

# Buyers Guide by Closing Date Sale 15th Aug



## 35 MYKONOS VIEW ILUKA WA 6028



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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.

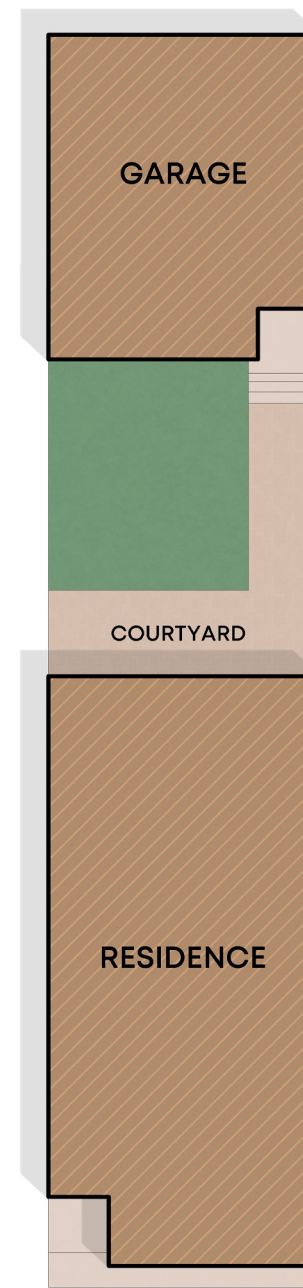
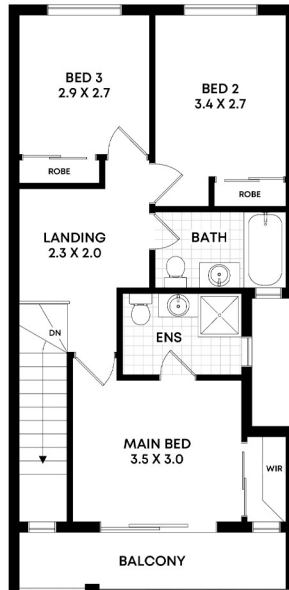
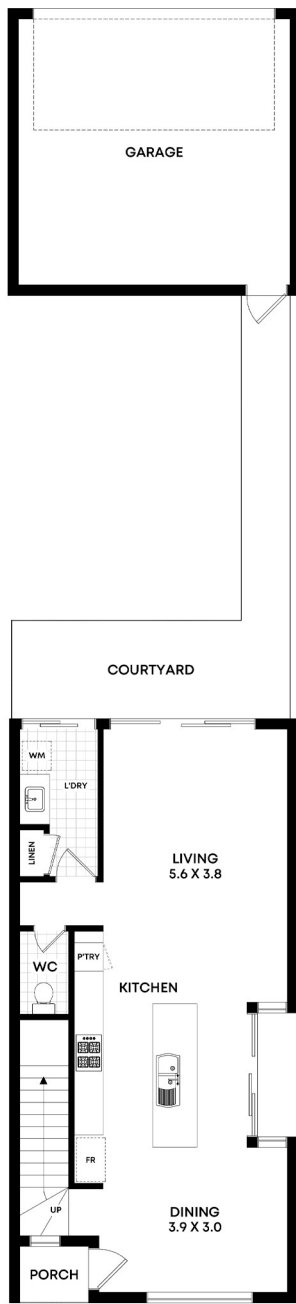
## **When will I know if my offer has been accepted?**

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.



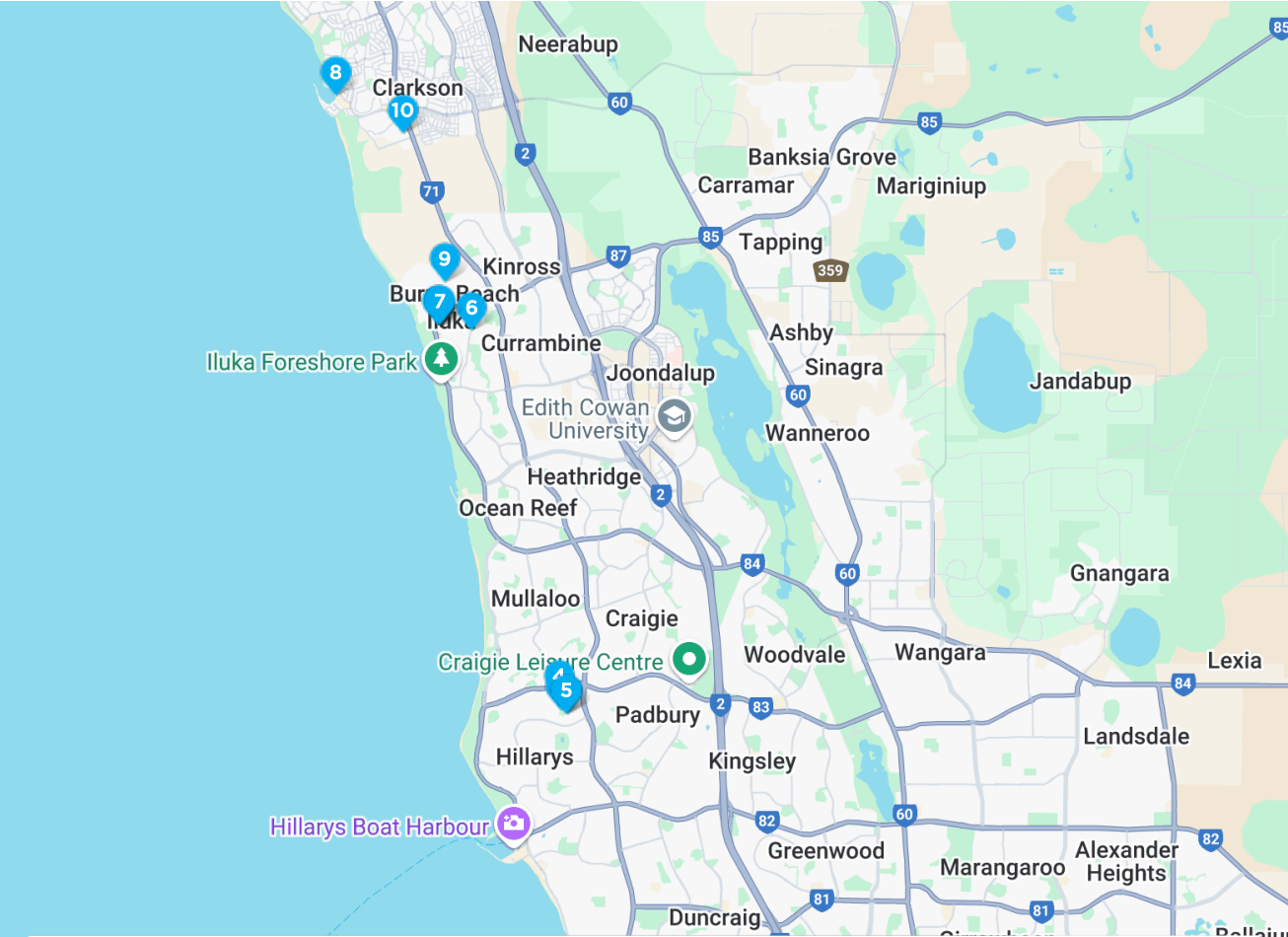
## 35 Mykonos View, Iluka

Internal 130.95m<sup>2</sup> | Garage 34.80m<sup>2</sup> | Porch 1.84m<sup>2</sup> | Balcony 7.46m<sup>2</sup>  
Total 175.05m<sup>2</sup>

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 20/11 MYKONOS VIEW ILUKA WA 6028	3	2	2	\$1,235,000
2 5A NASH STREET HILLARYS WA 6025	3	2	2	\$1,230,000
3 22A PARKINSON COURT HILLARYS WA 6025	3	2	2	\$1,180,000
4 10A HICKS WAY HILLARYS WA 6025	3	2	2	\$1,150,000
5 22B PARKINSON COURT HILLARYS WA 6025	3	2	2	\$1,150,000
6 20 O'MARA BOULEVARD ILUKA WA 6028	3	2	2	\$1,150,000
7 21 MYKONOS VIEW ILUKA WA 6028	3	2	2	\$1,100,000
8 1/1 TACOMA LANE MINDARIE WA 6030	3	2	2	\$1,092,500
9 72 GRAND OCEAN ENTRANCE BURNS BEACH WA 6028	3	2	2	\$1,050,000
10 34 PORTOFINO PROMENADE MINDARIE WA 6030	3	2	2	\$1,015,000

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

# Comparable Sales

1 20/11 MYKONOS VIEW ILUKA WA 6028 **Sold** **\$1,235,000**



3	2	2	208m <sup>2</sup>	119m <sup>2</sup>
Year Built	2021	DOM	85	
Sold Date	09-Dec-24	Distance	0.09km	
First Listing	-*			
Last Listing	-*			

### Notes from your agent

Larger strata land area  
 Smaller living area  
 Older year of construction [24]

2 5A NASH STREET HILLARYS WA 6025 **Sold** **\$1,230,000**




3	2	2	173m <sup>2</sup>	184m <sup>2</sup>
Year Built	2022	DOM	105	
Sold Date	10-May-25	Distance	7.95km	
First Listing	-*			
Last Listing	-*			

### Notes from your agent

Smaller land area  
 Larger living area  
 Comparable construction year [25]

3 22A PARKINSON COURT HILLARYS WA 6025 **Sold** **\$1,180,000**



3	2	2	194m <sup>2</sup>	137m <sup>2</sup>
Year Built	2025	DOM	5	
Sold Date	01-Jun-25	Distance	8.06km	
First Listing	-*			
Last Listing	-*			

### Notes from your agent






Larger land area  
 Comparable living area  
 Comparable construction year [25]

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 Cotality

# Comparable Sales

4 10A HICKS WAY HILLARYS WA 6025 **Sold** **\$1,150,000**

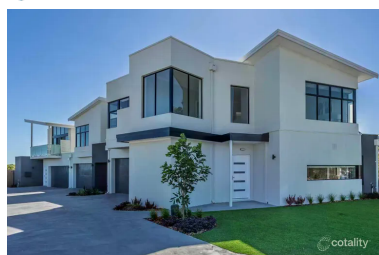







 3  2  2  178m<sup>2</sup>  157m<sup>2</sup>  
 Year Built 2022 DOM 39  
 Sold Date 19-Feb-25 Distance 7.73km  
 First Listing -\*  
 Last Listing UNDER OFFER!

### Notes from your agent

Comparable land area  
 Comparable living area  
 Comparable construction year [25]

5 22B PARKINSON COURT HILLARYS WA 6025 **Sold** **\$1,150,000**








 3  2  2  163m<sup>2</sup>  117m<sup>2</sup>  
 Year Built 2025 DOM 10  
 Sold Date 12-Jun-25 Distance 8.05km  
 First Listing -\*  
 Last Listing Under Offer

### Notes from your agent

Comparable land area  
 Smaller living area  
 Comparable construction year [25]

6 20 O'MARA BOULEVARD ILUKA WA 6028 **Sold** **\$1,150,000**




 3  2  2  360m<sup>2</sup>  169m<sup>2</sup>  
 Year Built 2011 DOM 50  
 Sold Date 26-May-25 Distance 0.6km  
 First Listing -\*  
 Last Listing Sold

### Notes from your agent

Larger land area  
 Comparable living area  
 Comparable construction year [25]

# Comparable Sales

**7** 21 MYKONOS VIEW ILUKA WA 6028 **Sold** <sup>RS</sup> \$1,100,000




🏠 3 🚶 2 🚗 2 📏 179m<sup>2</sup> 🏠 138m<sup>2</sup>  
 Year Built 2024 DOM 65  
 Sold Date 01-Jul-25 Distance 0.04km  
 First Listing -\*  
 Last Listing -\*

**Notes from your agent**

Comparable land area  
 Comparable living area  
 Comparable construction year [25]

**8** 1/1 TACOMA LANE MINDARIE WA 6030 **Sold** \$1,092,500

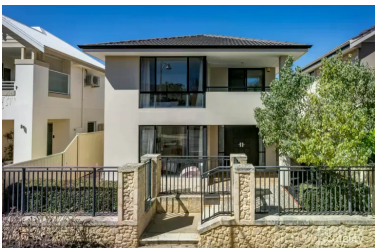


🏠 3 🚶 2 🚗 2 📏 218m<sup>2</sup> 🏠 130m<sup>2</sup>  
 Year Built 2018 DOM -  
 Sold Date 02-Nov-23 Distance 4.98km  
 First Listing -  
 Last Listing -

**Notes from your agent**

Larger strata land area  
 Smaller living area  
 Older year of construction [23]

**9** 72 GRAND OCEAN ENTRANCE BURNS BEACH WA 6028 **Sold** \$1,050,000



🏠 3 🚶 2 🚗 2 📏 307m<sup>2</sup> 🏠 180m<sup>2</sup>  
 Year Built 2011 DOM 93  
 Sold Date 11-May-25 Distance 0.84km  
 First Listing Offers  
 Last Listing UNDER OFFER

**Notes from your agent**

Larger land area  
 Larger living area  
 Older year of construction[25]

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 Cotality

# Comparable Sales

**10** 34 PORTOFINO PROMENADE MINDARIE WA 6030 **Sold** **\$1,015,000**



🏠 3 🚿 2 🚗 2 📏 225m<sup>2</sup> 📐 138m<sup>2</sup>  
 Year Built 2024 DOM 76  
 Sold Date 19-Dec-24 Distance 3.85km  
 First Listing -\*  
 Last Listing -\*

### Notes from your agent

Larger land area  
 Comparable living area  
 Comparable year of construction  
 SOLD JOY ABODE JOHANN DIQUE [24]

**11** 105/1 BRISTOL LANE MINDARIE WA 6030 **Sold** **\$990,000**



🏠 2 🚿 2 🚗 2 📏 141m<sup>2</sup> 📐 78m<sup>2</sup>  
 Year Built 2015 DOM 68  
 Sold Date 26-Mar-25 Distance 4.94km  
 First Listing From \$989,000  
 Last Listing UNDER CONTRACT

### Notes from your agent

Smaller strata land area  
 Smaller living area  
 Older year of construction [25]  
 SOLD JOY ABODE JOHANN DIQUE

**12** 307/1 BRISTOL LANE MINDARIE WA 6030 **Sold** **\$980,000**



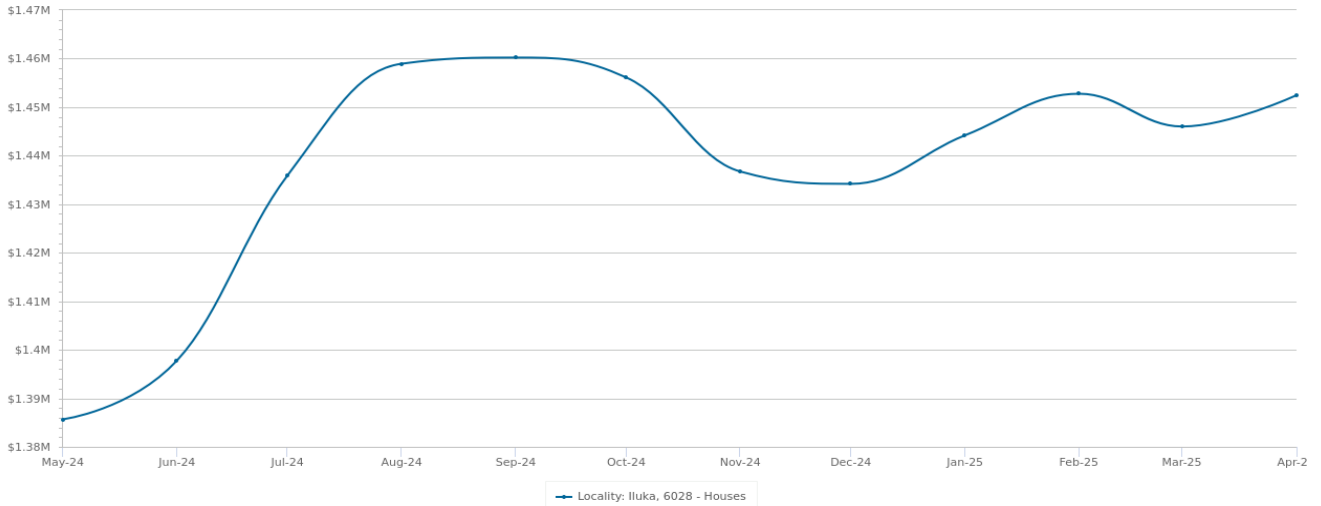
🏠 2 🚿 2 🚗 2 📏 132m<sup>2</sup> 📐 80m<sup>2</sup>  
 Year Built 2014 DOM 21  
 Sold Date 14-Feb-25 Distance 4.94km  
 First Listing From \$949,000  
 Last Listing UNDER CONTRACT

### Notes from your agent

Smaller Strata land area  
 Smaller living area  
 Older year of construction [25]  
 SOLD JOY ABODE JOHANN DIQUE

# Recent Market Trends

Median Value - 12 Months (House)

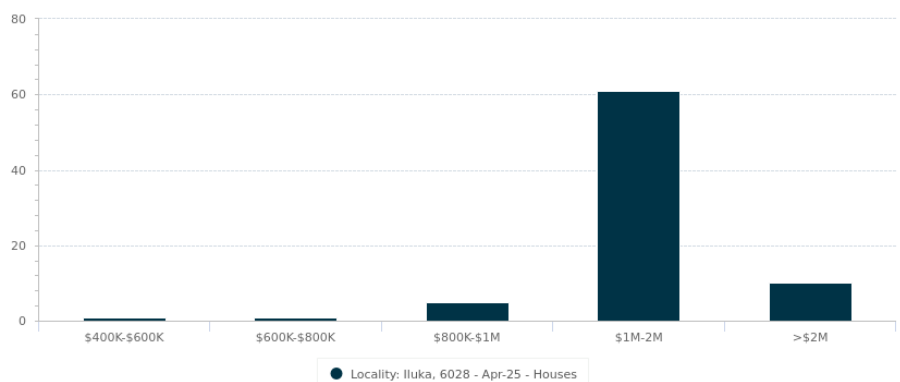


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Apr 2025	3	\$1,452,458	0.4% ▲	13	17	\$1,100
Mar 2025	6	\$1,446,014	-0.5% ▼	11	20	\$1,125
Feb 2025	8	\$1,452,765	0.6% ▲	11	15	\$1,125
Jan 2025	-	\$1,444,209	0.7% ▲	11	12	\$1,100
Dec 2024	6	\$1,434,196	-0.2% ▼	11	15	\$1,100
Nov 2024	9	\$1,436,728	-1.3% ▼	10	22	\$1,125
Oct 2024	10	\$1,456,103	-0.3% ▼	10	24	\$1,100
Sep 2024	6	\$1,460,220	0.1% ▲	10	22	\$1,100
Aug 2024	8	\$1,458,954	1.6% ▲	9	20	\$1,037
Jul 2024	9	\$1,435,960	2.7% ▲	10	16	\$995
Jun 2024	4	\$1,397,832	0.9% ▲	9	18	\$1,037
May 2024	9	\$1,385,671	4.4% ▲	9	24	\$1,100

Sales by Price - 12 months (House)

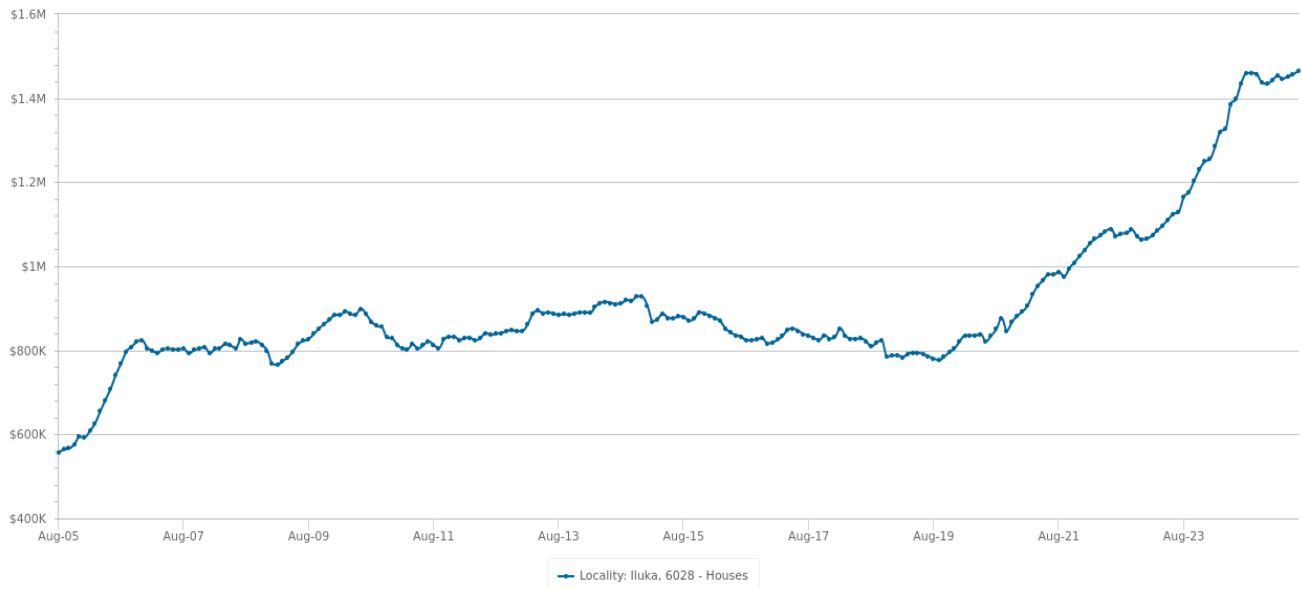
PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	1
\$600K-\$800K	1
\$800K-\$1M	5
\$1M-\$2M	61
>\$2M	10



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
2025	78	\$1,466,473	4.9% ▲	13	85	\$1,100
2024	86	\$1,397,832	24.3% ▲	12	90	\$1,037
2023	82	\$1,124,671	3.2% ▲	15	103	\$950
2022	99	\$1,089,350	11.1% ▲	10	116	\$857
2021	112	\$980,878	19.5% ▲	28	134	\$700
2020	75	\$821,141	3.8% ▲	42	144	\$620
2019	74	\$791,125	-4.5% ▼	70	172	\$597
2018	61	\$828,303	-2.1% ▼	61	162	\$632
2017	80	\$846,305	1.3% ▲	52	159	\$650
2016	85	\$835,694	-4.6% ▼	50	171	\$660
2015	94	\$875,914	-4.0% ▼	81	196	\$720
2014	84	\$912,564	2.5% ▲	41	185	\$770
2013	104	\$890,282	5.8% ▲	75	177	\$750
2012	101	\$841,124	3.6% ▲	86	186	\$770
2011	96	\$811,551	-9.8% ▼	69	188	\$725
2010	109	\$899,366	10.3% ▲	52	179	\$680
2009	67	\$815,252	1.2% ▲	128	154	\$650
2008	81	\$805,386	0.4% ▲	92	159	\$600
2007	120	\$802,319	13.2% ▲	35	156	\$555
2006	194	\$708,457	30.8% ▲	44	199	\$400

## Disclaimer

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