

A SEASIDE ENTERTAINER By Closing Date Sale 28 NOV



5 PICNIC PARADE BURNS BEACH WA 6028

Prepared for BUYERS GUIDE PROPERTY REPORT on 9th November 2023



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Information guide for sale by Closing Date

5 Picnic Parade 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.

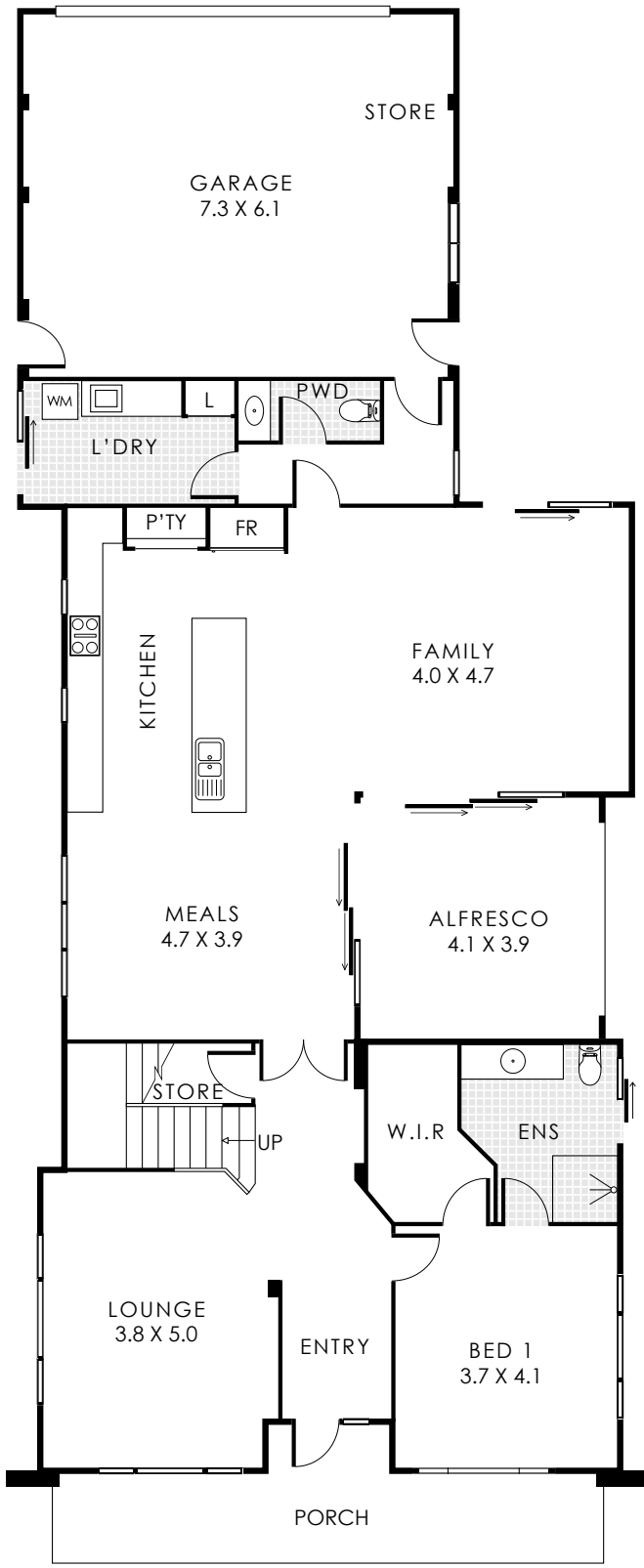
When will I know if my offer has been accepted?

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

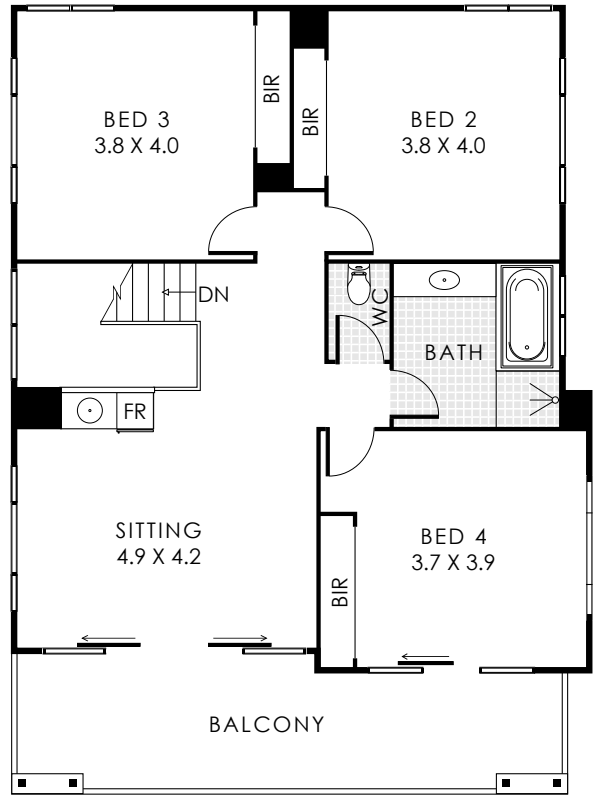
Do I have to wait until the Closing Date to place my offer?

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.



GROUND FLOOR



UPPER FLOOR

5 Picnic Parade, Burns Beach

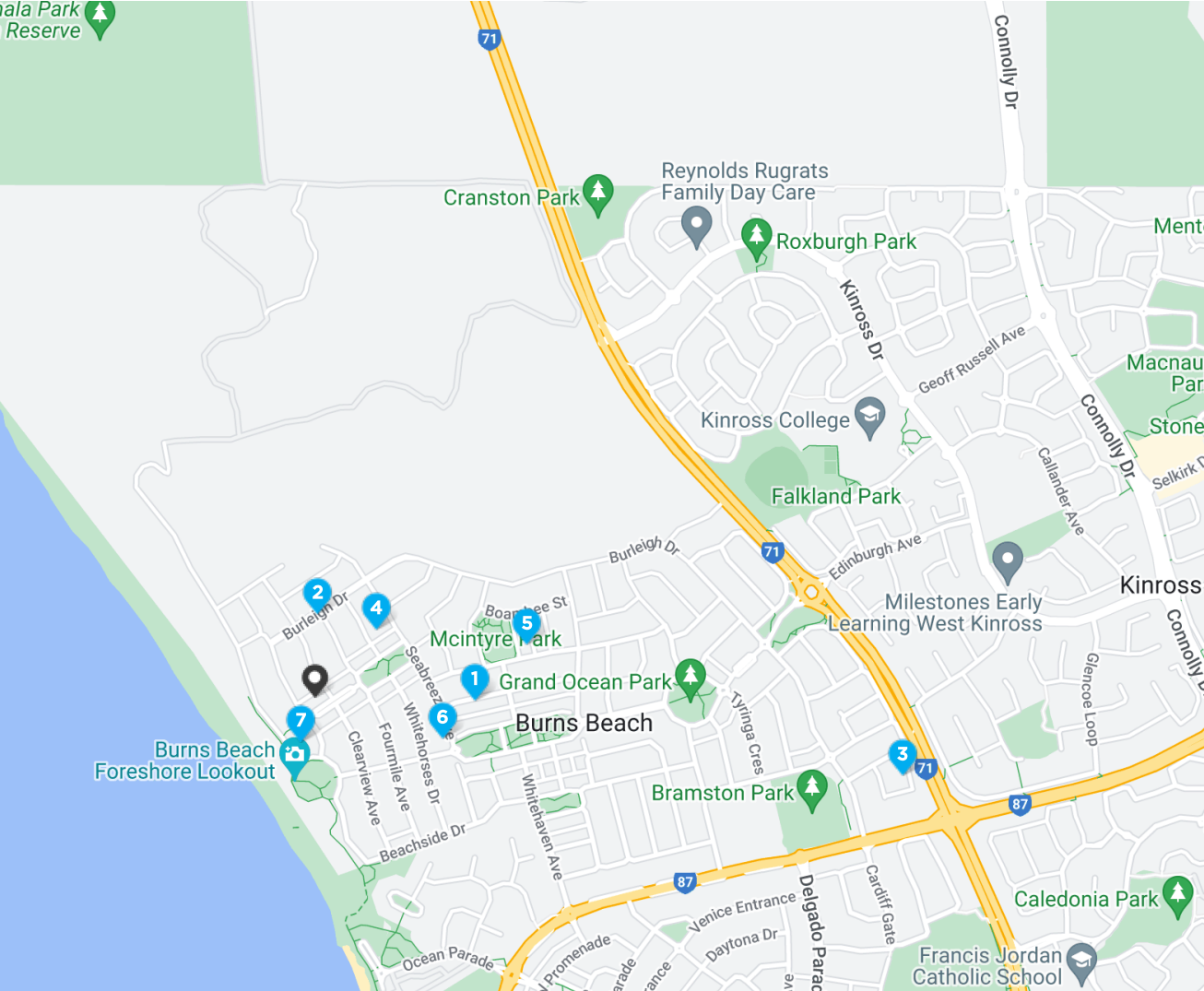
Residence 265m² | Garage 46m² | Alfresco 16m² | Balcony 20m² | Porch 1m²

Total Area 348m²



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose. www.cribcreative.com.au

Comparables Map: Sales



				
1 10 GARNERS WAY BURNS BEACH WA 6028	4	3	2	\$1,370,000
2 153 BURLEIGH DRIVE BURNS BEACH WA 6028	4	4	3	\$1,275,000
3 11 HUXLEYS TRAIL BURNS BEACH WA 6028	4	3	2	\$1,230,000
4 6 KEWARRA AVENUE BURNS BEACH WA 6028	5	3	2	\$1,195,000
5 2 MAHIA WAY BURNS BEACH WA 6028	4	3	2	\$1,170,000
6 1 SEABREEZE AVENUE BURNS BEACH WA 6028	4	2	2	\$1,300,000
7 80 BEACHSIDE DRIVE BURNS BEACH WA 6028	4	2	2	\$2,150,000



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

Comparable Sales

1 10 GARNERS WAY BURNS BEACH WA 6028

Sold Price

\$1,370,000

 4
  3
  2
  464m²
 331m²

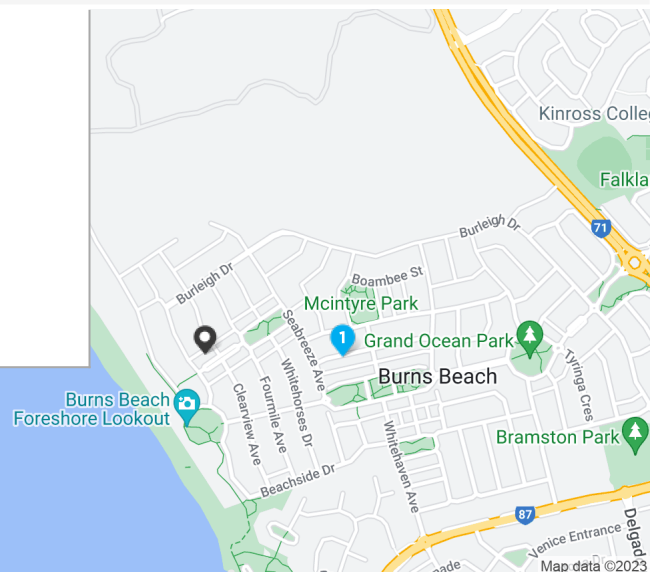


Notes from your agent

Larger land area
 Larger living area
 Comparable year of construction

Property Insights

Sold Date	09-Jan-23	Distance	0.42km
DOM	84 days	Year Built	2013
First Listing			
OFFERS			
Last Listing			
Offers From	\$1,350,000		



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

2 153 BURLEIGH DRIVE BURNS BEACH WA 6028 **Sold Price** **\$1,275,000**

4 4 3 450m² 266m²

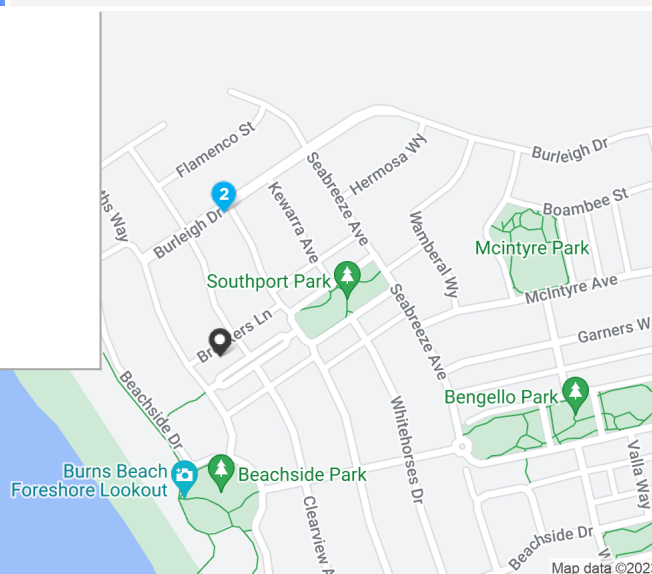


Notes from your agent

Larger land area
 Comparable living area
 Earlier year of construction
 Below-ground pool and ocean views
 SOLD BY Johann Dique JOY ABODE

Property Insights

Sold Date	28-Jun-22	Distance	0.21km
DOM	19 days	Year Built	2017
First Listing			
CLOSING DATE SALE 28 June			
Last Listing			
UNDER CONTRACT			

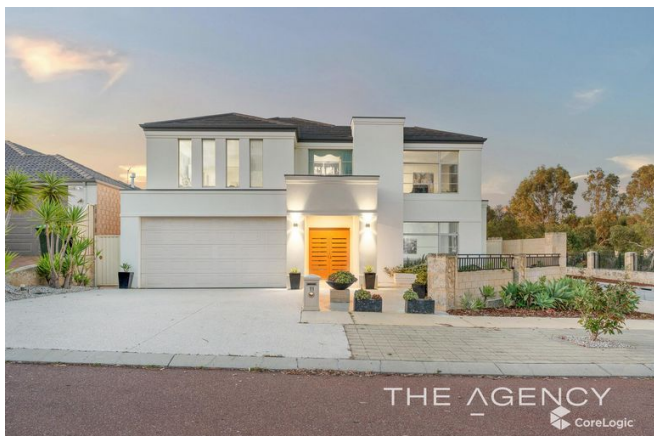


Google

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 11 HUXLEYS TRAIL BURNS BEACH WA 6028 Sold Price ^{RS} \$1,230,000
4 3 2 510m² 301m²

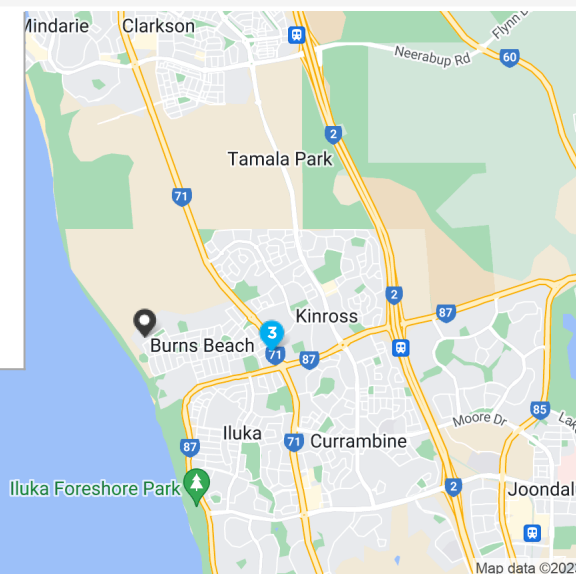


Notes from your agent

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

Property Insights

Sold Date	25-Oct-23	Distance	1.57km
DOM	21 days	Year Built	2011
First Listing	OFFERS		
Last Listing	UNFER OFFER! HOME OPEN CANCELLED		



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

4 6 KEWARRA AVENUE BURNS BEACH WA 6028 **Sold Price** **\$1,195,000**

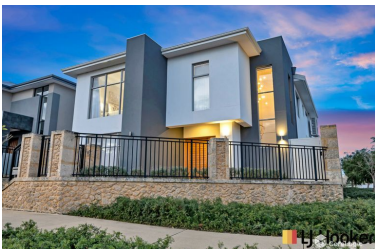


5	3	2	469m ²	260m ²
Year Built	2018	DOM	54	
Sold Date	05-Jul-23	Distance	0.24km	
First Listing	UNDER OFFER!			
Last Listing	UNDER OFFER!			

Notes from your agent

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

5 2 MAHIA WAY BURNS BEACH WA 6028 **Sold Price** ^{RS} **\$1,170,000**



4	3	2	361m ²	247m ²
Year Built	2018	DOM	49	
Sold Date	31-Aug-23	Distance	0.57km	
First Listing	Offers presented 31st August			
Last Listing	Offers from \$1,170,000			

Notes from your agent

Comparable land area
 Comparable living area
 Earlier year of construction

6 1 SEABREEZE AVENUE BURNS BEACH WA 6028 **Sold Price** **\$1,300,000**




4	2	2	653m ²	262m ²
Year Built	2012	DOM	37	
Sold Date	04-Aug-23	Distance	0.36km	
First Listing	From \$1,350,000			
Last Listing	From \$1,350,000			

Notes from your agent

Larger land area
 Comparable living area
 Comparable year of construction
 Below Ground Pool and ocean view
 Original condition
 SOLD by Johann Dique JOY ABODE

Comparable Sales

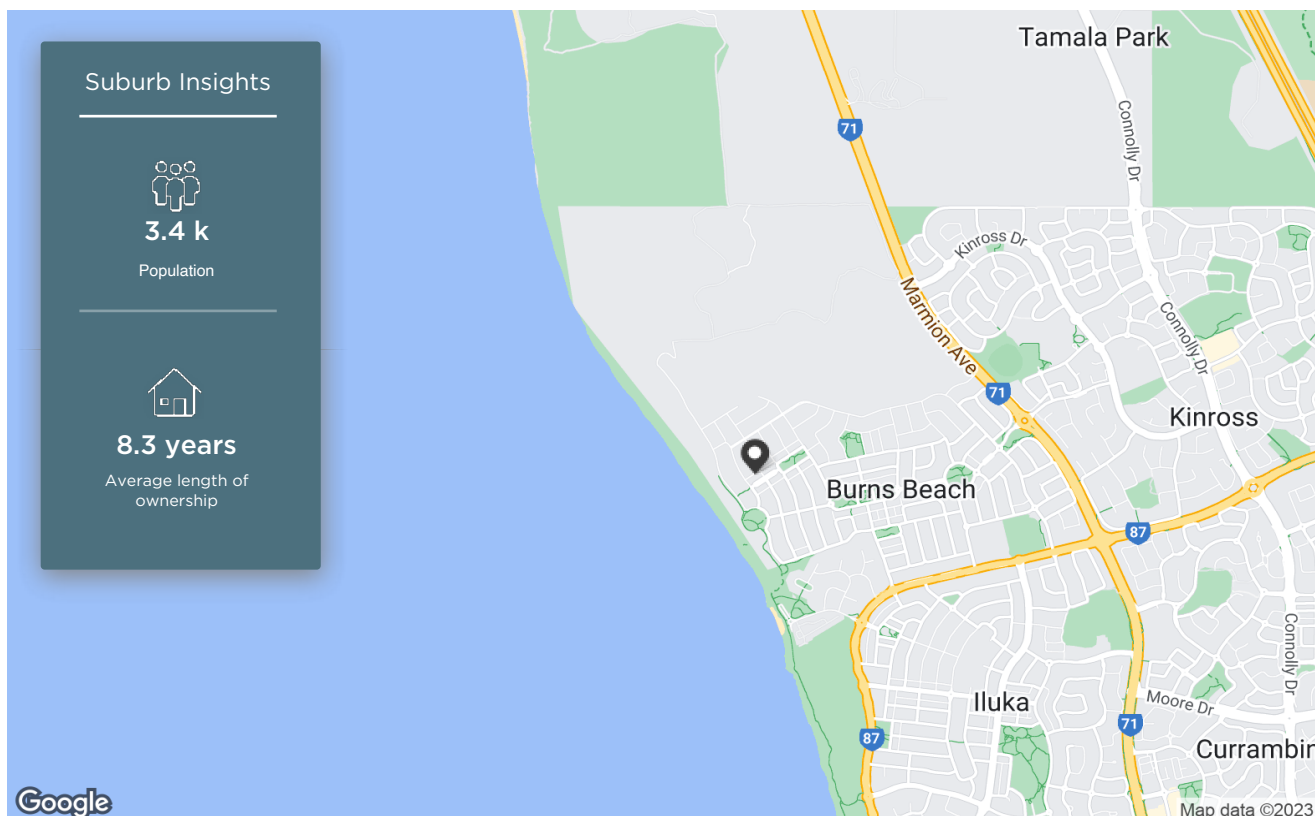
	7 80 BEACHSIDE DRIVE BURNS BEACH WA 6028		Sold Price		\$2,150,000
	4	2	2	376m ²	263m ²
Year Built 2017		DOM 127			
Sold Date 13-Jul-23		Distance 0.13km			
First Listing From \$1,995,000					
Last Listing UNDER OFFER! HOME OPEN CANCELLED!					

Notes from your agent

- Comparable land area
- Comparable living area
- Comparable year of construction
- Ocean views
- Below ground pool

Burns Beach

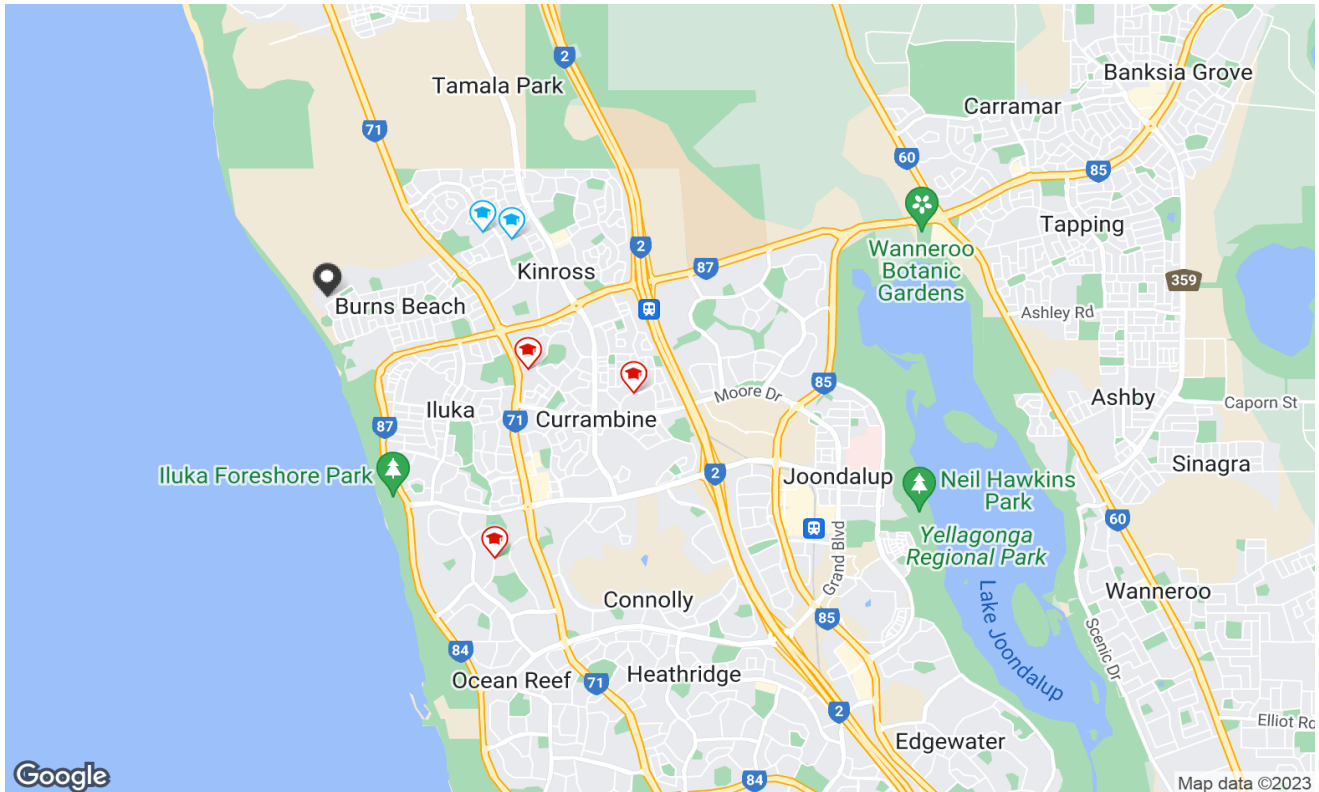
Demographic








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 \$1,010,000.

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	1.68km	Secondary	Mixed	Government	7-10
	Kinross Primary School 64 Kinross Drive Kinross WA 6028	1.91km	Primary	Mixed	Government	0-6
	Francis Jordan Catholic School 25 Peterborough Drive Currambine WA 6028	2.11km	Primary	Mixed	Non-Government	0-6
	Beumaris Primary School 20 Beumaris Boulevard Ocean Reef WA 6027	3.13km	Primary	Mixed	Government	0-6
	Currambine Primary School 28 Ambassador Drive Currambine WA 6028	3.16km	Primary	Mixed	Government	0-6



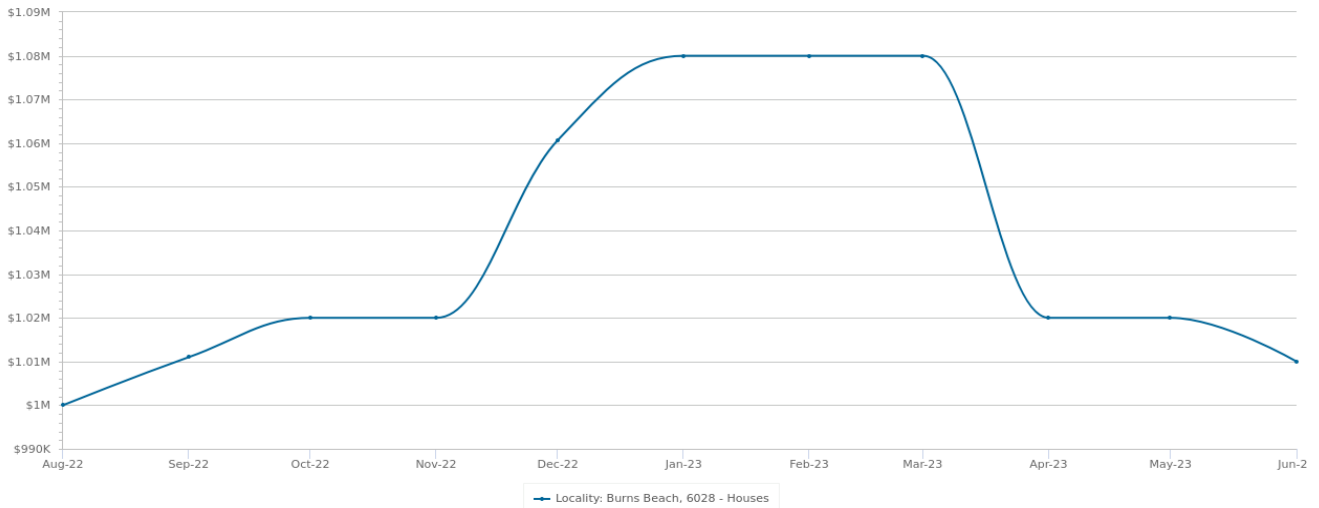
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (House)

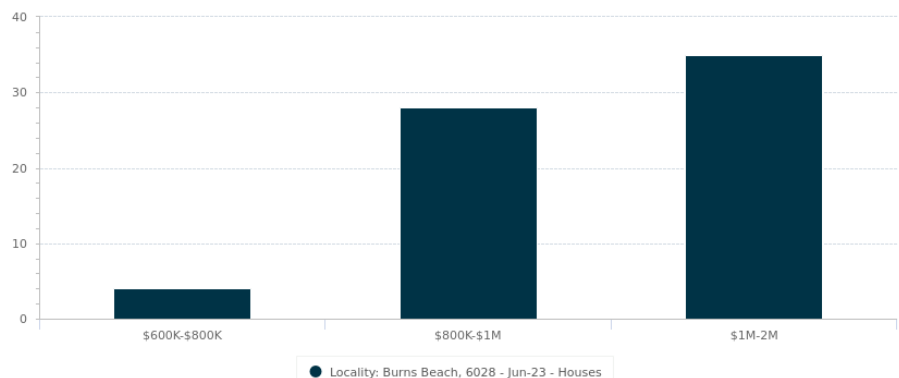


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jul 2023	-	-	-	-	21	\$887
Jun 2023	6	\$1,010,000	-1.0% ▼	11	20	\$865
May 2023	4	\$1,020,000	0.0%	11	19	\$880
Apr 2023	6	\$1,020,000	-5.6% ▼	11	16	\$865
Mar 2023	5	\$1,080,000	0.0%	10	15	\$865
Feb 2023	4	\$1,080,000	0.0%	9	17	\$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

Sales by Price - 12 months (House)

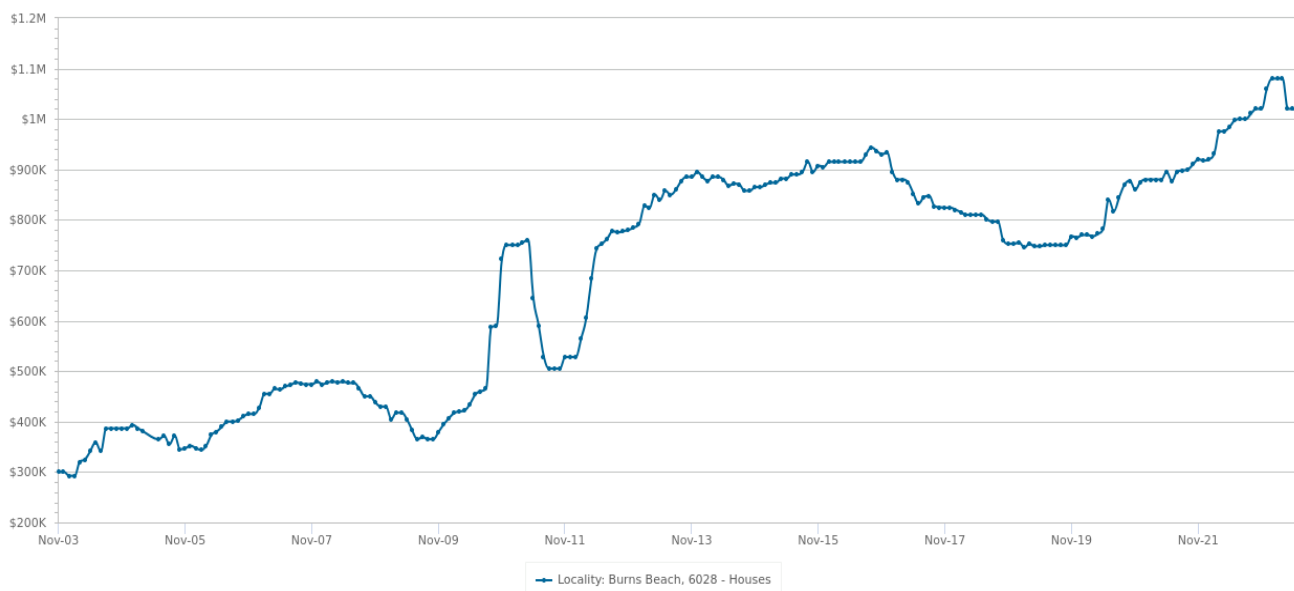
PRICE	NUMBER
<200K	0
200K-400K	0
400K-600K	0
\$600K-\$800K	4
\$800K-\$1M	28
\$1M-\$2M	35
>2M	0



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	67	\$1,010,000	1.2% ▲	11	88	\$900
2022	86	\$998,000	13.7% ▲	14	98	\$800
2021	102	\$877,500	4.5% ▲	25	120	\$755
2020	68	\$840,000	12.0% ▲	52	124	\$650
2019	64	\$750,000	-7.4% ▼	75	141	\$625
2018	66	\$810,000	-2.7% ▼	91	154	\$632
2017	54	\$832,500	-9.0% ▼	75	163	\$635
2016	45	\$915,000	2.8% ▲	51	149	\$627
2015	61	\$890,000	2.6% ▲	88	174	\$732
2014	58	\$867,500	1.2% ▲	66	137	\$750
2013	56	\$857,500	14.0% ▲	50	149	\$850
2012	59	\$752,500	27.4% ▲	57	120	\$750
2011	38	\$590,500	30.1% ▲	77	97	\$825
2010	74	\$454,000	18.7% ▲	89	91	\$625
2009	48	\$382,500	-19.7% ▼	99	84	\$695
2008	28	\$476,500	1.4% ▲	-	55	-
2007	45	\$470,000	20.5% ▲	-	25	-
2006	55	\$390,000	6.8% ▲	-	10	-
2005	17	\$365,000	1.7% ▲	-	7	-
2004	12	\$358,750	-	-	6	-

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