



15 YABBARA AVENUE 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?

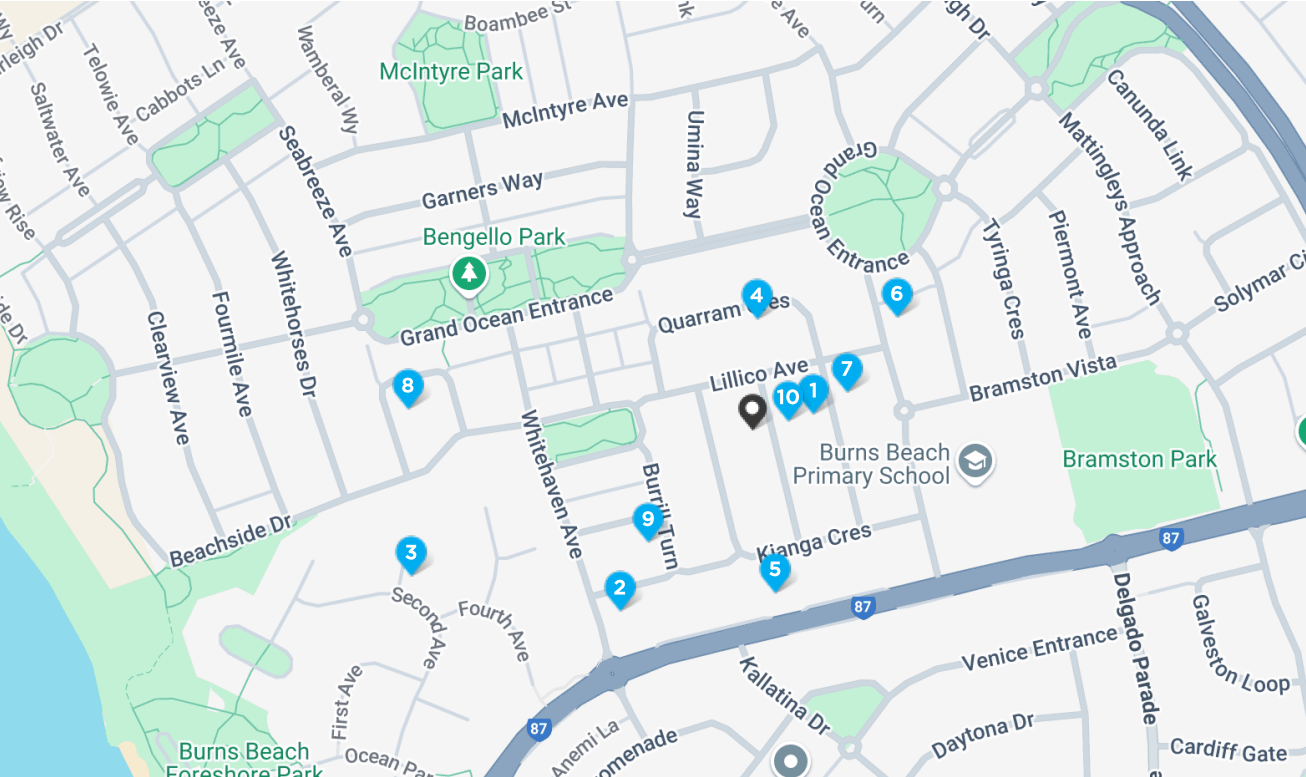
After all offers have been presented to seller the agent will respond to the successful buyer first and the successor buyers thereafter.




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.

Comparables Map: Sales



				
1 13 SPITFIRE AVENUE BURNS BEACH WA 6028	5	2	2	\$1,775,000
2 6 WHITEHAVEN AVENUE BURNS BEACH WA 6028	5	2	2	\$1,720,000
3 24 SECOND AVENUE BURNS BEACH WA 6028	4	2	2	\$1,700,000
4 34 QUARRAM CRESCENT BURNS BEACH WA 6028	4	2	2	\$1,650,000
5 516 BURNS BEACH ROAD BURNS BEACH WA 6028	4	2	2	\$1,630,000
6 32 WATCOMBE AVENUE BURNS BEACH WA 6028	4	2	2	\$1,625,000
7 16 SPITFIRE AVENUE BURNS BEACH WA 6028	4	2	3	\$1,556,000
8 33 BACKWATER CIRCLE BURNS BEACH WA 6028	4	2	2	\$1,550,000
9 9 BURRILL TURN BURNS BEACH WA 6028	4	2	2	\$1,460,000
10 14 YABBARA AVENUE BURNS BEACH WA 6028	5	2	2	\$1,407,000



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

Comparable Sales

1 13 SPITFIRE AVENUE BURNS BEACH WA 6028 **Sold** **\$1,775,000**



5	2	2	601m ²	320m ²
Year Built	2009	DOM	50	
Sold Date	16-Jan-25	Distance	0.08km	
First Listing	-*			
Last Listing	SOLD!			

Notes from your agent

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

2 6 WHITEHAVEN AVENUE BURNS BEACH WA 6028 **Sold** **\$1,720,000**



5	2	2	600m ²	339m ²
Year Built	2006	DOM	63	
Sold Date	05-May-24	Distance	0.27km	
First Listing	-			
Last Listing	UNDER CONTRACT			

Notes from your agent

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

3 24 SECOND AVENUE BURNS BEACH WA 6028 **Sold** **\$1,700,000**




4	2	2	532m ²	266m ²
Year Built	2007	DOM	40	
Sold Date	31-Jan-25	Distance	0.45km	
First Listing	-*			
Last Listing	SOLD!			

Notes from your agent

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

Comparable Sales

4 34 QUARRAM CRESCENT BURNS BEACH WA 6028 **Sold** \$1,650,000




4	2	2	553m ²	244m ²
Year Built	2008	DOM	3	
Sold Date	25-Nov-24	Distance	0.13km	
First Listing	-*			
Last Listing	UNDER OFFER !!			

Notes from your agent

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

5 516 BURNS BEACH ROAD BURNS BEACH WA 6028 **Sold** \$1,630,000




4	2	2	641m ²	300m ²
Year Built	2007	DOM	69	
Sold Date	17-Dec-24	Distance	0.2km	
First Listing	ALL OFFERS BY 10th DECEMBER			
Last Listing	SOLD!			

Notes from your agent

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

6 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	0.22km	
First Listing	CLOSING DATE SALE 25 March*			
Last Listing	UNDER CONTRACT			

Notes from your agent

Larger land area
 Smaller living area
 Comparable year of construction
 Below ground pool
 SOLD by Johann Dique JOY ABODE [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 CoreLogic

Comparable Sales

7 16 SPITFIRE AVENUE BURNS BEACH WA 6028 **Sold** **\$1,556,000**




🏠 4 🚿 2 🚗 3 📏 627m² 🏠 280m²
 Year Built 2008 DOM 70
 Sold Date 30-Jul-24 Distance 0.12km
 First Listing ALL OFFERS BY 6th AUGUST*
 Last Listing SOLD!

Notes from your agent

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

8 33 BACKWATER CIRCLE BURNS BEACH WA 6028 **Sold** **\$1,550,000**



🏠 4 🚿 2 🚗 2 📏 557m² 🏠 286m²
 Year Built 2008 DOM 21
 Sold Date 17-Mar-24 Distance 0.42km
 First Listing OFFERS
 Last Listing OFFERS

Notes from your agent

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

9 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 0.19km
 First Listing -
 Last Listing UNDER CONTRACT

Notes from your agent

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

Comparable Sales

10 14 YABBARA AVENUE BURNS BEACH WA 6028 **Sold** **\$1,407,000**



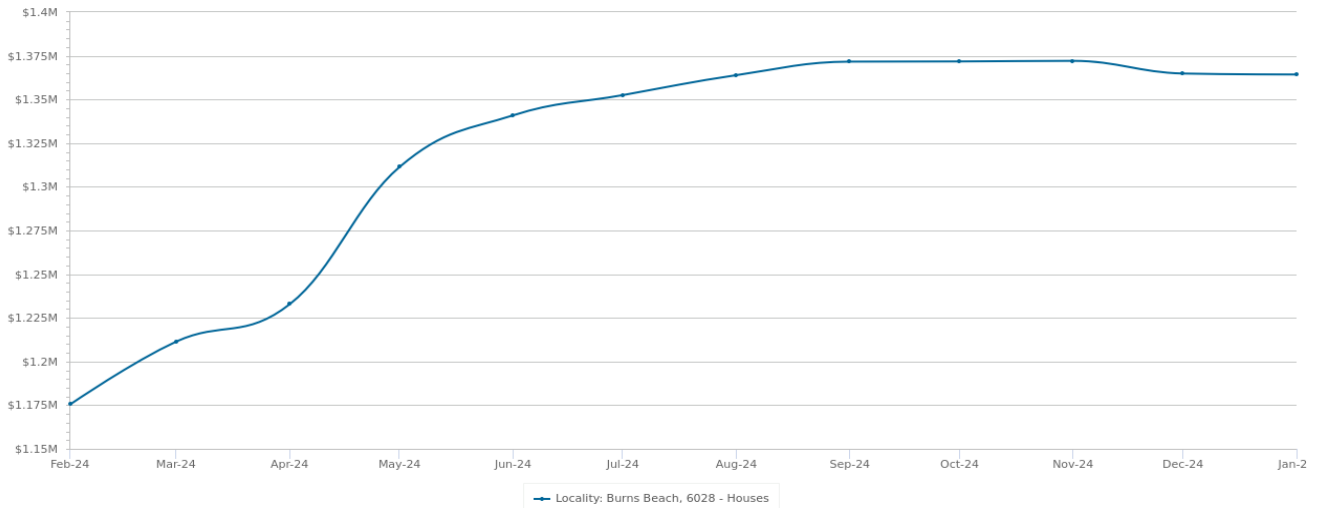
🛏️ 5 🚰 2 🚗 2 📏 601m² 🏠 262m²
 Year Built 2008 DOM 51
 Sold Date 30-Nov-24 Distance 0.05km
 First Listing From \$1,375,000*
 Last Listing Under Offer

Notes from your agent

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

Recent Market Trends

Median Value - 12 Months (House)

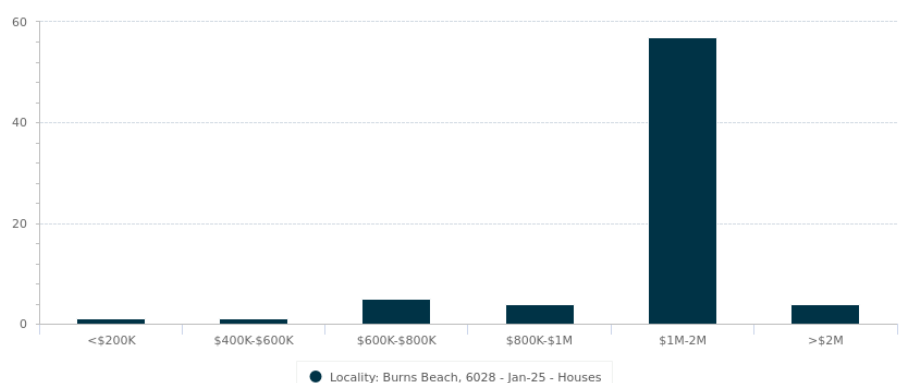


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jan 2025	4	\$1,364,301	-0.0%	10	12	\$1,105
Dec 2024	2	\$1,364,853	-0.5% ▼	9	13	\$1,140
Nov 2024	7	\$1,372,103	0.0%	9	23	\$1,100
Oct 2024	10	\$1,371,767	0.0%	8	21	\$1,100
Sep 2024	9	\$1,371,660	0.6% ▲	9	20	\$1,100
Aug 2024	6	\$1,363,925	0.8% ▲	8	18	\$1,100
Jul 2024	5	\$1,352,516	0.9% ▲	9	14	\$1,100
Jun 2024	4	\$1,340,931	2.2% ▲	9	12	\$1,100
May 2024	6	\$1,311,465	6.4% ▲	10	16	\$1,100
Apr 2024	9	\$1,232,899	1.8% ▲	11	18	\$1,050
Mar 2024	6	\$1,211,473	3.1% ▲	13	11	\$1,100
Feb 2024	4	\$1,175,519	3.2% ▲	13	10	\$1,000

Sales by Price - 12 months (House)

PRICE	NUMBER
<\$200K	1
200K-400K	0
\$400K-\$600K	1
\$600K-\$800K	5
\$800K-\$1M	4
\$1M-\$2M	57
>\$2M	4



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	72	\$1,364,996	12.7% ▲	10	91	\$1,200
2024	76	\$1,211,473	18.7% ▲	13	89	\$1,100
2023	80	\$1,020,868	3.6% ▲	10	99	\$850
2022	93	\$985,740	9.7% ▲	17	120	\$790
2021	88	\$898,661	15.3% ▲	35	130	\$660
2020	69	\$779,306	0.9% ▲	59	138	\$625
2019	67	\$772,115	-4.2% ▼	78	171	\$650
2018	55	\$805,708	-5.1% ▼	96	148	\$600
2017	58	\$849,339	-2.1% ▼	54	158	\$630
2016	45	\$867,840	1.8% ▲	80	168	\$690
2015	49	\$852,824	-4.4% ▼	86	149	\$750
2014	73	\$892,493	1.8% ▲	61	152	\$790
2013	54	\$876,716	13.1% ▲	50	141	\$825
2012	54	\$775,338	13.7% ▲	63	107	\$750
2011	41	\$681,663	-5.1% ▼	93	95	\$700
2010	78	\$718,447	18.4% ▲	109	83	\$662
2009	27	\$606,563	-1.3% ▼	-	88	-
2008	46	\$614,790	-0.6% ▼	-	33	\$260
2007	48	\$618,355	39.0% ▲	-	14	-
2006	37	\$444,779	17.4% ▲	-	10	-

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