



6 WOODLEA CRESCENT JOONDALUP WA 6027

Prepared for BUYERS GUIDE PROPERTY REPORT on 9th January 2025



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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.

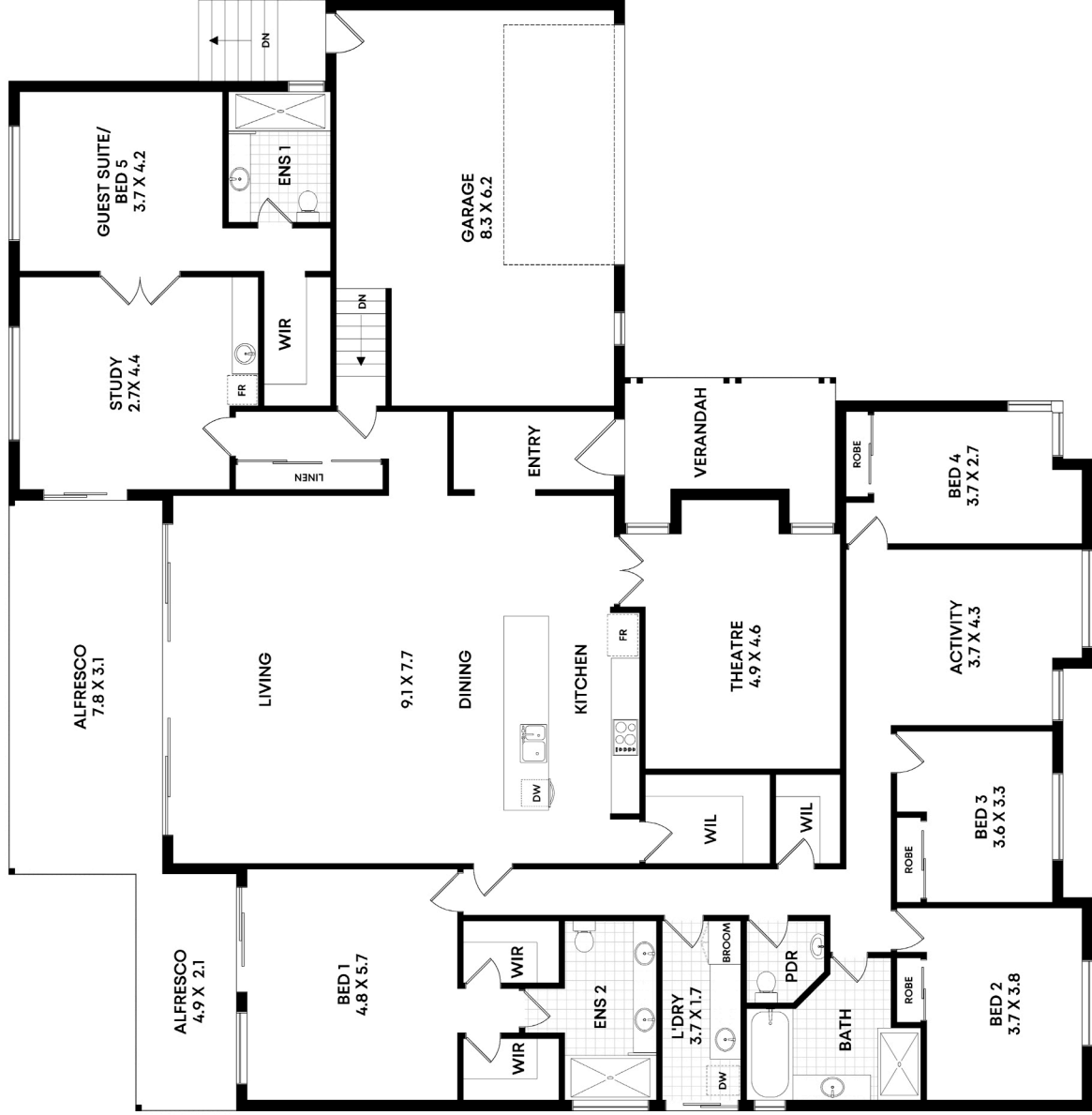
When will I know if my offer has been accepted?

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.



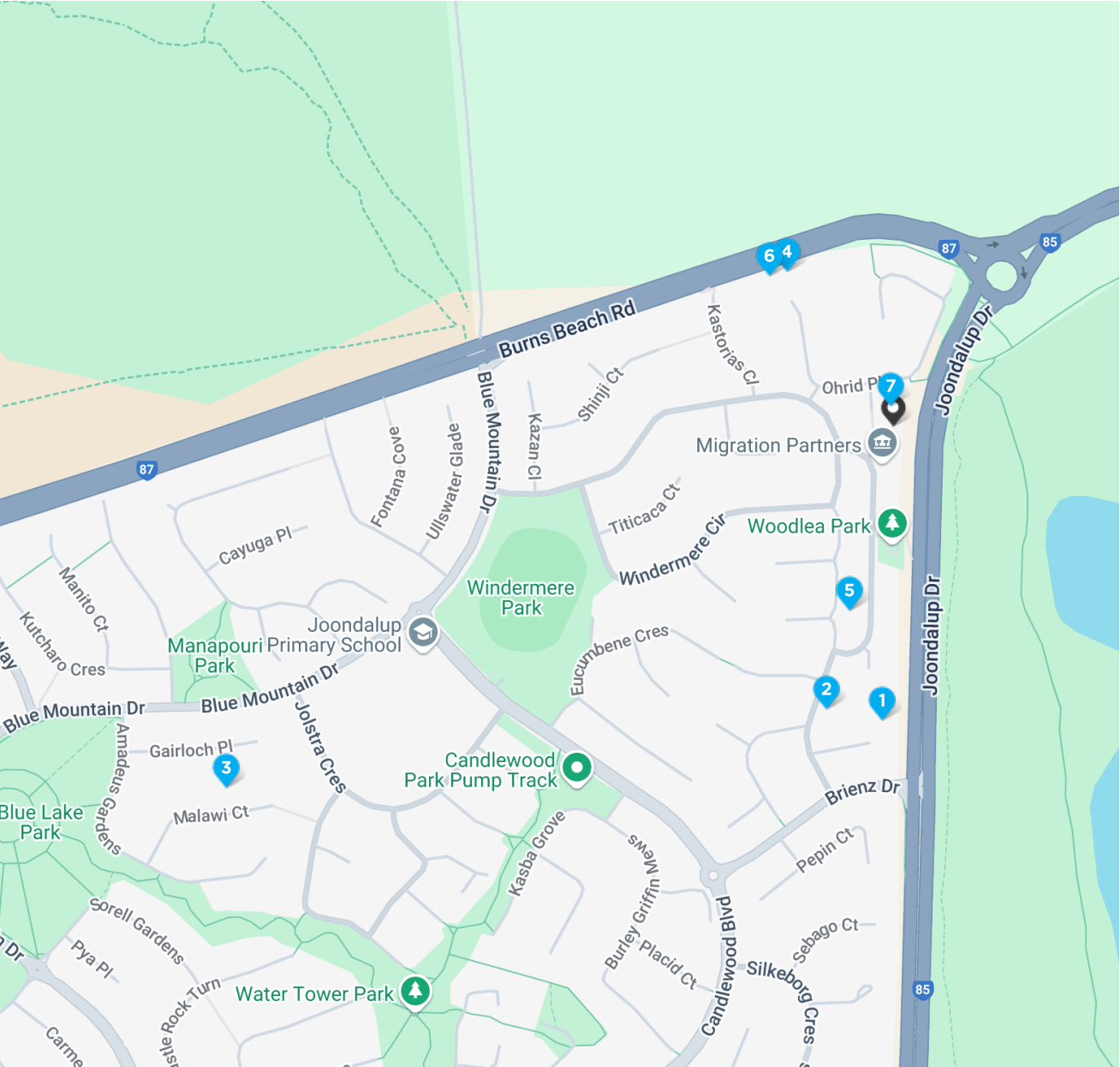
WOODLEA CRESCENT

6 Woodlea Crescent, Joondalup

Internal 315.74m² | Garage 51.00m² | Porch 10.80m² | Alfresco 43.03m²
 Total 420.57m²

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 12 HULA COVE JOONDALUP WA 6027	4	2	3	\$1,450,000
2 8 DERWENT MEANDER JOONDALUP WA 60274	2	2	3	\$1,305,000
3 17 MALAWI COURT JOONDALUP WA 6027	4	2	2	\$1,280,000
4 18 SETOMA COURT JOONDALUP WA 6027	3	2	2	\$1,262,000
5 26 DERWENT MEANDER JOONDALUP WA 6027	4	2	2	\$1,185,000
6 17 SETOMA COURT JOONDALUP WA 6027	4	2	2	\$1,115,000
7 3 NEALE RETREAT JOONDALUP WA 6027	4	2	3	\$1,108,000

Google Map data ©2025
 * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

1 12 HULA COVE JOONDALUP WA 6027



 4  2  3  1,001m²  465m²
 Year Built 2008 DOM 13
 Sold Date 10-Sep-24 Distance 0.42km
 First Listing From \$1.3m
 Last Listing Contact Agent






Sold **\$1,450,000**

Notes from your agent

Comparable land area
 Larger living area
 Older year of construction

2 8 DERWENT MEANDER JOONDALUP WA 6027



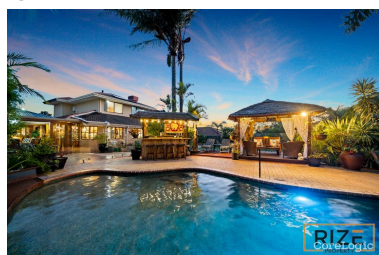
 4  2  3  1,000m²  245m²
 Year Built 2003 DOM 76
 Sold Date 21-Aug-24 Distance 0.42km
 First Listing Offers Over \$1Mil
 Last Listing Offers Over \$1Mil






Sold **\$1,305,000**

Notes from your agent

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

3 17 MALAWI COURT JOONDALUP WA 6027



 4  2  2  885m²  190m²
 Year Built 1995 DOM 18
 Sold Date 12-Sep-24 Distance 1.08km
 First Listing SEE IT FIRST
 Last Listing SEE IT FIRST

Sold **\$1,280,000**

Notes from your agent

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

Comparable Sales

4 18 SETOMA COURT JOONDALUP WA 6027 **Sold** **\$1,262,000**




SNEAK PREVIEW WEDNESDAY 5.30PM TO 6PM

🏠 3 🚰 2 🚗 2 📏 1,002m² 🏠 279m²
 Year Built 2004 DOM 10
 Sold Date 30-Apr-24 Distance 0.26km
 First Listing SEE IT FIRST
 Last Listing UNDER OFFER!!

Notes from your agent

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

5 26 DERWENT MEANDER JOONDALUP WA 6027 **Sold** **\$1,185,000**




🏠 4 🚰 2 🚗 2 📏 1,000m² 🏠 293m²
 Year Built 2006 DOM 42
 Sold Date 06-Jun-24 Distance 0.27km
 First Listing Expressions of Interest
 Last Listing Sold

Notes from your agent

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

6 17 SETOMA COURT JOONDALUP WA 6027 **Sold** **\$1,115,000**




🏠 4 🚰 2 🚗 2 📏 1,003m² 🏠 260m²
 Year Built 2002 DOM 9
 Sold Date 23-Mar-24 Distance 0.27km
 First Listing OFFERS AROUND \$1.1 MILLION
 Last Listing OFFERS AROUND \$1.1 MILLION

Notes from your agent

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

Comparable Sales

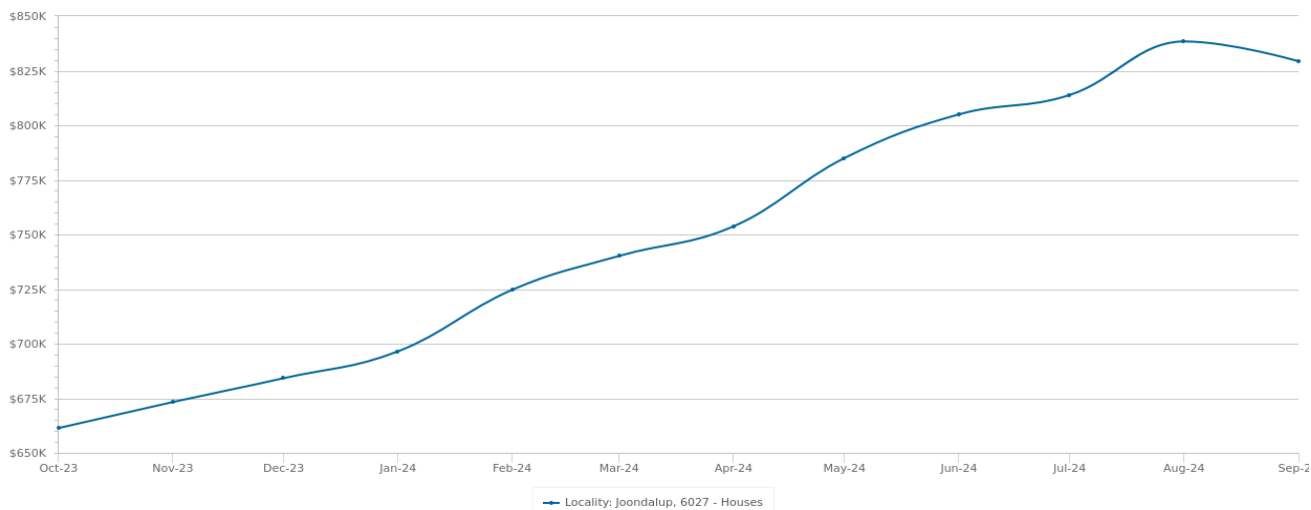
7 3 NEALE RETREAT JOONDALUP WA 6027		Sold	\$1,108,000
	🛏️ 4 🚿 2 🚗 3 🏠 1,001m ² 🏠 222m ² Year Built 2001 DOM 47 Sold Date 19-Jun-24 Distance 0.02km First Listing Pre-Launch for Registration Last Listing Offers Invited		

Notes from your agent

- Comparable land area
- Smaller living area
- Older year of construction
- Below ground pool and spa

Recent Market Trends

Median Value - 12 Months (House)

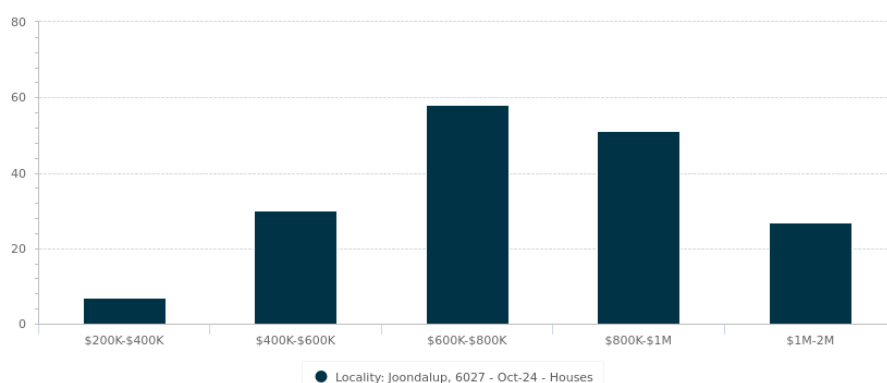


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Oct 2024	-	-	-	-	-	-
Sep 2024	12	\$829,339	-1.1% ▼	8	27	\$650
Aug 2024	14	\$838,402	3.0% ▲	8	21	\$650
Jul 2024	15	\$813,888	1.1% ▲	8	25	\$620
Jun 2024	8	\$805,012	2.5% ▲	8	24	\$620
May 2024	17	\$785,047	4.1% ▲	9	27	\$610
Apr 2024	20	\$753,816	1.8% ▲	9	24	\$600
Mar 2024	15	\$740,229	2.1% ▲	10	24	\$600
Feb 2024	15	\$724,740	4.1% ▲	10	25	\$580
Jan 2024	16	\$696,511	1.8% ▲	11	25	\$580
Dec 2023	11	\$684,203	1.6% ▲	11	20	\$572
Nov 2023	12	\$673,298	1.8% ▲	13	30	\$560

Sales by Price - 12 months (House)

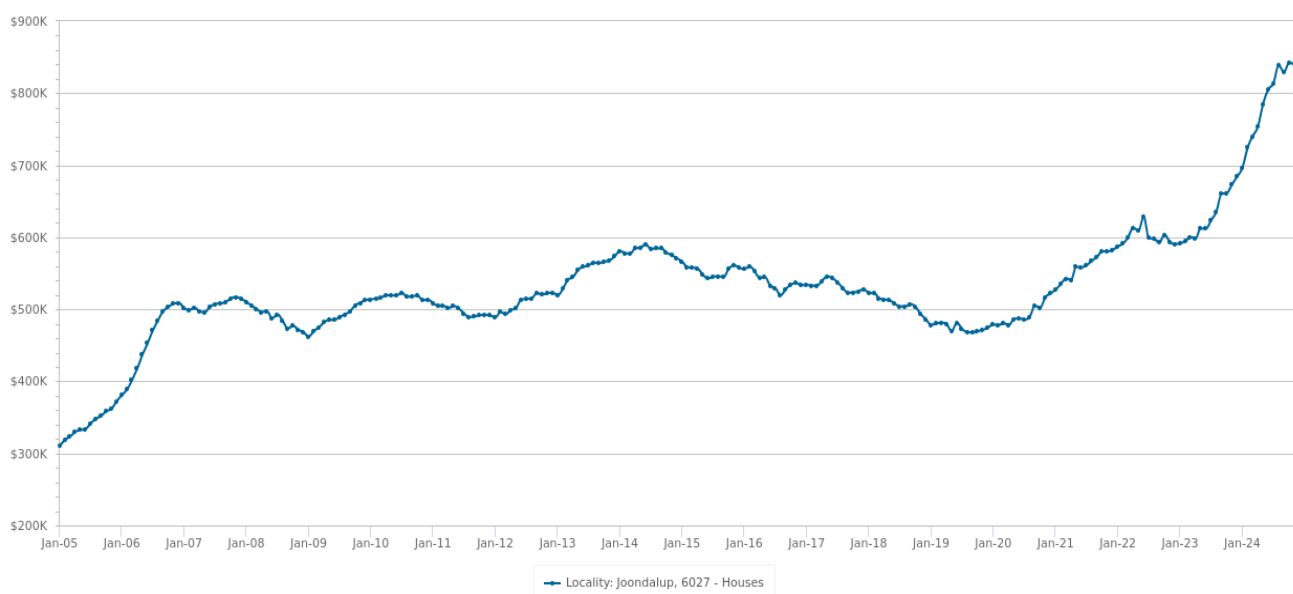
PRICE	NUMBER
<200K	0
\$200K-\$400K	7
\$400K-\$600K	30
\$600K-\$800K	58
\$800K-\$1M	51
\$1M-\$2M	27
>2M	0



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	173	\$844,380	23.4% ▲	8	134	\$650
2023	172	\$684,203	15.9% ▲	13	121	\$572
2022	168	\$590,374	1.4% ▲	14	133	\$500
2021	144	\$582,361	11.6% ▲	13	141	\$430
2020	101	\$521,919	10.0% ▲	40	119	\$380
2019	79	\$474,673	-2.4% ▼	57	133	\$365
2018	96	\$486,312	-7.9% ▼	41	147	\$360
2017	78	\$528,064	-1.0% ▼	44	147	\$370
2016	101	\$533,317	-4.4% ▼	39	133	\$390
2015	87	\$557,903	-2.3% ▼	28	134	\$450
2014	121	\$570,802	-0.4% ▼	17	138	\$465
2013	130	\$573,307	9.6% ▲	18	134	\$495
2012	144	\$522,899	6.4% ▲	37	171	\$460
2011	115	\$491,535	-4.2% ▼	52	159	\$410
2010	130	\$513,170	0.0%	47	161	\$400
2009	143	\$513,051	9.6% ▲	39	171	\$380
2008	128	\$468,308	-9.0% ▼	68	198	\$350
2007	156	\$514,729	1.2% ▲	46	207	\$310
2006	188	\$508,789	36.6% ▲	18	180	\$280
2005	223	\$372,566	20.9% ▲	40	228	\$240

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