



**13 KIANGA CRESCENT BURNS BEACH WA 6028**



**Johann Dique**  
Joy of Hope

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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.

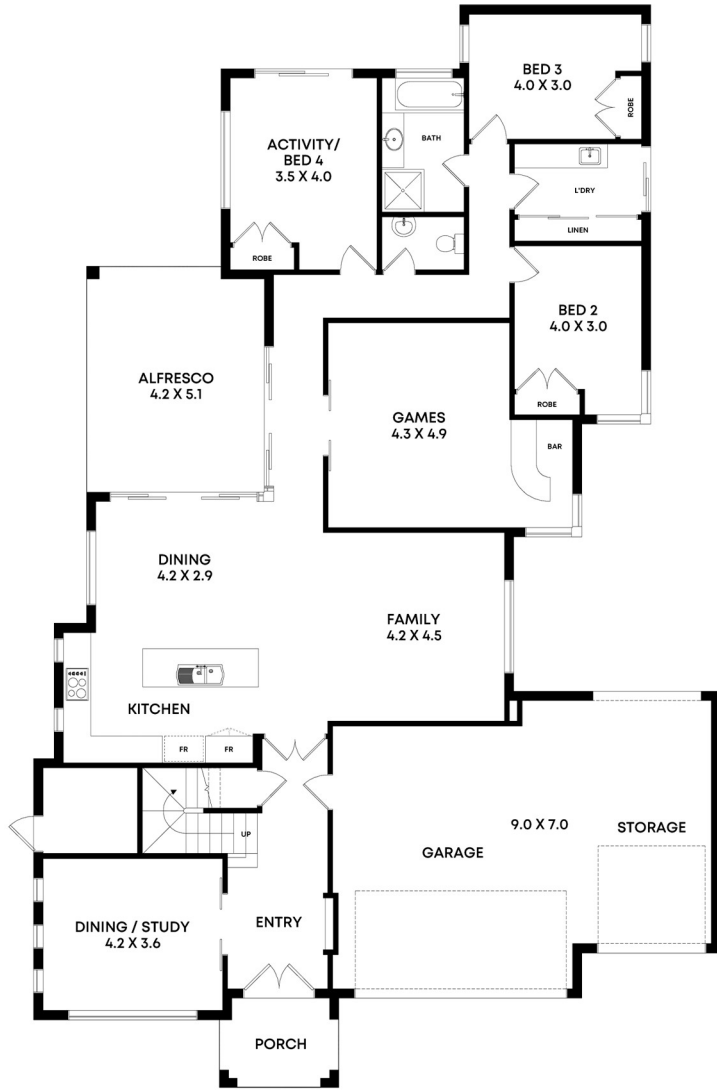
### **When will I know if my offer has been accepted?**

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

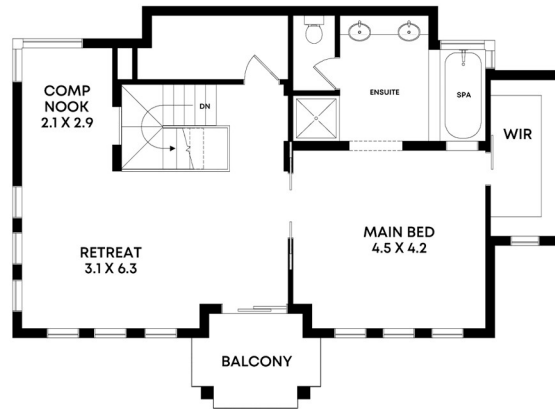
### **Do I have to wait until the Closing Date to place my offer?**

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.

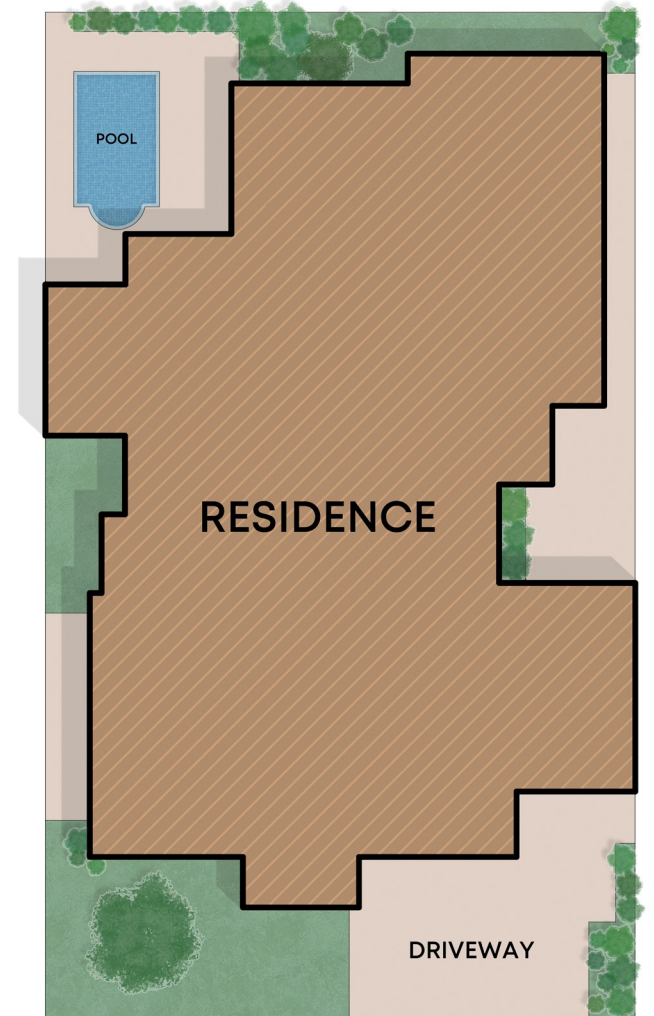
Should you have any further questions please do not hesitate to discuss your offer with us.



LOWER LEVEL



UPPER LEVEL



RESIDENCE

DRIVEWAY

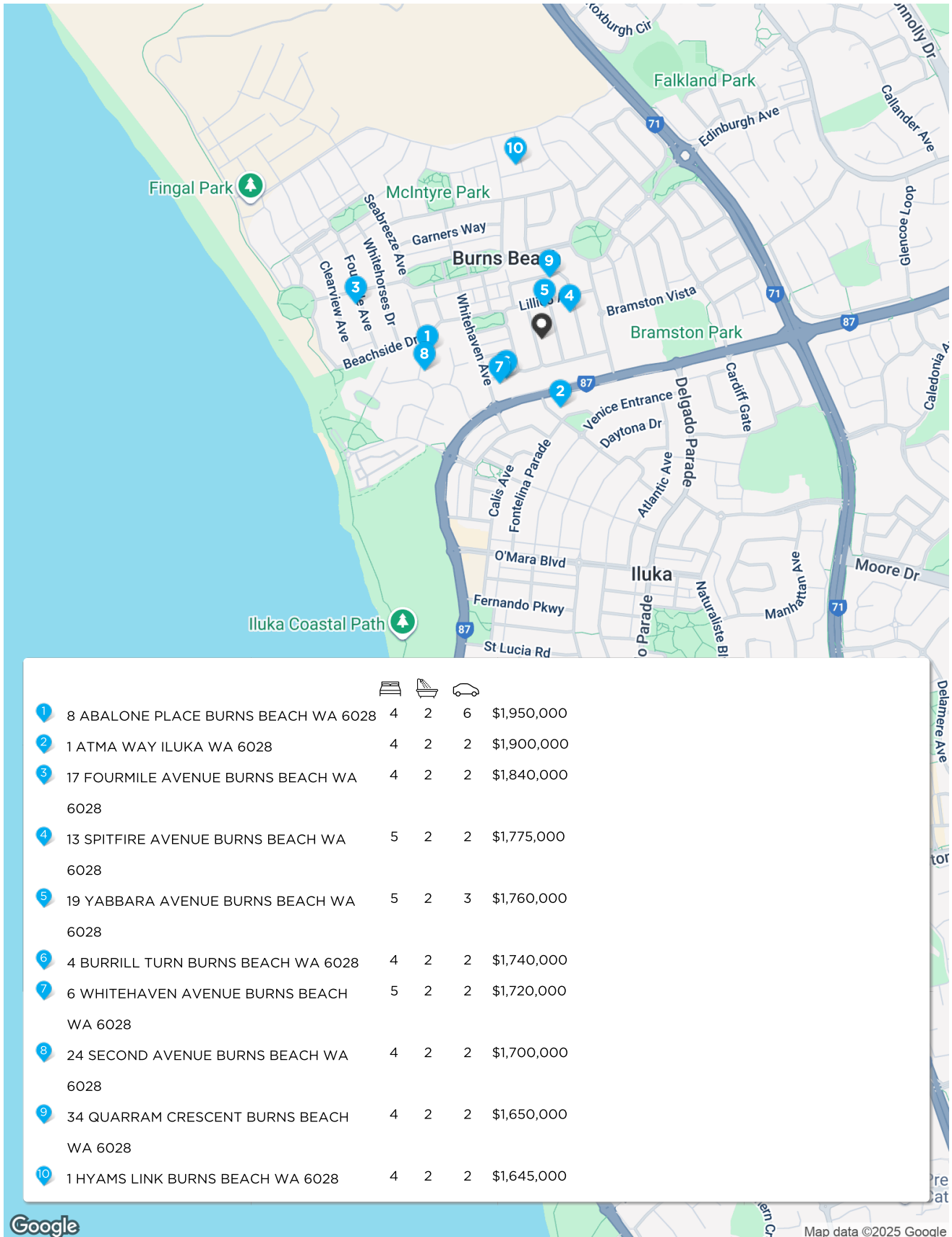
## 13 Kianga Cres, Burns Beach

Internal 296m<sup>2</sup> | Garage/Storage 59m<sup>2</sup> | Porch 5m<sup>2</sup> | Alfresco 22m<sup>2</sup> | Balcony 6m<sup>2</sup>  
Total 388m<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



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

# Comparable Sales

**1** 8 ABALONE PLACE BURNS BEACH WA 6028 **Sold** **\$1,950,000**




4	2	6	511m <sup>2</sup>	321m <sup>2</sup>
Year Built	2014	DOM	47	
Sold Date	20-May-25	Distance	0.39km	
First Listing	ALL OFFERS BY TUES 3RD JUNE			
Last Listing	UNDER CONTRACT!			

### Notes from your agent

Smaller land area  
Larger living area  
Earlier year of construction  
Below ground pool and ocean views  
SOLD [25]

**2** 1 ATMA WAY ILUKA WA 6028 **Sold** **\$1,900,000**




4	2	2	517m <sup>2</sup>	290m <sup>2</sup>
Year Built	2010	DOM	31	
Sold Date	06-May-25	Distance	0.25km	
First Listing	MARKET PREVIEW			
Last Listing	UNDER CONTRACT			

### Notes from your agent

Smaller land area  
Comparable living area  
Comparable year of construction  
Below ground and ocean views  
SOLD [25]

**3** 17 FOURMILE AVENUE BURNS BEACH WA 6028 **Sold** **\$1,840,000**



4	2	2	612m <sup>2</sup>	425m <sup>2</sup>
Year Built	2007	DOM	75	
Sold Date	07-Jul-25	Distance	0.64km	
First Listing	CONTACT AGENT			
Last Listing	UNDER OFFER			

### Notes from your agent

Larger land area  
Larger living area  
Comparable year of construction  
Below ground pool  
SOLD [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** 13 SPITFIRE AVENUE BURNS BEACH WA 6028 **Sold** **\$1,775,000**




🏠 5 🚿 2 🚗 2 📏 601m<sup>2</sup> 🏠 320m<sup>2</sup>  
 Year Built 2009 DOM 50  
 Sold Date 16-Jan-25 Distance 0.12km  
 First Listing ALL OFFERS BY 21st JANUARY  
 Last Listing SOLD!

### Notes from your agent

Larger land area  
 Comparable living area  
 Comparable construction year  
 Below ground pool [25]

**5** 19 YABBARA AVENUE BURNS BEACH WA 6028 **Sold** <sup>RS</sup> **\$1,760,000**



🏠 5 🚿 2 🚗 3 📏 531m<sup>2</sup> 🏠 431m<sup>2</sup>  
 Year Built 2008 DOM 106  
 Sold Date 13-Jul-25 Distance 0.1km  
 First Listing From \$1,799,000  
 Last Listing From \$1,799,000

### Notes from your agent

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

**6** 4 BURRILL TURN BURNS BEACH WA 6028 **Sold** <sup>RS</sup> **\$1,740,000**



🏠 4 🚿 2 🚗 2 📏 540m<sup>2</sup> 🏠 302m<sup>2</sup>  
 Year Built 2011 DOM 96  
 Sold Date 17-Jun-25 Distance 0.18km  
 First Listing CLOSING DATE SALE 2nd July  
 Last Listing UNDER CONTRACT

### Notes from your agent

Comparable land area  
 Comparable living area  
 Earlier year of construction  
 Spa and ocean views  
 UNDER CONTRACT by Johann Dique JOY OF HOPE [25]

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# Comparable Sales

**7** 6 WHITEHAVEN AVENUE BURNS BEACH WA 6028 **Sold** **\$1,720,000**




🏠 5 🚿 2 🚗 2 📏 600m<sup>2</sup> 🏠 339m<sup>2</sup>  
 Year Built 2006 DOM 63  
 Sold Date 05-May-24 Distance 0.21km  
 First Listing -  
 Last Listing UNDER CONTRACT

**Notes from your agent**

- Larger land area
- Larger living area
- Comparable year of construction
- Below ground pool
- SOLD By Johann Dique JOY of Hope [24]

**8** 24 SECOND AVENUE BURNS BEACH WA 6028 **Sold** **\$1,700,000**




🏠 4 🚿 2 🚗 2 📏 532m<sup>2</sup> 🏠 266m<sup>2</sup>  
 Year Built 2007 DOM 40  
 Sold Date 31-Jan-25 Distance 0.41km  
 First Listing ALL OFFERS BY 4th FEBRUARY  
 Last Listing SOLD!

**Notes from your agent**

- Smaller land area
- Smaller living area
- Comparable year of construction
- Below ground pool [25]

**9** 34 QUARRAM CRESCENT BURNS BEACH WA 6028 **Sold** **\$1,650,000**



🏠 4 🚿 2 🚗 2 📏 553m<sup>2</sup> 🏠 244m<sup>2</sup>  
 Year Built 2008 DOM 3  
 Sold Date 25-Nov-24 Distance 0.2km  
 First Listing ALL OFFERS BY TUES 10TH DECEMBER  
 Last Listing UNDER OFFER !!


**Notes from your agent**

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

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# Comparable Sales

**10** 1 HYAMS LINK BURNS BEACH WA 6028 **Sold** **\$1,645,000**




🏠 4 🚰 2 🚗 2 📏 558m<sup>2</sup> 📐 284m<sup>2</sup>  
 Year Built 2016 DOM 23  
 Sold Date 27-Mar-25 Distance 0.59km  
 First Listing CLOSING DATE SALE 25 March  
 Last Listing UNDER CONTRACT

### Notes from your agent

Comparable land area  
 Comparable living area  
 Earlier year of construction  
 SOLD by Johann Dique JOY OF HOPE [25]

**11** 10 FOURMILE AVENUE BURNS BEACH WA 6028 **Sold** <sup>RS</sup> **\$1,610,000**




🏠 4 🚰 2 🚗 2 📏 576m<sup>2</sup> 📐 257m<sup>2</sup>  
 Year Built 2007 DOM 42  
 Sold Date 11-Sep-25 Distance 0.56km  
 First Listing Online offers close Thursday 7th Aug at 4pm  
 Last Listing UNDER OFFER!!

### Notes from your agent

Comparable land area  
 Smaller living area  
 Comparable year of construction  
 Below ground pool and ocean views [25]

**12** 6 HYAMS LINK BURNS BEACH WA 6028 **Sold** <sup>RS</sup> **\$1,600,000**



🏠 5 🚰 2 🚗 2 📏 576m<sup>2</sup> 📐 217m<sup>2</sup>  
 Year Built 2015 DOM 38  
 Sold Date 12-Jul-25 Distance 0.63km  
 First Listing ALL OFFERS BY 20th MAY  
 Last Listing OFFERS

### Notes from your agent

Comparable land area  
 Smaller living area  
 Earlier year of construction  
 Below ground pool [25]

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## Disclaimer

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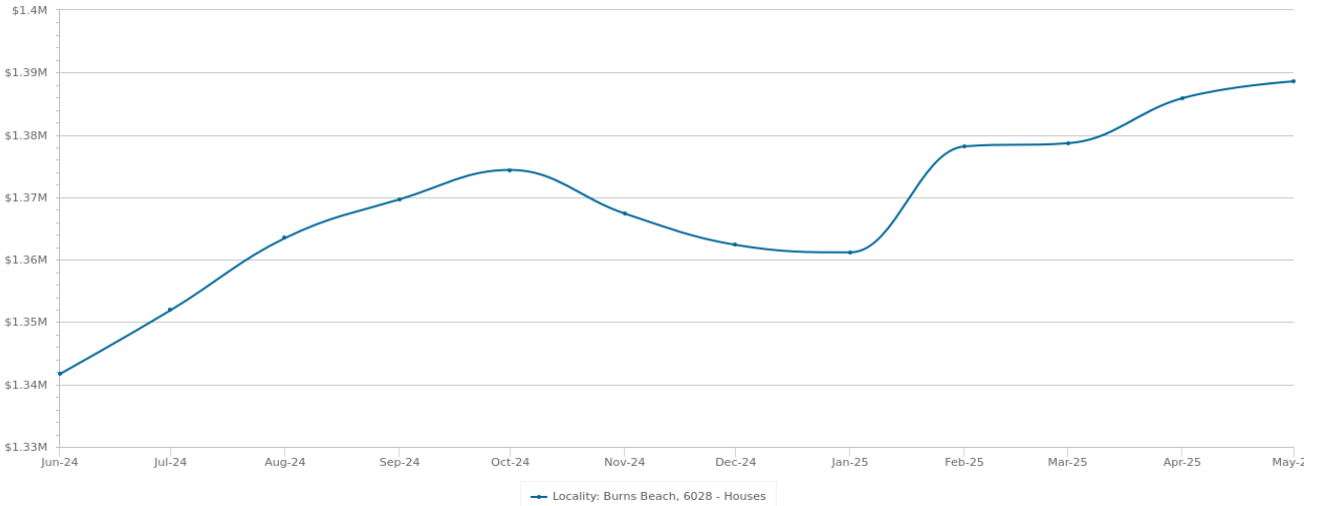
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# Recent Market Trends

Median Value - 12 Months (House)

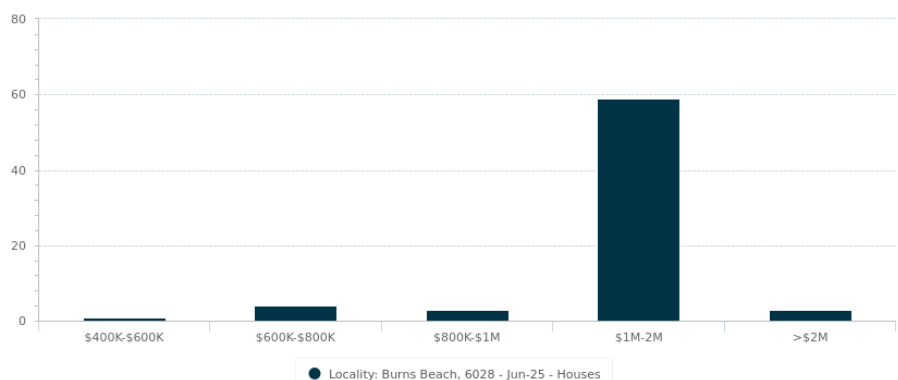


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jun 2025	-	-	-	-	-	-
May 2025	10	\$1,388,583	0.2% ▲	16	26	\$1,200
Apr 2025	5	\$1,385,904	0.5% ▲	12	26	\$1,200
Mar 2025	6	\$1,378,670	0.0%	12	23	\$1,190
Feb 2025	6	\$1,378,166	1.2% ▲	10	18	\$1,115
Jan 2025	4	\$1,361,171	-0.1% ▼	10	12	\$1,102
Dec 2024	2	\$1,362,368	-0.4% ▼	9	13	\$1,105
Nov 2024	6	\$1,367,379	-0.5% ▼	9	23	\$1,100
Oct 2024	10	\$1,374,384	0.3% ▲	8	22	\$1,100
Sep 2024	9	\$1,369,675	0.5% ▲	9	21	\$1,100
Aug 2024	6	\$1,363,485	0.9% ▲	8	19	\$1,100
Jul 2024	5	\$1,351,915	0.8% ▲	9	14	\$1,100

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	1
\$600K-\$800K	4
\$800K-\$1M	3
\$1M-\$2M	59
>\$2M	3



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	70	\$1,432,320	5.0% ▲	16	87	\$1,200
2024	79	\$1,363,485	26.7% ▲	9	93	\$1,100
2023	68	\$1,075,744	7.1% ▲	11	99	\$900
2022	86	\$1,004,440	7.3% ▲	14	104	\$800
2021	102	\$935,897	14.5% ▲	24	124	\$750
2020	68	\$817,145	7.9% ▲	53	125	\$650
2019	64	\$757,659	-2.4% ▼	75	141	\$625
2018	66	\$776,050	-4.5% ▼	91	156	\$640
2017	54	\$812,664	-5.9% ▼	75	163	\$635
2016	45	\$863,993	2.5% ▲	51	149	\$627
2015	61	\$842,951	-4.2% ▼	88	174	\$732
2014	58	\$879,573	-3.2% ▼	66	138	\$750
2013	56	\$908,458	11.5% ▲	50	150	\$850
2012	59	\$814,740	19.7% ▲	57	121	\$750
2011	38	\$680,439	-4.1% ▼	77	97	\$825
2010	74	\$709,530	13.2% ▲	89	92	\$625
2009	48	\$626,839	3.0% ▲	99	86	\$695
2008	28	\$608,665	-1.0% ▼	-	56	-
2007	45	\$614,627	12.3% ▲	-	25	-
2006	55	\$547,113	42.0% ▲	-	10	-