



9 MIRIAM COURT LANDSDALE WA 6065



Johann Dique
Joy Abode

355 Scarborough Beach Road
Osborne Park WA 6017

m: 0430 041 111
w: 08 9441 4845
jdique@joyabode.com.au

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?

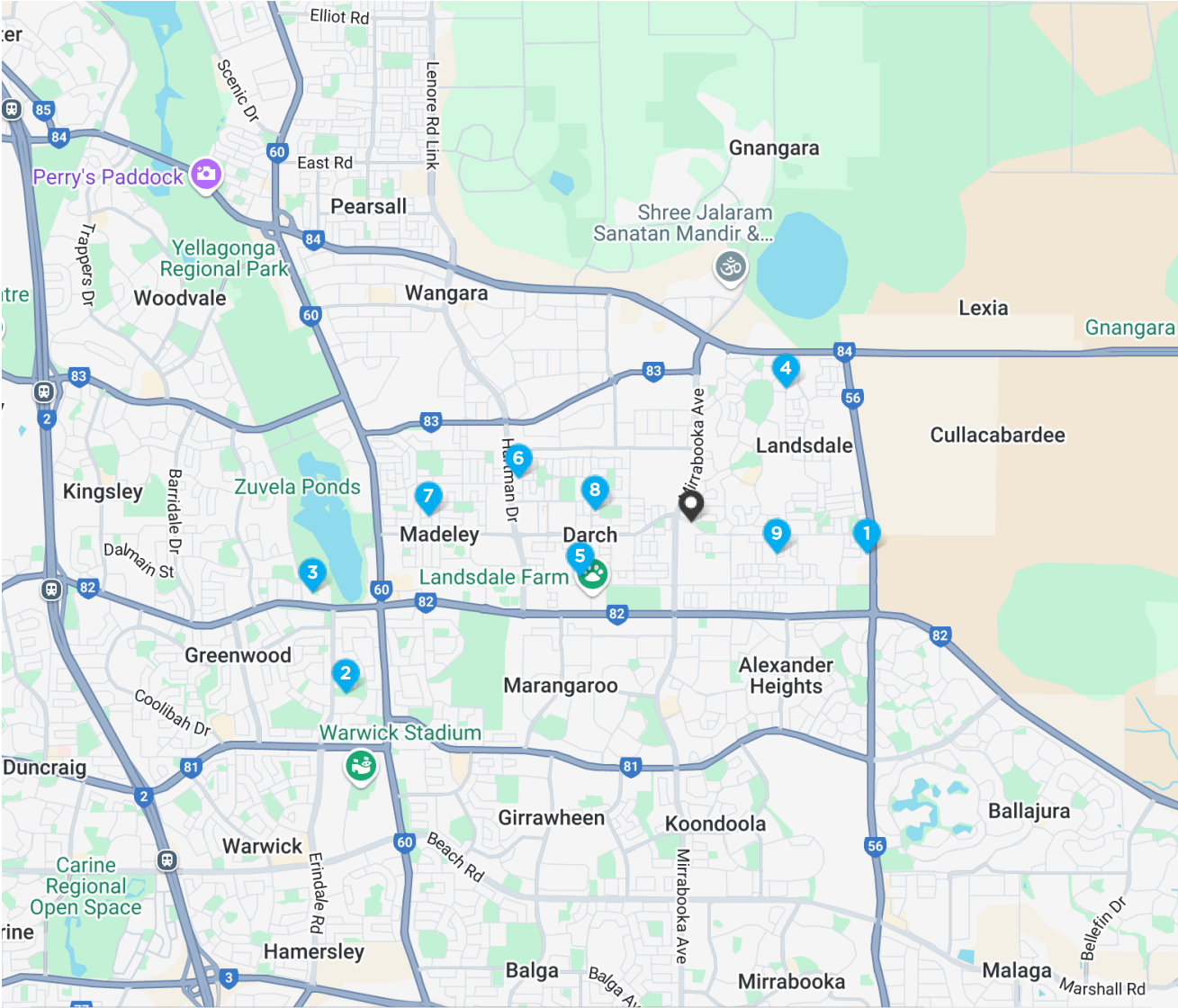
After all offers have been presented to seller the agent will respond to the successful buyer first and the successor buyers thereafter.

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.

Comparables Map: Sales




					
1	41 LIMETTA GROVE LANDSDALE WA 6065	5	2	3	\$1,380,000
2	12 JEFFERS WAY GREENWOOD WA 6024	5	2	3	\$1,370,000
3	24 WALLANGARRA COURT KINGSLEY WA 6026	4	2	2	\$1,300,000
4	2 ANNEEN LINK LANDSDALE WA 6065	4	2	2	\$1,275,000
5	61 LANDSDALE ROAD DARCH WA 6065	4	2	2	\$1,251,000
6	19 WICKLOW CIRCLE DARCH WA 6065	5	2	2	\$1,220,000
7	46 KING DAVID BOULEVARD MADELEY WA 6065	4	2	2	\$1,190,000
8	99 MONAGHAN CIRCLE DARCH WA 6065	4	2	2	\$1,162,000
9	4 DONATH VIEW LANDSDALE WA 6065	4	2	2	\$1,160,000

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

Comparable Sales

1 41 LIMETTA GROVE LANDSDALE WA 6065 **Sold** **\$1,380,000**



🏠 5 🚗 2 🚗 3 📏 780m² 📏 293m²
 Year Built 2016 DOM 54
 Sold Date 12-Nov-24 Distance 1.96km
 First Listing End Date Sale
 Last Listing UNDER OFFER!

Notes from your agent

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

2 12 JEFFERS WAY GREENWOOD WA 6024 **Sold** **\$1,370,000**



🏠 5 🚗 2 🚗 3 📏 708m² 📏 272m²
 Year Built 2008 DOM 15
 Sold Date 07-May-24 Distance 4.16km
 First Listing Set Date Sale | 7/5/24
 Last Listing UNDER OFFER BY BEN RUDGELEY!

Notes from your agent

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

3 24 WALLANGARRA COURT KINGSLEY WA 6026 **Sold** **\$1,300,000**



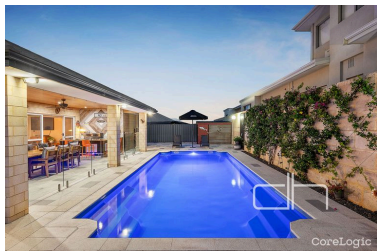
🏠 4 🚗 2 🚗 2 📏 718m² 📏 196m²
 Year Built 1981 DOM 33
 Sold Date 27-Sep-24 Distance 4.14km
 First Listing Suits buyers in the low \$1mils
 Last Listing Under Offer!!






Notes from your agent

Larger land area
Smaller living area
Older year of construction
Renovated

Comparable Sales

4 2 ANNEEN LINK LANDSDALE WA 6065 **Sold** **\$1,275,000**








 4  2  2  831m²  223m²
 Year Built 2014 DOM 56
 Sold Date 04-Feb-25 Distance 1.77km
 First Listing Offers Guide: \$1.2M's
 Last Listing THE OPPORTUNITY - U/O

Notes from your agent

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

5 61 LANDSDALE ROAD DARCH WA 6065 **Sold** ^{RS} **\$1,251,000**

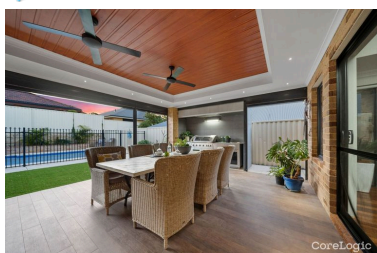







 4  2  2  619m²  255m²
 Year Built 2011 DOM 7
 Sold Date 18-Feb-25 Distance 1.32km
 First Listing Be The First To View
 Last Listing Sold

Notes from your agent

Smaller land area
 Comparable living area
 Earlier year of construction

6 19 WICKLOW CIRCLE DARCH WA 6065 **Sold** **\$1,220,000**



 5  2  2  626m²  224m²
 Year Built 2008 DOM 65
 Sold Date 15-Oct-24 Distance 1.89km
 First Listing Offers closing 7th October
 Last Listing UNDER OFFER!

Notes from your agent

Smaller land area
 Comparable living area
 Earlier year of construction
 Below ground pool
 Renovated

Comparable Sales

7 46 KING DAVID BOULEVARD MADELEY WA 6065 **Sold** **\$1,190,000**




🏠 4 🚿 2 🚗 2 📏 628m² 🏠 211m²
 Year Built 2005 DOM 50
 Sold Date 24-Jan-25 Distance 2.81km
 First Listing CLOSING DATE SALE 31 January
 Last Listing UNDER CONTRACT

Notes from your agent

Smaller land area
 Smaller living area
 Comparable year of construction
 Renovated
 SOLD by Johann Dique JOY ABODE [2025]

8 99 MONAGHAN CIRCLE DARCH WA 6065 **Sold** **\$1,162,000**




🏠 4 🚿 2 🚗 2 📏 691m² 🏠 224m²
 Year Built 2003 DOM 43
 Sold Date 06-Dec-24 Distance 1.01km
 First Listing Offers
 Last Listing Offers

Notes from your agent

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

9 4 DONATH VIEW LANDSDALE WA 6065 **Sold** **\$1,160,000**



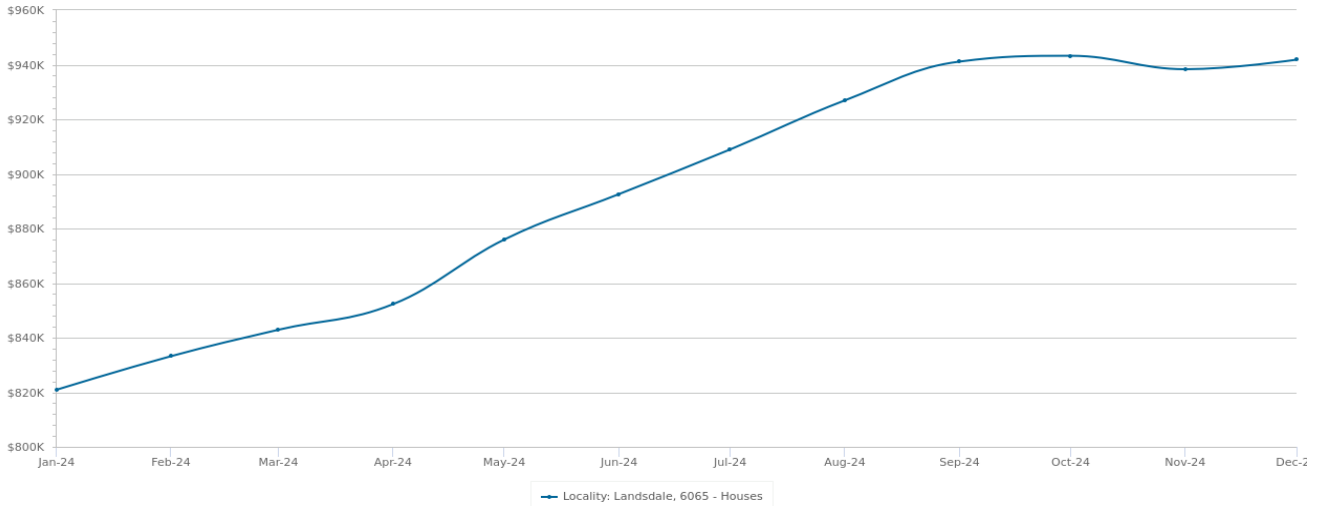
🏠 4 🚿 2 🚗 2 📏 594m² 🏠 215m²
 Year Built 2010 DOM 16
 Sold Date 06-Feb-25 Distance 1.02km
 First Listing Price on Application
 Last Listing CONTACT AGENT

Notes from your agent

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

Recent Market Trends

Median Value - 12 Months (House)

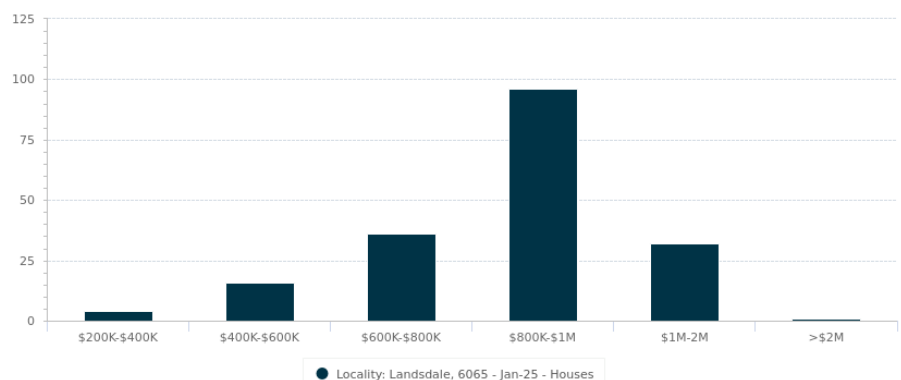


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jan 2025	-	-	-	-	-	-
Dec 2024	13	\$941,838	0.4% ▲	12	40	\$800
Nov 2024	13	\$938,344	-0.5% ▼	12	46	\$800
Oct 2024	18	\$943,272	0.2% ▲	11	43	\$790
Sep 2024	11	\$941,156	1.5% ▲	11	40	\$790
Aug 2024	14	\$926,952	2.0% ▲	11	33	\$780
Jul 2024	16	\$908,972	1.8% ▲	11	41	\$775
Jun 2024	11	\$892,642	1.9% ▲	11	33	\$750
May 2024	21	\$875,996	2.8% ▲	11	36	\$750
Apr 2024	16	\$852,339	1.1% ▲	12	33	\$750
Mar 2024	14	\$842,929	1.2% ▲	12	35	\$700
Feb 2024	25	\$833,261	1.5% ▲	12	43	\$700

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
\$200K-\$400K	4
\$400K-\$600K	16
\$600K-\$800K	36
\$800K-\$1M	96
\$1M-\$2M	32
>\$2M	1



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	185	\$967,850	14.8% ▲	12	196	\$800
2024	193	\$842,929	22.2% ▲	12	215	\$700
2023	221	\$689,630	5.3% ▲	14	276	\$600
2022	257	\$654,900	8.4% ▲	13	334	\$550
2021	186	\$604,232	15.3% ▲	26	379	\$480
2020	153	\$524,052	0.4% ▲	71	339	\$440
2019	163	\$521,970	-3.6% ▼	65	372	\$440
2018	157	\$541,594	-0.1% ▼	62	443	\$450
2017	141	\$542,029	-7.3% ▼	46	483	\$460
2016	123	\$584,676	-2.4% ▼	52	475	\$500
2015	161	\$599,162	-2.2% ▼	40	267	\$550
2014	169	\$612,674	7.0% ▲	39	249	\$570
2013	176	\$572,666	10.7% ▲	46	240	\$555
2012	163	\$517,263	-3.8% ▼	73	225	\$520
2011	177	\$537,518	-1.2% ▼	56	203	\$470
2010	190	\$543,908	10.6% ▲	54	175	\$450
2009	142	\$491,735	-3.5% ▼	90	232	\$450
2008	139	\$509,314	-3.7% ▼	81	222	\$370
2007	172	\$528,772	24.6% ▲	35	211	\$332
2006	213	\$424,267	28.5% ▲	54	186	-

Disclaimer

Information contained within this product includes or is derived from the location information data licensed from Western Australian Land Information Authority (WALIA) (2025) trading as Landgate. Copyright in the location information data remains with WALIA. WALIA does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all liability for any loss or damage arising in connection with the data and information contained in this publication.