



5 WHITEHAVEN AVENUE BURNS BEACH WA 6028

Prepared on 13th September 2023

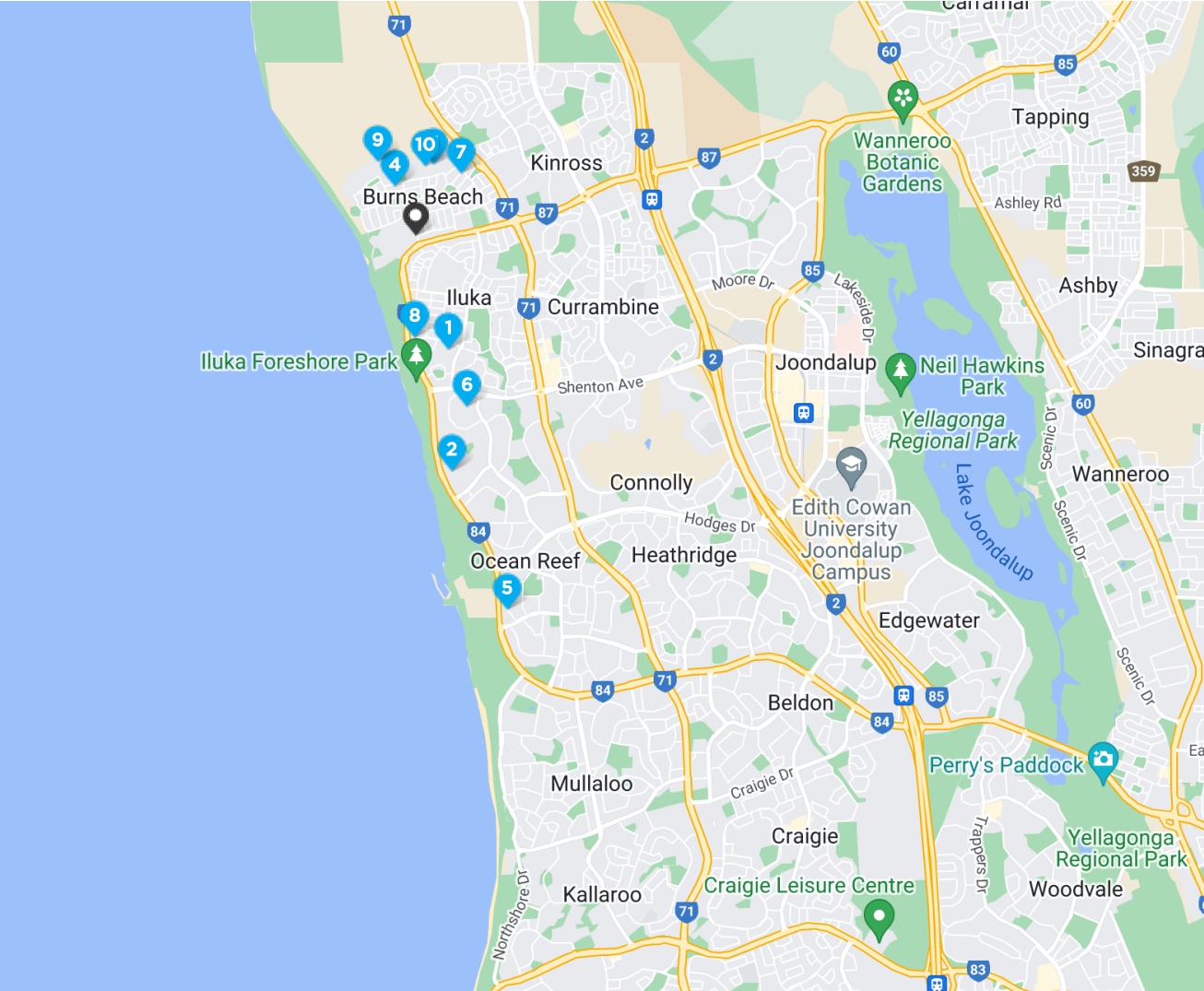


Johann Dique
Joy Abode

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Comparables Map: Sales



				
1 20 WHITEWATER LOOKOUT ILUKA WA 6028	5	3	2	\$1,800,000
2 11 CALYPSO RETREAT OCEAN REEF WA 6027	5	3	2	\$1,550,000
3 3 WATEGO LINK BURNS BEACH WA 6028	4	3	2	\$1,450,000
4 10 GARNERS WAY BURNS BEACH WA 6028	4	3	2	\$1,370,000
5 3 TOPMAST PLACE OCEAN REEF WA 6027	4	2	2	\$1,340,000
6 33 WESTRA WAY OCEAN REEF WA 6027	5	2	3	\$1,290,000
7 141 GRAND OCEAN ENTRANCE BURNS BEACH WA 6028	4	2	2	\$1,250,000
8 77 SILVER SANDS DRIVE ILUKA WA 6028	4	2	2	\$1,200,000
9 4 HERMOSA WAY BURNS BEACH WA 6028	4	2	2	\$1,200,000
10 13 WATEGO LINK BURNS BEACH WA 6028	4	2	3	\$1,180,000

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

Information guide for sale by Closing Date

5 Whitehaven Avenue BURNS BEACH

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.

Comparable Sales

1 20 WHITEWATER LOOKOUT ILUKA WA 6028 **Sold Price** **\$1,800,000**

5 3 2 762m² 361m²

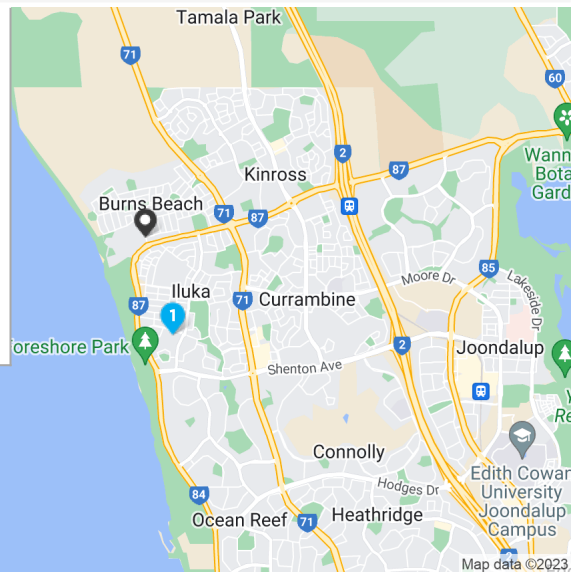


Notes from your agent

Larger land area
 Larger living area
 Older year of construction
 Below-ground mineral pool
 Ancillary Accommodation
 Previously sold by Johann Dique JOY ABODE
 July 2019 [\$1,550,000] Gain 4% p.a.

Property Insights

Sold Date	09-Jun-23	Distance	1.27km
DOM	8 days	Year Built	2013
First Listing			
End Date Process			
Last Listing			
UNDER OFFER			



Artificial Reef 

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 11 CALYPSO RETREAT OCEAN REEF WA 6027 **Sold Price** **\$1,550,000**

5 3 2 805m² 183m²

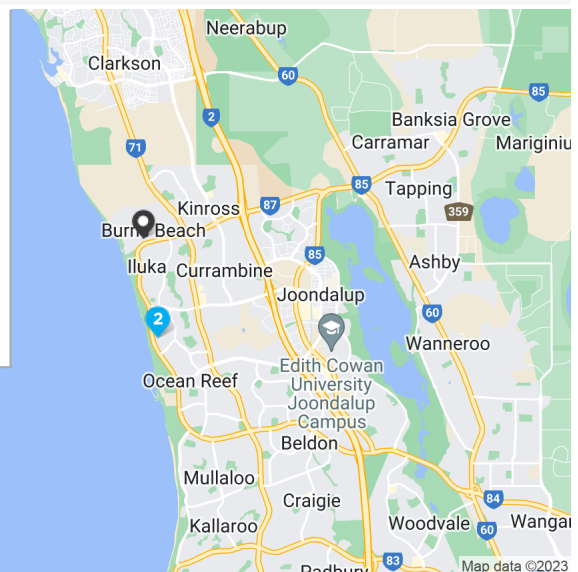


Notes from your agent

Larger 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	2.54km
DOM	31 days	Year Built	1988
First Listing			
Closing Date	Sale 28th Feb		
Last Listing			
	UNDER CONTRACT		



Google

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Comparable Sales

3 3 WATEGO LINK BURNS BEACH WA 6028 Sold Price ^{RS} \$1,450,000
🏠 4 🚗 3 🚻 2 📏 782m² 🏠 290m²

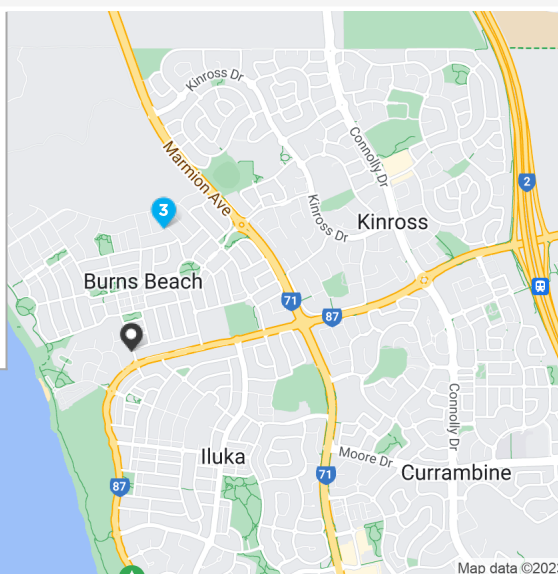


Notes from your agent

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

Property Insights

Sold Date	20-Jul-23	Distance	0.75km
DOM	1 day	Year Built	2015
First Listing			
CLOSING DATE SALE 22nd AUG			
Last Listing			
UNDER CONTRACT			



Google

Map data ©2023

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Comparable Sales

4 10 GARNERS WAY BURNS BEACH WA 6028

Sold Price

\$1,370,000

4 3 2 464m² 331m²

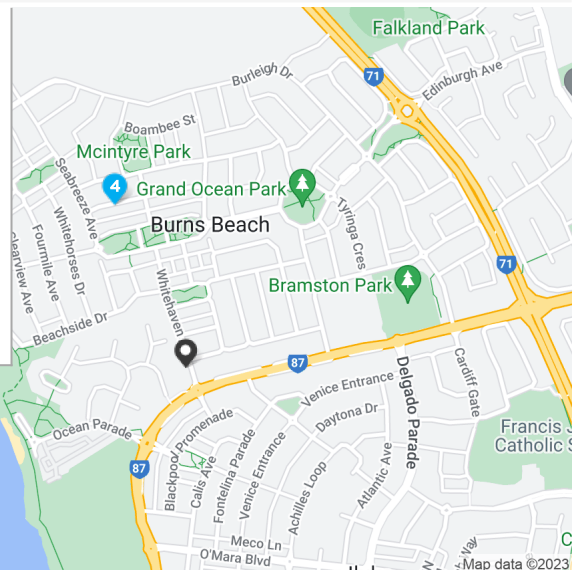


Notes from your agent

Smaller land area
Larger living area
Older year of construction

Property Insights

Sold Date	09-Jan-23	Distance	0.53km
DOM	46 days	Year Built	2013
First Listing	OFFERS		
Last Listing	Offers From \$1,350,000		



Google

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Comparable Sales

5 3 TOPMAST PLACE OCEAN REEF WA 6027

Sold Price

\$1,340,000

4  2  2  828m²  296m²

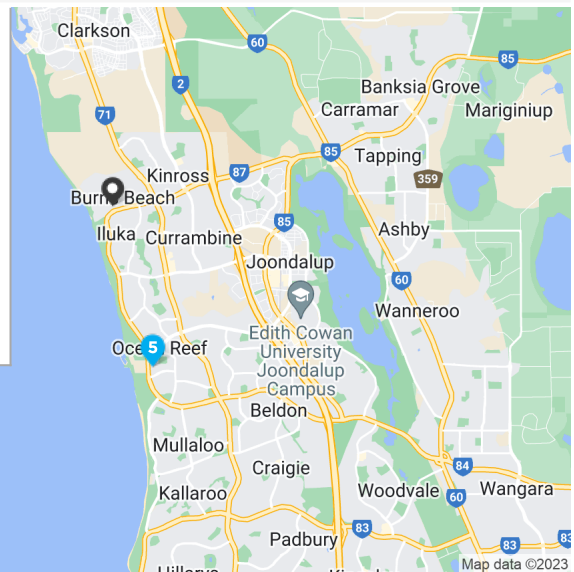


Notes from your agent

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

Property Insights

Sold Date	19-Mar-23	Distance	4.1km
DOM	123 days	Year Built	1999
First Listing	ALL OFFERS PRESENTED!!		
Last Listing	Fr \$1.29m		



Google

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Comparable Sales

6 33 WESTRA WAY OCEAN REEF WA 6027

Sold Price

\$1,290,000

 5
  2
  3
  857m²
 292m²

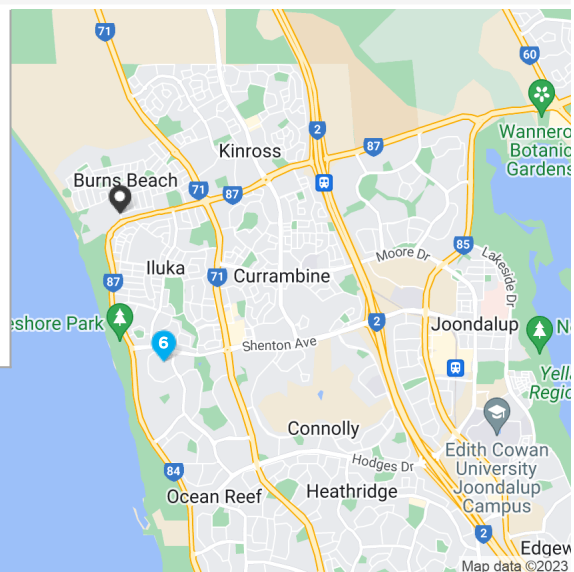


Notes from your agent

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

Property Insights

Sold Date	26-Sep-22	Distance	1.92km
DOM	12 days	Year Built	1994
First Listing	From \$1.2m		
Last Listing	Under Offer		



Artificial Reef 

Google

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Comparable Sales

7 141 GRAND OCEAN ENTRANCE BURNS BEACH WA Sold Price \$1,250,000
 6028
 4 2 2 697m² 299m²

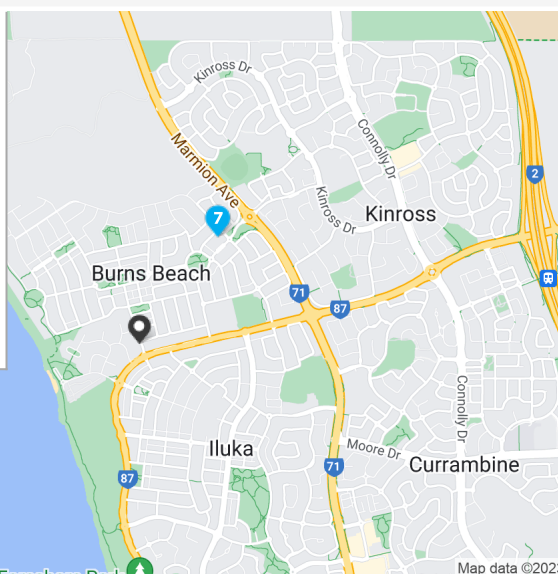


Notes from your agent

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

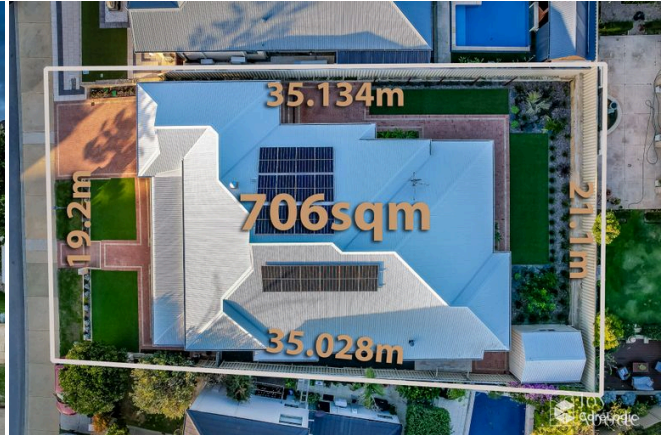
Property Insights

Sold Date	20-Feb-23	Distance	0.79km
DOM	6 days	Year Built	2011
First Listing	FROM \$1,200,000		
Last Listing	Under Offer		



Comparable Sales

8 77 SILVER SANDS DRIVE ILUKA WA 6028 Sold Price ^{RS} \$1,200,000
4 2 2 706m² 237m²

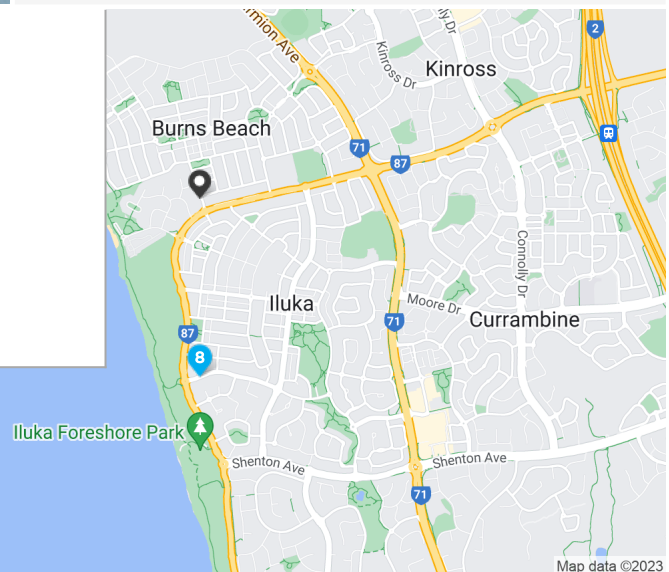


Notes from your agent

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

Property Insights

Sold Date	04-Aug-23	Distance	1.1km
DOM	23 days	Year Built	2002
First Listing			
CLOSING DATE SALE 1st AUG			
Last Listing			
UNDER CONTRACT			



Comparable Sales

9 4 HERMOSA WAY BURNS BEACH WA 6028

Sold Price

\$1,200,000

4 2 2 673m² 246m²

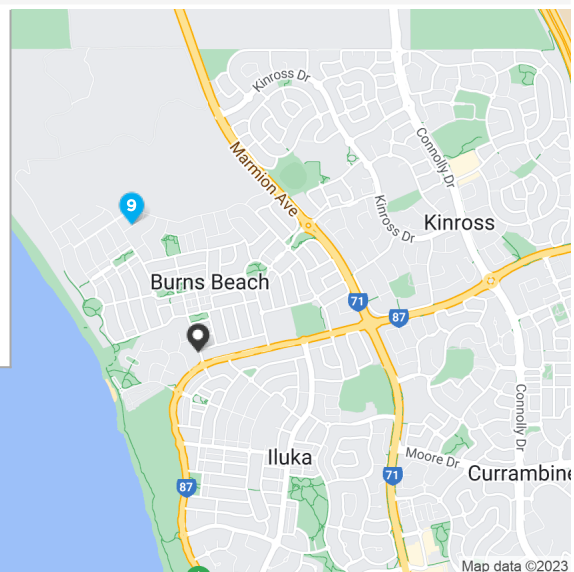


Notes from your agent

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

Property Insights

Sold Date	14-Sep-22	Distance	0.85km
DOM	9 days	Year Built	2018
First Listing			
OFFERS			
Last Listing			
Under Offer			



Google

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Comparable Sales

10 13 WATEGO LINK BURNS BEACH WA 6028

Sold Price

\$1,180,000

4 2 3 600m² 255m²

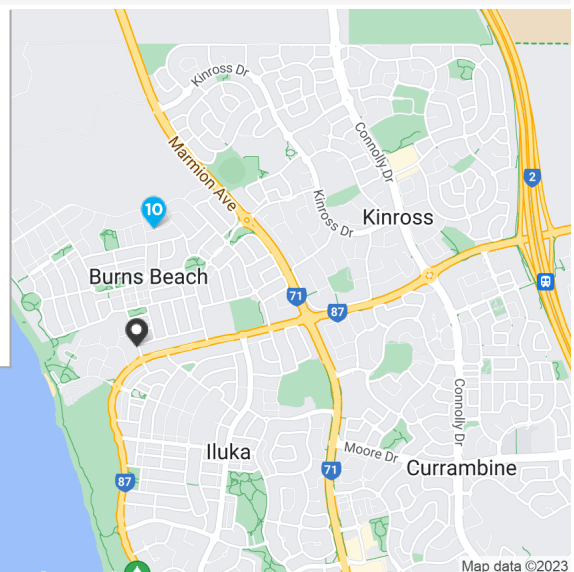


Notes from your agent

Comparable land area
 Comparable living area
 Older year of construction
 No Pool

Property Insights

Sold Date	10-Jan-23	Distance	0.71km
DOM	6 days	Year Built	2015
First Listing OFFERS			
Last Listing OFFERS			



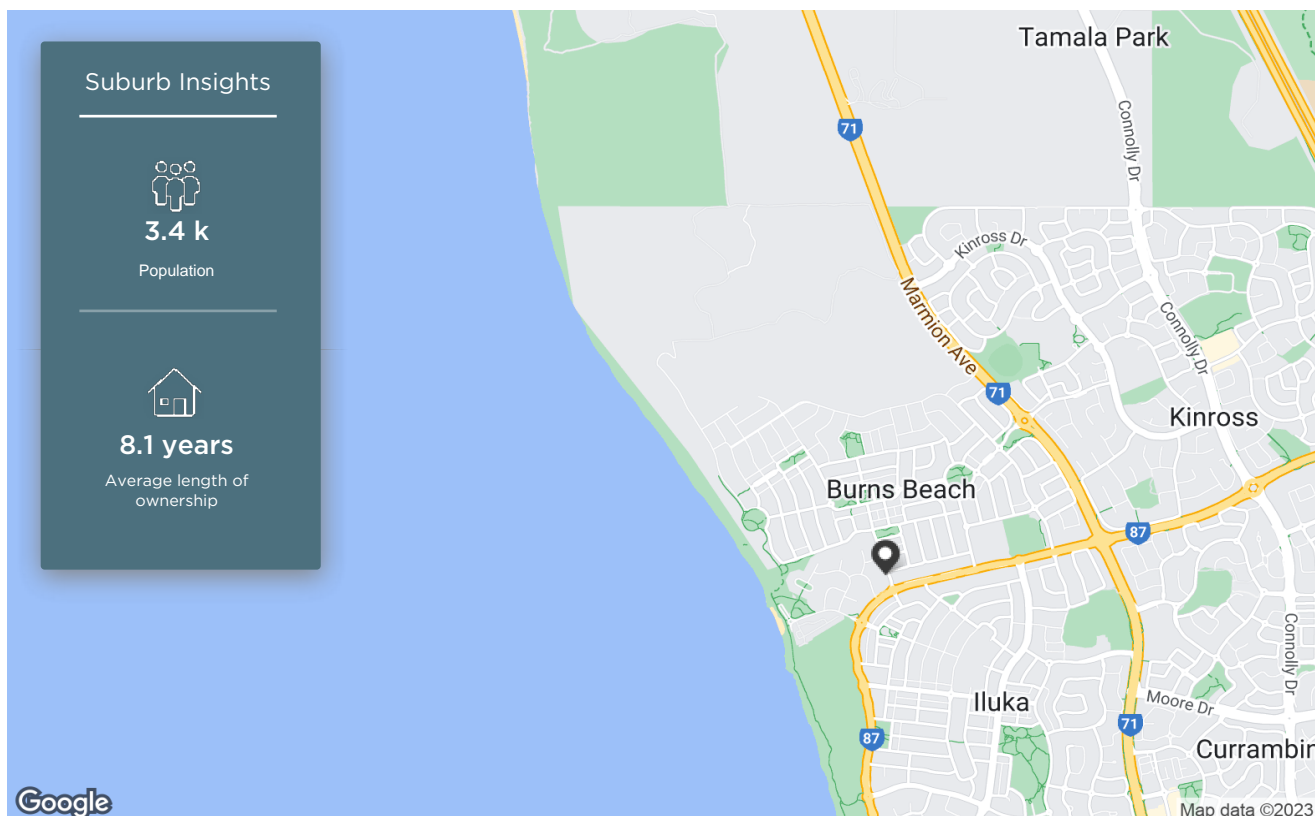
Google

Map data ©2023

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Burns Beach

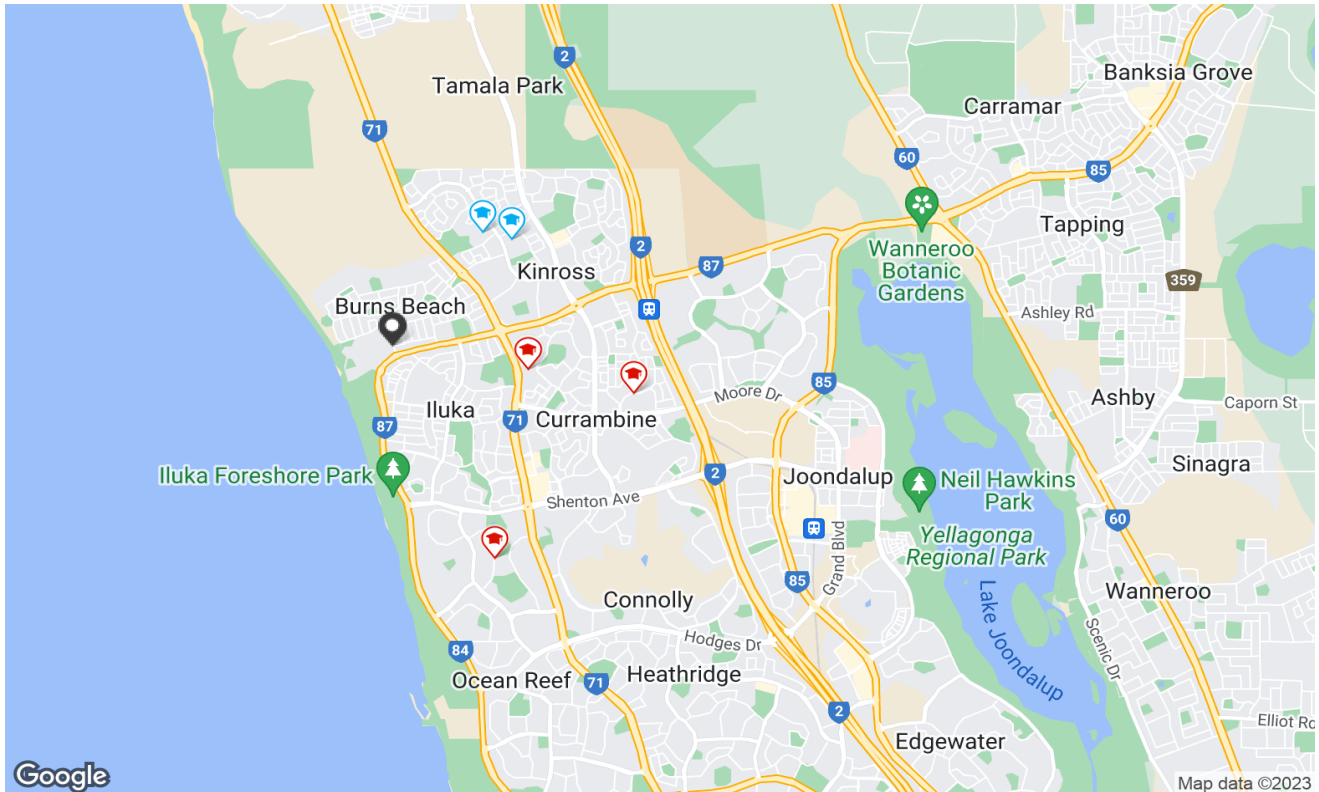
Demographic








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 \$1,020,000.

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



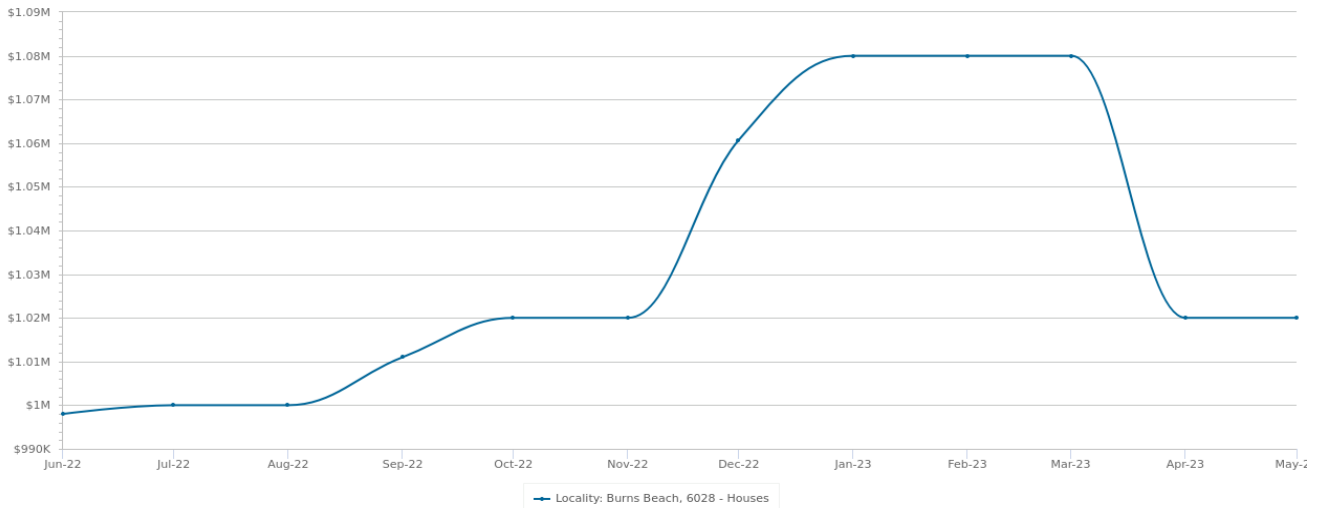
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Francis Jordan Catholic School 25 Peterborough Drive Currambine WA 6028	1.38km	Primary	Mixed	Non-Government	0-6
 Kinross College 91 Kinross Drive Kinross WA 6028	1.47km	Secondary	Mixed	Government	7-10
 Kinross Primary School 64 Kinross Drive Kinross WA 6028	1.6km	Primary	Mixed	Government	0-6
 Beumaris Primary School 20 Beumaris Boulevard Ocean Reef WA 6027	2.39km	Primary	Mixed	Government	0-6
 Currambine Primary School 28 Ambassador Drive Currambine WA 6028	2.42km	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)

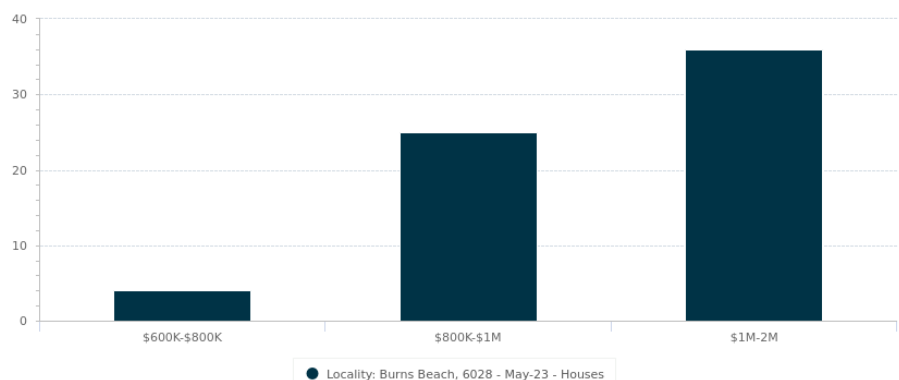


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
May 2023	4	\$1,020,000	0.0%	11	20	\$880
Apr 2023	6	\$1,020,000	-5.6% ▼	11	17	\$865
Mar 2023	5	\$1,080,000	0.0%	10	16	\$865
Feb 2023	4	\$1,080,000	0.0%	9	18	\$850
Jan 2023	11	\$1,080,000	1.8% ▲	10	23	\$850
Dec 2022	4	\$1,060,750	4.0% ▲	11	23	\$840
Nov 2022	5	\$1,020,000	0.0%	12	21	\$840
Oct 2022	6	\$1,020,000	0.9% ▲	10	21	\$840
Sep 2022	8	\$1,011,000	1.1% ▲	9	18	\$810
Aug 2022	5	\$1,000,000	0.0%	11	14	\$800
Jul 2022	3	\$1,000,000	0.2% ▲	14	9	\$800
Jun 2022	4	\$998,000	1.3% ▲	14	14	\$800

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
200K-400K	0
400K-600K	0
\$600K-\$800K	4
\$800K-\$1M	25
\$1M-\$2M	36
>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	65	\$1,020,000	3.6% ▲	11	88	\$880
2022	92	\$985,000	10.1% ▲	13	100	\$800
2021	99	\$895,000	14.4% ▲	28	130	\$732
2020	66	\$782,500	4.7% ▲	48	124	\$650
2019	62	\$747,500	-7.7% ▼	71	146	\$630
2018	69	\$810,000	-5.0% ▼	96	154	\$612
2017	52	\$852,500	-6.8% ▼	71	162	\$650
2016	44	\$915,000	3.7% ▲	60	155	\$630
2015	59	\$882,000	0.2% ▲	87	174	\$725
2014	63	\$880,000	4.8% ▲	65	149	\$770
2013	56	\$839,500	13.0% ▲	52	152	\$825
2012	60	\$743,000	15.2% ▲	49	123	\$750
2011	35	\$645,000	48.3% ▲	88	93	\$850
2010	77	\$435,000	7.4% ▲	101	90	\$625
2009	44	\$405,000	-15.4% ▼	87	89	\$685
2008	32	\$479,000	3.3% ▲	-	46	-
2007	44	\$463,500	22.0% ▲	-	23	-
2006	61	\$380,000	-	-	9	-
2005	5	-	-	-	7	-
2004	16	\$341,250	-	-	6	-

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