

Buyers Guide - Closing Date Sale 12th August 2025



82 GRAND OCEAN ENTRANCE BURNS BEACH WA 6028

Prepared for Buyers Guide



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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.

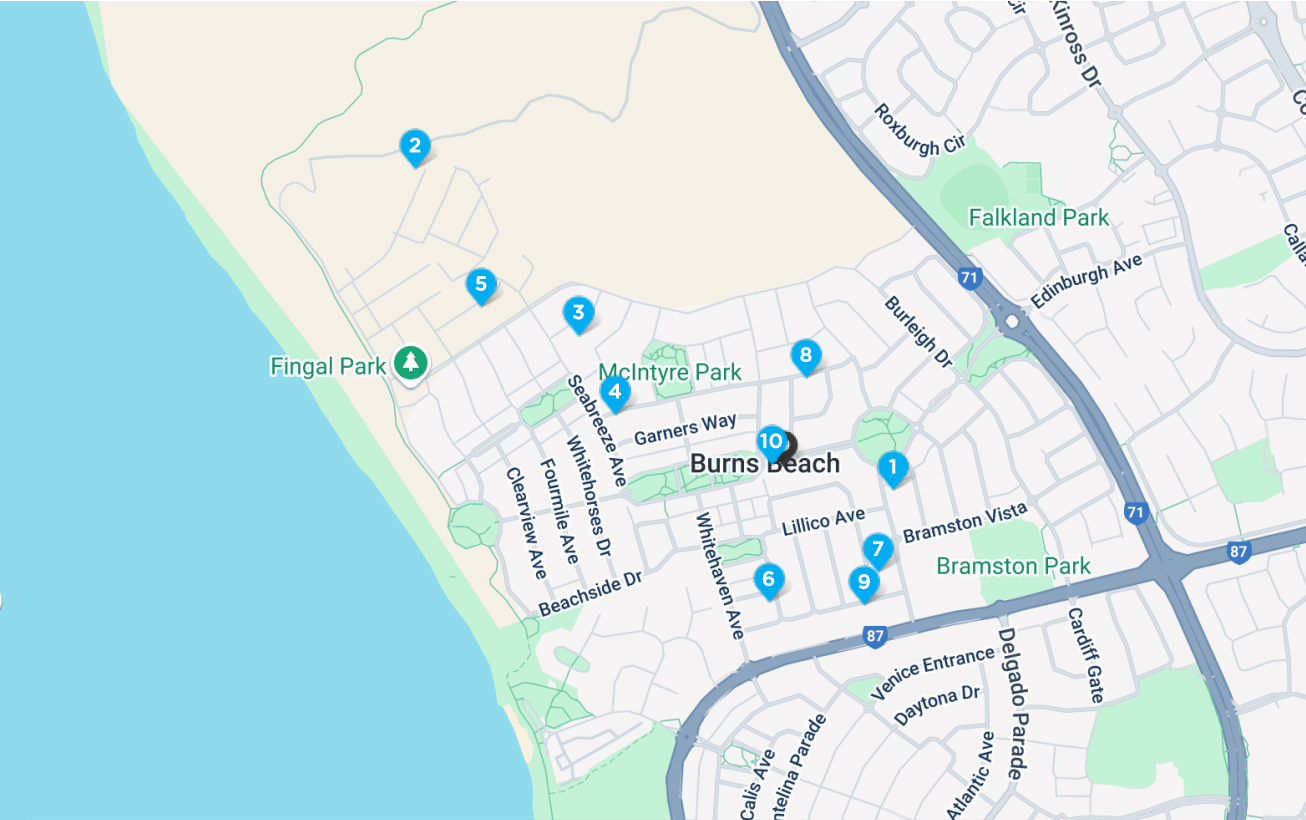





82 Grand Ocean Entrance, Burns Beach

Internal 226.99m² | Garage 41.94m² | Verandah 6.15m² | Alfresco 40.50m²
 Total 315.58m²

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 32 WATCOMBE AVENUE BURNS BEACH WA 6028	4	2	2	\$1,625,000
2 43 HORSESHOE ROAD BURNS BEACH WA 6028	4	2	2	\$1,580,000
3 19 WAMBERAL WAY BURNS BEACH WA 6028	4	3	2	\$1,540,000
4 4 MCINTYRE AVENUE BURNS BEACH WA 6028	4	2	2	\$1,480,000
5 14 FLAMENCO STREET BURNS BEACH WA 6028	4	2	2	\$1,472,000
6 9 BURRILL TURN BURNS BEACH WA 6028	4	2	2	\$1,460,000
7 4 SPITFIRE AVENUE BURNS BEACH WA 6028	4	2	2	-*
8 52 MCINTYRE AVENUE BURNS BEACH WA 6028	4	2	2	-*
9 40 KIANGA CRESCENT BURNS BEACH WA 6028	4	2	2	\$1,400,000
10 80 GRAND OCEAN ENTRANCE BURNS BEACH WA 6028	4	2	2	\$1,400,000



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

Comparable Sales

1 32 WATCOMBE AVENUE BURNS BEACH WA 6028 **Sold** \$1,625,000




4	2	2	578m ²	225m ²
Year Built	2011	DOM	29	
Sold Date	03-Mar-25	Distance	0.28km	
First Listing	-*			
Last Listing	-*			

Notes from your agent

Comparable land area
 Comparable living area
 Comparable year of construction
 Renovated
 Below ground pool
 SOLD by Johann Dique JOY ABODE [25]

2 43 HORSESHOE ROAD BURNS BEACH WA 6028 **Sold** \$1,580,000




4	2	2	500m ²	226m ²
Year Built	2025	DOM	36	
Sold Date	01-Apr-25	Distance	1.15km	
First Listing	-*			
Last Listing	-*			

Notes from your agent

Smaller land area
 Comparable living area
 Earlier year of construction
 Below-ground pool
 Sold by Johann Dique JOY ABODE [25]

3 19 WAMBERAL WAY BURNS BEACH WA 6028 **Sold** \$1,540,000



4	3	2	646m ²	236m ²
Year Built	2023	DOM	76	
Sold Date	16-Dec-23	Distance	0.59km	
First Listing	-			
Last Listing	-			






Notes from your agent

Larger land area
 Comparable living area
 Earlier year of construction
 Below-ground pool
 SOLD By Johann Dique JOY ABODE [23]

Comparable Sales

4 4 MCINTYRE AVENUE BURNS BEACH WA 6028 **Sold** **\$1,480,000**








 4  2  2  564m²  245m²
 Year Built 2015 DOM 3
 Sold Date 13-May-24 Distance 0.43km
 First Listing -*
 Last Listing -*

Notes from your agent

Comparable land area
 Comparable living area
 Comparable year of construction
 Below-ground pool
 SOLD [24]

5 14 FLAMENCO STREET BURNS BEACH WA 6028 **Sold** **\$1,472,000**

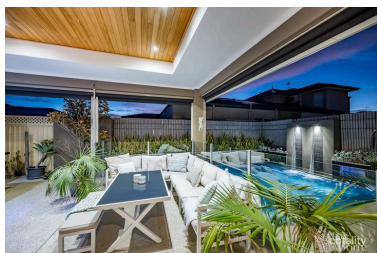







 4  2  2  510m²  247m²
 Year Built 2023 DOM 45
 Sold Date 16-Mar-24 Distance 0.83km
 First Listing -*
 Last Listing -*

Notes from your agent

Smaller land area
 Comparable living area
 Earlier year of construction
 SOLD by Johann Dique JOY ABODE [24]

6 9 BURRILL TURN BURNS BEACH WA 6028 **Sold** **\$1,460,000**



 4  2  2  600m²  256m²
 Year Built 2009 DOM 39
 Sold Date 14-Apr-24 Distance 0.34km
 First Listing -
 Last Listing -*

Notes from your agent






Comparable land area
 Larger living area
 Older year of construction
 Below ground pool
 SOLD by Johann Dique JOY ABODE [24]

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

7 4 SPITFIRE AVENUE BURNS BEACH WA 6028 Sold -*








 4  2  2  575m²  227m²
 Year Built 2011 DOM 16
 Sold Date 03-Sep-20 Distance 0.35km
 First Listing CLOSING DATE SALE 22 JULY
 Last Listing UNDER CONTRACT

Notes from your agent

Comparable land area
 Comparable living area
 Comparable year of construction
 Below ground pool
 UNDER CONTRACT by Johann Dique JOY ABODE

8 52 MCINTYRE AVENUE BURNS BEACH WA 6028 Sold -*








 4  2  2  561m²  210m²
 Year Built 2015 DOM 33
 Sold Date 19-Mar-13 Distance 0.22km
 First Listing CLOSING DATE SALE 10th July
 Last Listing UNDER CONTRACT

Notes from your agent

Comparable land area
 Smaller living area
 Comparable year of construction
 UNDER CONTRACT by Johann Dique JOY ABODE

9 40 KIANGA CRESCENT BURNS BEACH WA 6028 Sold ^{RS} \$1,400,000









 4  2  2  562m²  233m²
 Year Built 2008 DOM 36
 Sold Date 01-Jul-25 Distance 0.4km
 First Listing -*
 Last Listing -*

Notes from your agent

Comparable land area
 Comparable living area
 Older year of construction
 Sold by Johann Dique JOY ABODE [25] \$1,400,000

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

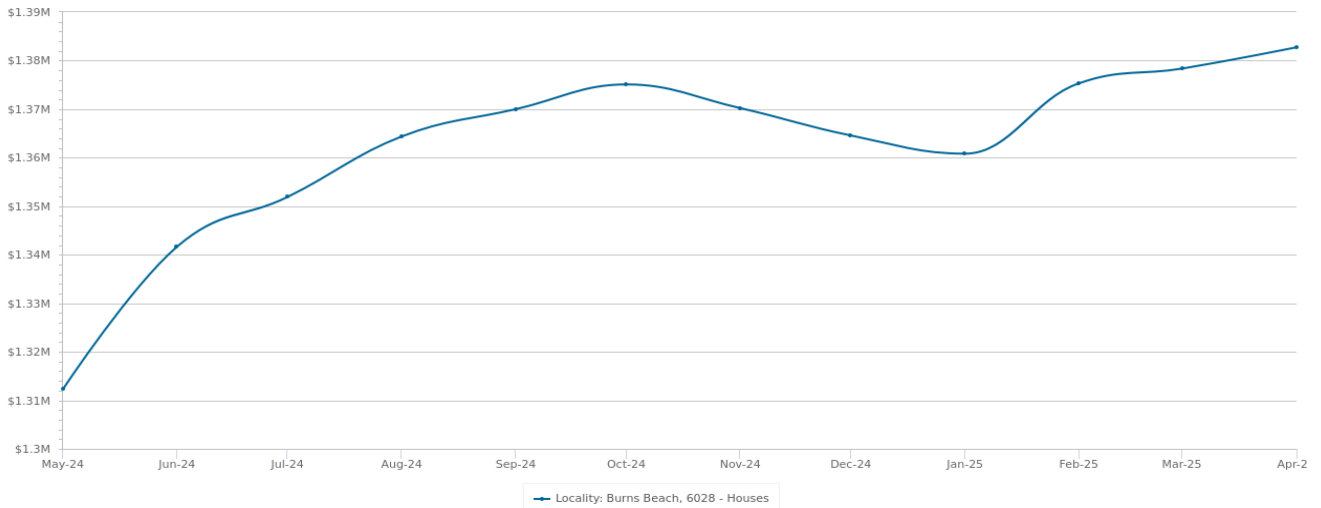
10	80 GRAND OCEAN ENTRANCE BURNS BEACH WA 6028	Sold \$1,400,000	
	 4  2  2  611m ²	 234m ²	
	Year Built 2012	DOM -	
	Sold Date 12-Mar-24	Distance 0.03km	
	First Listing -		
	Last Listing -		

Notes from your agent

- Larger land area
- Comparable living area
- Comparable year of construction
- Below ground pool
- SOLD [24]

Recent Market Trends

Median Value - 12 Months (House)

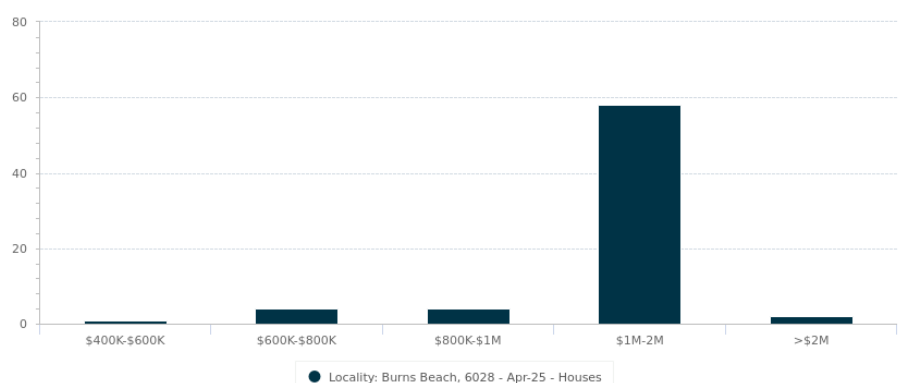


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Apr 2025	5	\$1,382,741	0.3% ▲	12	27	\$1,200
Mar 2025	6	\$1,378,373	0.2% ▲	12	24	\$1,190
Feb 2025	6	\$1,375,335	1.1% ▲	10	19	\$1,115
Jan 2025	4	\$1,360,830	-0.3% ▼	10	12	\$1,105
Dec 2024	2	\$1,364,578	-0.4% ▼	9	13	\$1,140
Nov 2024	6	\$1,370,203	-0.4% ▼	9	23	\$1,100
Oct 2024	10	\$1,375,100	0.4% ▲	8	22	\$1,100
Sep 2024	9	\$1,370,006	0.4% ▲	9	21	\$1,100
Aug 2024	6	\$1,364,381	0.9% ▲	8	19	\$1,100
Jul 2024	5	\$1,351,915	0.8% ▲	9	14	\$1,100
Jun 2024	4	\$1,341,680	2.2% ▲	9	12	\$1,100
May 2024	6	\$1,312,326	6.4% ▲	10	16	\$1,100

Sales by Price - 12 months (House)

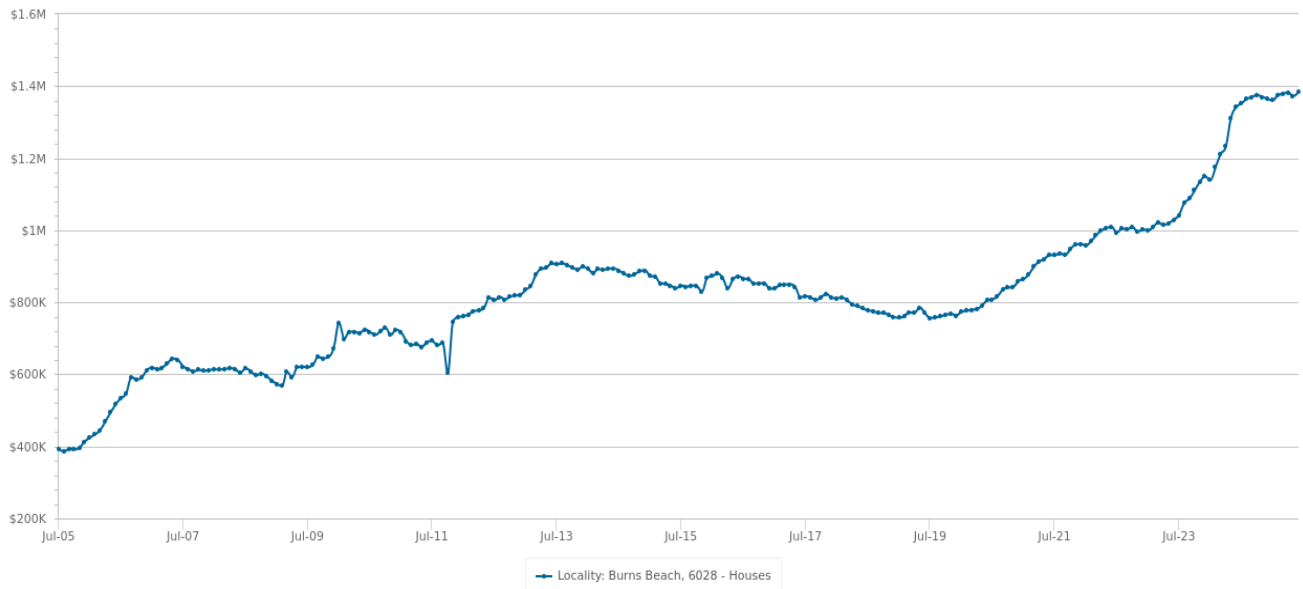
PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	1
\$600K-\$800K	4
\$800K-\$1M	4
\$1M-\$2M	58
>\$2M	2



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	69	\$1,383,685	3.1% ▲	12	93	\$1,200
2024	80	\$1,341,680	30.3% ▲	11	95	\$1,100
2023	67	\$1,029,503	2.1% ▲	11	92	\$850
2022	96	\$1,008,517	8.3% ▲	14	112	\$800
2021	96	\$931,211	15.6% ▲	30	131	\$722
2020	66	\$805,619	4.6% ▲	55	123	\$632
2019	60	\$770,398	-1.7% ▼	71	153	\$640
2018	71	\$783,498	-3.7% ▼	96	161	\$625
2017	50	\$813,947	-6.7% ▼	70	164	\$650
2016	47	\$872,295	4.0% ▲	65	155	\$650
2015	53	\$838,916	-6.1% ▼	74	164	\$725
2014	63	\$893,645	-1.6% ▼	71	150	\$760
2013	57	\$908,190	11.7% ▲	47	145	\$850
2012	65	\$812,827	18.0% ▲	54	123	\$750
2011	31	\$689,116	-4.9% ▼	89	94	\$775
2010	76	\$724,834	16.7% ▲	90	92	\$677
2009	44	\$620,874	2.8% ▲	99	89	\$550
2008	35	\$603,921	-5.6% ▼	-	44	-
2007	43	\$639,900	23.7% ▲	-	21	-
2006	56	\$517,208	26.1% ▲	-	10	-

Disclaimer

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