



LOT 1530 BEACHSIDE DRIVE BURNS BEACH WA 6028

Prepared for EXPRESSIONS OF INTEREST RANGE \$2,150 - \$2,450 M/2 on 1st July 2023

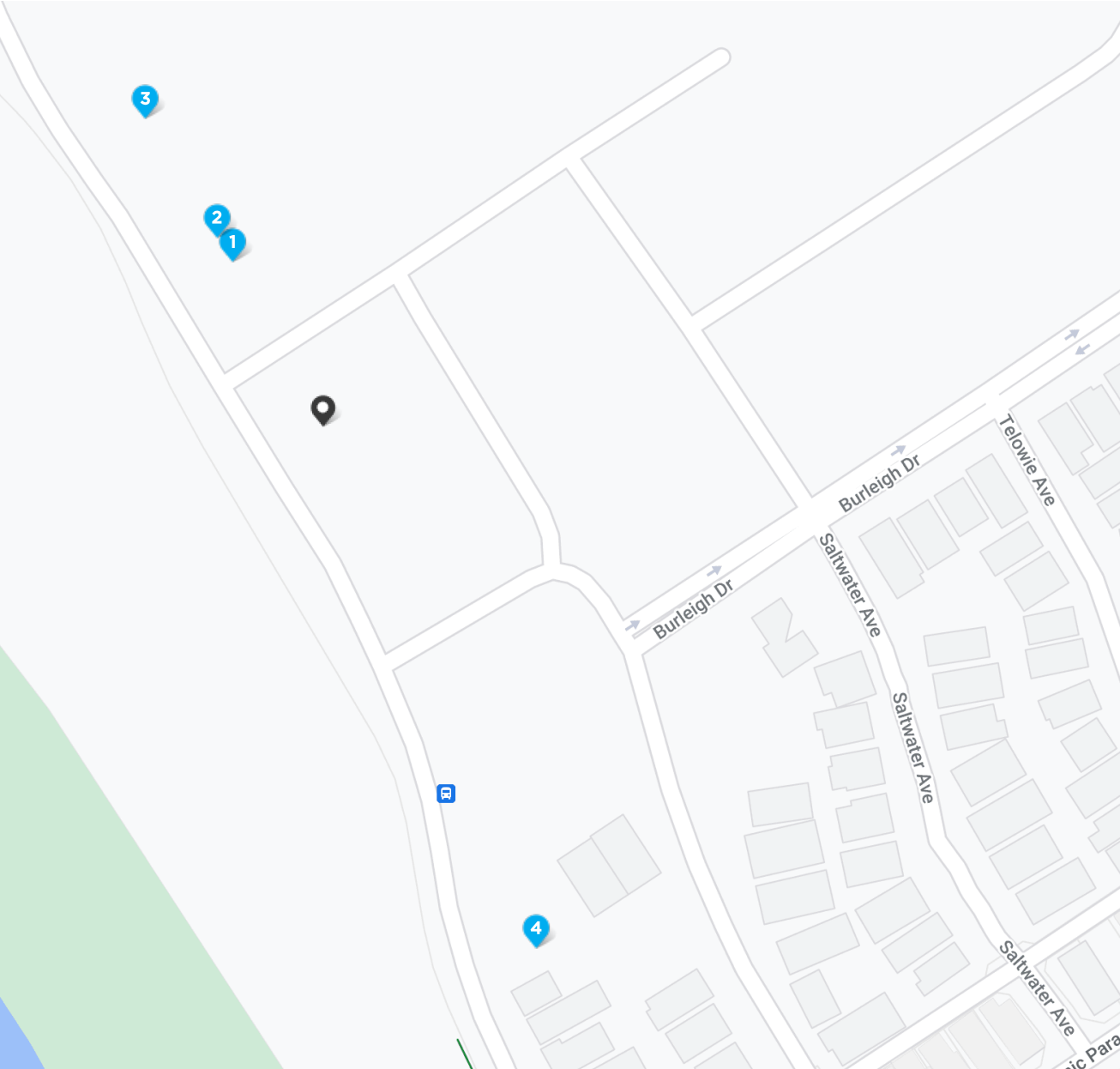


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Comparables Map: Sales









				
1 144 BEACHSIDE DRIVE BURNS BEACH WA 6028	-	-	-	\$725,000
2 146 BEACHSIDE DRIVE BURNS BEACH WA 6028	-	-	-	\$725,000
3 154 BEACHSIDE DRIVE BURNS BEACH WA 6028	-	-	-	\$705,000
4 108 BEACHSIDE DRIVE BURNS BEACH WA 6028	-	-	-	\$875,000

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

Comparable Sales

1 144 BEACHSIDE DRIVE BURNS BEACH WA 6028 **Sold Price** ^{RS} **\$725,000**









 -  -  -  339m ²  -	Year Built	-	DOM	-
	Sold Date	09-May-23	Distance	0.07km
	First Listing	-		
	Last Listing	-		

Notes from your agent

Smaller land area
 Comparison rate 2138 m/2
 Recent Sale Off Market

2 146 BEACHSIDE DRIVE BURNS BEACH WA 6028 **Sold Price** **\$725,000**

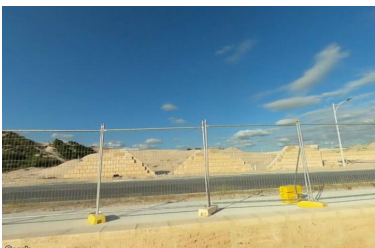







 -  -  -  333m ²  -	Year Built	-	DOM	-
	Sold Date	27-Apr-23	Distance	0.08km
	First Listing	-		
	Last Listing	-		

Notes from your agent

Smaller land area
 Comparison rate 2177 m/2
 Recent Sale Off Market

3 154 BEACHSIDE DRIVE BURNS BEACH WA 6028 **Sold Price** **\$705,000**




 -  -  -  363m ²  -	Year Built	-	DOM	-
	Sold Date	28-Apr-22	Distance	0.13km
	First Listing	-		
	Last Listing	-		






Notes from your agent

Comparable land area
 Comparison rate \$2,314 m/2
 Resold June 2023 \$840,000 Off Market
 Recent Sale northern corner of Ipanema and Beachside Drive

Comparable Sales

4 108 BEACHSIDE DRIVE BURNS BEACH WA 6028



<p>  -  -  -  406m²  - </p> <p>Year Built - DOM 2</p> <p>Sold Date 18-Aug-21 Distance 0.2km</p> <p>First Listing From \$875,000</p> <p>Last Listing From \$875,000</p>	<p>Sold Price \$875,000</p>
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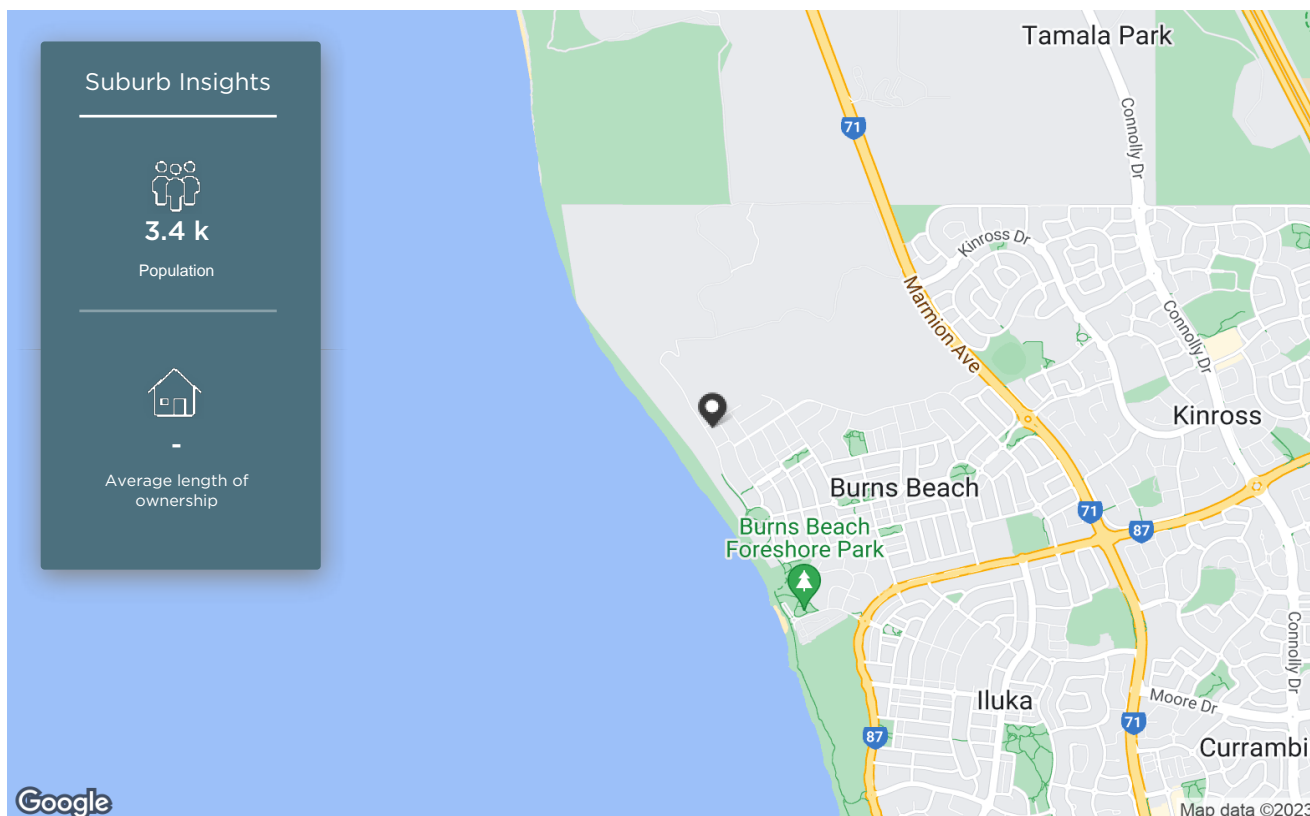
Notes from your agent

Larger land area
 Comparison rate \$2,155 m/2
 Historic sale 2021

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

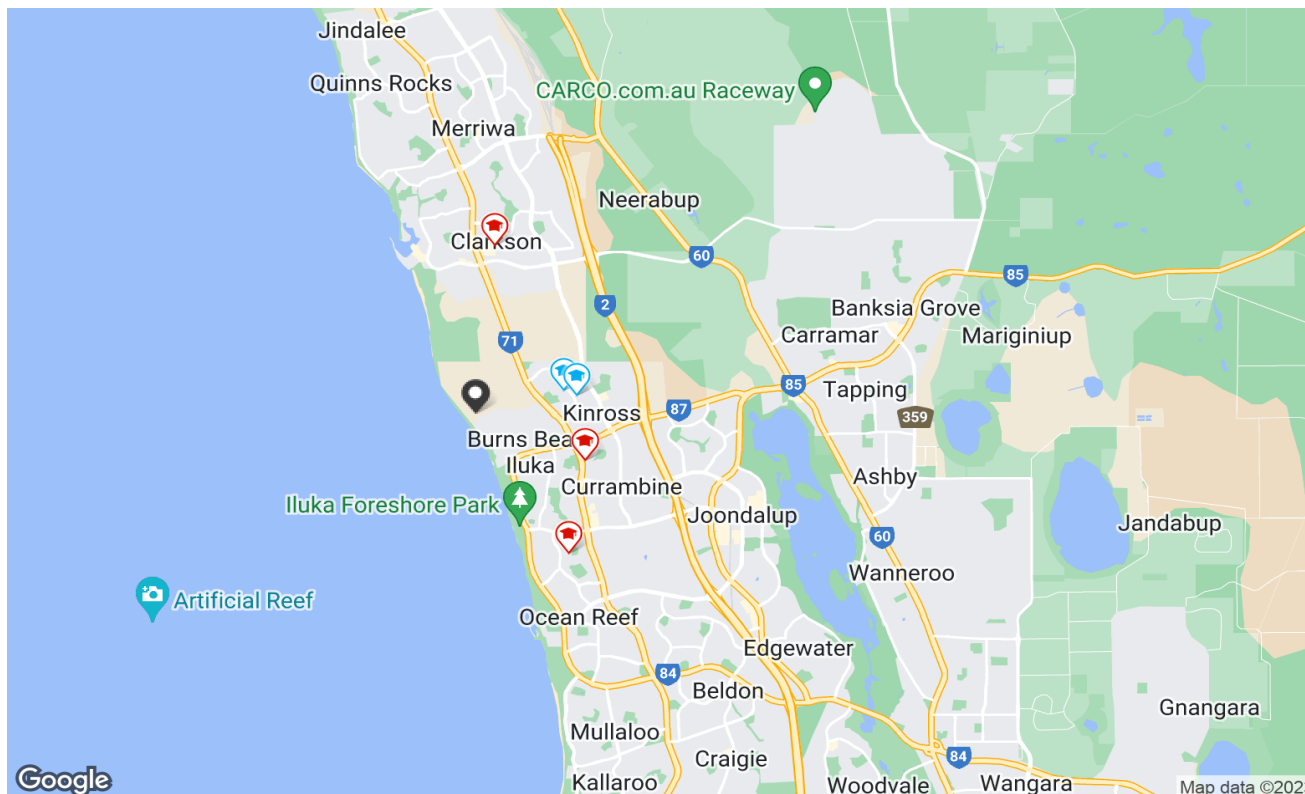
Demographic








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 \$1,075,000.

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
	Kinross College 91 Kinross Drive Kinross WA 6028	1.82km	Secondary	Mixed	Government	7-10
	Kinross Primary School 64 Kinross Drive Kinross WA 6028	2.07km	Primary	Mixed	Government	0-6
	Francis Jordan Catholic School 25 Peterborough Drive Currambine WA 6028	2.4km	Primary	Mixed	Non-Government	0-6
	Beumaris Primary School 20 Beumaris Boulevard Ocean Reef WA 6027	3.44km	Primary	Mixed	Government	0-6
	Comet Care School 59 Key Largo Drive Clarkson WA 6030	3.44km	Secondary	-	Non-Government	10-12



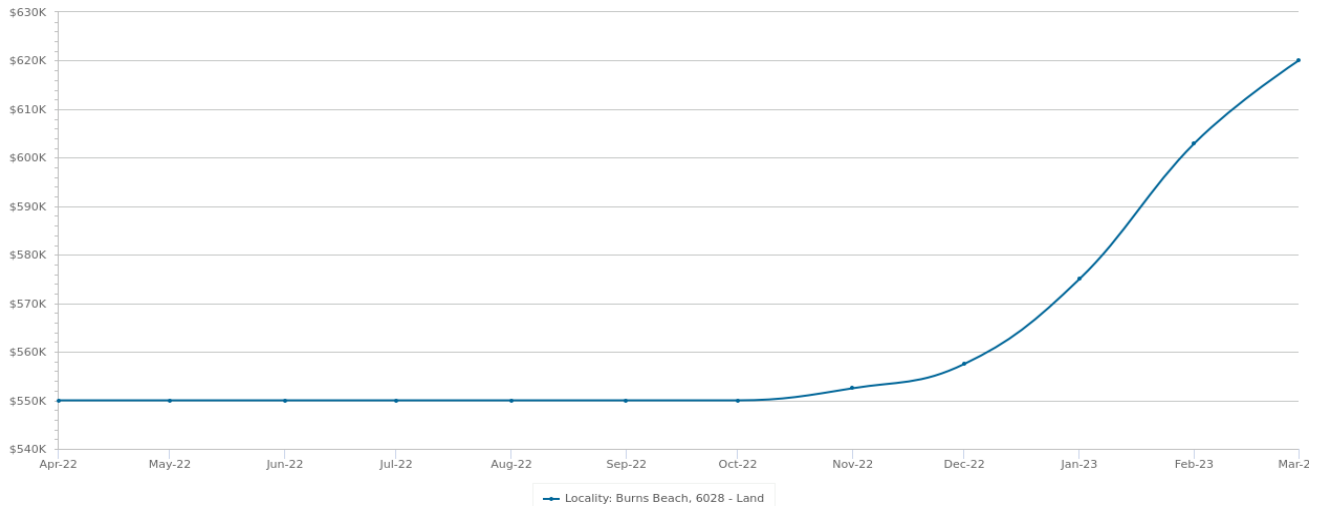
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (Land)

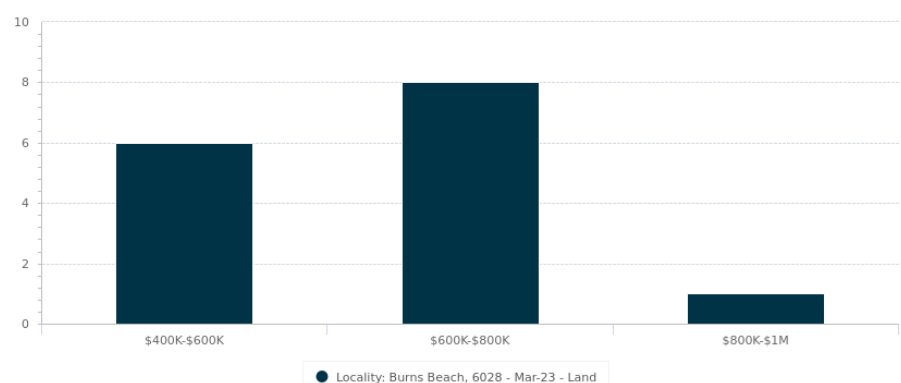


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Mar 2023	1	\$620,000	2.8% ▲	-	-	-
Feb 2023	2	\$603,000	4.9% ▲	-	-	-
Jan 2023	1	\$575,000	3.1% ▲	-	-	-
Dec 2022	3	\$557,500	0.9% ▲	-	-	-
Nov 2022	1	\$552,500	0.5% ▲	-	-	-
Oct 2022	-	\$550,000	0.0%	-	-	-
Sep 2022	2	\$550,000	0.0%	-	-	-
Aug 2022	2	\$550,000	0.0%	-	-	-
Jul 2022	-	\$550,000	0.0%	-	-	-
Jun 2022	1	\$550,000	0.0%	-	-	-
May 2022	-	\$550,000	0.0%	-	-	-
Apr 2022	2	\$550,000	0.0%	-	-	-

Sales by Price - 12 months (Land)

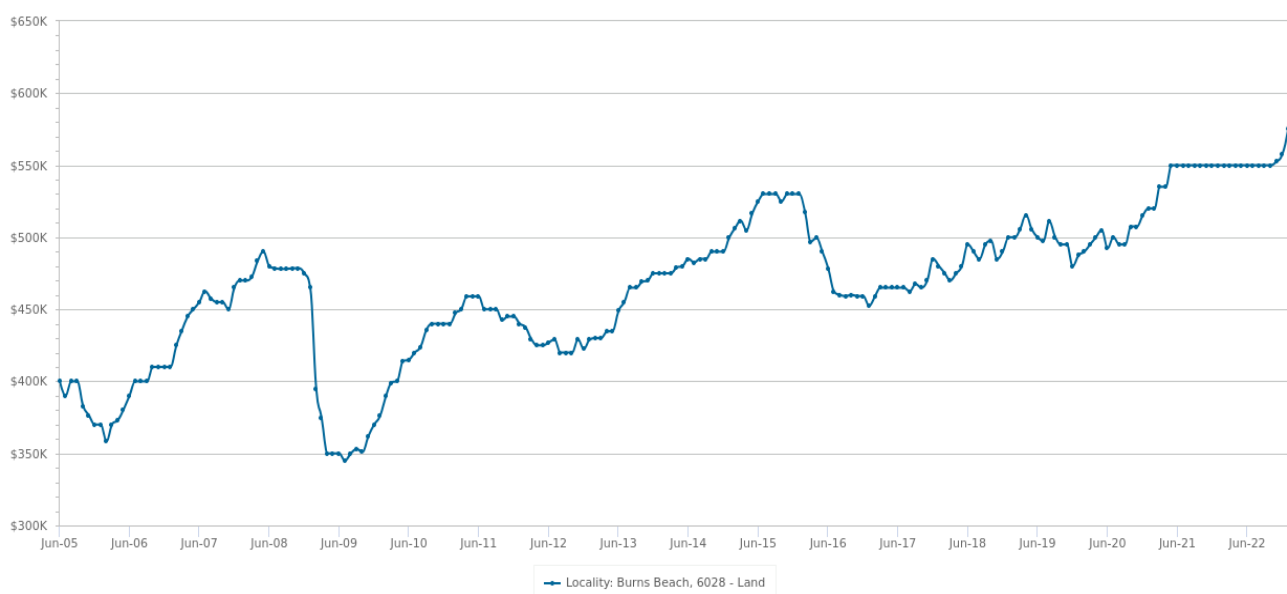
PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	6
\$600K-\$800K	8
\$800K-\$1M	1
1M-2M	0
>2M	0



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Sale Price - 20 years (Land)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2023	15	\$620,000	12.7% ▲	-	-	-
2022	52	\$550,000	2.8% ▲	-	-	-
2021	55	\$535,000	8.1% ▲	-	-	-
2020	29	\$495,000	-2.1% ▼	-	-	-
2019	28	\$505,500	7.6% ▲	-	-	-
2018	37	\$470,000	1.1% ▲	-	-	-
2017	42	\$465,000	-6.4% ▼	-	-	-
2016	42	\$497,000	-2.8% ▼	-	-	-
2015	80	\$511,500	7.7% ▲	-	-	-
2014	166	\$475,000	10.5% ▲	-	-	-
2013	121	\$430,000	0.1% ▲	-	-	-
2012	60	\$429,500	-4.6% ▼	-	-	-
2011	93	\$450,000	12.8% ▲	-	-	-
2010	186	\$399,000	6.4% ▲	-	-	-
2009	85	\$375,000	-20.6% ▼	-	-	-
2008	78	\$472,500	8.6% ▲	-	-	-
2007	106	\$435,000	17.6% ▲	-	-	-
2006	123	\$370,000	-	-	-	-
2005	0	-	-	-	-	-
2004	2	-	-	-	-	-

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