



**11 BLACKPOOL PROMENADE ILUKA WA 6028**



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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.

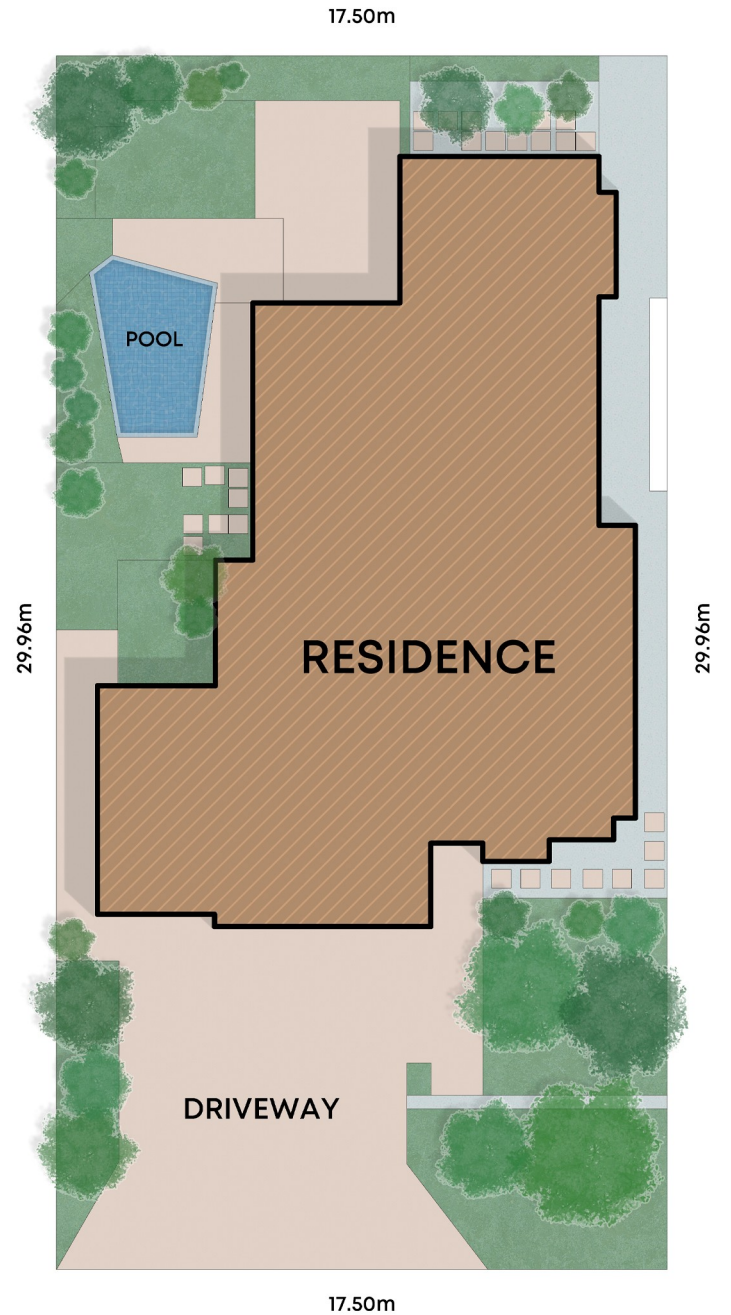
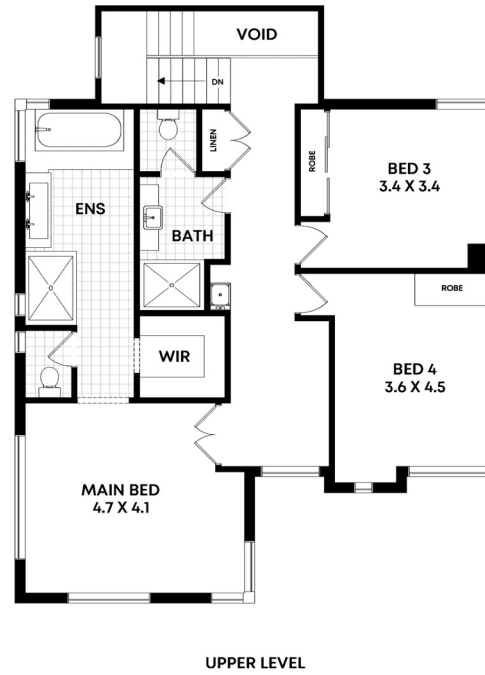
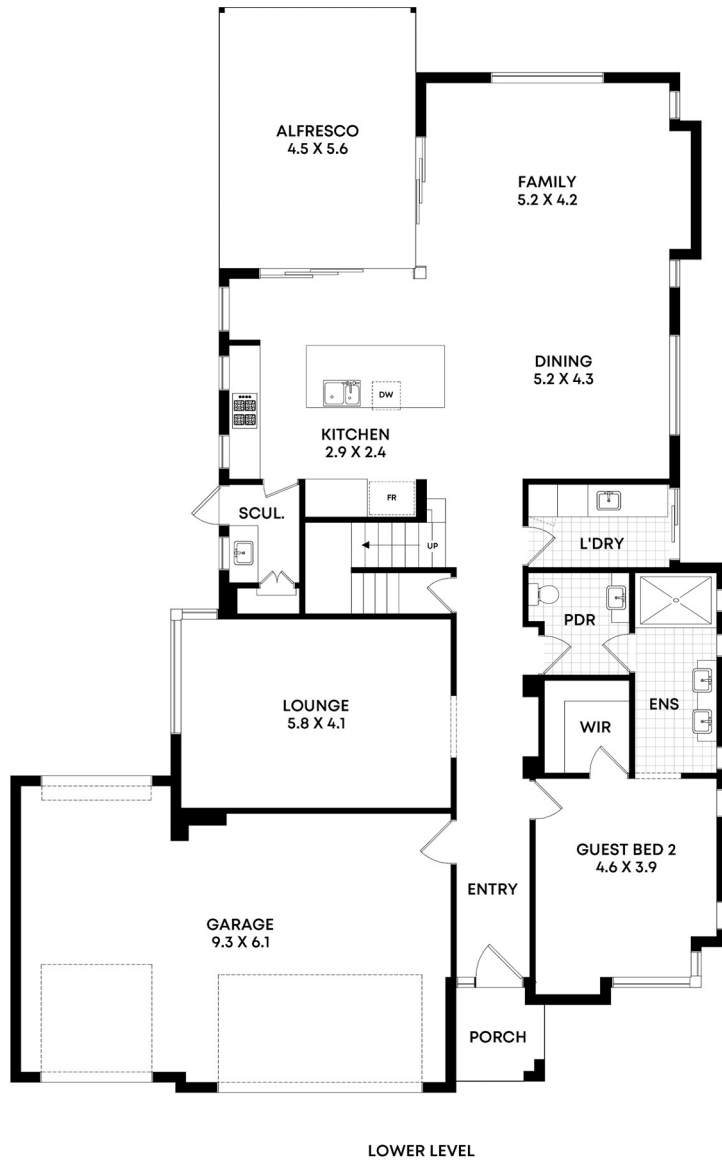
### **When will I know if my offer has been accepted?**

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.



Land Size 524 m<sup>2</sup>

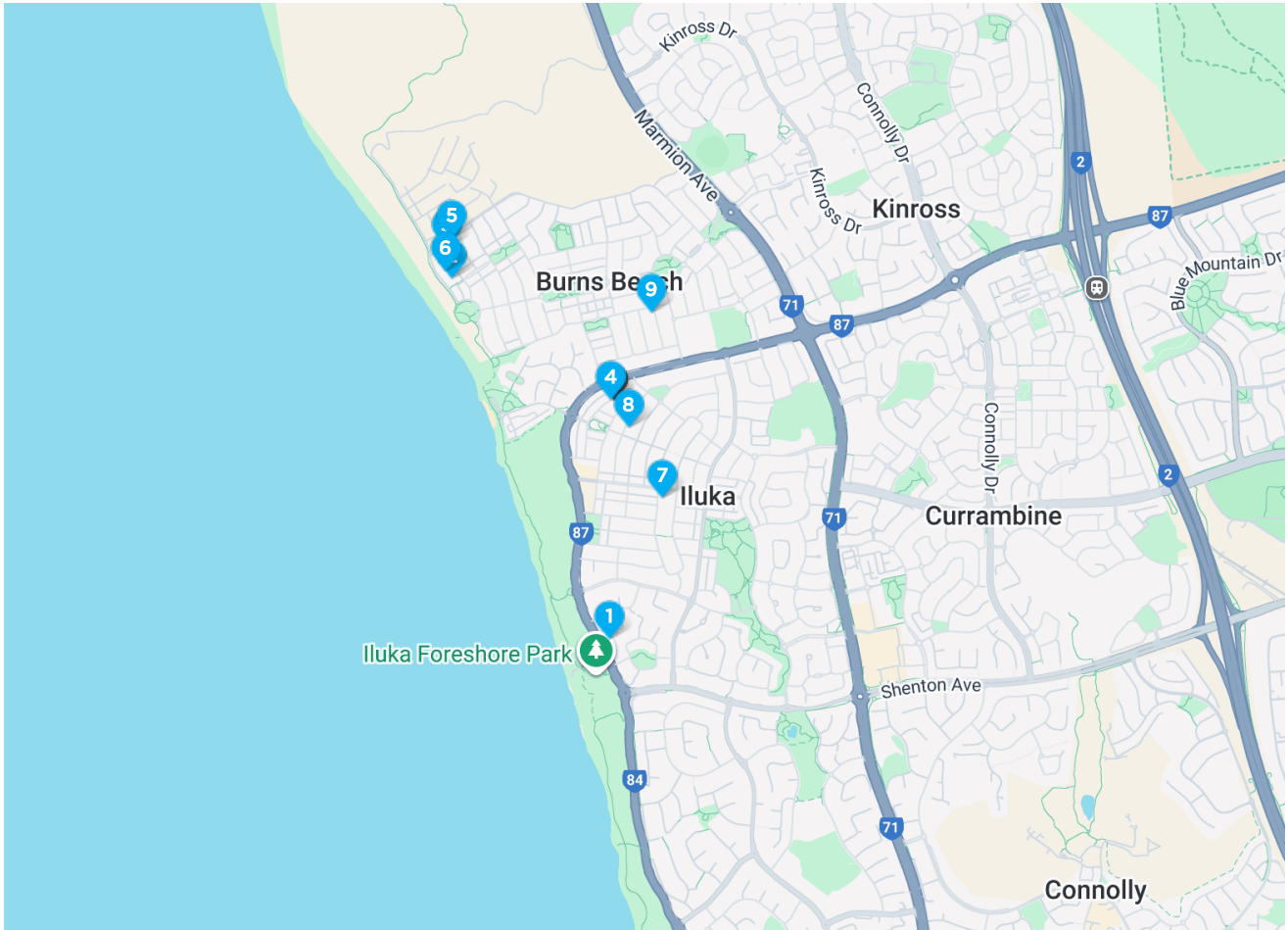
## 11 Blackpool Prom, Iluka


Internal 282.1m<sup>2</sup> | Garage 58.5m<sup>2</sup> | Porch 3.6m<sup>2</sup> | Alfresco 24.3m<sup>2</sup>  
 Total 368.5m<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




				
 625 BURNS BEACH ROAD ILUKA WA 6028	4	4	3	\$3,175,000
 90 BEACHSIDE DRIVE BURNS BEACH WA 6028	4	4	2	\$3,000,000
 33 REEFVIEW RISE BURNS BEACH WA 6028	4	3	2	\$2,800,000
 15 BLACKPOOL PROMENADE ILUKA WA 6028	4	3	2	-*
 34 REEFVIEW RISE BURNS BEACH WA 6028	4	3	2	\$2,500,000
 96 BEACHSIDE DRIVE BURNS BEACH WA 6028	5	3	2	\$2,325,000
 5 ROMANO CRESCENT ILUKA WA 6028	4	2	2	\$2,165,000
 36 KURRAWA WAY ILUKA WA 6028	4	3	2	\$2,150,000
 15 SPITFIRE AVENUE BURNS BEACH WA 6028	4	3	6	\$2,035,000

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

# Comparable Sales

1 625 BURNS BEACH ROAD ILUKA WA 6028 **Sold** **\$3,175,000**




4	4	3	758m <sup>2</sup>	440m <sup>2</sup>
Year Built	2013	DOM	11	
Sold Date	28-Apr-24	Distance	1.19km	
First Listing	-*			
Last Listing	2024*			

### Notes from your agent

Larger land area  
Larger living area  
Comparable year of construction  
Ocean views and below-ground pool [24]

2 90 BEACHSIDE DRIVE BURNS BEACH WA 6028 **Sold** **\$3,000,000**




4	4	2	628m <sup>2</sup>	408m <sup>2</sup>
Year Built	2017	DOM	-	
Sold Date	23-Oct-23	Distance	1km	
First Listing	-			
Last Listing	2023*			

### Notes from your agent

Larger land area  
Larger living area  
Earlier year of construction  
Ocean views and below-ground pool [23]

3 33 REEFVIEW RISE BURNS BEACH WA 6028 **Sold** <sup>RS</sup> **\$2,800,000**



4	3	2	521m <sup>2</sup>	297m <sup>2</sup>
Year Built	2021	DOM	85	
Sold Date	05-Sep-25	Distance	1.12km	
First Listing	OFFERS*			
Last Listing	From \$2,795,000*			

### Notes from your agent

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

# Comparable Sales

## 4 15 BLACKPOOL PROMENADE ILUKA WA 6028 Sold -\*

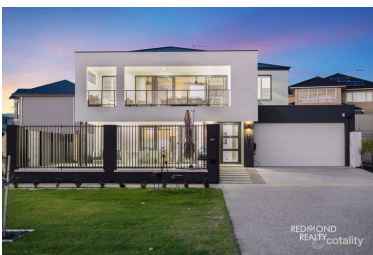


🛏️ 4 🚰 3 🚗 2 📏 606m<sup>2</sup> 🏠 374m<sup>2</sup>  
 Year Built 2019 DOM 14  
 Sold Date 04-Dec-17 Distance 0.02km  
 First Listing -\*  
 Last Listing 2025\*

### Notes from your agent

Larger land area  
 Comparable living area  
 Earlier year of construction  
 Below ground pool and ocean views  
 Under Contract \$2,400,000 - \$2,500,000 \*Estimate [25]

## 5 34 REEFVIEW RISE BURNS BEACH WA 6028 Sold \$2,500,000



🛏️ 4 🚰 3 🚗 2 📏 510m<sup>2</sup> 🏠 284m<sup>2</sup>  
 Year Built 2024 DOM 73  
 Sold Date 06-May-25 Distance 1.13km  
 First Listing ALL OFFERS BY 6th MAY\*  
 Last Listing SOLD!\*

### Notes from your agent

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

## 6 96 BEACHSIDE DRIVE BURNS BEACH WA 6028 Sold \$2,325,000



🛏️ 5 🚰 3 🚗 2 📏 551m<sup>2</sup> 🏠 410m<sup>2</sup>  
 Year Built 2020 DOM 5  
 Sold Date 16-Apr-24 Distance 1.05km  
 First Listing -\*  
 Last Listing 2024\*


### Notes from your agent

Larger land area  
 Larger living area  
 Earlier year of construction  
 Ocean views and below-ground pool [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** 5 ROMANO CRESCENT ILUKA WA 6028 **Sold** **\$2,165,000**



4	2	2	648m <sup>2</sup>	294m <sup>2</sup>
Year Built	2013	DOM	13	
Sold Date	26-Feb-25	Distance	0.55km	
First Listing	-*			
Last Listing	2025*			

### Notes from your agent

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

**8** 36 KURRAWA WAY ILUKA WA 6028 **Sold** **\$2,150,000**




4	3	2	598m <sup>2</sup>	348m <sup>2</sup>
Year Built	2017	DOM	46	
Sold Date	02-Apr-25	Distance	0.16km	
First Listing	MARKET PREVIEW*			
Last Listing	UNDER CONTRACT*			

### Notes from your agent

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

**9** 15 SPITFIRE AVENUE BURNS BEACH WA 6028 **Sold** **\$2,035,000**



4	3	6	602m <sup>2</sup>	382m <sup>2</sup>
Year Built	2011	DOM	15	
Sold Date	30-Oct-24	Distance	0.47km	
First Listing	FROM \$2,000,000*			
Last Listing	FROM \$2,000,000*			

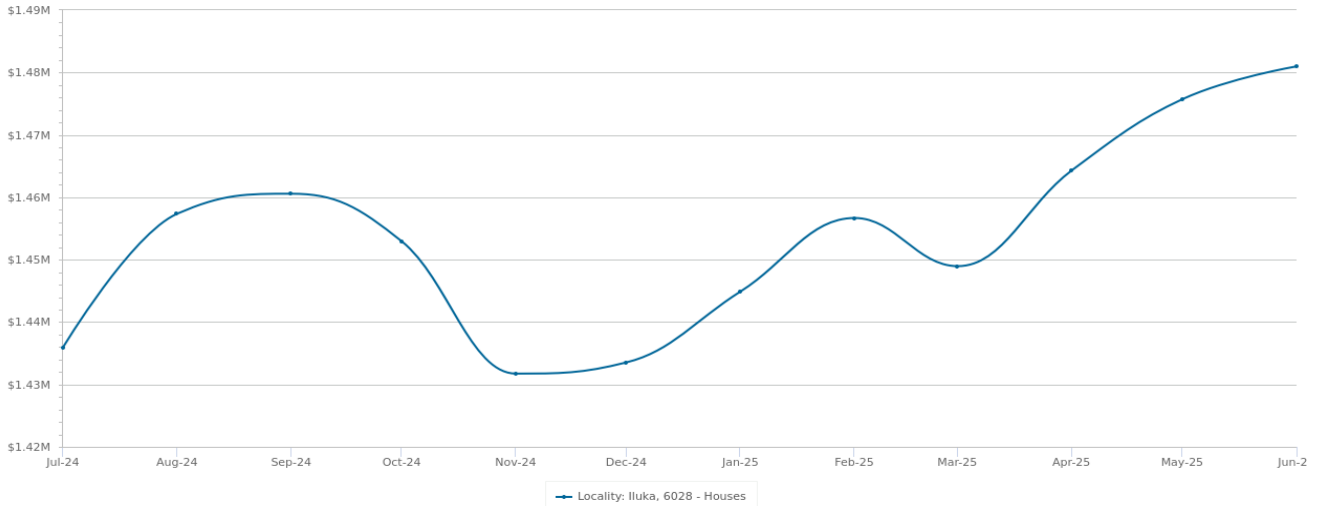
### Notes from your agent

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

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# Recent Market Trends

Median Value - 12 Months (House)

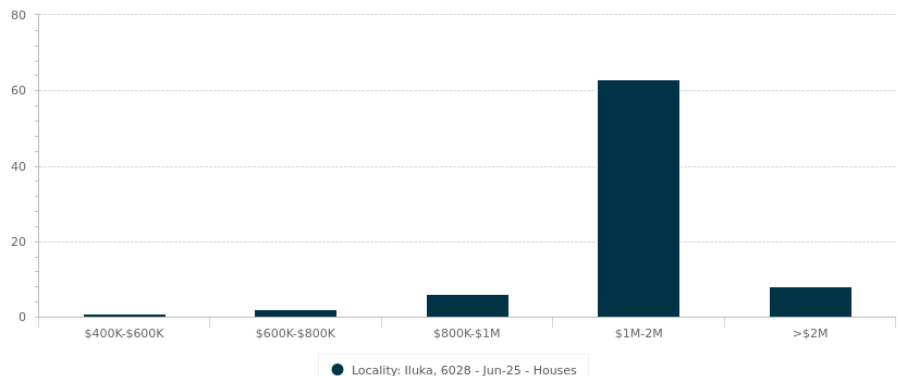


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jun 2025	5	\$1,480,979	0.4% ▲	14	19	\$1,100
May 2025	9	\$1,475,719	0.8% ▲	14	24	\$1,100
Apr 2025	4	\$1,464,329	1.1% ▲	14	17	\$1,100
Mar 2025	6	\$1,448,961	-0.5% ▼	11	20	\$1,125
Feb 2025	8	\$1,456,680	0.8% ▲	11	15	\$1,125
Jan 2025	-	\$1,444,902	0.8% ▲	11	12	\$1,100
Dec 2024	6	\$1,433,535	0.1% ▲	11	15	\$1,100
Nov 2024	9	\$1,431,737	-1.5% ▼	10	22	\$1,125
Oct 2024	10	\$1,452,941	-0.5% ▼	10	24	\$1,100
Sep 2024	6	\$1,460,572	0.2% ▲	10	22	\$1,100
Aug 2024	8	\$1,457,365	1.5% ▲	9	20	\$1,037
Jul 2024	9	\$1,435,960	2.7% ▲	10	16	\$995

Sales by Price - 12 months (House)

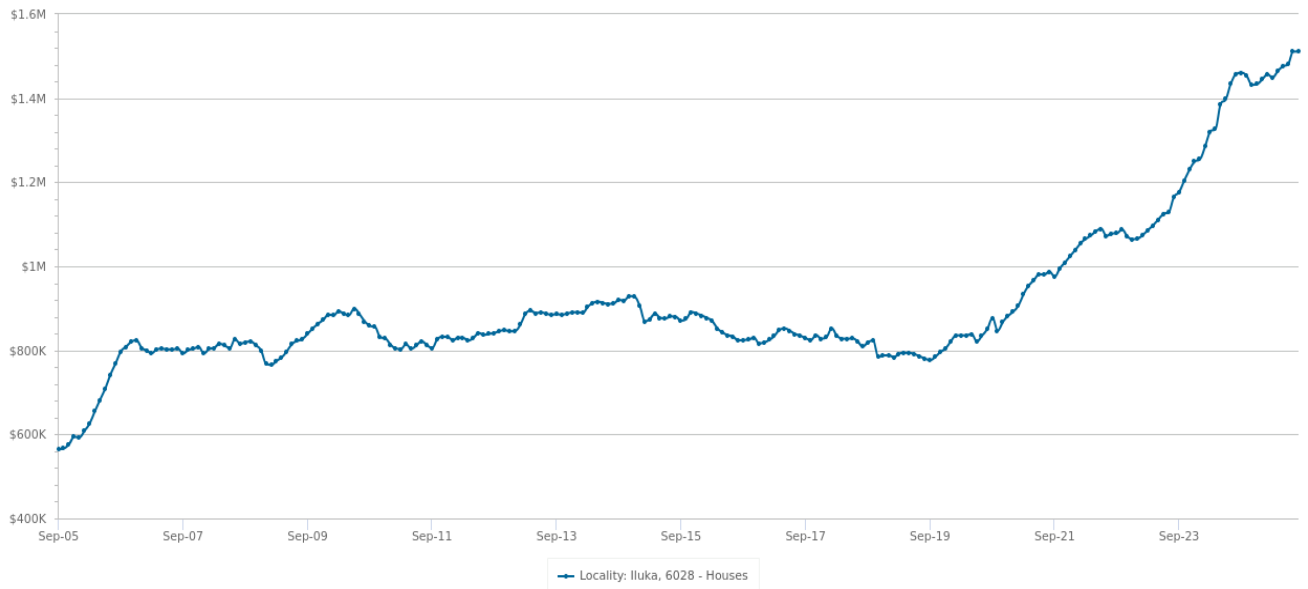
PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	1
\$600K-\$800K	2
\$800K-\$1M	6
\$1M-\$2M	63
>\$2M	8



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	80	\$1,511,072	3.7% ▲	14	91	\$1,225
2024	82	\$1,457,365	25.1% ▲	9	94	\$1,037
2023	88	\$1,164,830	8.0% ▲	17	91	\$887
2022	93	\$1,078,057	9.2% ▲	9	114	\$900
2021	109	\$987,000	16.1% ▲	19	119	\$740
2020	79	\$850,363	9.0% ▲	57	150	\$625
2019	74	\$780,269	-3.6% ▼	70	166	\$600
2018	72	\$809,070	-3.1% ▼	57	166	\$622
2017	67	\$834,845	1.4% ▲	59	154	\$650
2016	88	\$823,615	-6.4% ▼	48	165	\$650
2015	93	\$879,699	-3.5% ▼	79	201	\$720
2014	85	\$911,588	3.0% ▲	47	191	\$750
2013	103	\$884,700	5.4% ▲	61	177	\$745
2012	100	\$839,451	3.3% ▲	83	189	\$800
2011	97	\$812,423	-6.5% ▼	77	182	\$700
2010	113	\$868,809	5.1% ▲	51	177	\$700
2009	71	\$826,806	1.4% ▲	136	152	\$650
2008	73	\$815,753	1.5% ▲	100	164	\$650
2007	107	\$804,022	4.6% ▲	47	145	\$537
2006	196	\$768,755	38.3% ▲	43	187	\$400

## Disclaimer

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