

BUYERS GUIDE 49 Dollis Way KINGSLEY



49 DOLLIS WAY KINGSLEY WA 6026



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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?

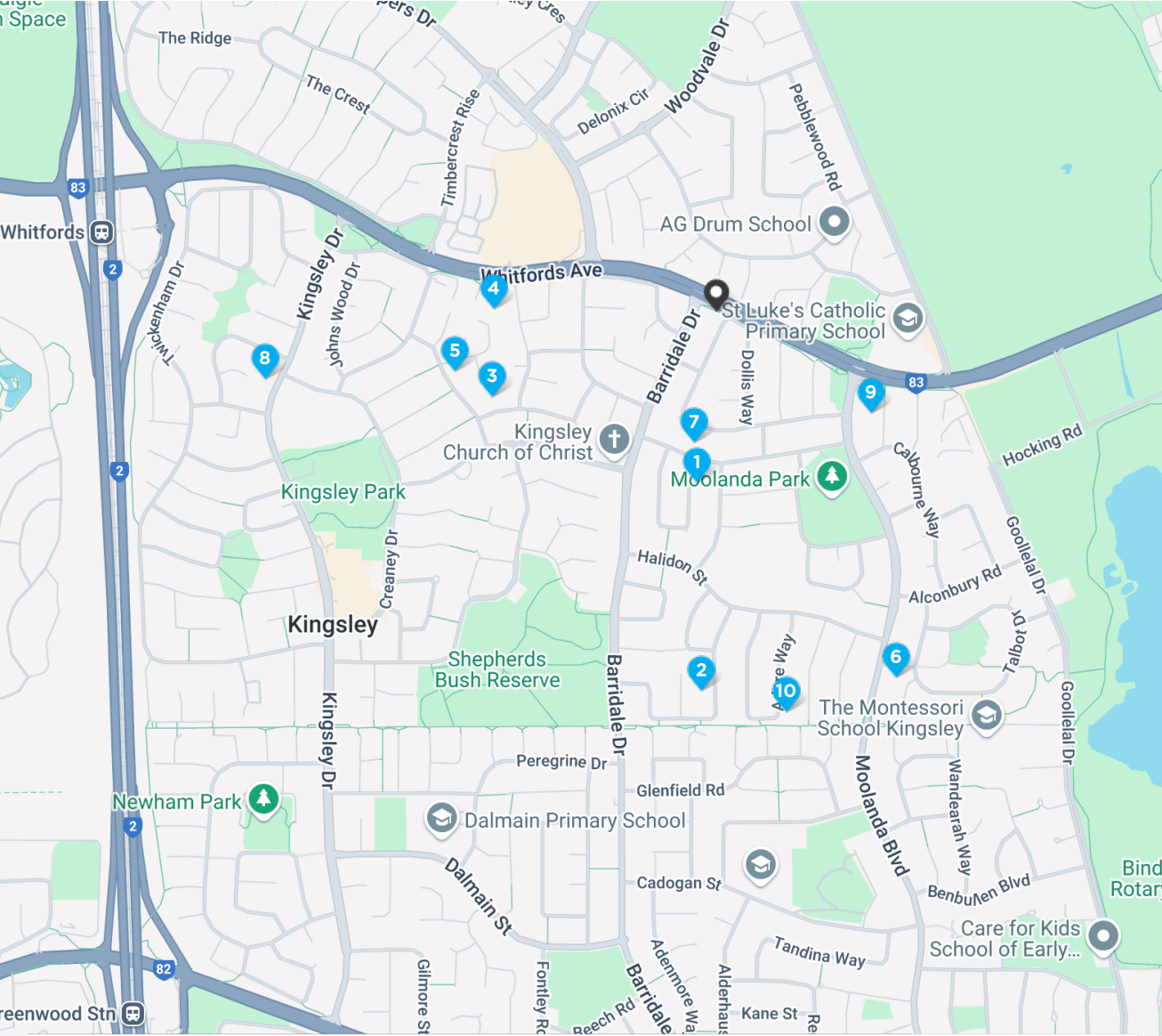
After all offers have been presented to seller the agent will respond to the successful buyer first and the successor buyers thereafter.




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.

Comparables Map: Sales



					
1	46 AVIEMORE LOOP KINGSLEY WA 6026	4	2	2	\$1,270,000
2	24 DALTON CRESCENT KINGSLEY WA 6026	4	2	2	\$1,250,000
3	28 GRANTON WAY KINGSLEY WA 6026	4	2	2	\$1,180,000
4	26 CATRINE COURT KINGSLEY WA 6026	4	2	2	\$1,150,000
5	18 TRINITY WAY KINGSLEY WA 6026	4	2	2	\$1,100,000
6	4 INGLIS COURT KINGSLEY WA 6026	4	2	2	\$1,050,000
7	36 HARNESS STREET KINGSLEY WA 6026	4	2	2	\$1,025,000
8	43 KINGSLEY DRIVE KINGSLEY WA 6026	4	2	2	\$1,020,000
9	9 GODFREY PLACE KINGSLEY WA 6026	4	2	2	\$1,020,000
10	27 ADARE WAY KINGSLEY WA 6026	4	2	2	\$1,000,000

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

Comparable Sales

1 46 AVIEMORE LOOP KINGSLEY WA 6026 **Sold** **\$1,270,000**



🏠 4 🚗 2 🚗 2 📏 693m² 📏 216m²
 Year Built 1988 DOM 59
 Sold Date 17-Oct-24 Distance 0.48km
 First Listing Guide price \$1.25 to \$1.35 mil
 Last Listing Contact Agent

Notes from your agent

Smaller land area
 Comparable living area
 Older year of construction
 Renovated

2 24 DALTON CRESCENT KINGSLEY WA 6026 **Sold** **\$1,250,000**



🏠 4 🚗 2 🚗 2 📏 684m² 📏 181m²
 Year Built 1989 DOM 67
 Sold Date 15-Oct-24 Distance 1.05km
 First Listing All Offers By 16th October
 Last Listing UNDER OFFER! UNDER OFFER!

Notes from your agent

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

3 28 GRANTON WAY KINGSLEY WA 6026 **Sold** **\$1,180,000**



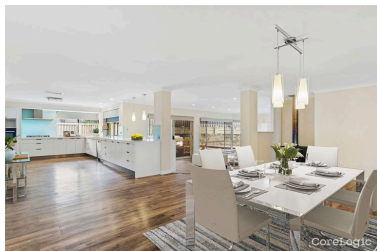
🏠 4 🚗 2 🚗 2 📏 702m² 📏 160m²
 Year Built 1991 DOM 34
 Sold Date 08-Oct-24 Distance 0.66km
 First Listing CONTACT AGENT
 Last Listing CONTACT AGENT






Notes from your agent

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

Comparable Sales

4 26 CATRINE COURT KINGSLEY WA 6026 **Sold** **\$1,150,000**








 4  2  2  717m²  245m²
 Year Built 1991 DOM 24
 Sold Date 04-Dec-24 Distance 0.61km
 First Listing All Offer by the 4th of December
 Last Listing UNDER OFFER!

Notes from your agent

Comparable land area
 Larger living area
 Comparable year of construction
 Renovated

5 18 TRINITY WAY KINGSLEY WA 6026 **Sold** **\$1,100,000**

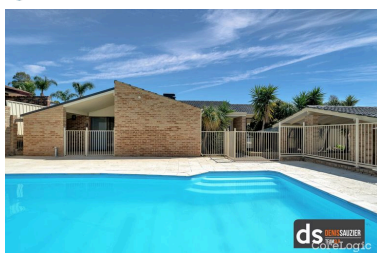







 4  2  2  635m²  216m²
 Year Built 1991 DOM 22
 Sold Date 04-Jan-25 Distance 0.73km
 First Listing VIP PREVIEW
 Last Listing Sold!

Notes from your agent

Smaller land area
 Comparable living area
 Comparable year of construction
 Renovated

6 4 INGLIS COURT KINGSLEY WA 6026 **Sold** **\$1,050,000**



 4  2  2  687m²  212m²
 Year Built 1980 DOM 24
 Sold Date 20-Sep-24 Distance 1.12km
 First Listing Offers starting in the mid to high \$900,000's
 Last Listing SOLD

Notes from your agent

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

Comparable Sales

7 36 HARNESS STREET KINGSLEY WA 6026 **Sold** **\$1,025,000**



🏠 4 🚿 2 🚗 2 📏 694m² 📏 206m²
 Year Built 1988 DOM 70
 Sold Date 03-Dec-24 Distance 0.37km
 First Listing All Offers By 25th November
 Last Listing HAPPY HOLIDAYS FROM JAMES

Notes from your agent
 Smaller land area
 Comparable living area
 Older year of construction
 Below ground pool
 Renovated
 UNDER CONTRACT

8 43 KINGSLEY DRIVE KINGSLEY WA 6026 **Sold** **\$1,020,000**



🏠 4 🚿 2 🚗 2 📏 684m² 📏 222m²
 Year Built 1982 DOM 47
 Sold Date 10-Oct-24 Distance 1.25km
 First Listing FROM \$1,029,000
 Last Listing Another 1 Under offer

Notes from your agent
 Smaller land area
 Comparable living area
 Older year of construction
 Renovated

9 9 GODFREY PLACE KINGSLEY WA 6026 **Sold** **\$1,020,000**



🏠 4 🚿 2 🚗 2 📏 698m² 📏 195m²
 Year Built 1980 DOM 29
 Sold Date 12-Jun-24 Distance 0.51km
 First Listing Expressions of interest
 Last Listing Expressions of interest

Notes from your agent
 Smaller land area
 Smaller living area
 Older year of construction
 Below ground pool
 Modernised

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 CoreLogic

Comparable Sales

10 27 ADARE WAY KINGSLEY WA 6026 **Sold** **\$1,000,000**



🏠 4 🚿 2 🚗 2 📏 691m² 🏠 227m²
 Year Built 1989 DOM 79
 Sold Date 12-Dec-24 Distance 1.12km
 First Listing From \$1,019,000
 Last Listing Under offer Under offer

Notes from your agent

Smaller land area
 Comparable living area
 Older year of construction

11 45 NEW CROSS ROAD KINGSLEY WA 6026 **Sold** **\$970,000**



🏠 4 🚿 2 🚗 2 📏 731m² 🏠 164m²
 Year Built 1987 DOM 52
 Sold Date 15-Oct-24 Distance 0.59km
 First Listing Suit Buyer Mid \$900,000s
 Last Listing UNDER OFFER! UNDER OFFER!

Notes from your agent

Comparable land area
 Smaller living area
 Older year of construction

12 1 DOLLIS WAY KINGSLEY WA 6026 **Sold** ^{RS} **\$950,000**



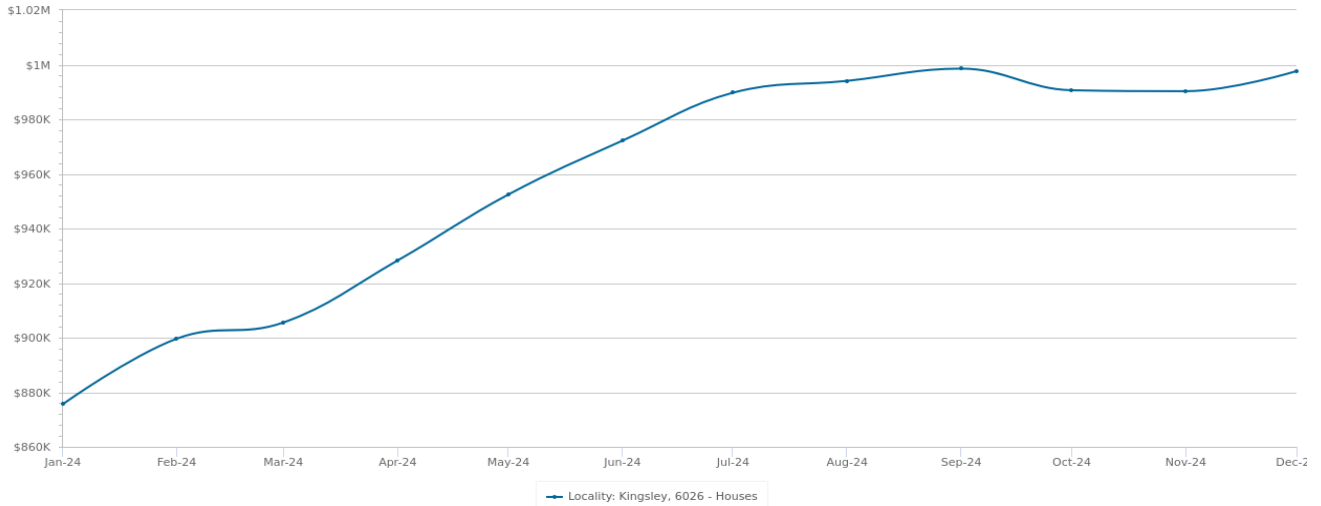
🏠 4 🚿 2 🚗 2 📏 745m² 🏠 162m²
 Year Built 2023 DOM 21
 Sold Date 30-Sep-24 Distance 0.4km
 First Listing From \$1mil
 Last Listing UNDER | CONTRACT

Notes from your agent

Smaller land area [Sub Divided Block]
 Smaller living area
 Earlier year of construction

Recent Market Trends

Median Value - 12 Months (House)

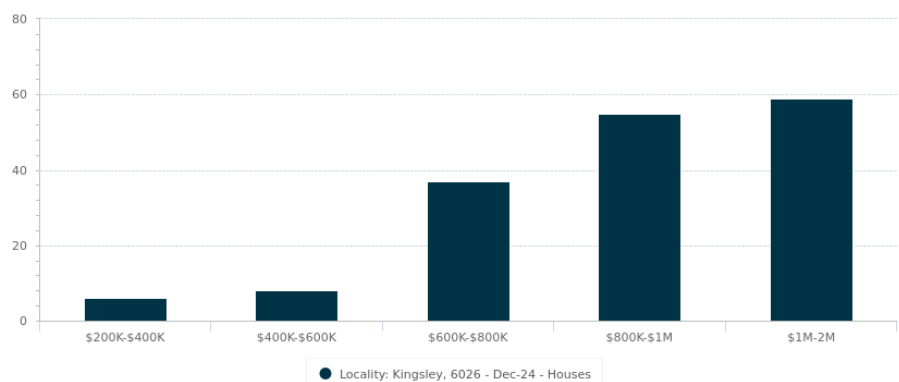


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Dec 2024	9	\$997,659	0.7% ▲	9	30	\$745
Nov 2024	18	\$990,299	-0.0%	8	39	\$730
Oct 2024	19	\$990,643	-0.8% ▼	8	33	\$720
Sep 2024	11	\$998,566	0.4% ▲	8	23	\$727
Aug 2024	12	\$994,093	0.4% ▲	8	27	\$722
Jul 2024	23	\$989,768	1.8% ▲	8	30	\$705
Jun 2024	10	\$972,212	2.1% ▲	8	28	\$700
May 2024	12	\$952,482	2.6% ▲	8	32	\$700
Apr 2024	18	\$928,380	2.5% ▲	8	27	\$697
Mar 2024	12	\$905,627	0.7% ▲	8	25	\$697
Feb 2024	16	\$899,678	2.7% ▲	8	23	\$700
Jan 2024	5	\$875,686	2.3% ▲	8	23	\$695

Sales by Price - 12 months (House)

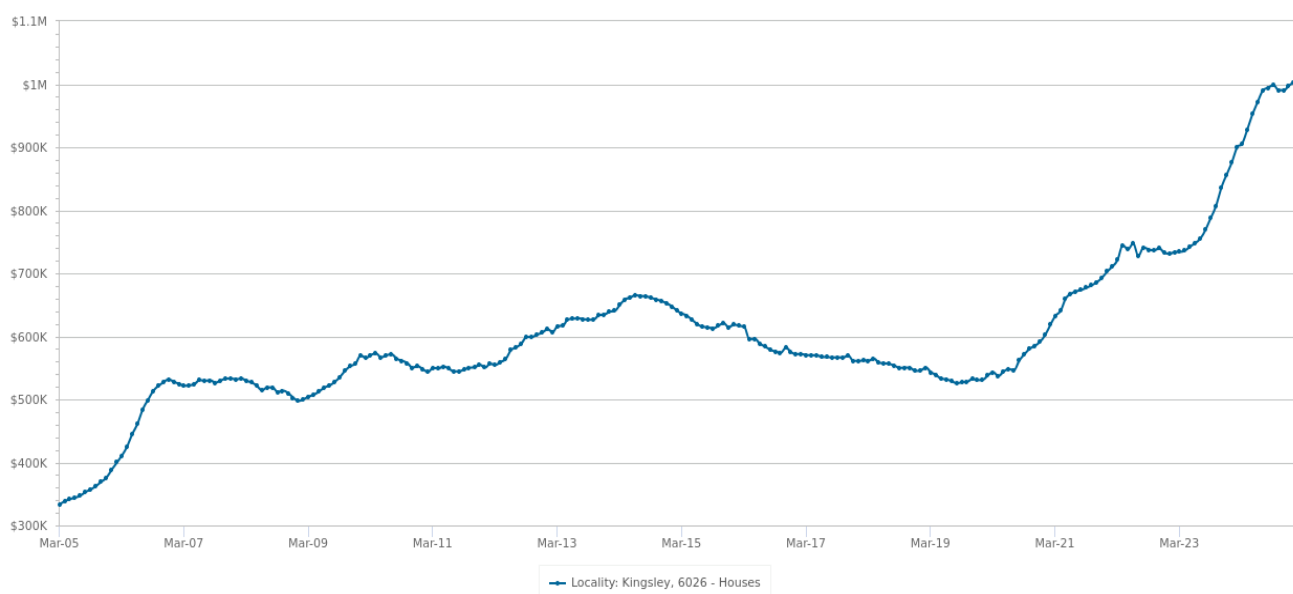
PRICE	NUMBER
<200K	0
\$200K-\$400K	6
\$400K-\$600K	8
\$600K-\$800K	37
\$800K-\$1M	55
\$1M-\$2M	59
>2M	0



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
2025	-	\$1,002,054	11.4% ▲	-	149	\$780
2024	165	\$899,678	22.6% ▲	9	142	\$700
2023	143	\$733,740	3.2% ▲	8	169	\$590
2022	172	\$711,302	14.9% ▲	8	166	\$550
2021	185	\$618,833	14.9% ▲	7	187	\$470
2020	163	\$538,582	-2.1% ▼	10	215	\$450
2019	153	\$550,337	-2.0% ▼	26	226	\$450
2018	156	\$561,786	-1.8% ▼	28	211	\$420
2017	154	\$571,853	-7.3% ▼	24	213	\$450
2016	169	\$616,624	-3.7% ▼	34	246	\$490
2015	177	\$640,387	-0.0%	28	197	\$540
2014	168	\$640,462	5.5% ▲	17	197	\$520
2013	184	\$606,940	9.1% ▲	10	181	\$540
2012	185	\$556,422	2.4% ▲	13	198	\$465
2011	164	\$543,604	-3.9% ▼	30	226	\$450
2010	203	\$565,689	13.1% ▲	21	216	\$420
2009	227	\$500,291	-6.1% ▼	27	208	\$400
2008	162	\$533,070	1.6% ▲	45	271	\$350
2007	258	\$524,593	31.1% ▲	47	221	\$300
2006	248	\$400,076	21.3% ▲	20	256	\$277

Disclaimer

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