

Buyers Price Guide Report



4 ST LUCIA ROAD ILUKA WA 6028

Prepared for Buyers Guide by Closing Date Sale 2 May 2023 on 5th April 2023



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Information guide for sale by Closing Date

4 St Lucia Rd, ILUKA – 2nd of May 2023

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?

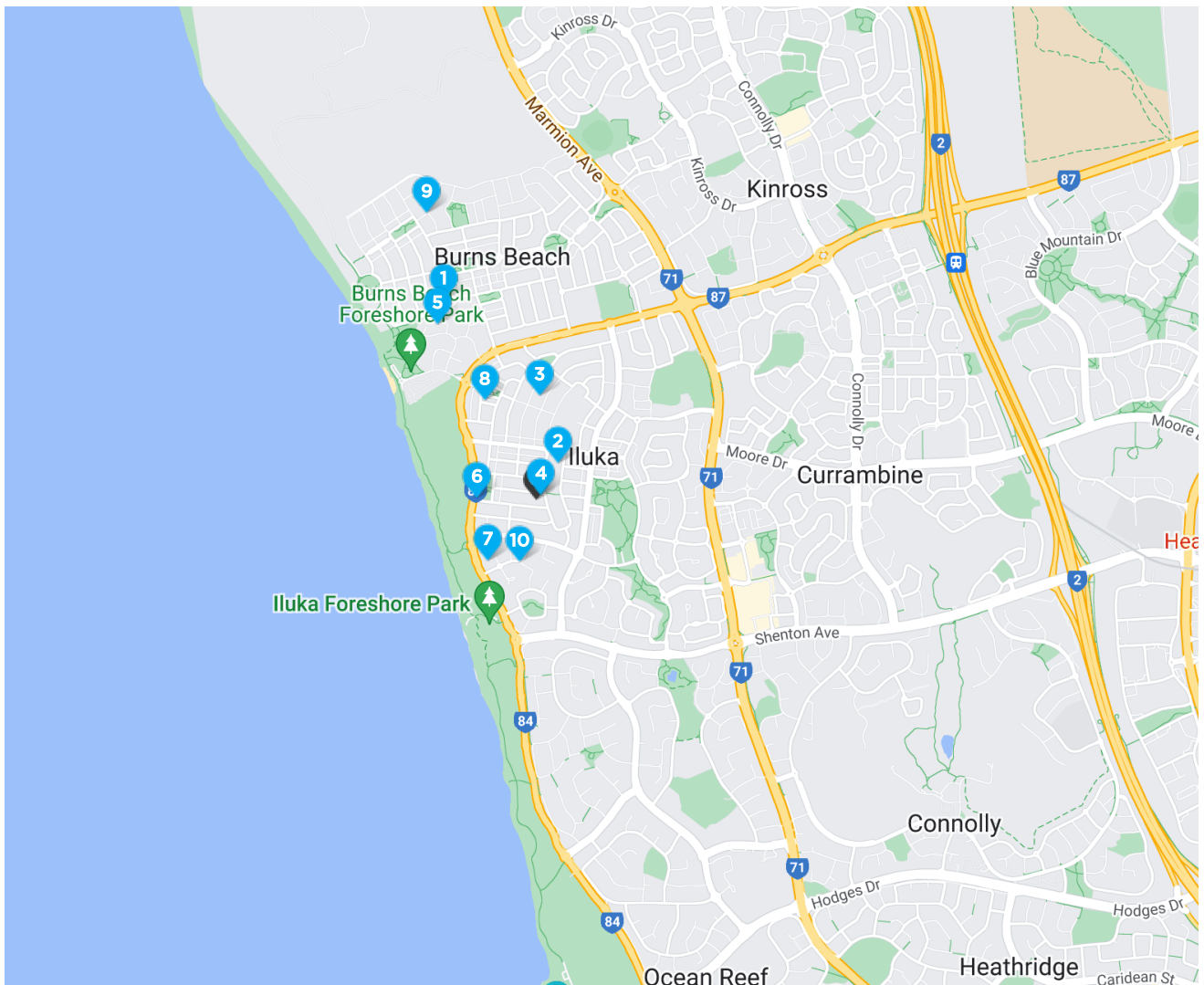
After all offers have been presented to seller the agent will respond to the successful buyer first and the successor buyers thereafter.

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.

Comparables Map: Sales




				
1 42 BACKWATER CIRCLE BURNS BEACH WA 6028	4	4	3	\$1,800,000
2 77 ROMANO CRESCENT ILUKA WA 6028	4	3	3	\$1,800,000
3 42 DAYTONA DRIVE ILUKA WA 6028	5	4	3	\$1,750,000
4 28 ROMANO CRESCENT ILUKA WA 6028	5	3	4	\$1,680,000
5 30 SECOND AVENUE BURNS BEACH WA 6028	5	3	3	\$1,680,000
6 37 ST LUCIA ROAD ILUKA WA 6028	4	2	2	\$1,620,000
7 3 ST JAMES APPROACH ILUKA WA 6028	4	3	2	\$1,610,000
8 1 FISTRAL LANE ILUKA WA 6028	4	2	2	\$1,600,000
9 7 WAMBERAL WAY BURNS BEACH WA 6028	4	3	3	\$1,515,000
10 20 ST JAMES APPROACH ILUKA WA 6028	4	2	2	\$1,500,000

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

Comparable Sales

1 42 BACKWATER CIRCLE BURNS BEACH WA 6028 **Sold Price** ^{RS} **\$1,800,000**



🏠 4 🚿 4 🚗 3 📏 657m² 📐 362m²
 Year Built 2013 DOM 67
 Sold Date 24-Mar-23 Distance 1.16km
 First Listing offers around 2 Million
 Last Listing Under Offer

Notes from your agent

Similar land area
 Similar living area
 Comparable total build-up area 490 m/2
 Similar year of construction
 Below ground pool
 Ocean views

2 77 ROMANO CRESCENT ILUKA WA 6028 **Sold Price** **\$1,800,000**



🏠 4 🚿 3 🚗 3 📏 720m² 📐 464m²
 Year Built 2009 DOM 17
 Sold Date 28-Sep-22 Distance 0.21km
 First Listing COMING SOON - CONTACT AGENT
 Last Listing UNDER OFFER!

Notes from your agent

Larger land area
 Larger living area
 Larger total build up area 614 m/2
 Older year of construction
 Below ground pool
 Ocean views

3 42 DAYTONA DRIVE ILUKA WA 6028 **Sold Price** **\$1,750,000**



🏠 5 🚿 4 🚗 3 📏 599m² 📐 335m²
 Year Built 2019 DOM 36
 Sold Date 30-Aug-22 Distance 0.54km
 First Listing MARKET PREVIEW
 Last Listing UNDER CONTRACT

Notes from your agent






Smaller land area
 Similar living area
 Comparable total build-up area 457 m/2
 Earlier year of construction
 Below ground pool
 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

Comparable Sales

4 28 ROMANO CRESCENT ILUKA WA 6028 **Sold Price** **\$1,680,000**








 5  3  4  753m²  431m²
 Year Built 2006 DOM 5
 Sold Date 15-Aug-22 Distance 0.03km
 First Listing From \$1,699,000
 Last Listing UNDER OFFER

Notes from your agent

Larger land area
 Larger living area
 Larger total build-up area 571m/2
 Older year of construction
 Below ground pool
 Ocean views

5 30 SECOND AVENUE BURNS BEACH WA 6028 **Sold Price** **\$1,680,000**








 5  3  3  732m²  365m²
 Year Built 2014 DOM 42
 Sold Date 22-Jan-23 Distance 1.06km
 First Listing Around \$1,700,000
 Last Listing Under Offer

Notes from your agent

Larger land area
 Larger living area 372 m/2
 Comparable total build-up area 475 m/2
 Similar year of construction
 Below ground pool
 Ocean views

6 37 ST LUCIA ROAD ILUKA WA 6028 **Sold Price** **\$1,620,000**



 4  2  2  582m²  358m²
 Year Built 2011 DOM 157
 Sold Date 10-Apr-21 Distance 0.31km
 First Listing OFFERS FROM \$1.699m
 Last Listing UNDER OFFER

Notes from your agent

Smaller land area
 Similar living area
 Larger total build area 579 m/2
 Older year of construction
 Below ground pool
 Ocean views

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Comparable Sales

7 3 ST JAMES APPROACH ILUKA WA 6028 Sold Price \$1,610,000



🏠 4 🚰 3 🚗 2 📏 716m² 🏠 355m²
 Year Built 2001 DOM 23
 Sold Date 23-Nov-22 Distance 0.42km
 First Listing MARKET PREVIEW
 Last Listing Under Offer

Notes from your agent

Larger land area
 Similar living area
 Comparable total build-up area 506 m/2
 Older year of construction
 Below ground pool
 Ocean views

8 1 FISTRAL LANE ILUKA WA 6028 Sold Price \$1,600,000



🏠 4 🚰 2 🚗 2 📏 760m² 🏠 305m²
 Year Built 2017 DOM 10
 Sold Date 14-Jul-22 Distance 0.59km
 First Listing OFFERS
 Last Listing UNDER OFFER!

Notes from your agent

Larger land area
 Smaller living area
 Smaller total build-up area 423m/2
 Similar year of construction
 Below ground pool
 Ocean views

9 7 WAMBERAL WAY BURNS BEACH WA 6028 Sold Price \$1,515,000



🏠 4 🚰 3 🚗 3 📏 606m² 🏠 292m²
 Year Built 2017 DOM 22
 Sold Date 30-Jun-22 Distance 1.63km
 First Listing Offers close 29/6/22
 Last Listing UNDER OFFER

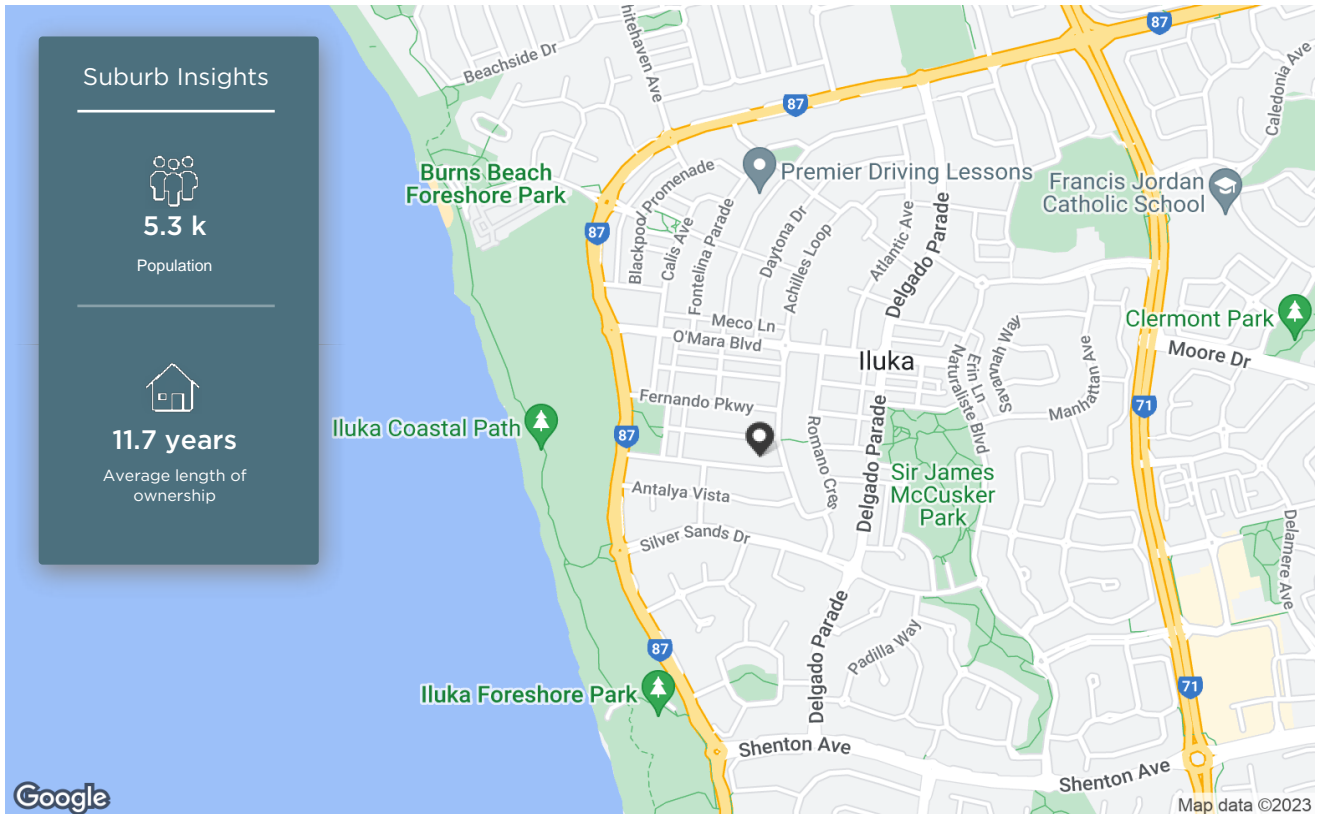
Notes from your agent

Smaller land area
 Smaller living area
 Unpublished total build-up area
 Similar year of construction

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

Iluka

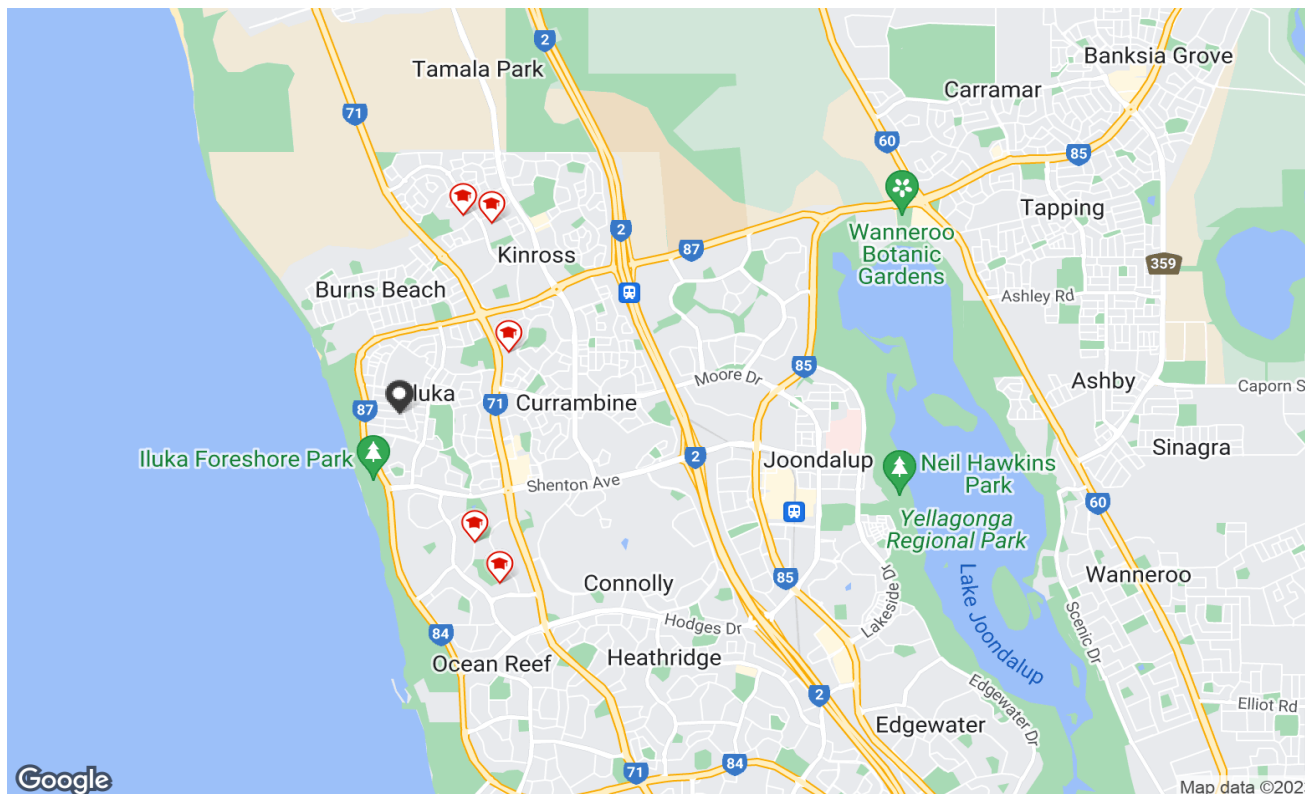
Demographic





The size of Iluka is approximately 2.7 square kilometres. It has 4 parks covering nearly 4.7% 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 \$985,000.

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



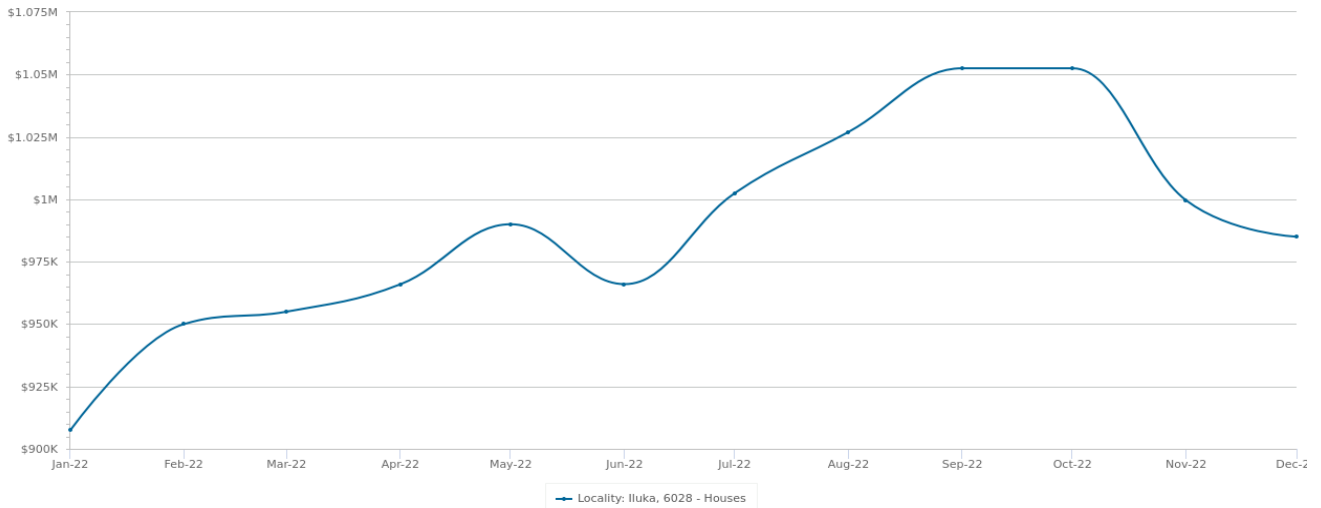
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Francis Jordan Catholic School 25 Peterborough Drive Currambine WA 6028	1.26km	Primary	Mixed	Non-Government	0-6
 Beumaris Primary School 20 Beumaris Boulevard Ocean Reef WA 6027	1.52km	Primary	Mixed	Government	0-6
 St Simon Peter Catholic Primary School 18-20 Prendville Avenue Ocean Reef WA 6027	2.0km	Primary	Mixed	Non-Government	0-6
 Kinross College 91 Kinross Drive Kinross WA 6028	2.11km	Secondary	Mixed	Government	7-10
 Kinross Primary School 64 Kinross Drive Kinross WA 6028	2.14km	Primary	Mixed	Government	0-6

 Property is within school catchment area

 Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (House)

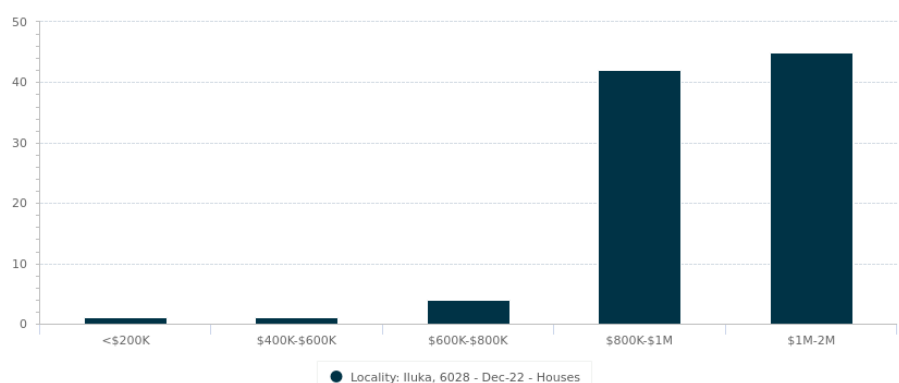


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Dec 2022	4	\$985,000	-1.5% ▼	12	23	\$940
Nov 2022	10	\$999,500	-5.0% ▼	11	28	\$915
Oct 2022	6	\$1,052,500	0.0%	11	25	\$900
Sep 2022	5	\$1,052,500	2.5% ▲	10	21	\$900
Aug 2022	10	\$1,027,000	2.4% ▲	10	20	\$900
Jul 2022	10	\$1,002,500	3.8% ▲	10	19	\$857
Jun 2022	5	\$966,000	-2.4% ▼	9	19	\$850
May 2022	6	\$990,000	2.5% ▲	10	19	\$825
Apr 2022	8	\$966,000	1.2% ▲	10	28	\$800
Mar 2022	13	\$955,000	0.5% ▲	10	34	\$800
Feb 2022	10	\$950,000	4.7% ▲	10	29	\$800
Jan 2022	6	\$907,500	2.0% ▲	11	24	\$800

Sales by Price - 12 months (House)

PRICE	NUMBER
<\$200K	1
200K-400K	0
\$400K-\$600K	1
\$600K-\$800K	4
\$800K-\$1M	42
\$1M-\$2M	45
>2M	0



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	-	-	-	-	110	\$925
2022	93	\$985,000	10.7% ▲	12	107	\$800
2021	87	\$890,000	7.6% ▲	11	126	\$720
2020	106	\$827,500	5.1% ▲	36	155	\$600
2019	73	\$787,000	-4.4% ▼	48	160	\$620
2018	79	\$823,000	1.0% ▲	69	154	\$627
2017	61	\$815,000	-0.9% ▼	84	173	\$620
2016	84	\$822,250	-4.7% ▼	46	200	\$695
2015	90	\$862,500	1.5% ▲	59	182	\$750
2014	85	\$850,000	-2.2% ▼	64	196	\$750
2013	99	\$869,000	8.8% ▲	37	185	\$755
2012	109	\$799,000	3.4% ▲	98	183	\$760
2011	86	\$772,500	1.6% ▲	80	204	\$665
2010	109	\$760,000	-1.6% ▼	55	156	\$650
2009	96	\$772,250	-4.7% ▼	63	156	\$625
2008	71	\$810,000	1.9% ▲	120	159	\$600
2007	88	\$795,000	15.2% ▲	74	162	\$472
2006	151	\$690,000	30.2% ▲	26	188	\$395
2005	165	\$530,000	16.5% ▲	65	156	-
2004	141	\$455,000	18.2% ▲	74	123	-



NOTE -
EXTENT OF SECOND STOREY
OVER SHOWN HATCHED
REFER TO ENGINEERS DETAILS
FOR SLAB THICKNESSES.

NOTE -
RANGEHOOD / EXTRACTION FANS
DUCTED TO EXTERNAL AIR

NOTE -
EXACT NUMBER AND LOCATION OF
ROOF STEEL TO BE DETERMINED
BY ESTIMATING DEPARTMENT.

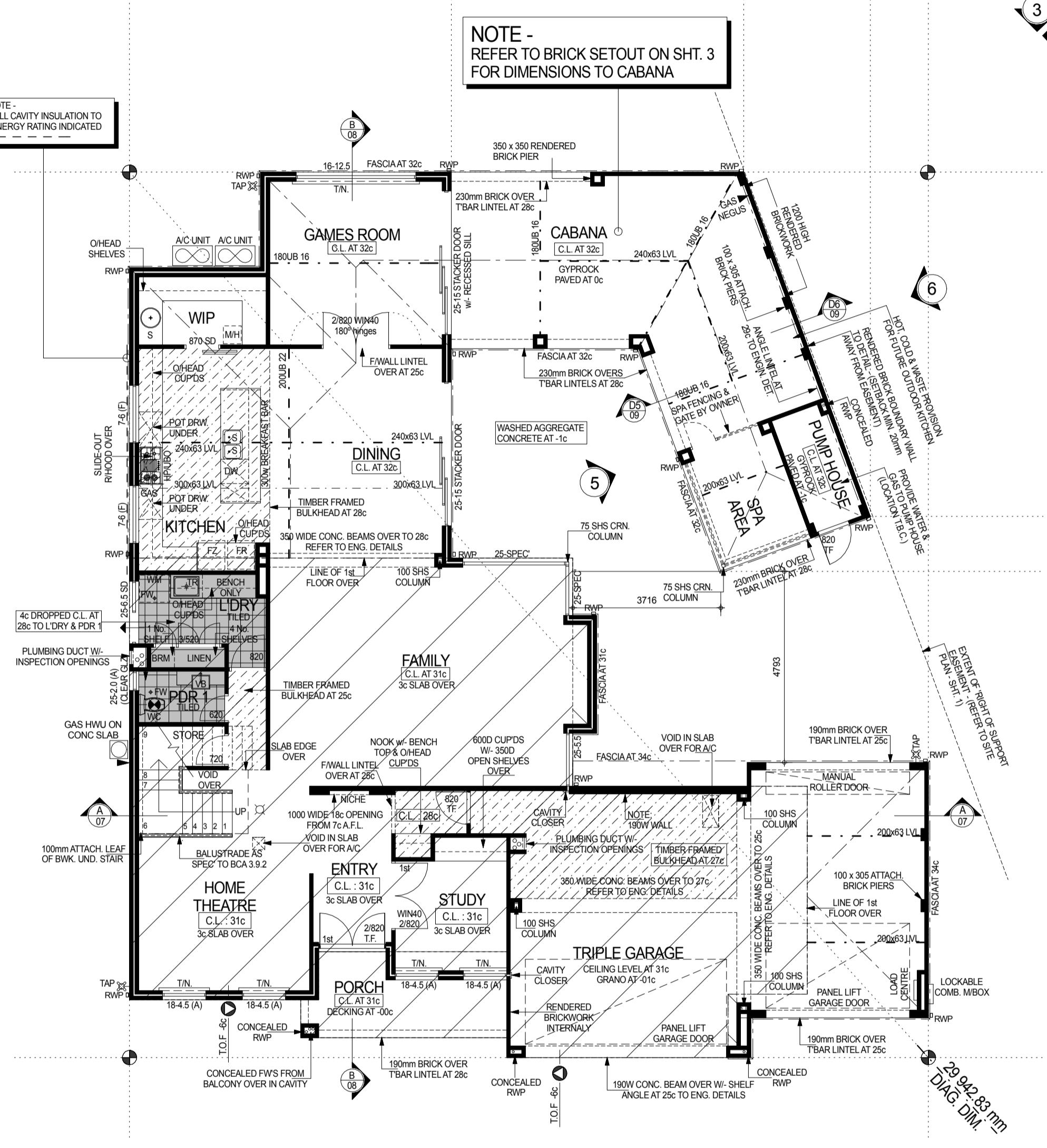
INDICATES HARD WIRED
SMOKE DETECTOR

C.L. 32c U.N.O.

NOTE -
PROVIDE R4.1 CEILING INSULATION
AS PER BCA 3.12.1.2

NOTE -
REFER TO BRICK SETOUT ON SHT. 3
FOR DIMENSIONS TO CABANA

ENERGY RATING NOTE -
EXTENT OF R1.5 WALL CAVITY INSULATION TO
ACHIEVE 6 STAR ENERGY RATING INDICATED
BY DASHED LINE



2
1

3
4

AREAS:	
G. FLOOR -	182.679m ²
GARAGE -	70.858m ²
CABANA -	57.035m ²
PORCH -	8.471m ²
TOTAL - 319.043m ²	
PERIMETER - 68.440m	

NOTE - REFER ALSO
TO BRICK SETOUT
ON SHEET 3

REVISIONS:
- STRUCTURAL COSTING - GP - 26/13

CONSTRUCTION NOTES:
1. These plans are the sole property of Beaumonde Homes and may not be reproduced or modified in whole or in part without written permission.
2. Contractors shall check all dimensions and conditions on site prior to commencing fabrication or construction. Any discrepancies to be brought to the Supervisors attention.
3. Do not scale from Drawings.

4. Owner to note that all sizes shown are without plaster (where applicable) and should be allowed for.
5. The Builder reserves the right to alter dimensions on site to suit construction, engineering, or site conditions.
6. Unless otherwise noted, retaining walls, demolition, sewer piling, subsoil drains, blasting or other site works are all at Owners expense.



GROUND FLOOR PLAN
ADDRESS:
LOT 1872 (#4)
ST LUCIA ROAD
ILUKA

DRAWN: G.P.	FINAL: 19/11/2013
DATE: APR 2013	JOB No: 4026
SCALE: 1:100	SHEET 2 OF 13
CADFILE: Ahem_a (Mk4)*	



NOTE - RANGEHOOD / EXTRACTION FANS DUCTED TO EXTERNAL AIR

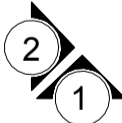
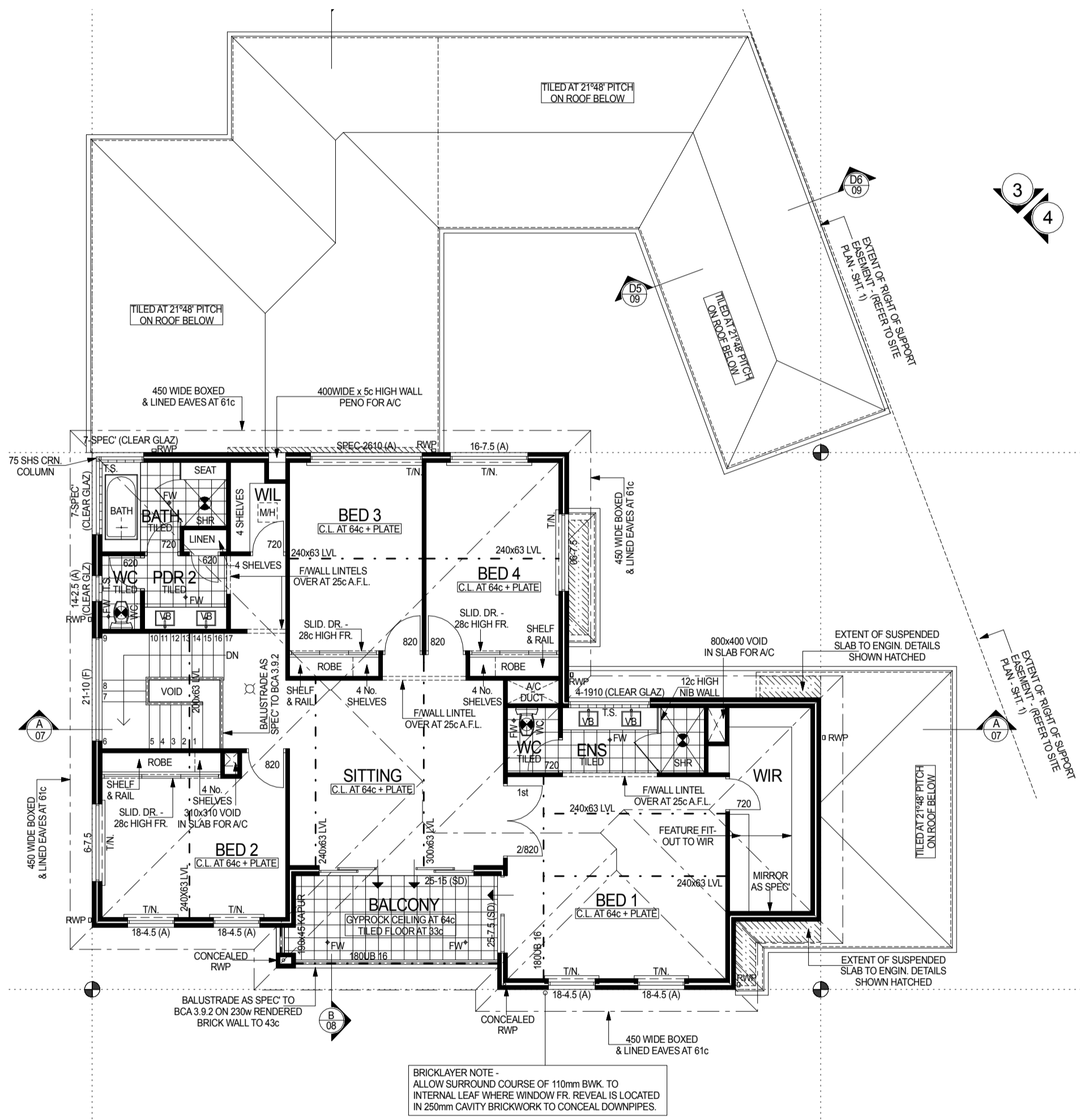
NOTE - EXACT NUMBER AND LOCATION OF ROOF STEEL TO BE DETERMINED BY ESTIMATING DEPARTMENT.

INDICATES HARD WIRED SMOKE DETECTOR

C.L. 30c U.N.O.

NOTE - PROVIDE R4.1 CEILING INSULATION AS PER BCA 3.12.1.2

NOTE - RECESS ENS. / BATH SHR. REC. 20mm FOR FALL TO FLOOR WASTE, (NO TILED HOB). SHOWER SCREEN TO BE INSTALLED AS PER BCA 3.8.1.27 (c).



FIRST FLOOR PLAN

AREAS:	
1st. FLOOR -	157.074m ²
BALCONY -	10.623m ²
TOTAL -	167.697m ²
PERIMETER -	61.540m

REVISIONS:
- STRUCTURAL COSTING - GP - 26/13

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UPPER FLOOR
ADDRESS:
LOT 1872 (#4)
ST LUCIA ROAD
ILUKA

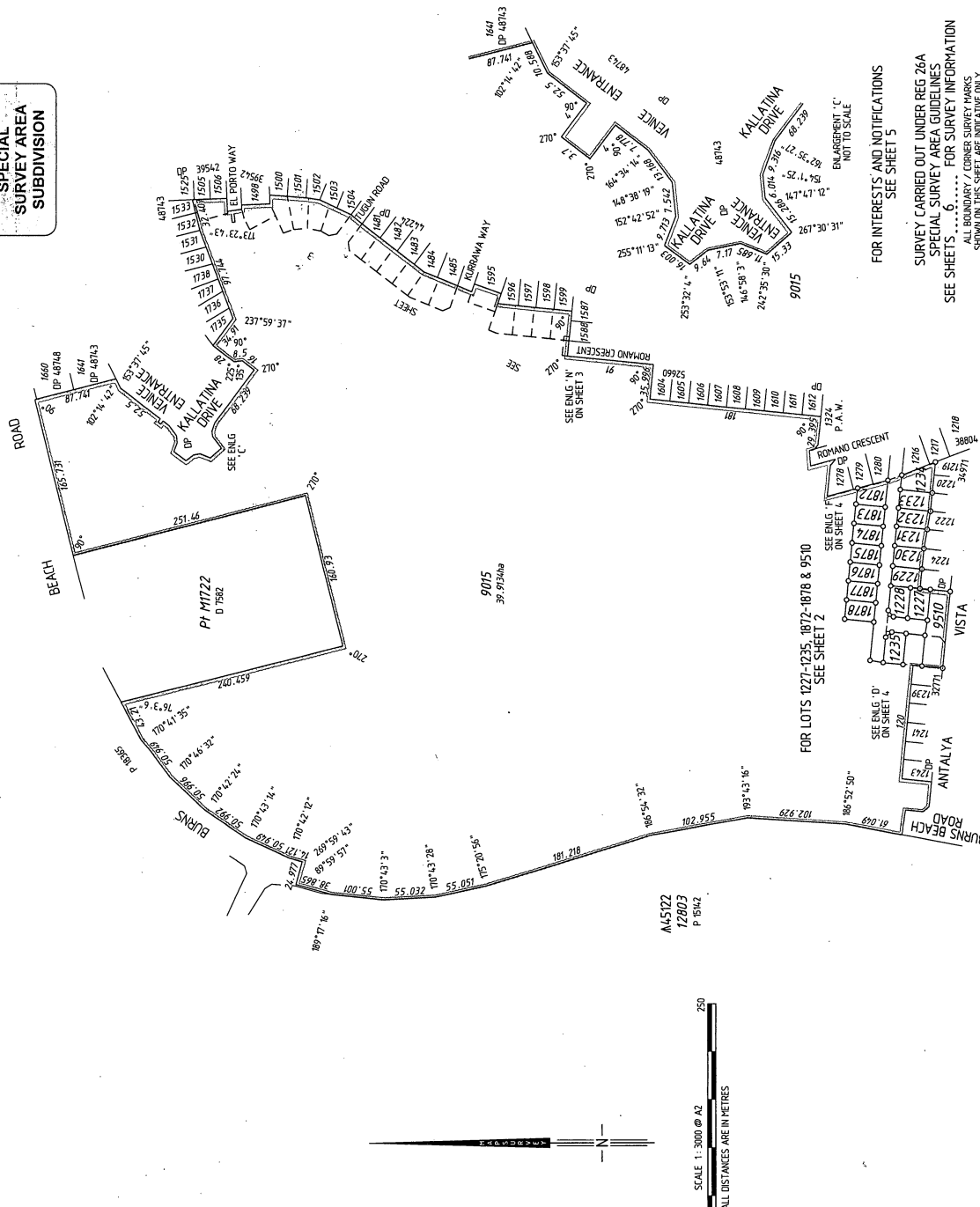
DRAWN:	G.P.	FINAL:	19/11/2013
DATE:	APR 2013	JOB No:	4026
SCALE:	1:100	SHEET	4 OF 13
CADFILE:	Ahem_a (Mk4)		

NOTE - REFER ALSO TO BRICK SETOUT ON SHEET 5

TYPE	FREEHOLD
PURPOSE	SUBDIVISION
PLAN OF	
LOTS 1227-1235, 1872-1878, 9015, 9510, ROADS AND RESTRICTIVE COVENANT	
DISTRICT	SWAN
TOWNSHIP	
DOLA FILE	
LOCALITY	LILKA
LOCAL AUTHORITY	CITY OF JONADALUP
FIELD BOOK	ON INDEX 65286 78271 SEE SHARPLAN
S.S.A.	YES
FORMER TENURE	LOT 904 ON DP 5269 C/T 2639/988
SURVEYOR'S CERTIFICATE - Reg 54 Mark P. Mariotti I, the undersigned, Mark P. Mariotti, being a duly qualified and sworn surveyor, do hereby certify that this plan is accurate and is a correct representation of the land surveyed and shown thereon. All measurements were taken by me or under my direct supervision and in accordance with the provisions of the Survey Act 1988 and the Survey Regulations 2008. All distances are in metres. Mark P. Mariotti 2006.11.30 14:28:42 +0800 Licensed Surveyor	
McMULLEN SOLAN Telephone: 08 9474 1299 Email: info@mcmlensolan.com.au Website: www.mcmlensolan.com.au SCALE 1: 3000 MAPS Ref: 91604p-316b Stage 19A - DP53302, CSO ALL DISTANCES ARE IN METRES	
LOGGED	DATE: 1-DEC-06
REL. AMT.	REL. AMT. \$1084.00
DATE	1-DEC-06
TYPE OF VALIDATION	DATE: 1-DEC-06
APPROVED BY	DATE: 1-DEC-06
WESTERN AUSTRALIAN PLANNING COMMISSION	REF: 123030
SUBJECT TO: IN ORDER FOR DEALINGS SEC. 140(1)(a) OF P.A.D. ACT SEC. 136 B OF T.C.A. b.g. Bunting 19.12.2006 APPROVED: REG26A (4) DATE: 8.01.07 INSPECTOR OF LANDS: AUTHORIZED LAND OFFICER	
DEPARTMENT OF LANDS Land Information DEPOSITED PLAN 53302 ORIGINAL SHEET 1 OF 5-6 SHEETS EDITION 1 VERSION 4-2	

SPECIAL SURVEY AREA SUBDIVISION

EDWNER	AMENDMENT	DATE
1/2	SURVEY SHEET ADDED	20/12/06



FOR INTERESTS AND NOTIFICATIONS
SEE SHEET 5

SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES
SEE SHEETS 6 FOR SURVEY INFORMATION

FOR SURVEY INFORMATION
SEE SHEETS 6 FOR SURVEY INFORMATION
SHOWN ON THIS SHEET ARE INDICATIVE ONLY.
USE ONLY THE SURVEY SHEET'S WHEN DETERMINING
THE TRUE FINAL POSITION AND TYPE OF ALL SURVEY
MARKS PLACED PERTAINING TO THIS PLAN.

DP 53302 (01)

DP 53302 (02)



SEE SHEET

1324
P. A. W
DP 52669

ROMANO CRESCENT

16.258
79°41'16"
27.25
34°41'16"
8.5
145.75
57.25
20.395
16.607

SEE ENLG 'F'
ON SHEET 4

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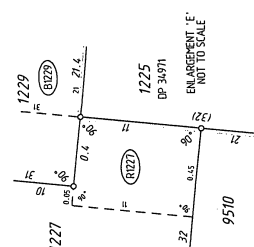
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9015

1878
620m²

1877
620m²

1876
620m²

1875
620m²

1874
620m²

1873
620m²

1872
607m²

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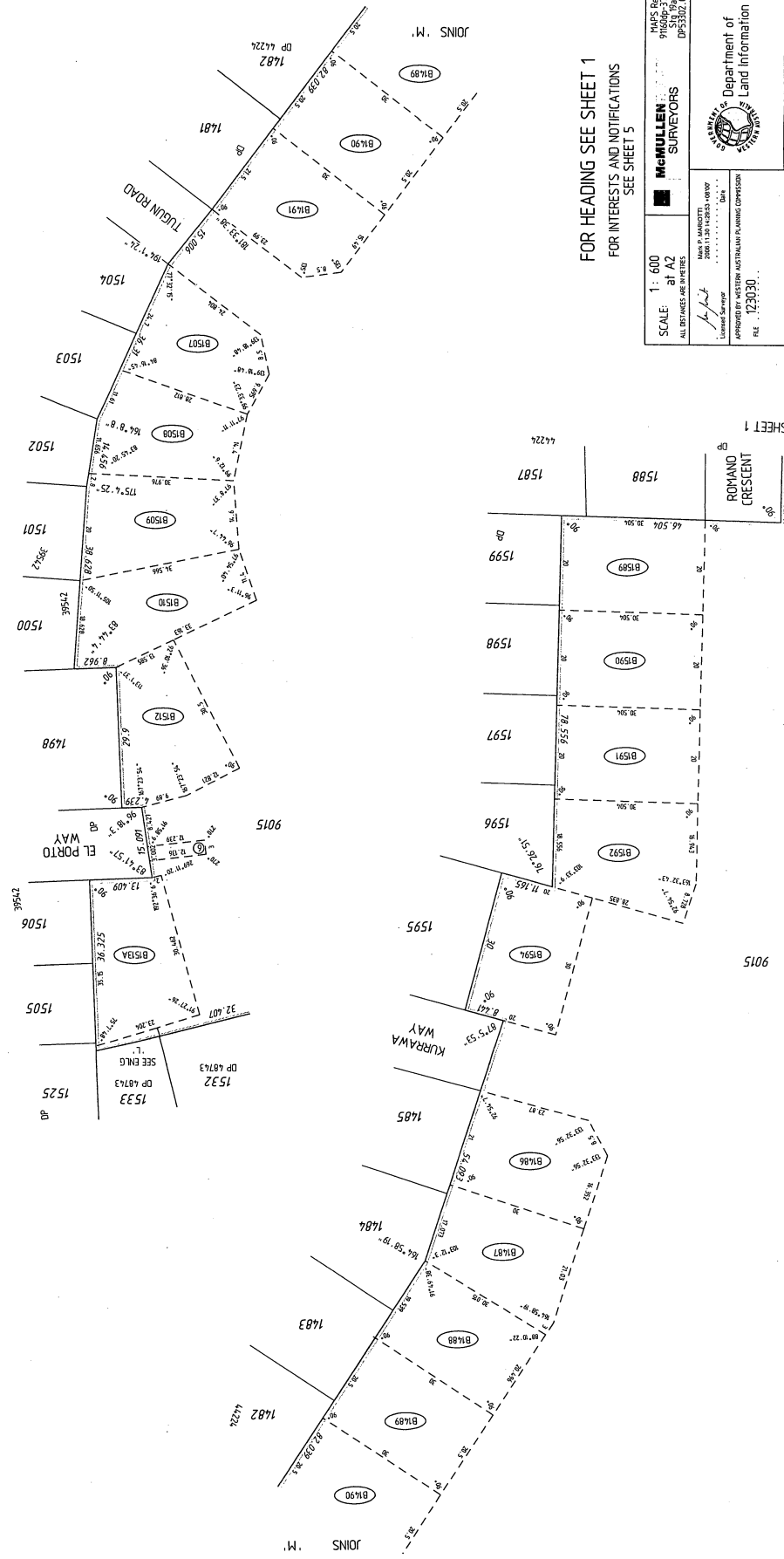
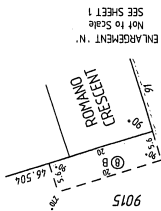
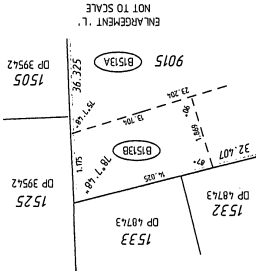
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DP 53302 (03)

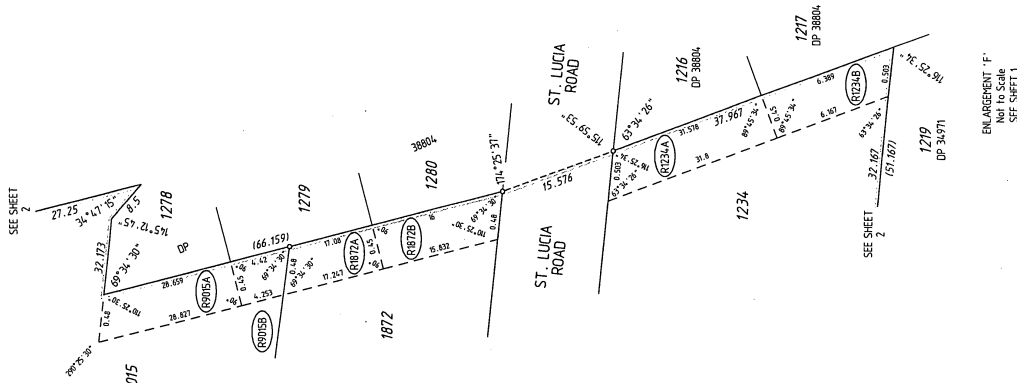
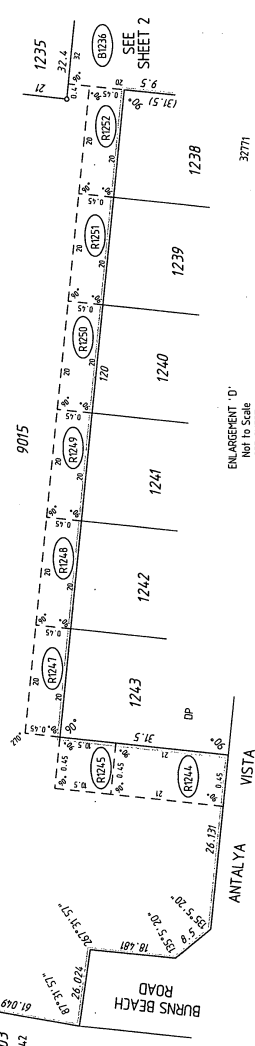


SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES
ALL BOUNDARY / CORNER SURVEY MARKS
SHOWN ON THIS SHEET ARE INDICATIVE ONLY.
USE ONLY THE SURVEY SHEET/S WHEN DETERMINING
THE TRUE FINAL POSITION AND TYPE OF ALL SURVEY
MARKS PLACED PERTAINING TO THIS PLAN.



FOR HEADING SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS
SEE SHEET 5

SCALE: 1:600 at A2 ALL DIMENSIONS ARE IN METRES	McMULLEN SURVEYORS Maple P. MARSDALE Licence Number: 19783 APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION FILE: 123030	Department of Land Information STATE OF WESTERN AUSTRALIA	DEPOSITED PLAN 53302 ORIGINAL
SHEET 3 OF 5 SHEETS EDITION 1 VERSION + 2			



NOT TO SCALE	McMULLEN SURVEYORS	MARS BAY 911 6606-3746 SIC 19A DP-53302.CSD
ALL DIMENSIONS ARE IN METRES	APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION FILE NO. 123030	DEPARTMENT OF LAND INFORMATION
DATE: 2006.11.03 DRAWN BY: J. [Signature] CHECKED BY: [Signature]	DATE: 2006.11.03 DRAWN BY: J. [Signature] CHECKED BY: [Signature]	DEPOSITED PLAN 53302 ORIGINAL
SHEET 4 OF 5-6 SHEETS	EDITION 1	VERSION + 2

SURVEY CARRIED OUT UNDER REG. 26A
SPECIAL SURVEY AREA GUIDELINES

ALL BOUNDARY / CORNER SURVEY MARKS
SHOWN ON THIS SURVEY SHEET ARE TO BE
USED ONLY FOR THE PURPOSES OF DETERMINING
THE TRUE FINAL POSITION AND TYPE OF ALL SURVEY
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FOR HEADING SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS
SEE SHEET 5

ALL EASEMENTS ARE 0.45m WIDE AND PARALLEL

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