027,000	2.4% ▲	10	18	\$900

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	1
\$600K-\$800K	4
\$800K-\$1M	30
\$1M-\$2M	52
>\$2M	1



Statistics are calculated over a rolling 12 month period

# Long Term Market Trends

Median Sale Price - 20 years (House)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2023	88	\$1,100,000	13.9% ▲	17	87	\$900
2022	93	\$966,000	14.3% ▲	9	108	\$900
2021	109	\$845,000	1.5% ▲	19	113	\$725
2020	78	\$832,500	5.2% ▲	53	137	\$630
2019	74	\$791,000	-4.1% ▼	71	156	\$600
2018	73	\$825,000	1.1% ▲	57	159	\$625
2017	67	\$816,000	-3.9% ▼	59	150	\$650
2016	88	\$849,500	0.5% ▲	49	165	\$650
2015	93	\$845,000	-2.8% ▼	79	199	\$720
2014	85	\$869,000	5.3% ▲	47	191	\$750
2013	103	\$825,000	3.1% ▲	61	176	\$745
2012	100	\$800,000	5.3% ▲	83	186	\$800
2011	97	\$760,000	-3.8% ▼	77	182	\$700
2010	113	\$790,000	5.3% ▲	51	178	\$700
2009	71	\$750,000	-7.4% ▼	136	152	\$650
2008	73	\$810,000	-0.6% ▼	100	164	\$650
2007	107	\$815,000	31.6% ▲	47	145	\$537
2006	196	\$619,500	29.1% ▲	43	187	\$400
2005	134	\$480,000	14.3% ▲	59	158	-
2004	139	\$420,000	23.5% ▲	66	137	-

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