



6 WHITEWATER LOOKOUT ILUKA WA 6028

Prepared for Buyers Guide



Johann Dique
Joy Abode

355 Scarborough Beach Road
Osborne Park WA 6017

m: 0430 041 111

w: 08 9441 4845

jdique@joyabode.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.

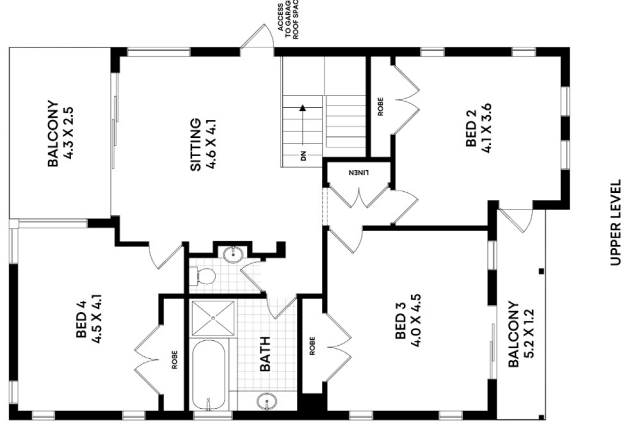
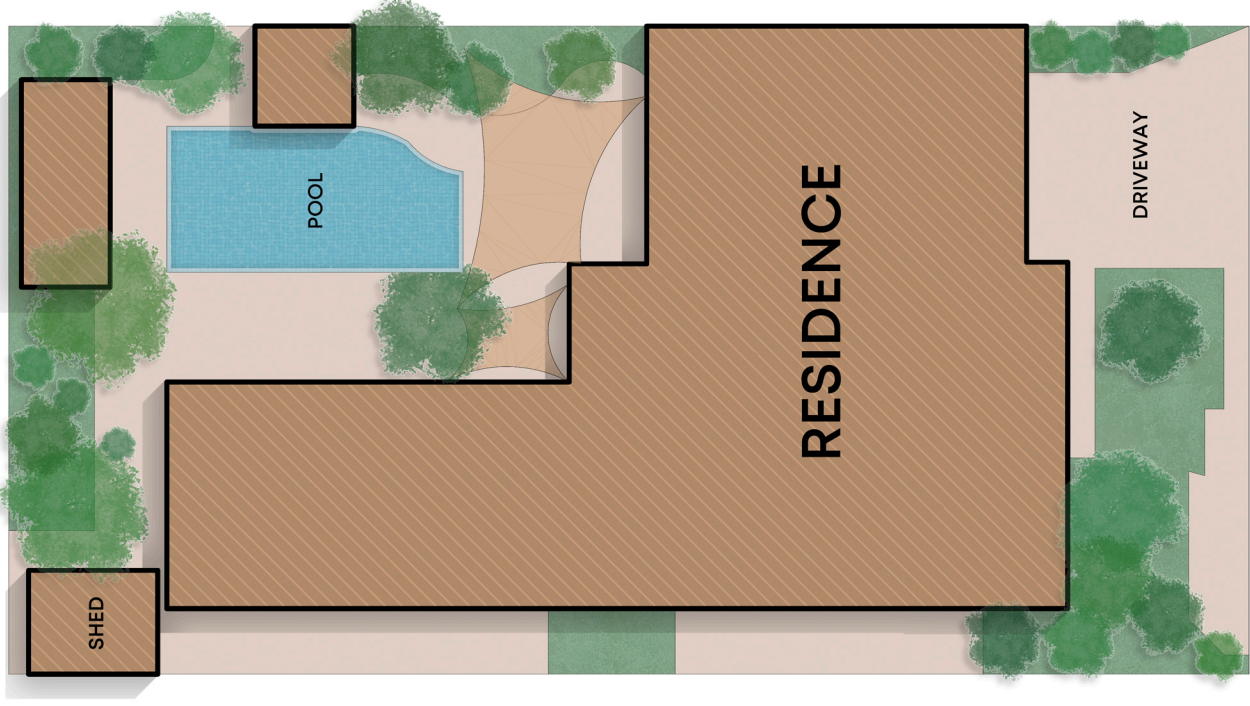
When will I know if my offer has been accepted?

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.

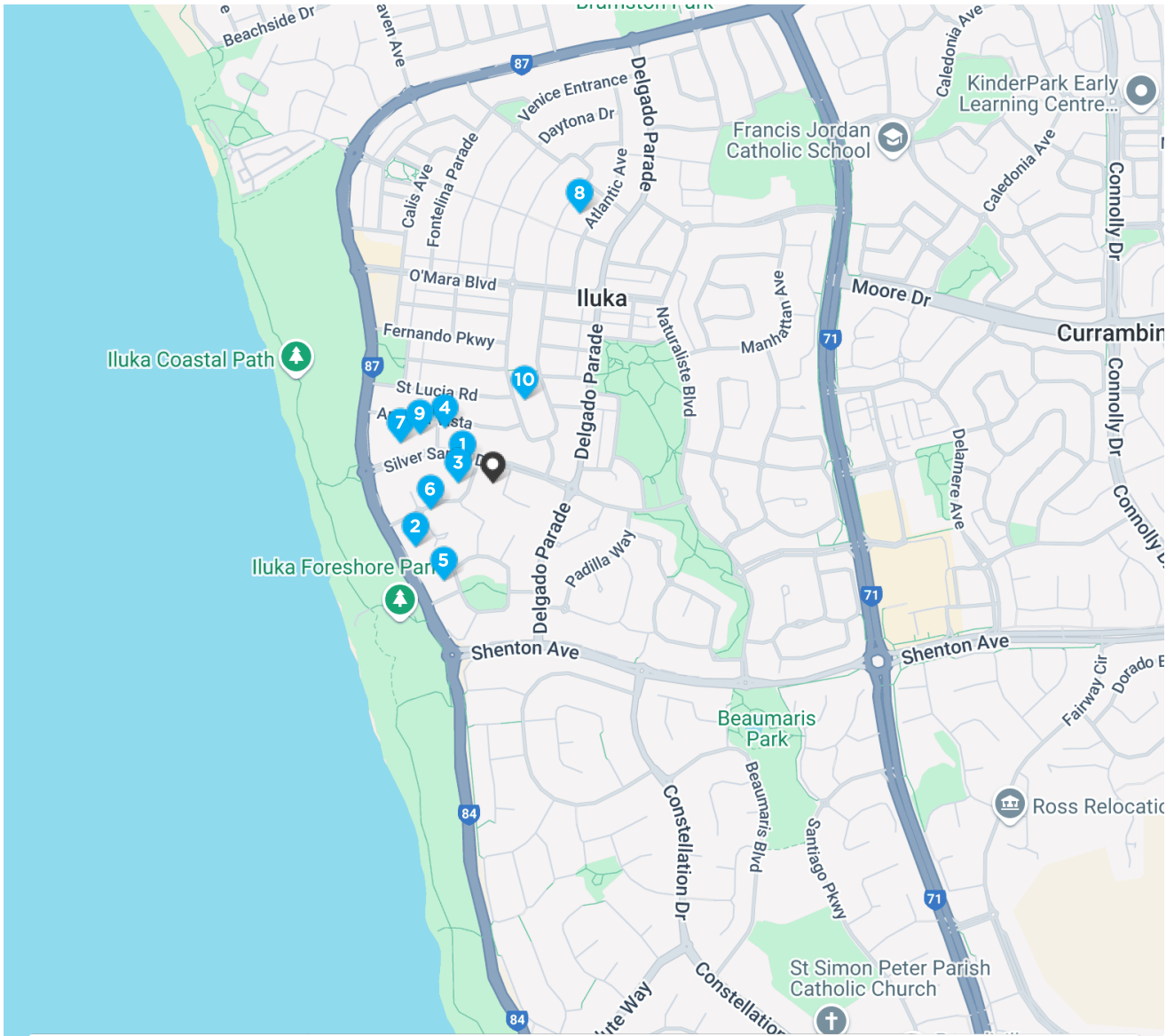





6 Whitewater Lookout ILUKA

Internal 263.9m² | Garage 83.8m² | Verandah 6.2m² | Cabana 37.0m² | Balconies 16.9m²
 Total 407.8m²

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



				
1 27 ST JAMES APPROACH ILUKA WA 6028	5	4	8	\$2,800,000
2 621 BURNS BEACH ROAD ILUKA WA 6028	5	2	2	\$2,400,000
3 23 ST JAMES APPROACH ILUKA WA 6028	6	3	2	\$2,300,000
4 4 MALIBU ENTRANCE ILUKA WA 6028	5	3	2	\$2,120,000
5 5 DISCOVERY CIRCUIT ILUKA WA 6028	4	4	3	\$2,005,000
6 1 MARACAS COVE ILUKA WA 6028	4	3	2	\$1,900,000
7 76 SILVER SANDS DRIVE ILUKA WA 6028	5	3	2	\$1,865,000
8 42 ATLANTIC AVENUE ILUKA WA 6028	5	3	3	\$1,850,000
9 70 SILVER SANDS DRIVE ILUKA WA 6028	4	2	2	\$1,800,000
10 35 ROMANO CRESCENT ILUKA WA 6028	5	3	3	\$1,790,000

Comparable Sales

1 27 ST JAMES APPROACH ILUKA WA 6028 **Sold** **\$2,800,000**



🏠 5 🚰 4 🚗 8 📏 772m² 📐 450m²
 Year Built 2004 DOM 21
 Sold Date 20-Nov-24 Distance 0.09km
 First Listing ALL OFFERS BY MON 18TH NOVEMBER
 Last Listing UNDER OFFER !!

Notes from your agent

Comparable land area
 Larger living area
 Comparable year of construction
 Below ground pool and ocean views

2 621 BURNS BEACH ROAD ILUKA WA 6028 **Sold** **\$2,400,000**



🏠 5 🚰 2 🚗 2 📏 763m² 📐 368m²
 Year Built 2001 DOM 9
 Sold Date 11-May-24 Distance 0.28km
 First Listing ALL OFFERS BY MON 20TH MAY
 Last Listing UNDER OFFER !!

Notes from your agent

Comparable land area
 Larger living area
 Comparable year of construction
 Ocean views and below ground pool

3 23 ST JAMES APPROACH ILUKA WA 6028 **Sold** **\$2,300,000**



🏠 6 🚰 3 🚗 2 📏 762m² 📐 495m²
 Year Built 2005 DOM 25
 Sold Date 29-Dec-24 Distance 0.09km
 First Listing \$1,500,000 TO \$1,600,000
 Last Listing (LIST PRICE: \$1,500,000 TO \$1,600,000)






Notes from your agent

Comparable land area
 Larger living area
 Comparable year of construction
 Below ground pool and ocean views

Comparable Sales

4 4 MALIBU ENTRANCE ILUKA WA 6028 **Sold** **\$2,120,000**

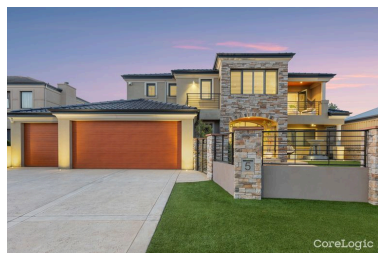







 5  3  2  640m²  314m²
 Year Built 2006 DOM 34
 Sold Date 12-Nov-24 Distance 0.19km
 First Listing ALL OFFERS BY MON 11TH NOVEMBER
 Last Listing SOLD!

Notes from your agent

Smaller land area
 Larger living area
 Earlier year of construction
 Below ground pool

5 5 DISCOVERY CIRCUIT ILUKA WA 6028 **Sold** **\$2,005,000**

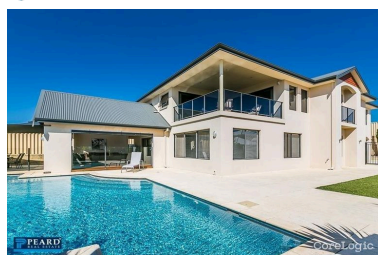







 4  4  3  741m²  411m²
 Year Built 2005 DOM 80
 Sold Date 11-Apr-24 Distance 0.31km
 First Listing MARKET PREVIEW
 Last Listing UNDER CONTRACT

Notes from your agent

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

6 1 MARACAS COVE ILUKA WA 6028 **Sold** **\$1,900,000**



 4  3  2  697m²  329m²
 Year Built 2008 DOM 13
 Sold Date 16-Jul-24 Distance 0.19km
 First Listing ALL OFFERS BY TUES 23RD JULY
 Last Listing UNDER OFFER !!

Notes from your agent

Smaller land area
 Larger living area
 Earlier year of construction
 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 CoreLogic

Comparable Sales

7 76 SILVER SANDS DRIVE ILUKA WA 6028 **Sold** **\$1,865,000**



🏠 5 🚿 3 🚗 2 📏 640m² 📐 397m²
 Year Built 2004 DOM 14
 Sold Date 09-May-24 Distance 0.27km
 First Listing All Offers Presented!
 Last Listing UNDER OFFER!!

Notes from your agent

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

8 42 ATLANTIC AVENUE ILUKA WA 6028 **Sold** **\$1,850,000**



🏠 5 🚿 3 🚗 3 📏 725m² 📐 600m²
 Year Built 2010 DOM 6
 Sold Date 22-May-24 Distance 0.77km
 First Listing ALL OFFERS BY MON 3RD JUNE
 Last Listing UNDER OFFER !!

Notes from your agent

Smaller land area
 Larger living area
 Earlier year of construction
 Below ground pool

9 70 SILVER SANDS DRIVE ILUKA WA 6028 **Sold** **\$1,800,000**



🏠 4 🚿 2 🚗 2 📏 724m² 📐 295m²
 Year Built 2004 DOM 50
 Sold Date 29-Apr-24 Distance 0.23km
 First Listing Offers from \$1.5m+
 Last Listing Sold

Notes from your agent

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

Comparable Sales

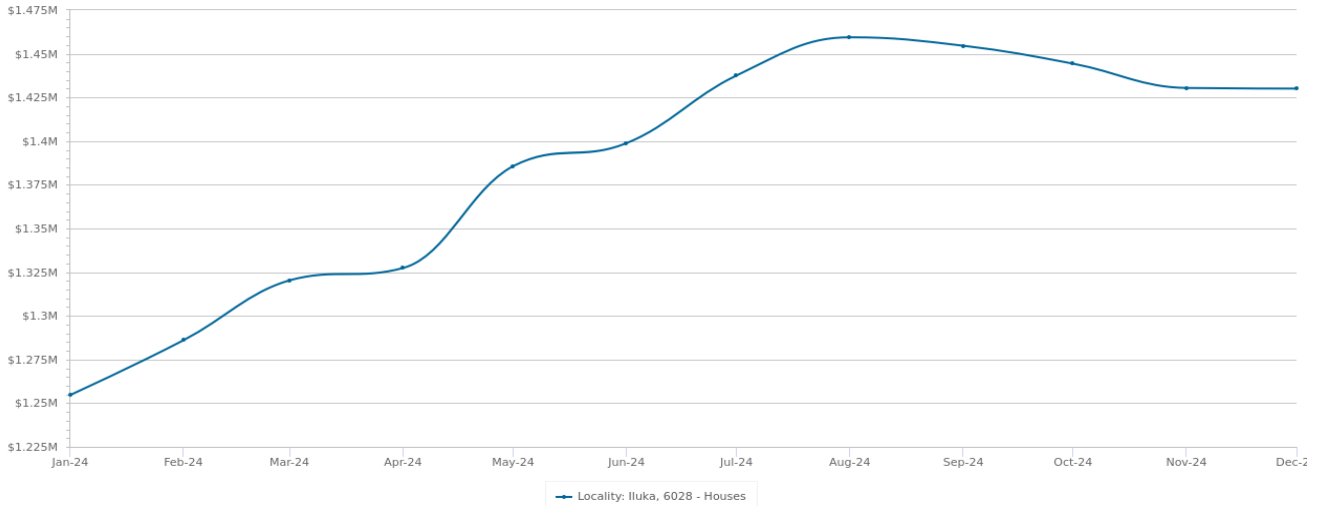
10	35 ROMANO CRESCENT ILUKA WA 6028	Sold	\$1,790,000
	5 3 3 3 804m ² 336m ²	Year Built 2005 DOM 8	Sold Date 01-Aug-24 Distance 0.24km
	First Listing UNDER CONTRACT		
	Last Listing UNDER CONTRACT		

Notes from your agent

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

Recent Market Trends

Median Value - 12 Months (House)

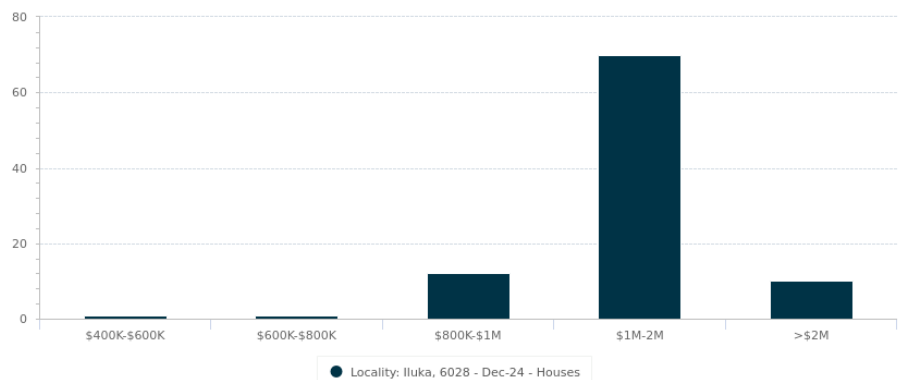


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Dec 2024	6	\$1,430,076	-0.0%	11	14	\$1,100
Nov 2024	8	\$1,430,439	-1.0% ▼	10	23	\$1,125
Oct 2024	11	\$1,444,337	-0.7% ▼	10	25	\$1,100
Sep 2024	6	\$1,454,600	-0.3% ▼	10	23	\$1,100
Aug 2024	8	\$1,459,445	1.5% ▲	9	21	\$1,037
Jul 2024	9	\$1,437,560	2.8% ▲	10	16	\$995
Jun 2024	4	\$1,398,885	1.0% ▲	9	18	\$1,037
May 2024	9	\$1,385,712	4.4% ▲	9	24	\$1,100
Apr 2024	12	\$1,327,422	0.5% ▲	12	19	\$980
Mar 2024	4	\$1,320,396	2.7% ▲	13	15	\$900
Feb 2024	12	\$1,286,115	2.5% ▲	13	19	\$890
Jan 2024	5	\$1,254,688	0.4% ▲	14	12	\$900

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	1
\$600K-\$800K	1
\$800K-\$1M	12
\$1M-\$2M	70
>\$2M	10



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	-	\$1,436,511	11.7% ▲	-	93	\$1,125
2024	94	\$1,286,115	19.7% ▲	11	91	\$890
2023	79	\$1,074,839	1.8% ▲	15	117	\$925
2022	93	\$1,055,584	16.4% ▲	12	113	\$800
2021	87	\$907,056	8.5% ▲	11	135	\$737
2020	107	\$835,625	6.6% ▲	37	165	\$600
2019	73	\$783,736	-8.0% ▼	48	163	\$620
2018	79	\$852,328	3.3% ▲	69	159	\$630
2017	60	\$825,342	-5.9% ▼	84	177	\$640
2016	84	\$876,775	0.9% ▲	46	198	\$700
2015	90	\$868,982	-2.2% ▼	59	183	\$750
2014	85	\$888,873	3.1% ▲	64	196	\$750
2013	99	\$861,872	3.8% ▲	37	186	\$755
2012	109	\$830,477	3.3% ▲	98	185	\$760
2011	86	\$804,251	-8.9% ▼	80	203	\$680
2010	109	\$883,230	15.4% ▲	55	156	\$650
2009	96	\$765,524	-4.7% ▼	63	156	\$625
2008	71	\$803,343	0.5% ▲	120	159	\$600
2007	88	\$799,222	31.1% ▲	74	162	\$450
2006	151	\$609,662	16.2% ▲	26	188	\$390

Disclaimer

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