



25 BURLEIGH DRIVE BURNS BEACH WA 6028

Prepared for Buyers Guide by Closing Date Sale 1st October 2024 on 13th September 2024



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.

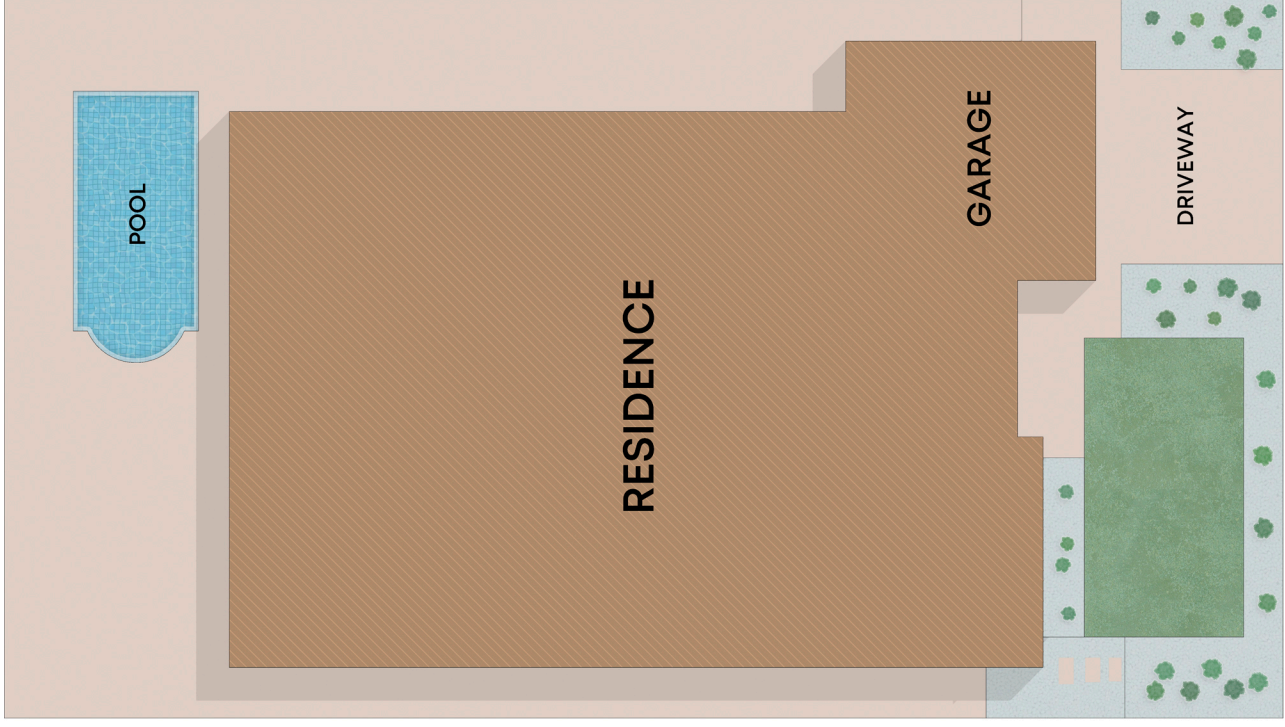
When will I know if my offer has been accepted?

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.



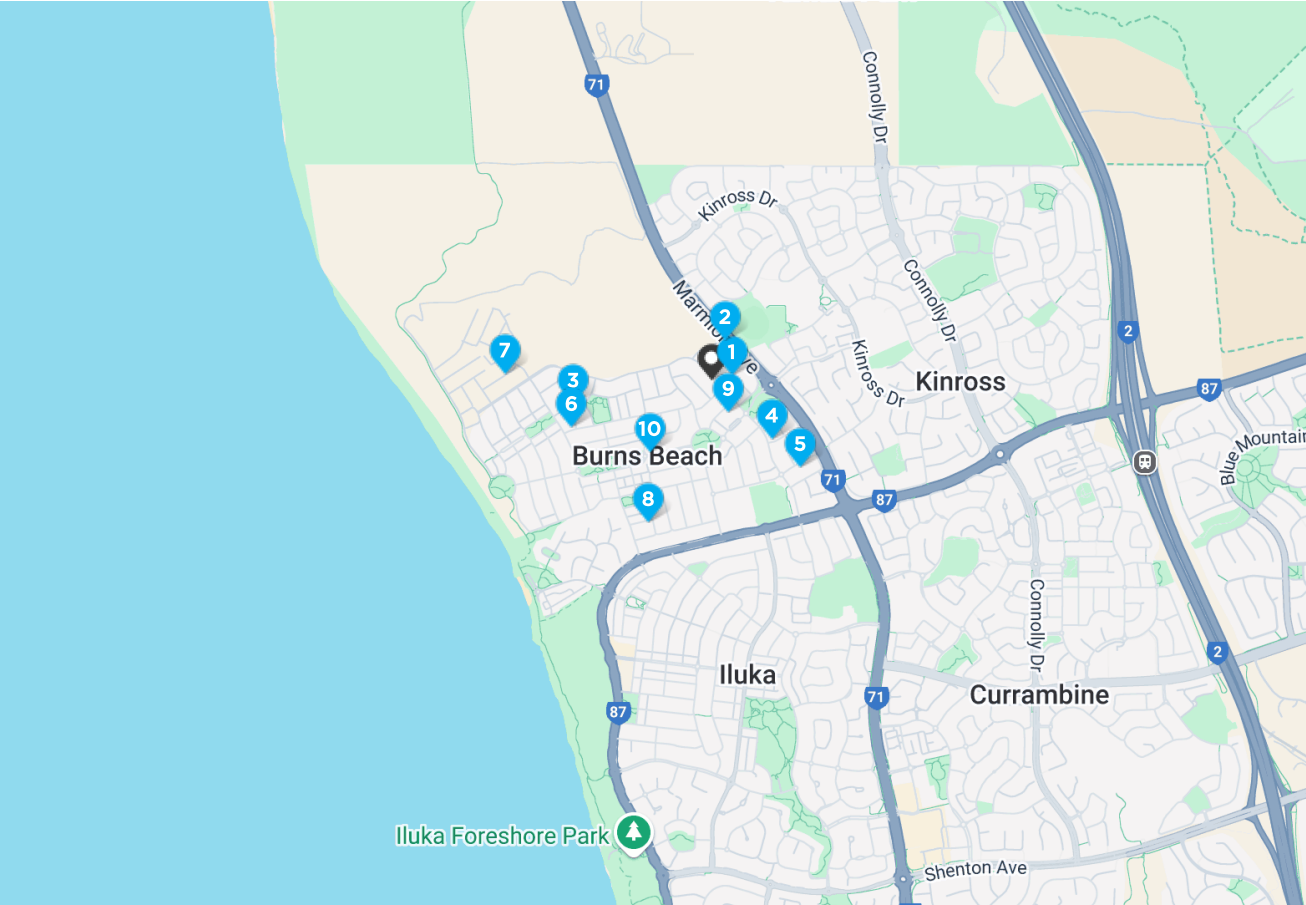
25 Burleigh Drive, BURNS BEACH

Internal 220m² | Garage 43m² | Porch 2m² | Alfresco 17m²

Total 282m²

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.
 DQ Care Pty Ltd T/A Joy Abode TC RA82603 ABN 45 107 395 059

Comparables Map: Sales



				
1 9 CASPERSEN WAY BURNS BEACH WA 6028	4	2	2	\$1,312,500
2 32 MAROMA LOOP BURNS BEACH WA 6028	4	2	2	\$1,300,000
3 10 WAMBERAL WAY BURNS BEACH WA 6028	4	2	2	\$1,250,000
4 46 MATTINGLEYS APPROACH BURNS BEACH WA 6028	4	2	2	\$1,215,000
5 30 SOLYMAR CIRCLE BURNS BEACH WA 6028	4	2	2	\$1,165,000
6 4 MCINTYRE AVENUE BURNS BEACH WA 6028	4	2	2	\$1,480,000
7 14 FLAMENCO STREET BURNS BEACH WA 6028	4	2	2	\$1,472,000
8 9 BURRILL TURN BURNS BEACH WA 6028	4	2	2	\$1,460,000
9 141 GRAND OCEAN ENTRANCE BURNS BEACH WA 6028	4	2	2	\$1,440,000
10 80 GRAND OCEAN ENTRANCE BURNS BEACH WA 6028	4	2	2	\$1,400,000

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

Comparable Sales

1 9 CASPERSEN WAY BURNS BEACH WA 6028 **Sold Price** **\$1,312,500**

 4
  2
  2
  576m²
 226m²

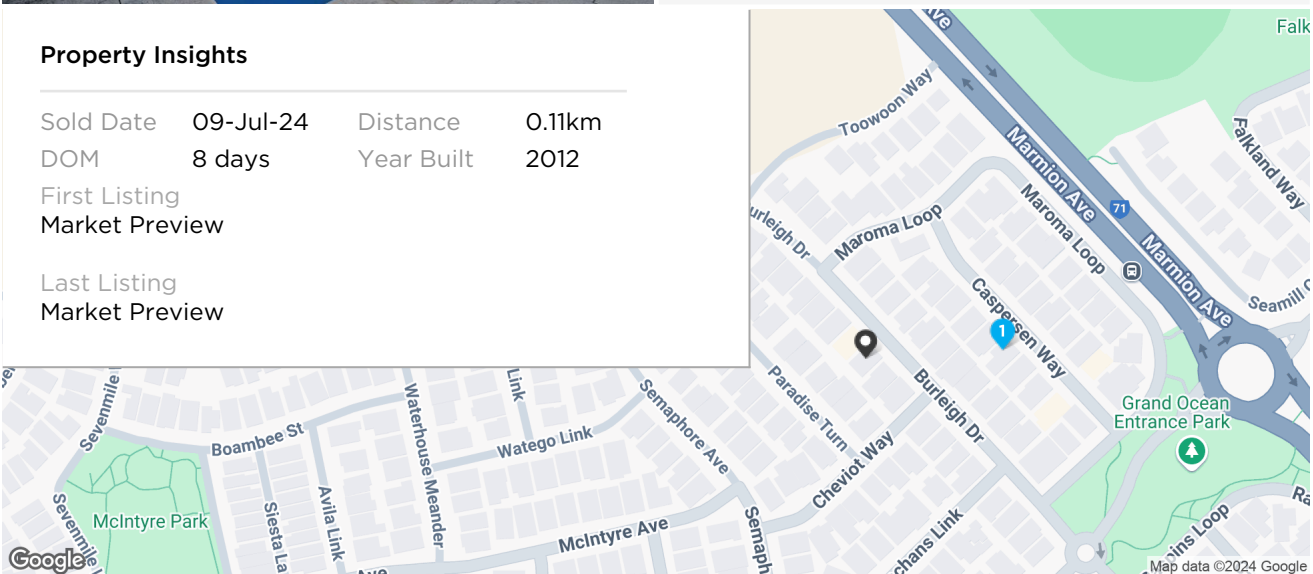


Notes from your agent

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

Property Insights

Sold Date	09-Jul-24	Distance	0.11km
DOM	8 days	Year Built	2012
First Listing			
Market Preview			
Last Listing			
Market Preview			



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 32 MAROMA LOOP BURNS BEACH WA 6028 **Sold** **\$1,300,000**



🏠 4 🚿 2 🚗 2 📏 790m² 📏 278m²
 Year Built 2013 DOM 1
 Sold Date 21-Jul-24 Distance 0.19km
 First Listing Contact Agent
 Last Listing Contact Agent

Notes from your agent

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

3 10 WAMBERAL WAY BURNS BEACH WA 6028 **Sold** ^{RS} **\$1,250,000**




🏠 4 🚿 2 🚗 2 📏 576m² 📏 272m²
 Year Built 2015 DOM 60
 Sold Date 02-Aug-24 Distance 0.67km
 First Listing ALL OFFERS BY 31st JULY
 Last Listing UNDER CONTRACT

Notes from your agent

Comparable land area
 Larger living area
 Comparable year of construction

4 46 MATTINGLEYS APPROACH BURNS BEACH WA 6028 **Sold** **\$1,215,000**



🏠 4 🚿 2 🚗 2 📏 574m² 📏 249m²
 Year Built 2010 DOM 66
 Sold Date 26-Jun-24 Distance 0.43km
 First Listing Expressions of interest
 Last Listing Expressions of interest

Notes from your agent

Comparable land area
 Larger living area
 Older year of construction

Comparable Sales

5 30 SOLYMAR CIRCLE BURNS BEACH WA 6028 **Sold** **\$1,165,000**



4 2 2 550m² 216m²
 Year Built 2010 DOM 4
 Sold Date 19-Mar-24 Distance 0.62km
 First Listing ALL OFFERS BY TUES 26TH MAR
 Last Listing UNDER OFFER !!

Notes from your agent

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

6 4 MCINTYRE AVENUE BURNS BEACH WA 6028 **Sold** **\$1,480,000**

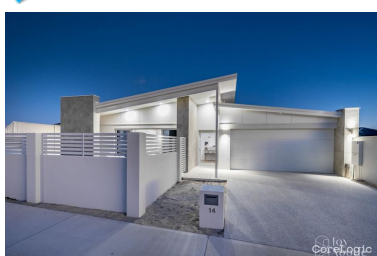


4 2 2 564m² 245m²
 Year Built 2015 DOM 3
 Sold Date 13-May-24 Distance 0.72km
 First Listing ALL OFFERS BY MON 27TH MAY
 Last Listing UNDER OFFER !!

Notes from your agent

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

7 14 FLAMENCO STREET BURNS BEACH WA 6028 **Sold** **\$1,472,000**



4 2 2 510m² 247m²
 Year Built 2023 DOM 45
 Sold Date 16-Mar-24 Distance 1km
 First Listing UNDER CONTRACT
 Last Listing UNDER CONTRACT

Notes from your agent

Smaller land area
 Larger living area
 Earlier year of construction
 SOLD by Johann Dique JOY ABODE [24]

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

8 9 BURRILL TURN BURNS BEACH WA 6028 Sold **\$1,460,000**



🏠 4 🚗 2 🚗 2 📏 600m² 📏 256m²
 Year Built 2009 DOM 39
 Sold Date 14-Apr-24 Distance 0.77km
 First Listing CLOSING DATE SALE 30 April
 Last Listing UNDER CONTRACT

Notes from your agent

Larger land area
 Larger living area
 Older year of construction
 Below ground pool
 SOLD by Johann Dique JOY ABODE [24]

9 141 GRAND OCEAN ENTRANCE BURNS BEACH WA 6028 Sold ^{RS} **\$1,440,000**



🏠 4 🚗 2 🚗 2 📏 697m² 📏 299m²
 Year Built 2011 DOM 42
 Sold Date 28-Aug-24 Distance 0.19km
 First Listing From \$1.450m
 Last Listing UNDER OFFER BY WAYNE CARROLL

Notes from your agent

Larger land area
 Larger living area
 Older year of construction
 Below ground pool

10 80 GRAND OCEAN ENTRANCE BURNS BEACH WA 6028 Sold **\$1,400,000**



🏠 4 🚗 2 🚗 2 📏 611m² 📏 234m²
 Year Built 2012 DOM -
 Sold Date 12-Mar-24 Distance 0.47km
 First Listing -
 Last Listing -

Notes from your agent






Larger land area
 Comparable living area
 Comparable 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

11 15 FLAMENCO STREET BURNS BEACH WA 6028 **Sold** **\$1,330,000**








 4  2  2  450m²  240m²
 Year Built 2023 DOM 8
 Sold Date 09-Feb-24 Distance 1.02km
 First Listing UNDER CONTRACT
 Last Listing UNDER CONTRACT

Notes from your agent

Smaller land area
 Comparable living area
 Earlier year of construction
 Below ground pool
 SOLD by Johann Dique JOY ABODE [24]

12 3 TELOWIE AVENUE BURNS BEACH WA 6028 **Sold** **\$1,175,000**



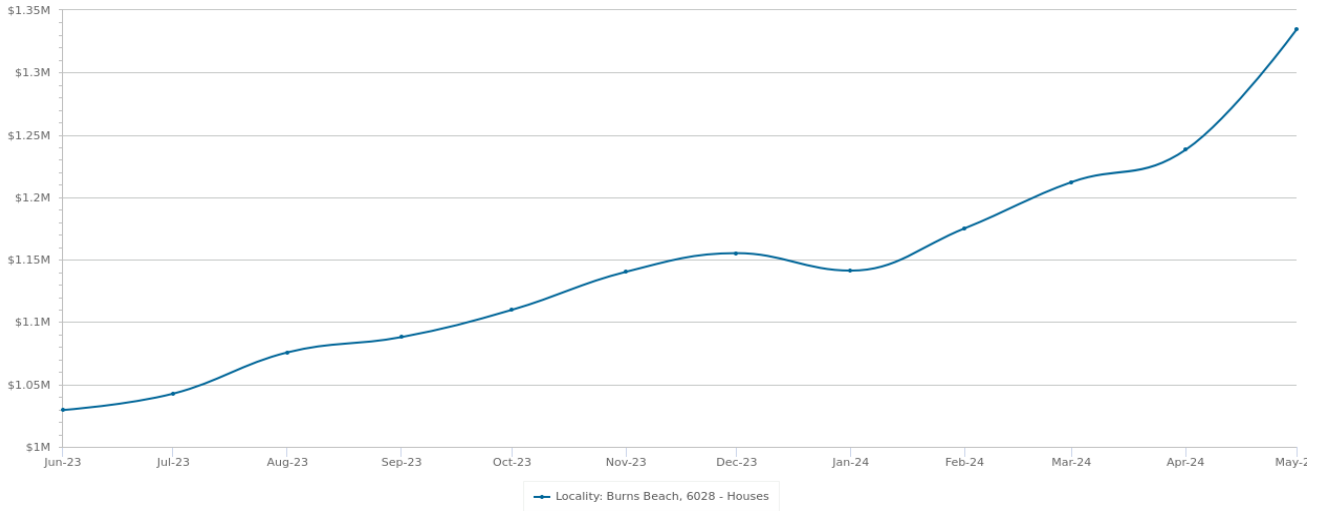
 4  2  2  433m²  171m²
 Year Built 2018 DOM 21
 Sold Date 17-Apr-24 Distance 0.98km
 First Listing From \$1,150,000
 Last Listing From \$1,150,000

Notes from your agent

Smaller land area
 Smaller living area
 Earlier year of construction

Recent Market Trends

Median Value - 12 Months (House)

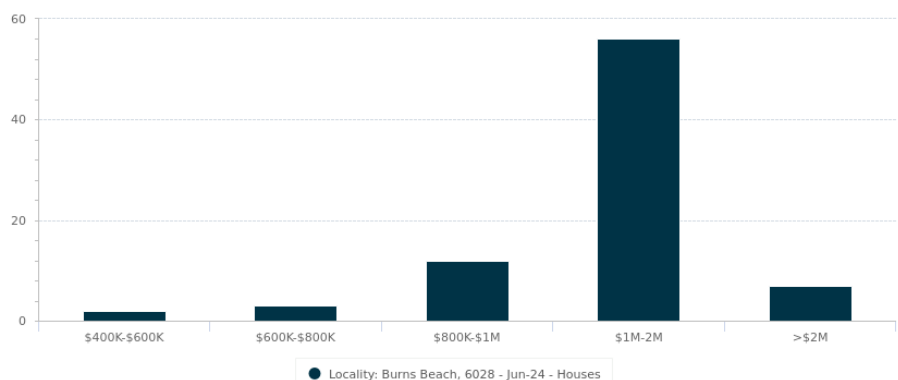


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jun 2024	-	-	-	-	-	-
May 2024	6	\$1,334,391	7.8% ▲	10	14	\$1,100
Apr 2024	9	\$1,238,275	2.1% ▲	11	17	\$1,050
Mar 2024	7	\$1,212,296	3.1% ▲	13	10	\$1,100
Feb 2024	4	\$1,175,281	3.0% ▲	13	9	\$1,000
Jan 2024	7	\$1,141,223	-1.2% ▼	13	12	\$980
Dec 2023	4	\$1,155,245	1.3% ▲	13	12	\$970
Nov 2023	8	\$1,140,355	2.7% ▲	13	19	\$950
Oct 2023	7	\$1,109,867	2.0% ▲	13	23	\$950
Sep 2023	6	\$1,088,004	1.1% ▲	13	19	\$950
Aug 2023	7	\$1,075,744	3.2% ▲	13	19	\$900
Jul 2023	11	\$1,042,694	1.3% ▲	11	24	\$880

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	2
\$600K-\$800K	3
\$800K-\$1M	12
\$1M-\$2M	56
>\$2M	7



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	80	\$1,377,430	28.0% ▲	9	89	\$1,100
2023	68	\$1,075,744	7.1% ▲	11	95	\$900
2022	86	\$1,004,440	7.3% ▲	14	102	\$800
2021	102	\$935,897	14.5% ▲	24	124	\$750
2020	68	\$817,145	7.9% ▲	53	125	\$650
2019	64	\$757,659	-2.4% ▼	75	141	\$625
2018	66	\$776,050	-4.5% ▼	91	155	\$640
2017	54	\$812,664	-5.9% ▼	75	162	\$635
2016	45	\$863,993	2.5% ▲	51	148	\$627
2015	61	\$842,951	-4.2% ▼	88	174	\$732
2014	58	\$879,573	-3.2% ▼	66	138	\$750
2013	56	\$908,458	11.5% ▲	50	150	\$850
2012	59	\$814,740	19.7% ▲	57	121	\$750
2011	38	\$680,439	-4.1% ▼	77	97	\$825
2010	74	\$709,530	13.2% ▲	89	92	\$625
2009	48	\$626,839	3.0% ▲	99	86	\$695
2008	28	\$608,665	-1.0% ▼	-	56	-
2007	45	\$614,627	12.3% ▲	-	25	-
2006	55	\$547,113	42.0% ▲	-	10	-
2005	17	\$385,338	1.6% ▲	-	7	-

Disclaimer

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