

Closing Date Sale 14 May



6 WHITEHAVEN AVENUE BURNS BEACH WA 6028

Prepared for **BUYERS GUIDE**



Johann Dique
Joy Abode

355 Scarborough Beach Road
Osborne Park WA 6017

m: 0430 041 111
w: 08 9441 4845
jdique@joyabode.com.au

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.

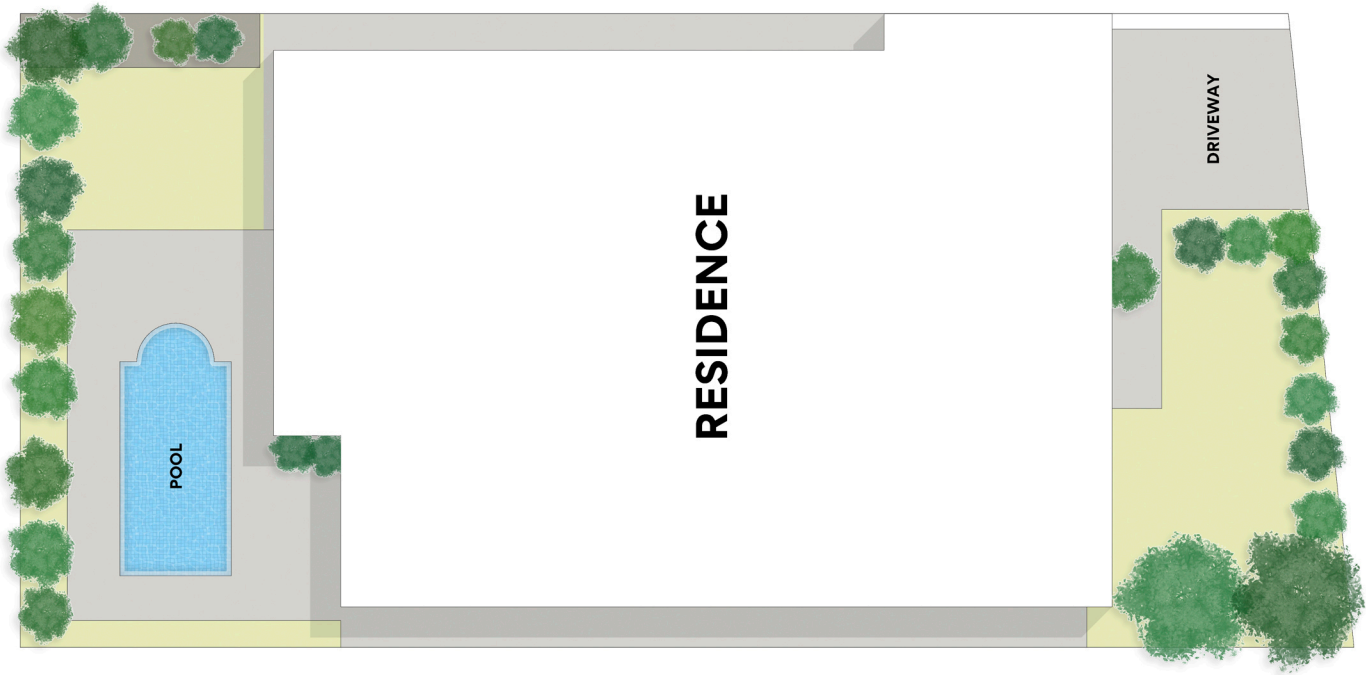
When will I know if my offer has been accepted?

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.



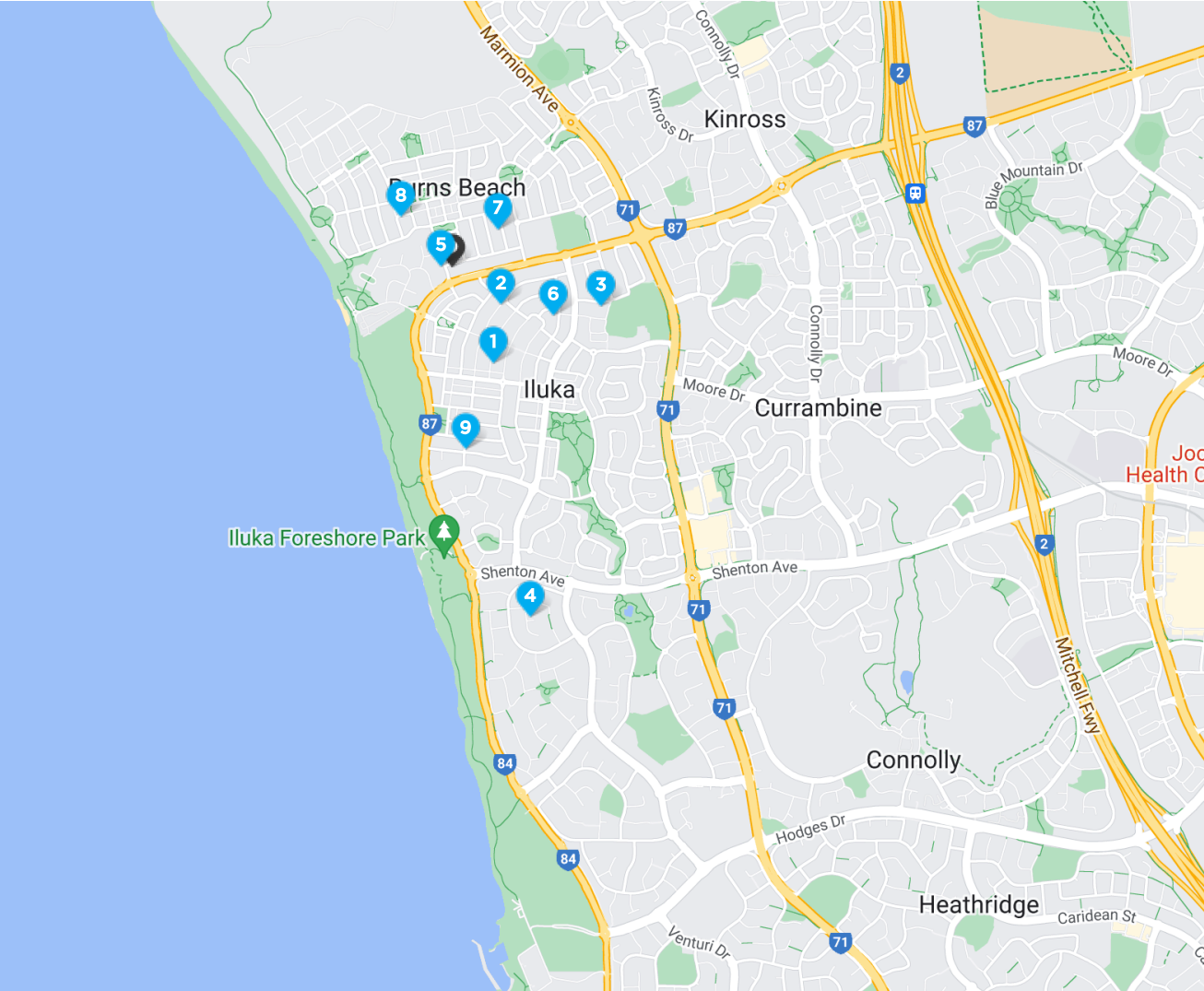
Living Area : 339m²
 Total Area : 439m²



6 Whitehaven Ave

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.

Comparables Map: Sales



				
1 57 DAYTONA DRIVE ILUKA WA 6028	4	2	2	-*
2 39 VENICE ENTRANCE ILUKA WA 6028	4	2	2	\$1,800,000
3 3 TIWI COURT ILUKA WA 6028	4	3	2	\$1,690,000
4 2 LATIFA CLOSE OCEAN REEF WA 6027	6	2	2	\$1,680,000
5 5 WHITEHAVEN AVENUE BURNS BEACH WA 6028	4	2	2	\$1,685,844
6 26 ATLANTIC AVENUE ILUKA WA 6028	5	2	3	\$1,670,000
7 7 SPITFIRE AVENUE BURNS BEACH WA 6028	4	2	2	-*
8 33 BACKWATER CIRCLE BURNS BEACH WA 6028	4	2	2	\$1,550,000
9 18 ANTALYA VISTA ILUKA WA 6028	4	2	2	\$1,500,000

Google

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

Comparable Sales

1 57 DAYTONA DRIVE ILUKA WA 6028



🏠 4 🛏️ 2 🚗 2 📏 618m² 📏 367m²
 Year Built 2015 DOM 17
 Sold Date Distance 0.57km
 First Listing MARKET PREVIEW
 Last Listing Buyers Guide \$1,800,000's - \$1,900,000*

Sold Price -*

Notes from your agent

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

2 39 VENICE ENTRANCE ILUKA WA 6028



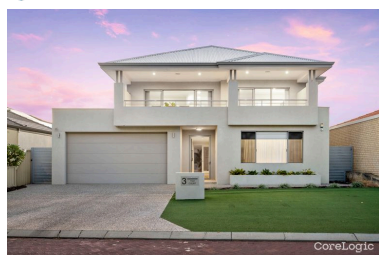
🏠 4 🛏️ 2 🚗 2 📏 613m² 📏 314m²
 Year Built 2017 DOM -
 Sold Date 10-Feb-24 Distance 0.34km
 First Listing -
 Last Listing -

Sold Price \$1,800,000

Notes from your agent

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

3 3 TIWI COURT ILUKA WA 6028



🏠 4 🛏️ 3 🚗 2 📏 669m² 📏 338m²
 Year Built 2016 DOM 52
 Sold Date 06-Feb-24 Distance 0.82km
 First Listing MARKET PREVIEW
 Last Listing UNDER CONTRACT

Sold Price \$1,690,000

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

4 2 LATIFA CLOSE OCEAN REEF WA 6027 Sold Price ^{RS} \$1,680,000



6	2	2	753m ²	373m ²
Year Built	1995	DOM	49	
Sold Date	08-Feb-24	Distance	1.91km	
First Listing	CONTACT AGENT			
Last Listing	UNDER OFFER			

Notes from your agent

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

5 5 WHITEHAVEN AVENUE BURNS BEACH WA 6028 Sold Price \$1,685,844




4	2	2	576m ²	238m ²
Year Built	2021	DOM	42	
Sold Date	24-Sep-23	Distance	0.05km	
First Listing	CLOSING DATE SALE 25 SEP			
Last Listing	UNDER CONTRACT			

Notes from your agent

Smaller land area
 Smaller living area
 Earlier year of construction
 Below ground pool
 SOLD By Johann Dique JOY ABODE [23]

6 26 ATLANTIC AVENUE ILUKA WA 6028 Sold Price \$1,670,000




5	2	3	614m ²	248m ²
Year Built	2007	DOM	16	
Sold Date	03-Dec-23	Distance	0.6km	
First Listing	From \$1,600,000			
Last Listing	From \$1,600,000			

Notes from your agent

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

Comparable Sales

7 7 SPITFIRE AVENUE BURNS BEACH WA 6028 **Sold Price** -*




4 2 2 601m ² 353m ²
Year Built 2008 DOM 7
Sold Date Distance 0.31km
First Listing ALL OFFERS BY MON 6TH MAY
Last Listing Buyers Guide \$1,600,000 - \$1,700,000*

Notes from your agent

Comparable land area
 Comparable living area
 Comparable year of construction
 Below ground pool
 Pending Settlement Advice

8 33 BACKWATER CIRCLE BURNS BEACH WA 6028 **Sold Price** ^{RS} \$1,550,000




4 2 2 557m ² 286m ²
Year Built 2008 DOM 21
Sold Date 02-Apr-24 Distance 0.36km
First Listing OFFERS
Last Listing OFFERS

Notes from your agent

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

9 18 ANTALYA VISTA ILUKA WA 6028 **Sold Price** \$1,500,000



4 2 2 632m ² 300m ²
Year Built 2004 DOM 2
Sold Date 10-Aug-23 Distance 0.98km
First Listing ALL OFFERS BY MON 25TH SEPT
Last Listing UNDER OFFER !!

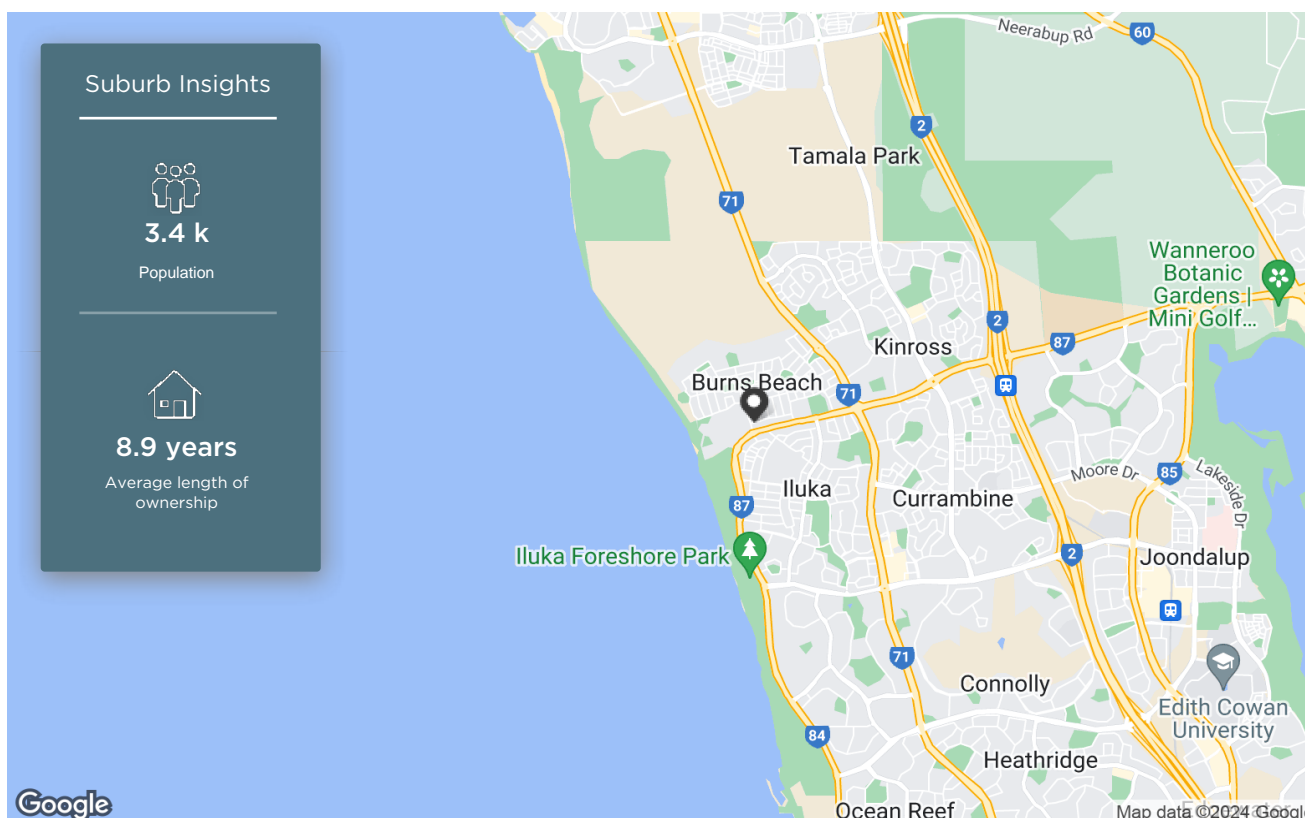
Notes from your agent

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

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

Burns Beach

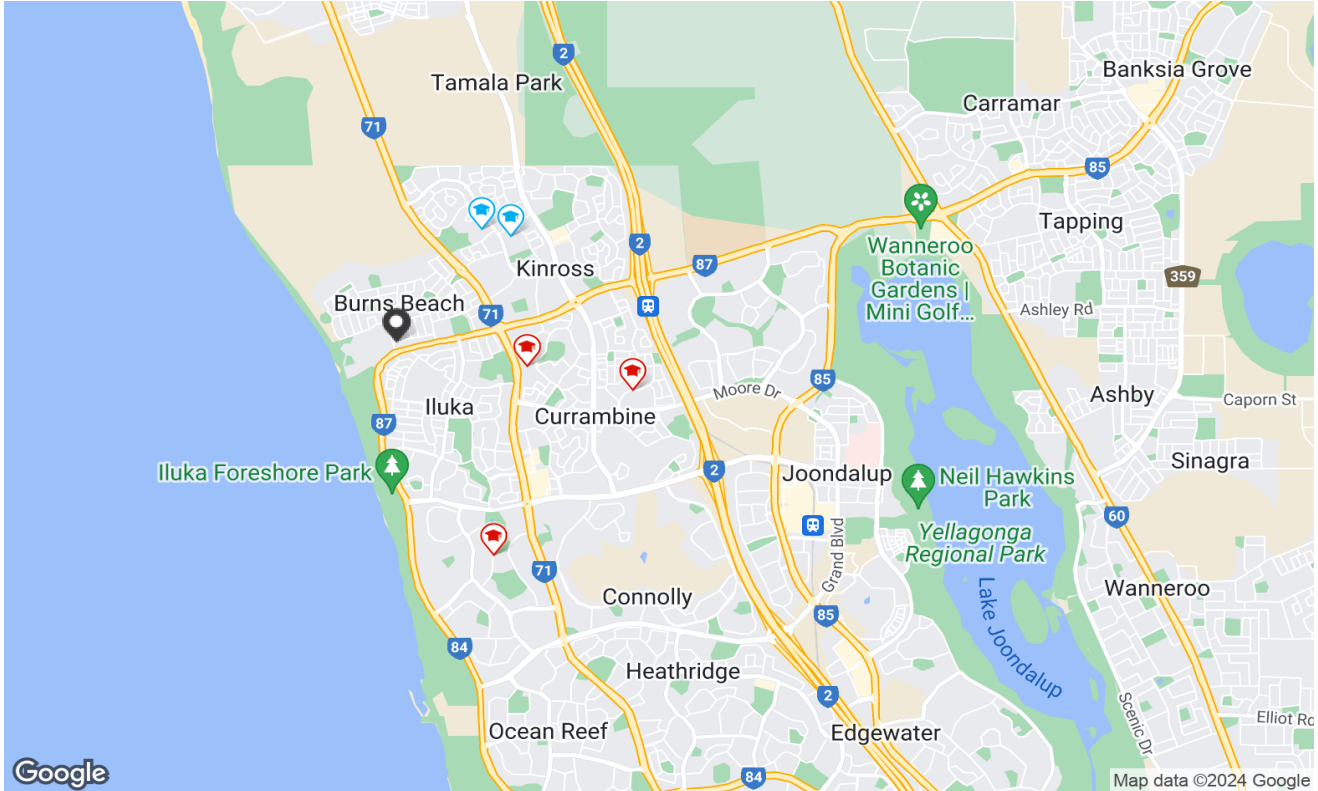
Demographic








The size of Burns Beach is approximately 3.4 square kilometres. It has 12 parks covering nearly 56.1% of total area. The population of Burns Beach in 2011 was 1,606 people. By 2016 the population was 3,375 showing a population growth of 110.1% in the area during that time. The predominant age group in Burns Beach is 40-49 years. Households in Burns Beach are primarily couples with children and are likely to be repaying \$3000 - \$3999 per month on mortgage repayments. In general, people in Burns Beach work in a professional occupation. In 2011, 89.8% of the homes in Burns Beach were owner-occupied compared with 89.3% in 2016. Currently the median sales price of houses in the area is \$1,045,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	28.7	Owns Outright	17.5	0-15.6K	1.1	0-9	15.6
Couples with Children	64.5	Purchaser	71.8	15.6-33.8K	2.0	10-19	15.3
Single Parents	5.6	Renting	8.6	33.8-52K	5.9	20-29	10.3
Other	1.0	Not Stated	2.2	52-78K	6.3	30-39	13.2
				78-130K	17.6	40-49	21.0
				130-182K	19.7	50-59	15.5
				182K+	34.3	60-69	7.2
						70-79	1.6
						80-89	0.4

Local Schools



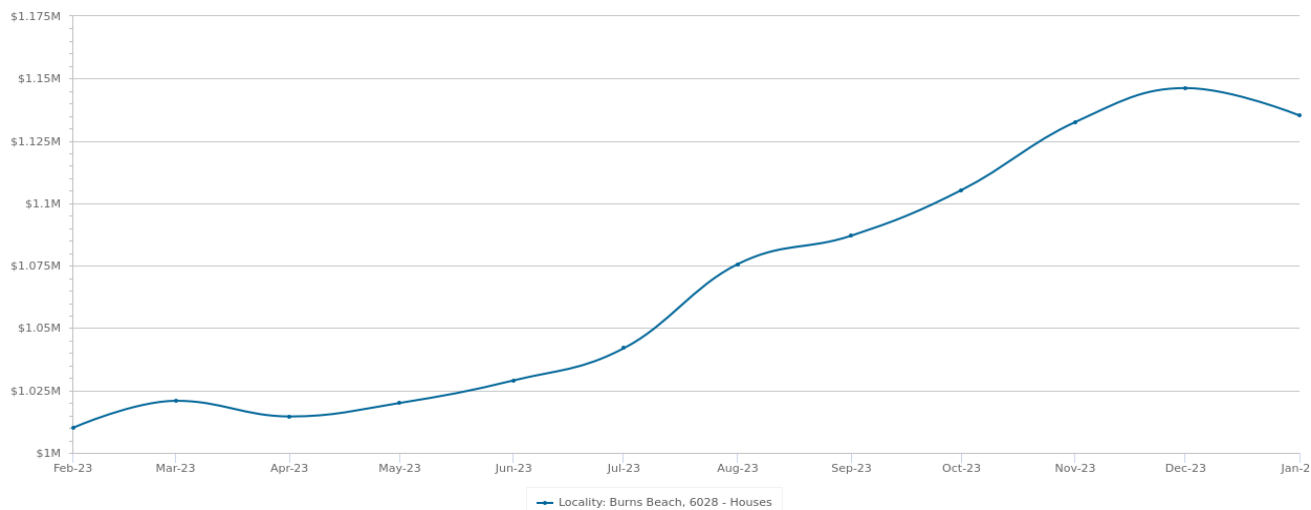
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Francis Jordan Catholic School 25 Peterborough Drive Currambine WA 6028	1.33km	Primary	Mixed	Non-Government	0-6
 Kinross College 91 Kinross Drive Kinross WA 6028	1.44km	Secondary	Mixed	Government	7-10
 Kinross Primary School 64 Kinross Drive Kinross WA 6028	1.56km	Primary	Mixed	Government	0-6
 Currambine Primary School 28 Ambassador Drive Currambine WA 6028	2.38km	Primary	Mixed	Government	0-6
 Beumaris Primary School 20 Beumaris Boulevard Ocean Reef WA 6027	2.38km	Primary	Mixed	Government	0-6

 Property is within school catchment area

 Property is outside school catchment area

Recent Market Trends

Median Value - 12 Months (House)

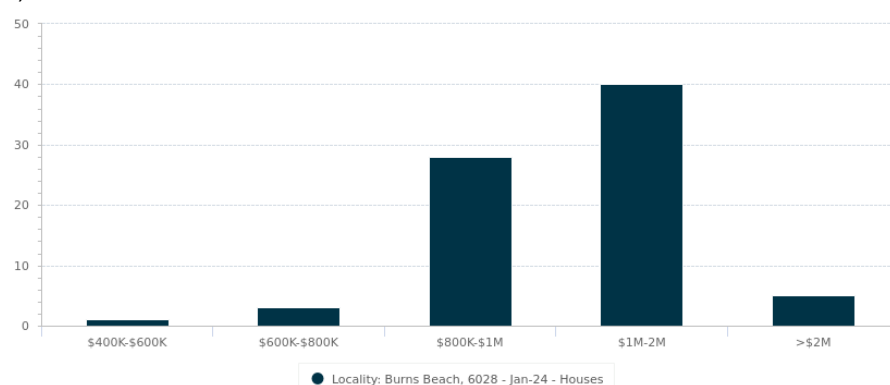


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jan 2024	7	\$1,135,184	-1.0% ▼	13	12	\$980
Dec 2023	4	\$1,146,174	1.2% ▲	13	12	\$970
Nov 2023	8	\$1,132,611	2.5% ▲	13	18	\$950
Oct 2023	8	\$1,105,360	1.7% ▲	13	23	\$950
Sep 2023	6	\$1,087,062	1.1% ▲	13	19	\$950
Aug 2023	7	\$1,075,653	3.2% ▲	13	19	\$900
Jul 2023	11	\$1,041,954	1.3% ▲	11	24	\$880
Jun 2023	6	\$1,029,053	0.9% ▲	11	22	\$865
May 2023	5	\$1,020,012	0.5% ▲	11	22	\$880
Apr 2023	6	\$1,014,577	-0.6% ▼	11	18	\$865
Mar 2023	5	\$1,020,868	1.1% ▲	10	17	\$850
Feb 2023	4	\$1,010,098	1.0% ▲	9	19	\$850

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	1
\$600K-\$800K	3
\$800K-\$1M	28
\$1M-\$2M	40
>\$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	77	\$1,177,451	15.3% ▲	13	84	\$1,100
2023	80	\$1,020,868	3.6% ▲	10	93	\$850
2022	93	\$985,740	9.7% ▲	17	117	\$785
2021	88	\$898,661	15.3% ▲	35	130	\$665
2020	69	\$779,306	0.9% ▲	59	138	\$625
2019	67	\$772,115	-4.2% ▼	78	169	\$650
2018	55	\$805,708	-5.1% ▼	96	146	\$600
2017	58	\$849,339	-2.1% ▼	54	156	\$630
2016	45	\$867,840	1.8% ▲	80	167	\$690
2015	49	\$852,824	-4.4% ▼	86	149	\$750
2014	73	\$892,493	1.8% ▲	61	151	\$790
2013	54	\$876,716	13.1% ▲	50	140	\$825
2012	54	\$775,338	13.7% ▲	63	106	\$750
2011	41	\$681,663	-5.1% ▼	93	95	\$700
2010	78	\$718,447	18.4% ▲	109	83	\$662
2009	27	\$606,563	-1.3% ▼	-	88	-
2008	46	\$614,790	-0.6% ▼	-	33	\$260
2007	48	\$618,355	39.0% ▲	-	14	-
2006	37	\$444,779	17.4% ▲	-	10	-
2005	10	\$379,010	16.3% ▲	-	10	-

Disclaimer

Information contained within this product includes or is derived from the location information data licensed from Western Australian Land Information Authority (WALIA) (2024) trading as Landgate. Copyright in the location information data remains with WALIA. WALIA does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Product Data licensed by CoreLogic under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see www.corelogic.com.au/aboutus/thirdpartyrestrictions.html

All information relating to Schools provided by CoreLogic is as a courtesy only. CoreLogic does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.