



**10 EILDON COURT JOONDALUP WA 6027**

Prepared for Nico Botha



**Johann Dique**  
Joy of Hope

12/240 Butler Boulevard  
Butler Western Australia 6036

m: 0430 041 111  
w: 08 9441 4845  
jdique@joyofhope.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.

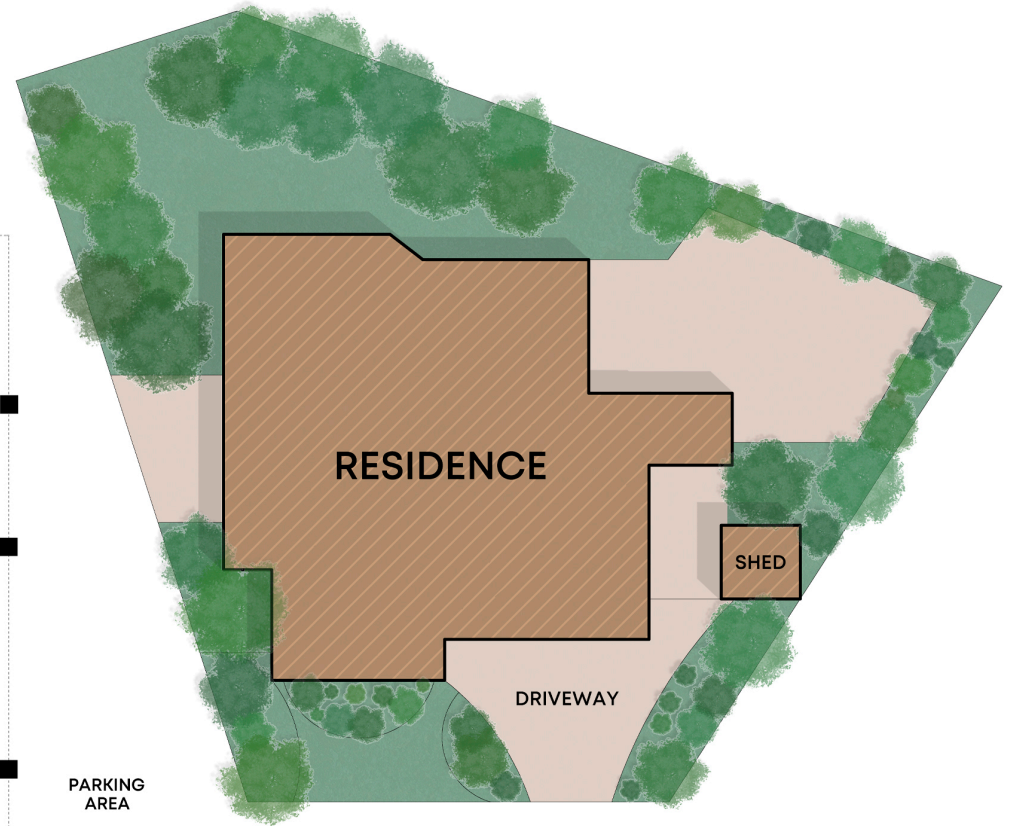
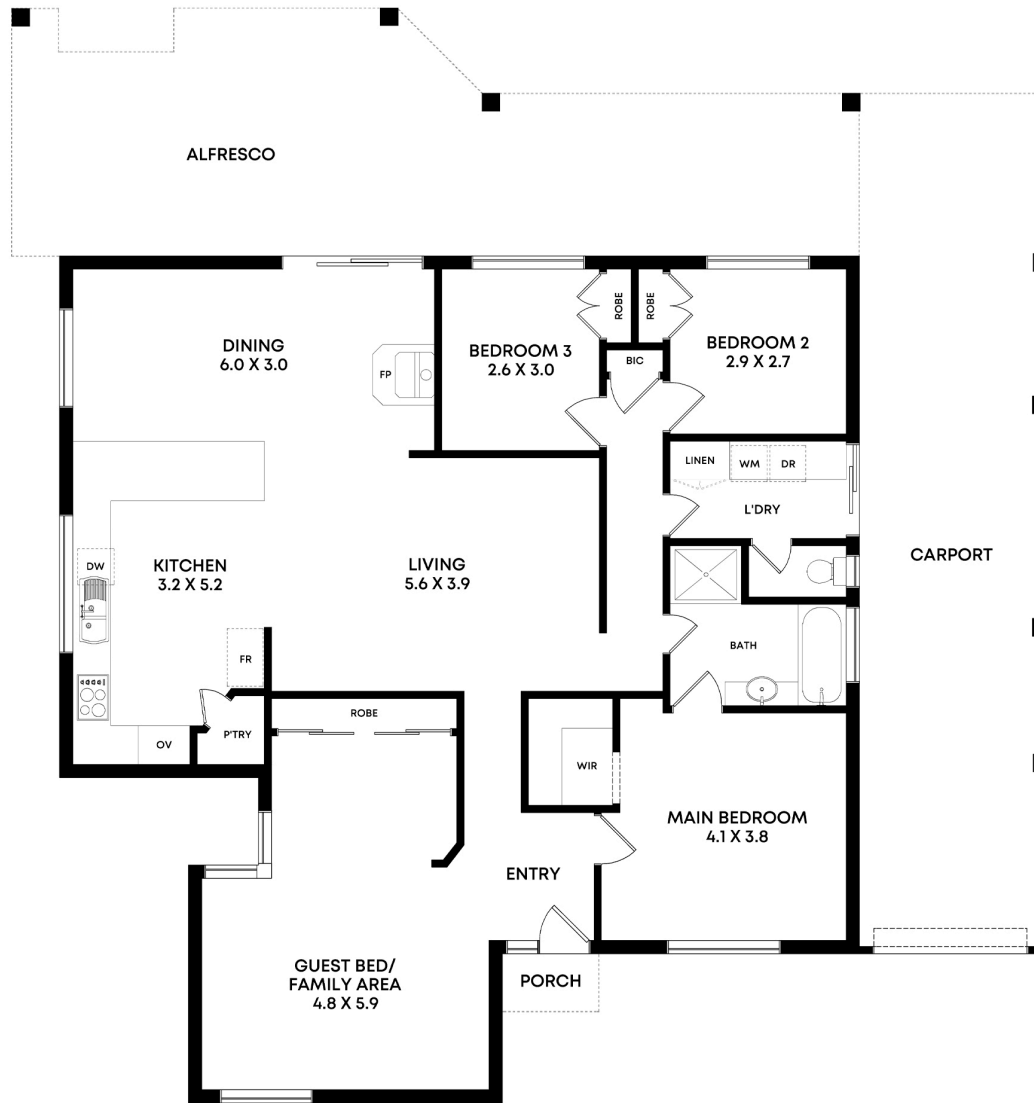
### **When will I know if my offer has been accepted?**

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.

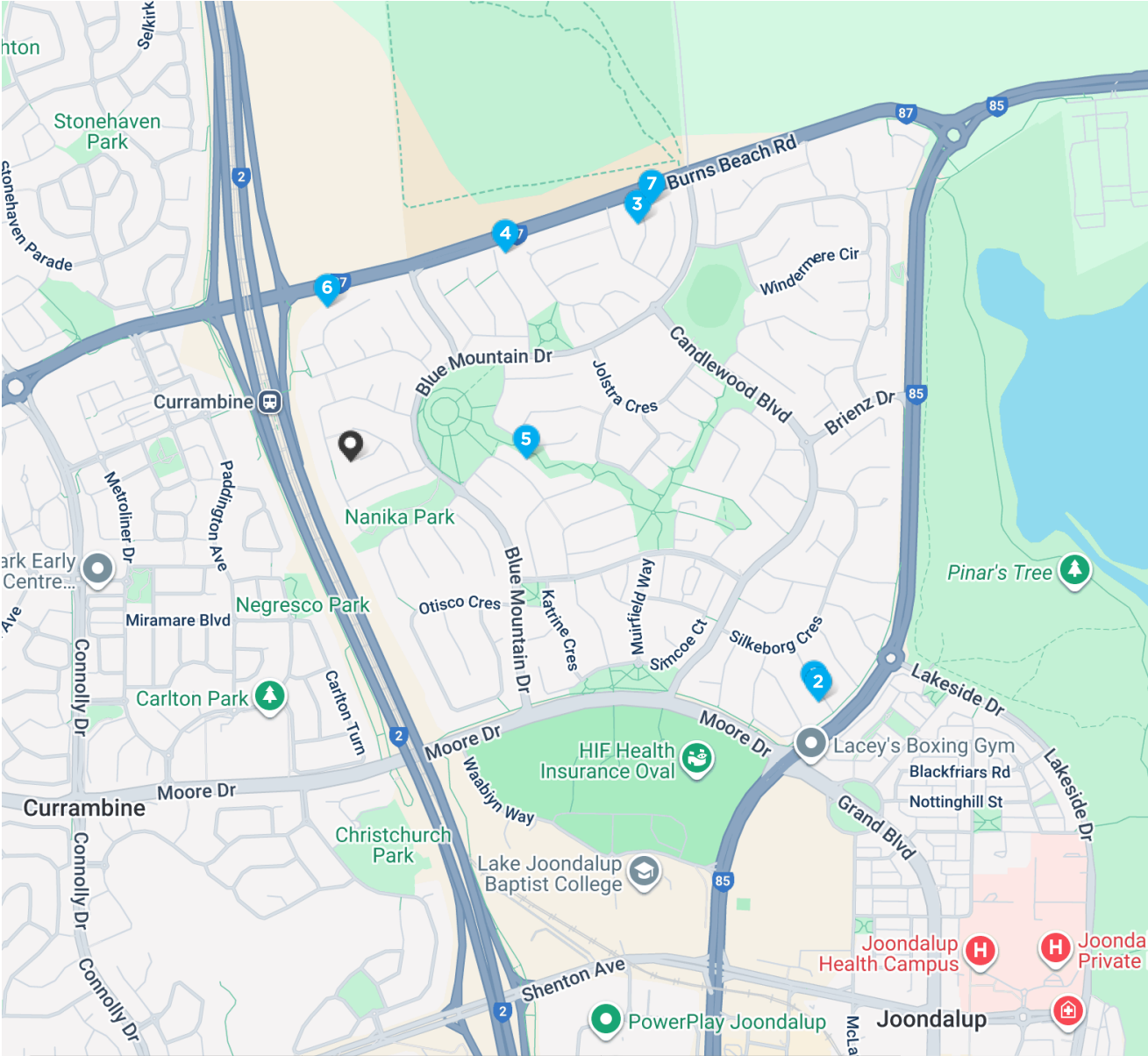


### 10 Eildon Court, Joondalup

Internal 159m<sup>2</sup> | Carport 43m<sup>2</sup> | Porch 2m<sup>2</sup> | Alfresco 47m<sup>2</sup>  
Total 251m<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.

# Comparables Map: Sales




				
1 14 SMOOTHSTONE COURT JOONDALUP WA 6027	4	2	1	\$1,160,000*
2 16 SMOOTHSTONE COURT JOONDALUP WA 6027	4	2	2	\$1,160,000
3 7 FONTANA COVE JOONDALUP WA 6027	4	2	2	\$995,000
4 28 BODENSEE GROVE JOONDALUP WA 6027	4	2	2	\$910,000
5 23 SORELL GARDENS JOONDALUP WA 6027	4	2	2	\$889,000
6 19 ABITIBI TURN JOONDALUP WA 6027	3	1	1	\$840,000
7 16 FONTANA COVE JOONDALUP WA 6027	4	1	2	\$785,000

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

# Comparable Sales

1 14 SMOOTHSTONE COURT JOONDALUP WA 6027 **Sold** **\$1,160,000\***



4	2	1	842m <sup>2</sup>	179m <sup>2</sup>
Year Built	1988	DOM	-	
Sold Date	22-Oct-03	Distance	1.44km	
First Listing	-			
Last Listing	-			

### Notes from your agent

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

2 16 SMOOTHSTONE COURT JOONDALUP WA 6027 **Sold** **\$1,160,000**



4	2	2	843m <sup>2</sup>	160m <sup>2</sup>
Year Built	1985	DOM	53	
Sold Date	02-Jul-25	Distance	1.46km	
First Listing	Contact Agent			
Last Listing	Sold			

### Notes from your agent

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

3 7 FONTANA COVE JOONDALUP WA 6027 **Sold** **\$995,000**



4	2	2	767m <sup>2</sup>	167m <sup>2</sup>
Year Built	1990	DOM	92	
Sold Date	04-Aug-25	Distance	1.03km	
First Listing	NEW TO MARKET!!			
Last Listing	UNDER OFFER!!			

### Notes from your agent






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

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 28 BODENSEE GROVE JOONDALUP WA 6027 **Sold** **\$910,000**








 4  2  2  845m<sup>2</sup>  200m<sup>2</sup>  
 Year Built 1990 DOM 27  
 Sold Date 24-Mar-25 Distance 0.72km  
 First Listing NEW TO MARKET!  
 Last Listing UNDER OFFER!!

### Notes from your agent

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

5 23 SORELL GARDENS JOONDALUP WA 6027 **Sold** **\$889,000**








 4  2  2  736m<sup>2</sup>  156m<sup>2</sup>  
 Year Built 1990 DOM 7  
 Sold Date 14-May-25 Distance 0.48km  
 First Listing From \$879,000  
 Last Listing From \$879,000

### Notes from your agent

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

6 19 ABITIBI TURN JOONDALUP WA 6027 **Sold** **\$840,000**



 3  1  1  765m<sup>2</sup>  128m<sup>2</sup>  
 Year Built 1990 DOM 12  
 Sold Date 29-Apr-25 Distance 0.43km  
 First Listing Low to Mid \$800,000's  
 Last Listing Low to Mid \$800,000's

### Notes from your agent






Smaller land area  
 Comparable living area  
 Comparable construction year  
 Below-ground pool  
 Modernised [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

7 16 FONTANA COVE JOONDALUP WA 6027 **Sold**      **\$785,000**



 4  1  2  807m<sup>2</sup>  142m<sup>2</sup>  
 Year Built      1990      DOM      29  
 Sold Date      27-Sep-24      Distance      1.1km  
 First Listing      \$749,000+  
 Last Listing      Sold

### Notes from your agent

Smaller land area  
 Comparable living area  
 Comparable construction year [24]

## Disclaimer

---

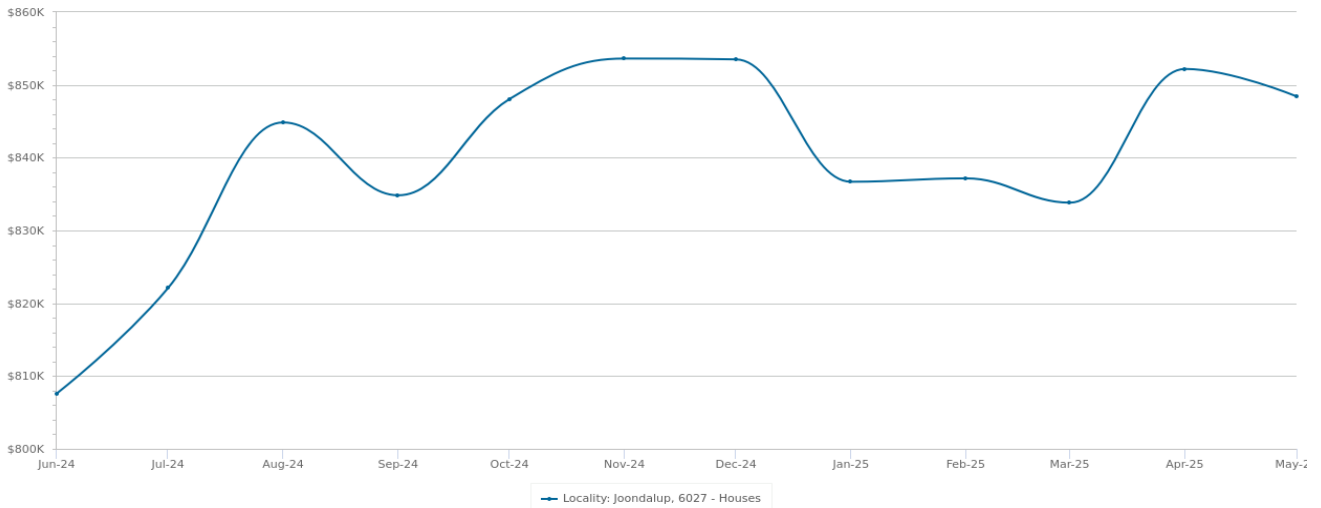
Information contained within this product includes or is derived from the location information data licensed from Western Australian Land Information Authority (WALIA) (2025) trading as Landgate. Copyright in the location information data remains with WALIA. WALIA does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose. Western Australian Land Information Authority owns all copyright in the location information which is protected by the Copyright Act 1968 (Cth) and apart from any use as permitted under the fair dealing provisions of the Copyright Act 1968 (Cth), all other rights are reserved and no location information, or part of the location information, may be reproduced, distributed, commercialised or re-used for any other purpose without the prior written permission of Western Australian Land Information Authority (Landgate).

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 Cotality ('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. Cotality excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

# Recent Market Trends

Median Value - 12 Months (House)

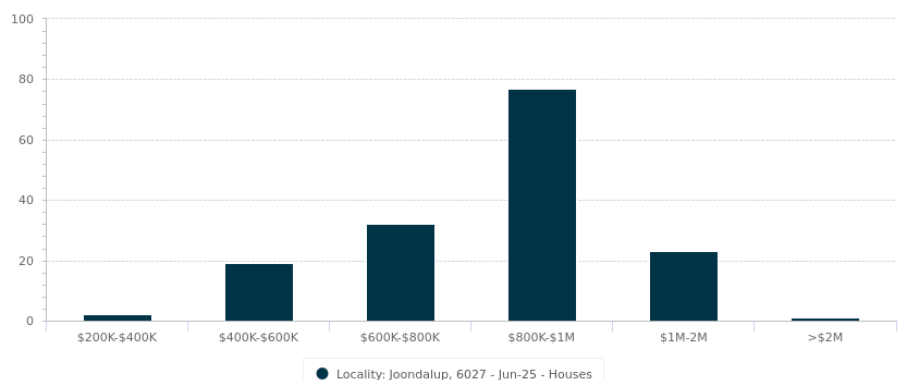


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jun 2025	-	-	-	-	-	-
May 2025	15	\$848,428	-0.4% ▼	10	25	\$650
Apr 2025	14	\$852,192	2.2% ▲	10	25	\$650
Mar 2025	18	\$833,822	-0.4% ▼	9	28	\$650
Feb 2025	5	\$837,162	0.1% ▲	9	25	\$650
Jan 2025	12	\$836,695	-2.0% ▼	9	22	\$650
Dec 2024	14	\$853,508	-0.0%	8	26	\$650
Nov 2024	11	\$853,621	0.7% ▲	8	30	\$650
Oct 2024	17	\$848,065	1.6% ▲	8	28	\$650
Sep 2024	12	\$834,835	-1.2% ▼	9	24	\$650
Aug 2024	14	\$844,843	2.8% ▲	8	18	\$650
Jul 2024	15	\$822,097	1.8% ▲	8	20	\$622

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
\$200K-\$400K	2
\$400K-\$600K	19
\$600K-\$800K	32
\$800K-\$1M	77
\$1M-\$2M	23
>\$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	154	\$889,210	5.3% ▲	11	111	\$650
2024	171	\$844,843	32.9% ▲	8	120	\$650
2023	163	\$635,473	6.3% ▲	20	97	\$550
2022	167	\$597,823	5.4% ▲	13	132	\$490
2021	137	\$567,269	15.9% ▲	14	119	\$410
2020	93	\$489,627	4.6% ▲	64	107	\$380
2019	75	\$468,263	-7.1% ▼	56	126	\$370
2018	99	\$503,803	-4.8% ▼	41	146	\$370
2017	81	\$529,426	1.9% ▲	38	139	\$380
2016	89	\$519,619	-4.8% ▼	41	125	\$400
2015	112	\$545,925	-6.6% ▼	19	130	\$460
2014	113	\$584,741	3.5% ▲	19	112	\$480
2013	142	\$564,759	9.6% ▲	22	135	\$505
2012	141	\$515,187	5.3% ▲	47	166	\$450
2011	108	\$489,196	-5.4% ▼	57	147	\$410
2010	136	\$517,173	4.9% ▲	38	162	\$400
2009	145	\$492,906	1.8% ▲	59	165	\$380
2008	127	\$484,153	-4.7% ▼	51	208	\$350
2007	159	\$508,211	4.8% ▲	35	172	\$295
2006	225	\$484,923	39.3% ▲	26	202	\$260