

PERSONAL PROPERTY REPORT



77 SILVER SANDS DRIVE ILUKA WA 6028

Prepared for Buyers Guide on 14th July 2023

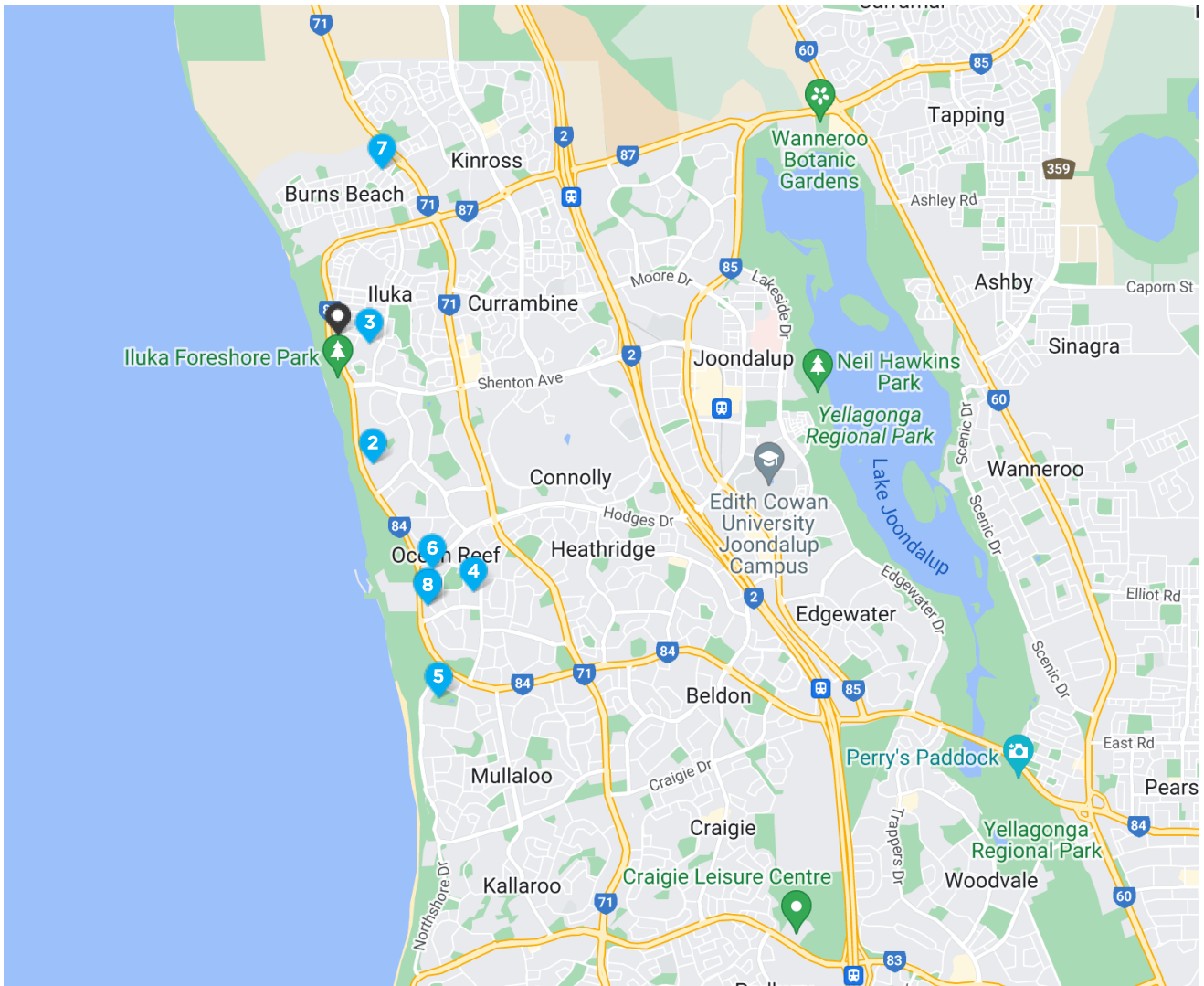


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Comparables Map: Sales



				
1 3 TOPMAST PLACE OCEAN REEF WA 6027	4	2	2	\$1,340,000
2 11 CALYPSO RETREAT OCEAN REEF WA 6027	5	3	2	\$1,550,000
3 20 WHITEWATER LOOKOUT ILUKA WA 6028	5	3	2	\$1,800,000
4 11 CROWTHER ELBOW OCEAN REEF WA 6027	5	3	2	\$1,350,000
5 24 SEASIDE GARDENS MULLALOO WA 6027	4	2	2	\$1,322,000
6 38 MAINSAIL DRIVE OCEAN REEF WA 6027	5	4	2	\$1,260,000
7 141 GRAND OCEAN ENTRANCE BURNS BEACH WA 6028	4	2	2	\$1,250,000
8 5 TOPMAST PLACE OCEAN REEF WA 6027	4	2	2	\$1,220,000

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

Comparable Sales

1 3 TOPMAST PLACE OCEAN REEF WA 6027

Sold Price

\$1,340,000

4  2  2  828m²  296m²

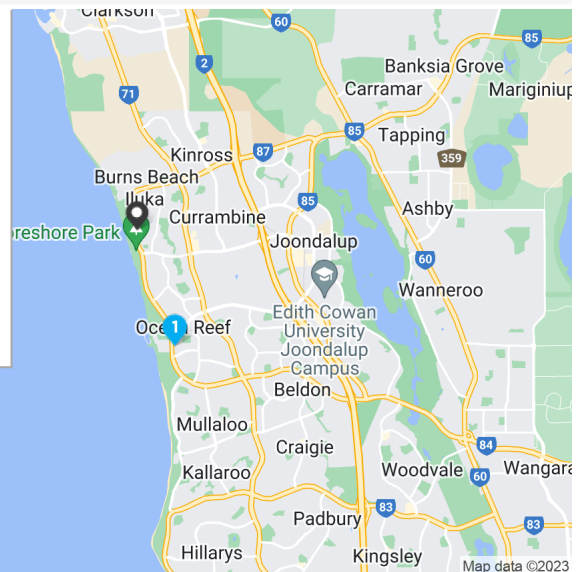


Notes from your agent

- Larger land area
- Larger living area
- Older year of construction
- Spa

Property Insights

Sold Date	19-Mar-23	Distance	3.04km
DOM	123 days	Year Built	1999
First Listing	ALL OFFERS PRESENTED!!		
Last Listing	Fr \$1.29m		



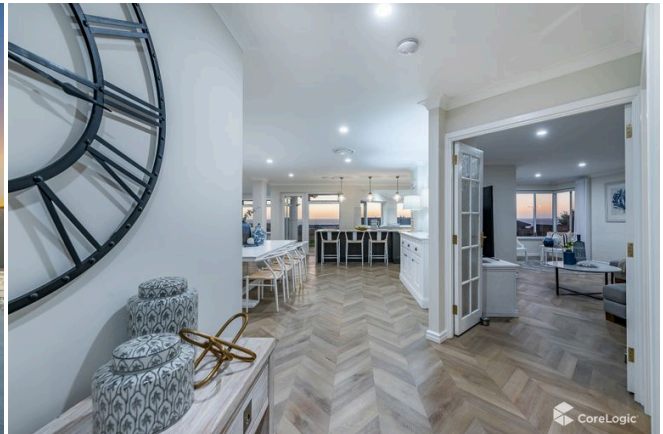
Google

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

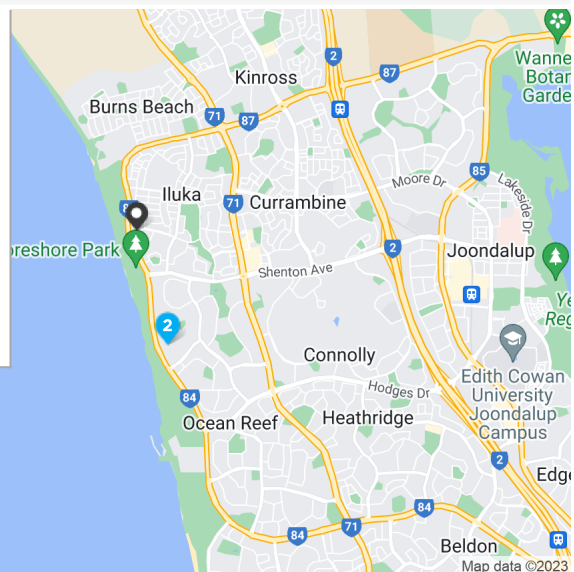


Notes from your agent

Comparable land area
 Comparable living area
 Older year of construction
 Renovated plus Ancillary Accommodation
 Ocean Views
 SOLD BY Johann Dique JOY ABODE

Property Insights

Sold Date	04-Mar-23	Distance	1.46km
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

3 20 WHITEWATER LOOKOUT ILUKA WA 6028

Sold Price \$1,800,000



🏠 5 🚗 3 🚙 2 📏 762m² 📏 361m²
 Year Built 2013 DOM 8
 Sold Date 09-Jun-23 Distance 0.37km
 First Listing End Date Process
 Last Listing UNDER OFFER

Notes from your agent

Larger land area
 Larger living area
 Earlier year of construction
 Below-ground mineral pool
 Ancillary Accommodation

4 11 CROWTHER ELBOW OCEAN REEF WA 6027

Sold Price \$1,350,000



🏠 5 🚗 3 🚙 2 📏 1,490m² 📏 298m²
 Year Built 1987 DOM 22
 Sold Date 06-Apr-23 Distance 3.13km
 First Listing Offers Close By 4/4/23
 Last Listing UNDER OFFER

Notes from your agent

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

5 24 SEASIDE GARDENS MULLALOO WA 6027

Sold Price \$1,322,000



🏠 4 🚗 2 🚙 2 📏 793m² 📏 250m²
 Year Built 1990 DOM 9
 Sold Date 20-May-23 Distance 4.04km
 First Listing Inviting Offers
 Last Listing UNDER OFFER

Notes from your agent

Larger land area
 Comparable living area
 Older 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

Comparable Sales

6 38 MAINSAIL DRIVE OCEAN REEF WA 6027 **Sold Price** **\$1,260,000**



5	4	2	845m ²	239m ²
Year Built	1993	DOM	41	
Sold Date	15-Feb-23	Distance	2.73km	
First Listing	ALL OFFERS BY MON 23RD JAN			
Last Listing	UNDER OFFER !!			

Notes from your agent

Larger land area
 Comparable living area
 Older year of construction

7 141 GRAND OCEAN ENTRANCE BURNS BEACH WA 6028 **Sold Price** **\$1,250,000**



4	2	2	697m ²	299m ²
Year Built	2011	DOM	6	
Sold Date	20-Feb-23	Distance	1.79km	
First Listing	FROM \$1,200,000			
Last Listing	Under Offer			

Notes from your agent

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

8 5 TOPMAST PLACE OCEAN REEF WA 6027 **Sold Price** **\$1,220,000**



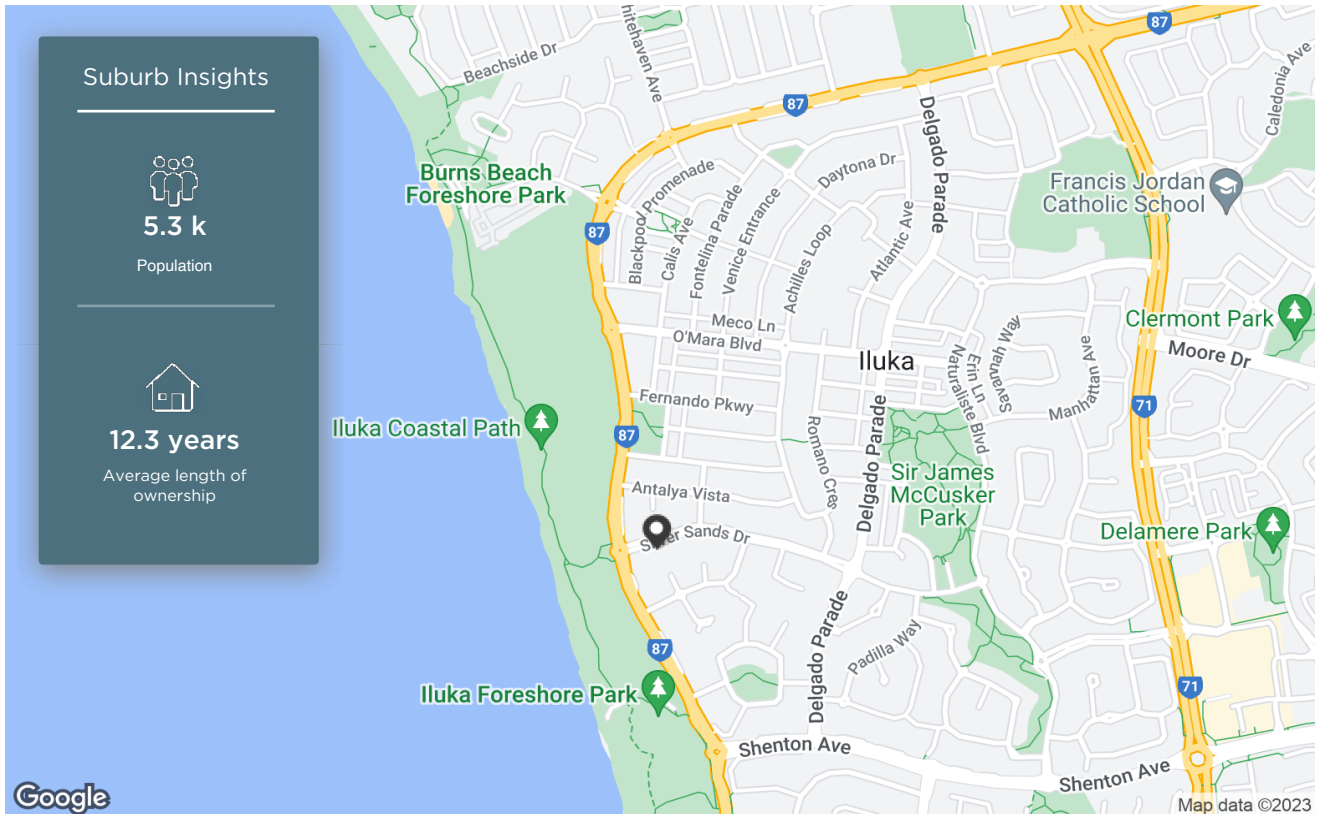
4	2	2	1,003m ²	255m ²
Year Built	1999	DOM	106	
Sold Date	23-Feb-23	Distance	3.07km	
First Listing	Offers From \$1.29 Mil			
Last Listing	Under Offer!			

Notes from your agent

Larger land area
 Comparable living area
 Older year of construction

Iluka

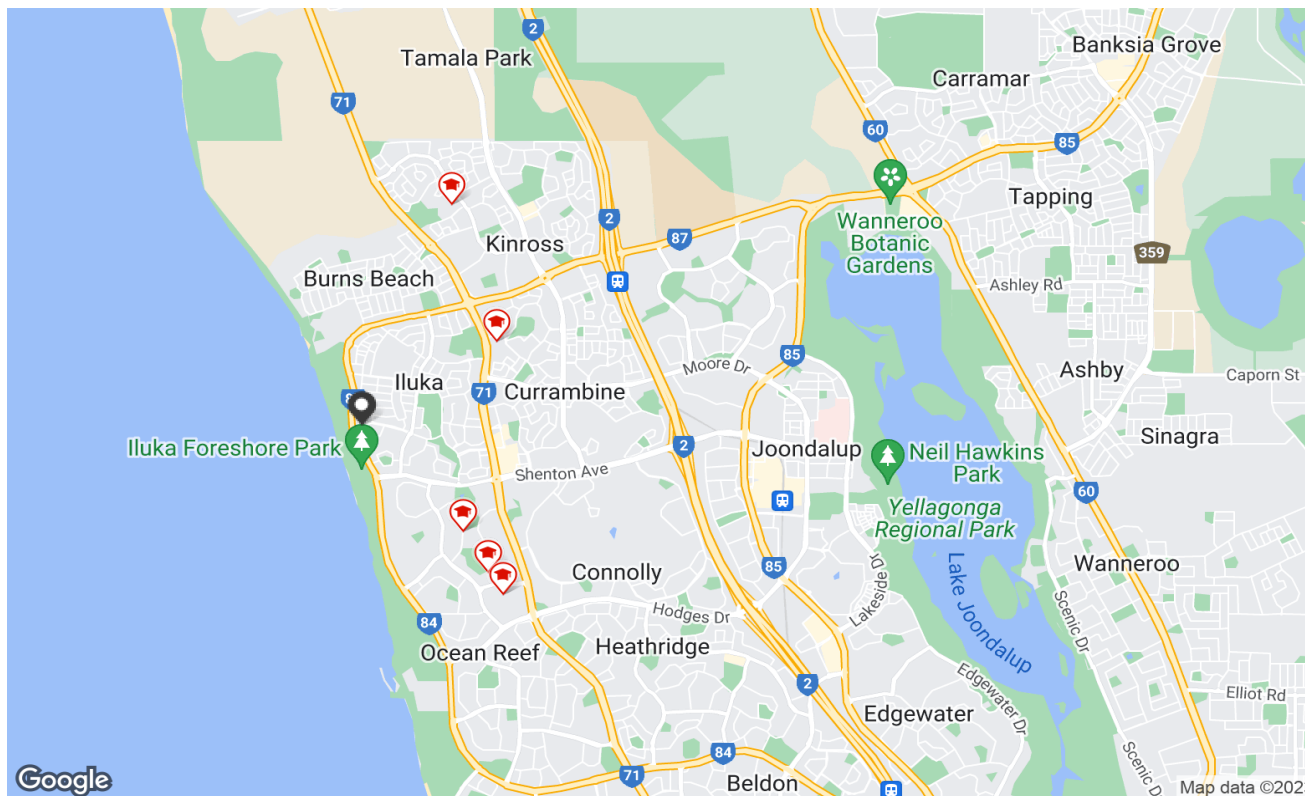
Demographic







The size of Iluka is approximately 2.7 square kilometres. It has 11 parks covering nearly 23.4% 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 \$1,082,500.

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



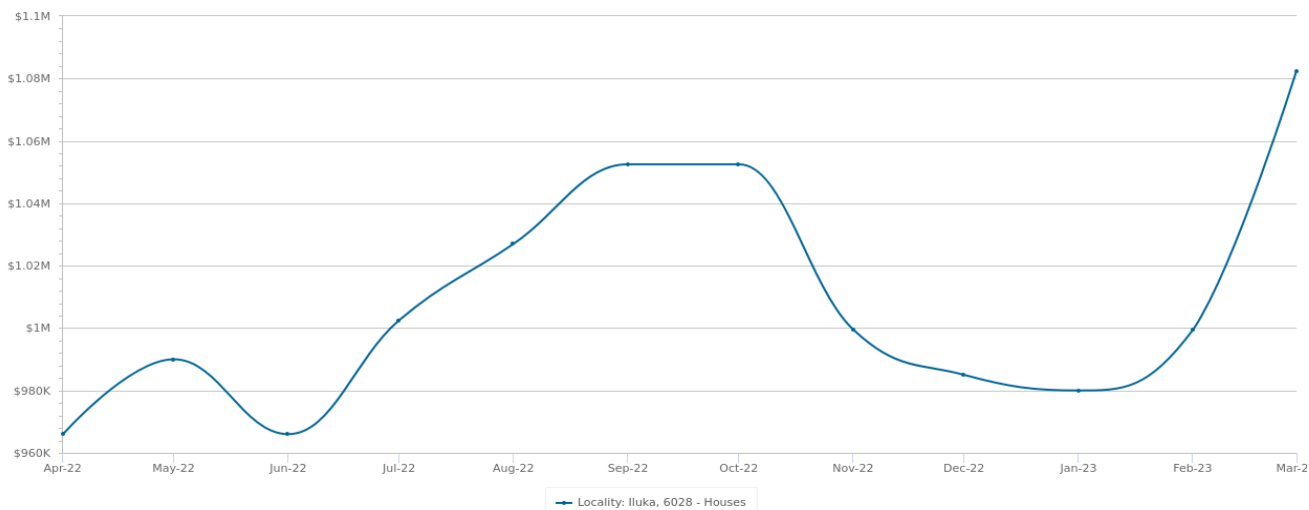
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Beumaris Primary School 20 Beumaris Boulevard Ocean Reef WA 6027	1.48km	Primary	Mixed	Government	0-6
	Francis Jordan Catholic School 25 Peterborough Drive Currambine WA 6028	1.59km	Primary	Mixed	Non-Government	0-6
	St Simon Peter Catholic Primary School 18-20 Prendiville Avenue Ocean Reef WA 6027	1.96km	Primary	Mixed	Non-Government	0-6
	Prendiville Catholic College 11 Prendiville Avenue Ocean Reef WA 6027	2.22km	Secondary	Mixed	Non-Government	7-12
	Kinross College 91 Kinross Drive Kinross WA 6028	2.41km	Secondary	Mixed	Government	7-10

 Property is within school catchment area

 Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (House)

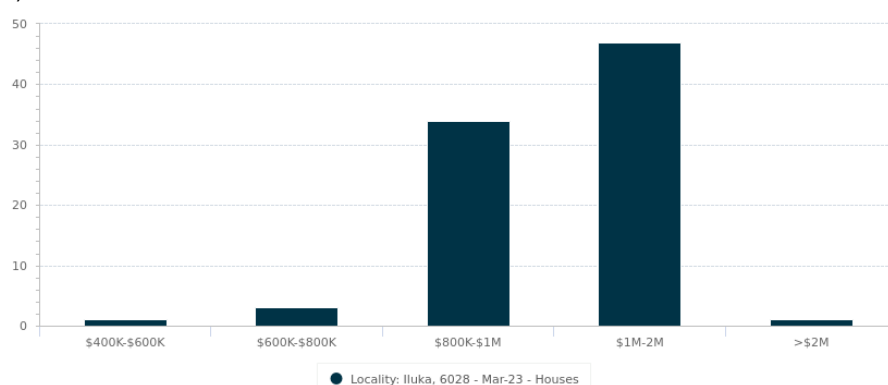


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Mar 2023	9	\$1,082,500	8.3% ▲	14	25	\$950
Feb 2023	8	\$999,500	2.0% ▲	14	21	\$925
Jan 2023	5	\$980,000	-0.5% ▼	13	18	\$925
Dec 2022	4	\$985,000	-1.5% ▼	12	23	\$930
Nov 2022	10	\$999,500	-5.0% ▼	11	26	\$915
Oct 2022	6	\$1,052,500	0.0%	11	22	\$900
Sep 2022	5	\$1,052,500	2.5% ▲	10	19	\$900
Aug 2022	10	\$1,027,000	2.4% ▲	10	19	\$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

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	1
\$600K-\$800K	3
\$800K-\$1M	34
\$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	86	\$1,082,500	13.4% ▲	14	100	\$950
2022	99	\$955,000	15.4% ▲	10	108	\$825
2021	106	\$827,500	2.9% ▲	33	133	\$700
2020	76	\$804,500	0.6% ▲	42	135	\$620
2019	75	\$800,000	-3.0% ▼	71	165	\$600
2018	64	\$825,000	0.9% ▲	63	161	\$650
2017	78	\$817,750	-3.8% ▼	52	158	\$630
2016	87	\$850,000	0.0%	50	185	\$685
2015	92	\$850,000	-1.7% ▼	72	197	\$725
2014	87	\$865,000	5.8% ▲	41	191	\$750
2013	104	\$817,500	5.5% ▲	75	179	\$750
2012	97	\$775,000	1.3% ▲	83	177	\$785
2011	101	\$765,000	-0.6% ▼	59	195	\$700
2010	105	\$770,000	2.7% ▲	51	181	\$665
2009	69	\$750,000	-7.7% ▼	128	154	\$650
2008	82	\$812,500	9.8% ▲	89	165	\$600
2007	132	\$740,000	30.9% ▲	31	159	\$555
2006	182	\$565,500	24.3% ▲	50	197	\$400
2005	145	\$455,000	11.2% ▲	67	151	-
2004	132	\$409,000	29.8% ▲	44	129	-

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