



## 22 RESOLUTE WAY OCEAN REEF WA 6027

Prepared for BUYERS BY CLOSING DATE SALE 25TH SEPTEMBER sales information current as on 9th September 2023



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## *Information guide for sale by Closing Date*

### 22 Resolute Way OCEAN REEF

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 prior to the Closing Date or at the end of the closing date
- 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?

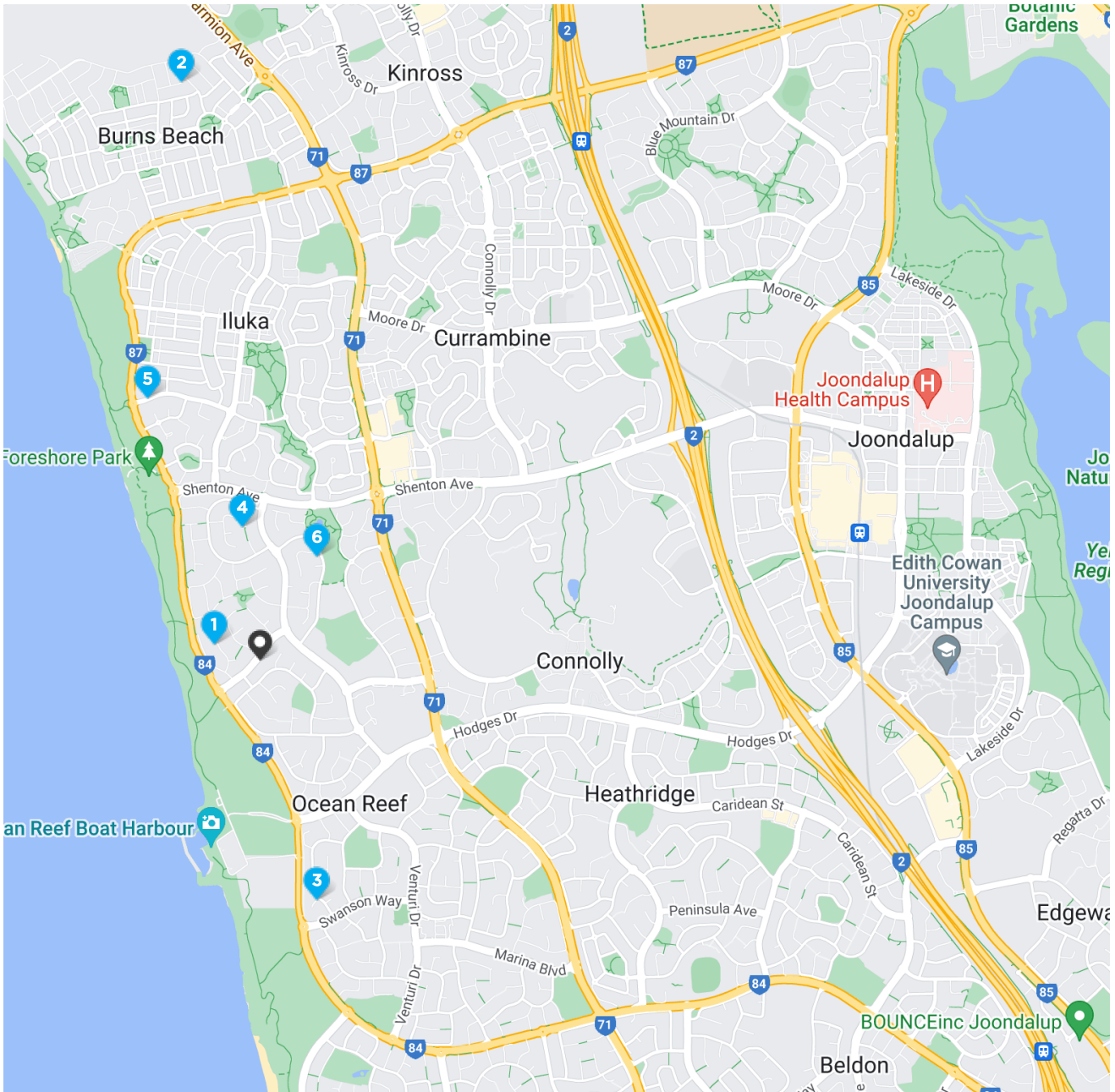
After all offers have been presented to seller the agent will respond to the successful buyer first and the successor buyers thereafter.




#### 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	11 CALYPSO RETREAT OCEAN REEF WA 6027	5	3	2	\$1,550,000
2	3 WATEGO LINK BURNS BEACH WA 6028	4	3	2	\$1,450,000
3	3 TOPMAST PLACE OCEAN REEF WA 6027	4	2	2	\$1,340,000
4	33 WESTRA WAY OCEAN REEF WA 6027	5	2	3	\$1,290,000
5	77 SILVER SANDS DRIVE ILUKA WA 6028	4	2	2	\$1,200,000
6	2 OORAMA COURT OCEAN REEF WA 6027	5	2	2	\$1,100,000

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

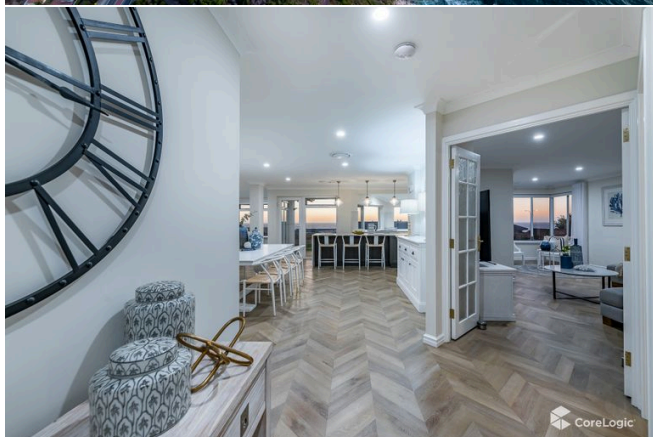
# Comparable Sales

1 11 CALYPSO RETREAT OCEAN REEF WA 6027

Sold Price

\$1,550,000

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

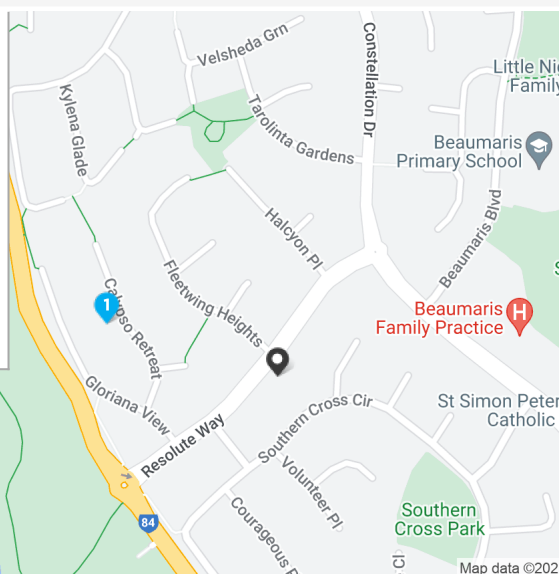


## Notes from your agent

Smaller 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	0.27km
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 3 WATEGO LINK BURNS BEACH WA 6028 Sold Price <sup>RS</sup> \$1,450,000  
🛏️ 4 🚗 3 🏠 2 📏 782m<sup>2</sup> 📏 290m<sup>2</sup>

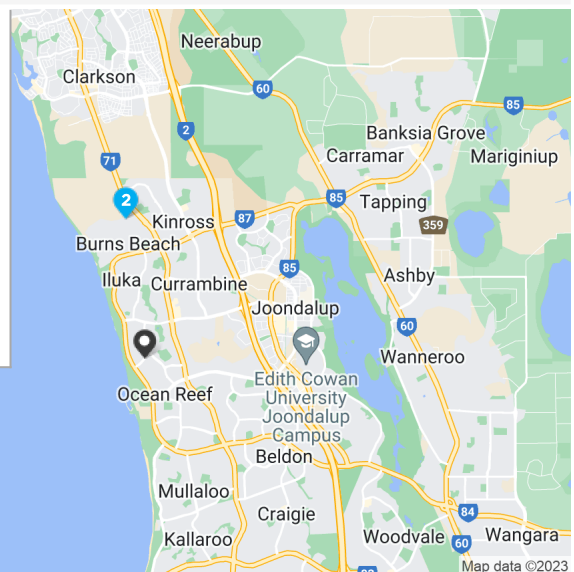


### Notes from your agent

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

### Property Insights

Sold Date	20-Jul-23	Distance	3.34km
DOM	1 day	Year Built	2015
First Listing	CLOSING DATE SALE 22nd AUG		
Last Listing	UNDER CONTRACT		



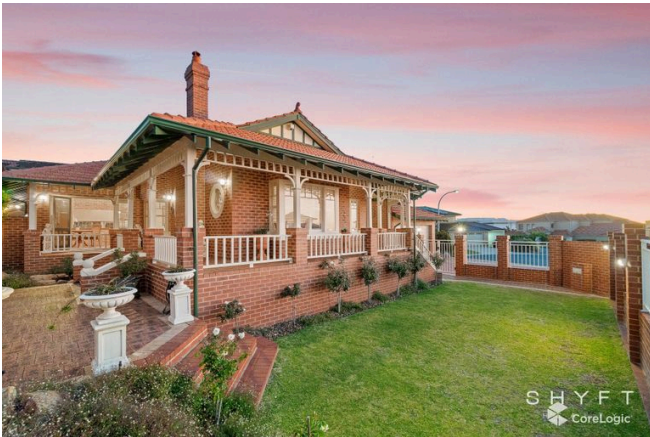
Artificial Reef 📍

Google

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# Comparable Sales

3 3 TOPMAST PLACE OCEAN REEF WA 6027 Sold Price **\$1,340,000**  
🏠 4 🚗 2 🚗 2 📏 828m<sup>2</sup> 🏠 296m<sup>2</sup>

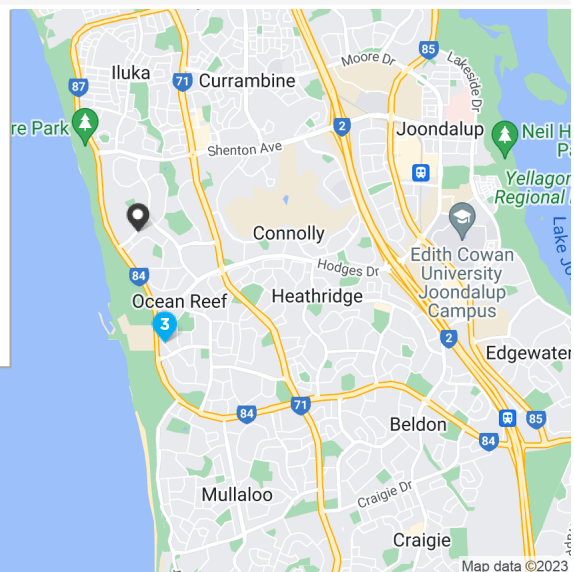


### Notes from your agent

- Smaller land area
- Larger living area
- Earlier year of construction
- Spa
- Mostly original condition

### Property Insights

Sold Date	19-Mar-23	Distance	1.43km
DOM	123 days	Year Built	1999
First Listing	ALL OFFERS PRESENTED!!		
Last Listing	Fr \$1.29m		



# Comparable Sales

4 33 WESTRA WAY OCEAN REEF WA 6027

Sold Price

\$1,290,000

5 2 3 857m<sup>2</sup> 292m<sup>2</sup>

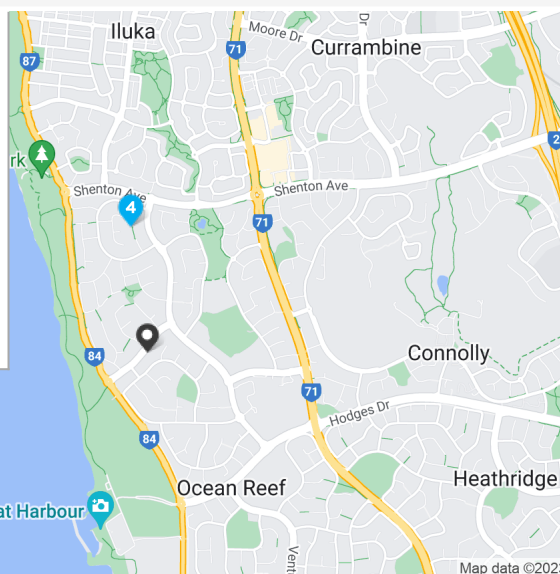


### Notes from your agent

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

### Property Insights

Sold Date	26-Sep-22	Distance	0.75km
DOM	12 days	Year Built	1994
First Listing	From \$1.2m		
Last Listing	Under Offer		

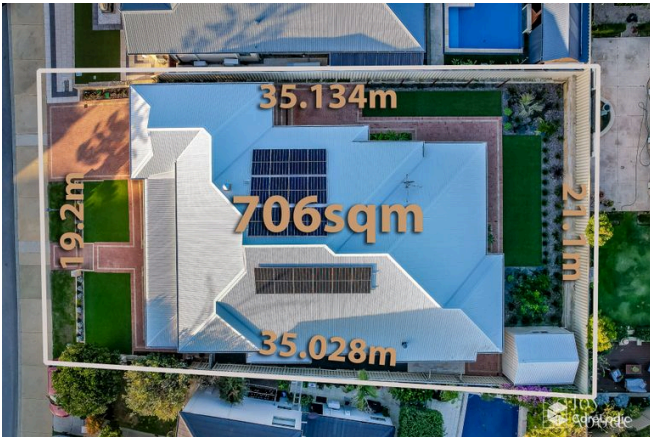


Google

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# Comparable Sales

5 77 SILVER SANDS DRIVE ILUKA WA 6028 Sold Price <sup>RS</sup> \$1,200,000  
🛏 4 🚿 2 🚗 2 📏 706m<sup>2</sup> 🏠 237m<sup>2</sup>

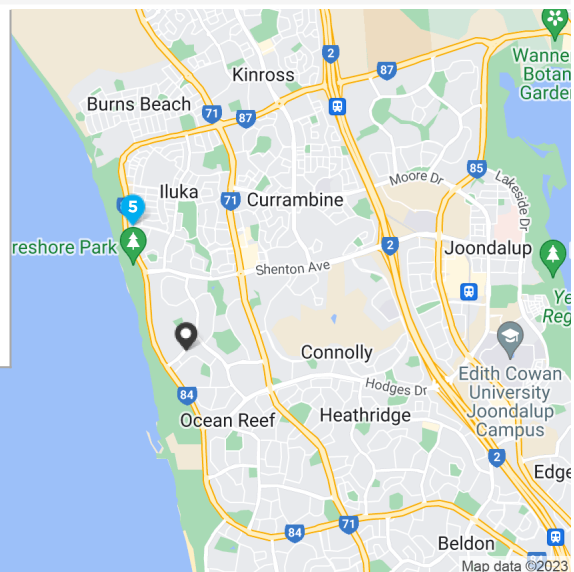


### Notes from your agent

Smaller land area  
 Comparable living area  
 Earlier year of construction  
 SOLD by Johann Dique JOY ABODE  
 Mostly original condition

### Property Insights

Sold Date	04-Aug-23	Distance	1.62km
DOM	23 days	Year Built	2002
First Listing			
CLOSING DATE SALE 1st AUG			
Last Listing			
UNDER CONTRACT			



Google

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# Comparable Sales

6 2 OORAMA COURT OCEAN REEF WA 6027

Sold Price

\$1,100,000

5 2 2 764m<sup>2</sup> 260m<sup>2</sup>

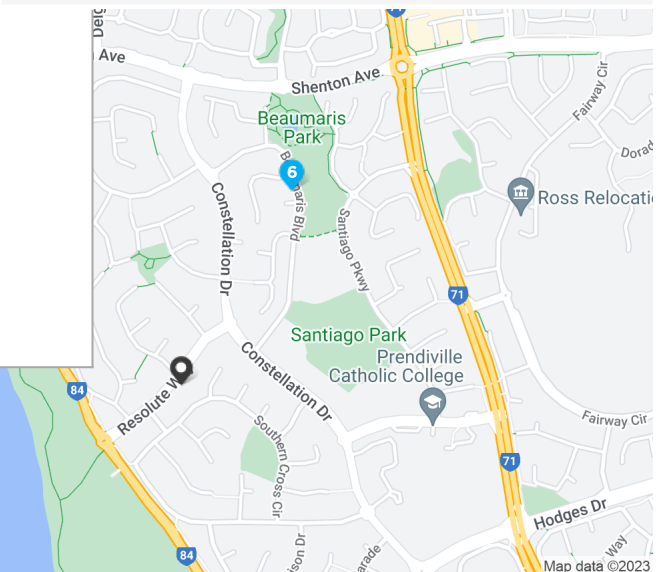


### Notes from your agent

Smaller land area  
Larger living area  
Comparable year of construction  
Below ground pool  
Partly renovated

### Property Insights

Sold Date	23-Jan-23	Distance	0.67km
DOM	13 days	Year Built	1993
First Listing			
Offers Over	\$1MIL		
Last Listing			
Under Offer!			

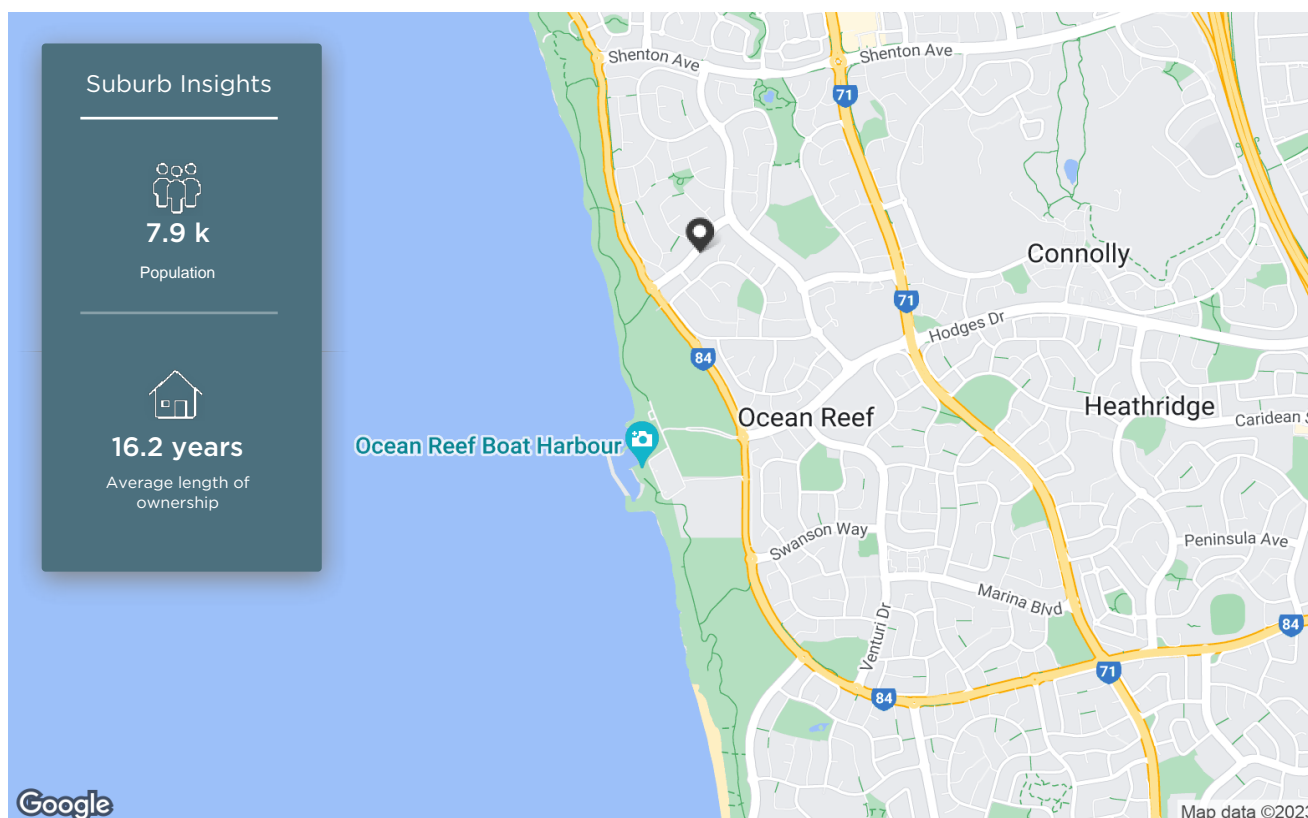


Google

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# Ocean Reef

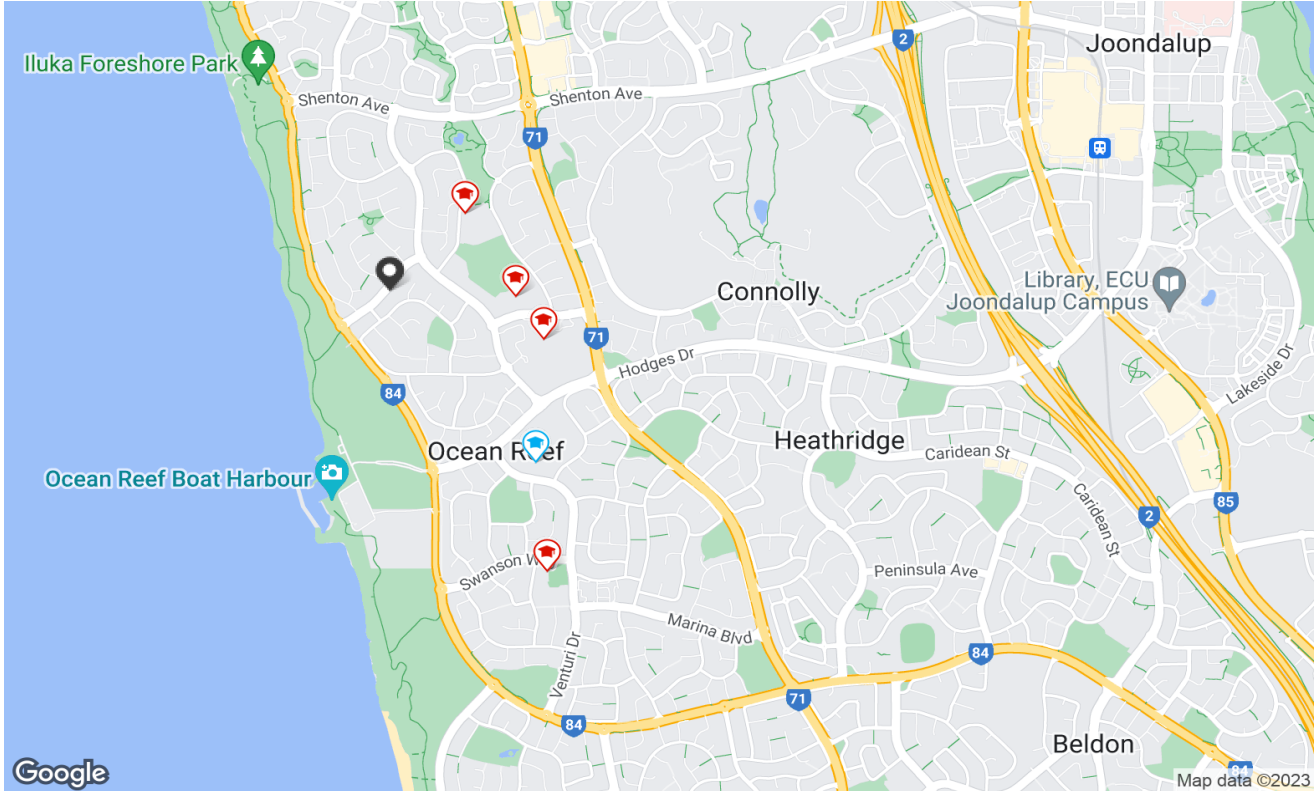
## Demographic








The size of Ocean Reef is approximately 5.4 square kilometres. It has 11 parks covering nearly 28% of total area. The population of Ocean Reef in 2011 was 8,107 people. By 2016 the population was 7,862 showing a population decline of 3.0% in the area during that time. The predominant age group in Ocean Reef is 50-59 years. Households in Ocean Reef are primarily couples with children and are likely to be repaying \$3000 - \$3999 per month on mortgage repayments. In general, people in Ocean Reef work in a professional occupation. In 2011, 84.5% of the homes in Ocean Reef were owner-occupied compared with 84.9% in 2016. Currently the median sales price of houses in the area is \$970,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	34.7	Owns Outright	39.2	0-15.6K	2.8	0-9	10.7
Couples with Children	54.8	Purchaser	45.7	15.6-33.8K	7.0	10-19	16.3
Single Parents	9.7	Renting	13.0	33.8-52K	8.7	20-29	11.1
Other	0.7	Other	0.3	52-78K	10.9	30-39	9.0
		Not Stated	1.7	78-130K	19.6	40-49	15.7
				130-182K	15.1	50-59	16.8
				182K+	21.8	60-69	12.6
						70-79	5.3
						80-89	2.4
						90-99	0.3

# Local Schools



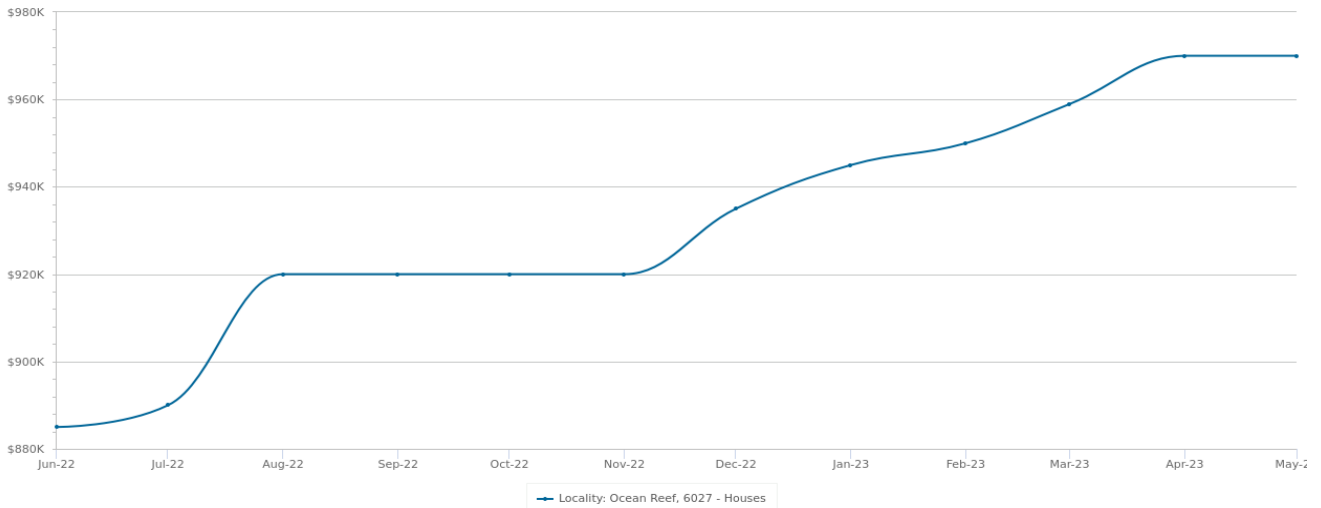
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Beumaris Primary School</b> 20 Beumaris Boulevard Ocean Reef WA 6027	0.55km	Primary	Mixed	Government	0-6
 <b>St Simon Peter Catholic Primary School</b> 18-20 Prendiville Avenue Ocean Reef WA 6027	0.62km	Primary	Mixed	Non-Government	0-6
 <b>Prendiville Catholic College</b> 11 Prendiville Avenue Ocean Reef WA 6027	0.8km	Secondary	Mixed	Non-Government	7-12
 <b>Ocean Reef Senior High School</b> 21 Venturi Drive Ocean Reef WA 6027	1.14km	Secondary	Mixed	Government	7-12
 <b>Ocean Reef Primary School</b> LOT 129 Kaufman Avenue Ocean Reef WA 6027	1.63km	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)

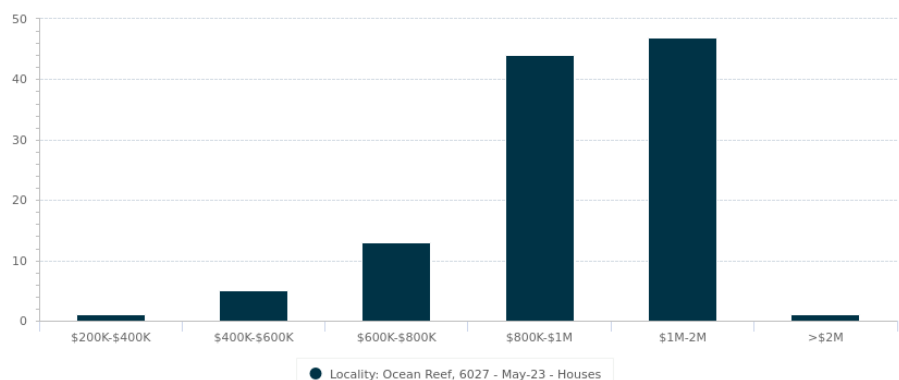


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
May 2023	4	\$970,000	0.0%	18	17	\$810
Apr 2023	10	\$970,000	1.1% ▲	18	18	\$797
Mar 2023	11	\$959,000	0.9% ▲	17	25	\$797
Feb 2023	12	\$950,000	0.5% ▲	16	31	\$797
Jan 2023	4	\$945,000	1.1% ▲	15	26	\$795
Dec 2022	12	\$935,000	1.6% ▲	15	30	\$790
Nov 2022	12	\$920,000	0.0%	13	35	\$782
Oct 2022	7	\$920,000	0.0%	11	30	\$750
Sep 2022	13	\$920,000	0.0%	10	30	\$750
Aug 2022	14	\$920,000	3.4% ▲	10	31	\$750
Jul 2022	7	\$890,000	0.6% ▲	10	22	\$750
Jun 2022	5	\$885,000	0.0%	8	25	\$700

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
\$200K-\$400K	1
\$400K-\$600K	5
\$600K-\$800K	13
\$800K-\$1M	44
\$1M-\$2M	47
>\$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	111	\$970,000	9.6% ▲	18	116	\$827
2022	128	\$885,000	14.1% ▲	8	126	\$750
2021	138	\$775,500	5.2% ▲	13	145	\$600
2020	80	\$737,000	4.4% ▲	28	125	\$530
2019	84	\$706,250	-3.6% ▼	55	133	\$525
2018	100	\$732,500	1.9% ▲	36	154	\$517
2017	126	\$718,500	-4.2% ▼	40	161	\$520
2016	117	\$750,000	-2.6% ▼	52	191	\$550
2015	105	\$770,000	-2.8% ▼	46	175	\$600
2014	138	\$792,500	6.4% ▲	37	171	\$650
2013	132	\$744,500	6.4% ▲	45	169	\$650
2012	96	\$700,000	-1.3% ▼	60	167	\$625
2011	116	\$709,000	1.8% ▲	52	182	\$550
2010	110	\$696,500	1.7% ▲	42	162	\$550
2009	121	\$685,000	-4.2% ▼	94	190	\$550
2008	119	\$715,000	3.8% ▲	57	197	\$500
2007	135	\$689,000	25.3% ▲	39	153	\$400
2006	186	\$550,000	23.6% ▲	44	195	\$350
2005	186	\$445,000	11.3% ▲	61	196	-
2004	180	\$400,000	21.2% ▲	35	200	-

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