



4 BURRILL TURN 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.



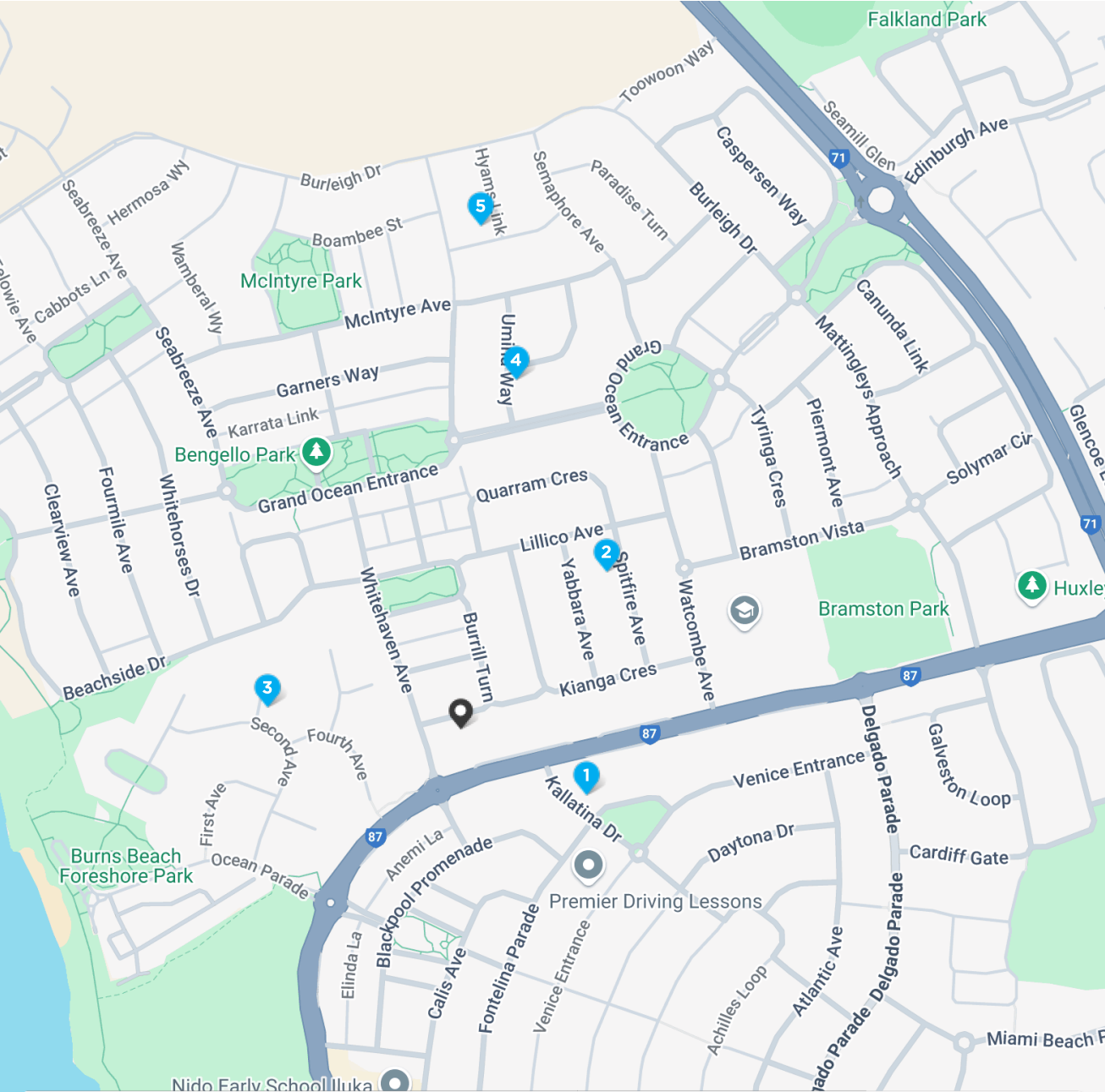
4 Burill Turn, Burns Beach




Ground Floor 200.37m² | First Floor 102.36m² | Garage 43.89m² | Alfresco 17.86m² | Portico 7.01m² | Balcony 14.34m²
 Total 385.83m²

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 1 ATMA WAY ILUKA WA 6028	4	2	2	\$1,900,000
2 13 SPITFIRE AVENUE BURNS BEACH WA 6028	5	2	2	\$1,775,000
3 24 SECOND AVENUE BURNS BEACH WA 6028	4	2	2	\$1,700,000
4 4 UMINA WAY BURNS BEACH WA 6028	4	2	2	\$1,650,000
5 1 HYAMS LINK BURNS BEACH WA 6028	4	2	2	\$1,645,000

Google

Map data ©2025

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

Comparable Sales

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




🏠 4 🏊 2 🚗 2 📏 517m² 📐 290m²
 Year Built 2010 DOM 31
 Sold Date 06-May-25 Distance 0.21km
 First Listing MARKET PREVIEW
 Last Listing UNDER CONTRACT

Notes from your agent

Smaller land area
 Comparable living area
 Comparable year of construction

2 13 SPITFIRE AVENUE BURNS BEACH WA 6028 **Sold** **\$1,775,000**

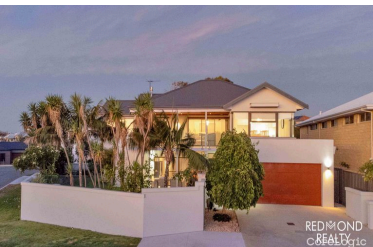


🏠 5 🏊 2 🚗 2 📏 601m² 📐 320m²
 Year Built 2009 DOM 50
 Sold Date 16-Jan-25 Distance 0.31km
 First Listing ALL OFFERS BY 21st JANUARY
 Last Listing SOLD!

Notes from your agent

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

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



🏠 4 🏊 2 🚗 2 📏 532m² 📐 266m²
 Year Built 2007 DOM 40
 Sold Date 31-Jan-25 Distance 0.28km
 First Listing ALL OFFERS BY 4th FEBRUARY
 Last Listing SOLD!

Notes from your agent






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

4 4 UMINA WAY BURNS BEACH WA 6028 **Sold** **\$1,650,000**








 4  2  2  560m²  332m²
 Year Built 2013 DOM 63
 Sold Date 26-May-24 Distance 0.51km
 First Listing ALL OFFERS BY 4th JUNE
 Last Listing SOLD!

Notes from your agent

Comparable land area
 Larger living area
 Comparable year of construction

5 1 HYAMS LINK BURNS BEACH WA 6028 **Sold** **\$1,645,000**



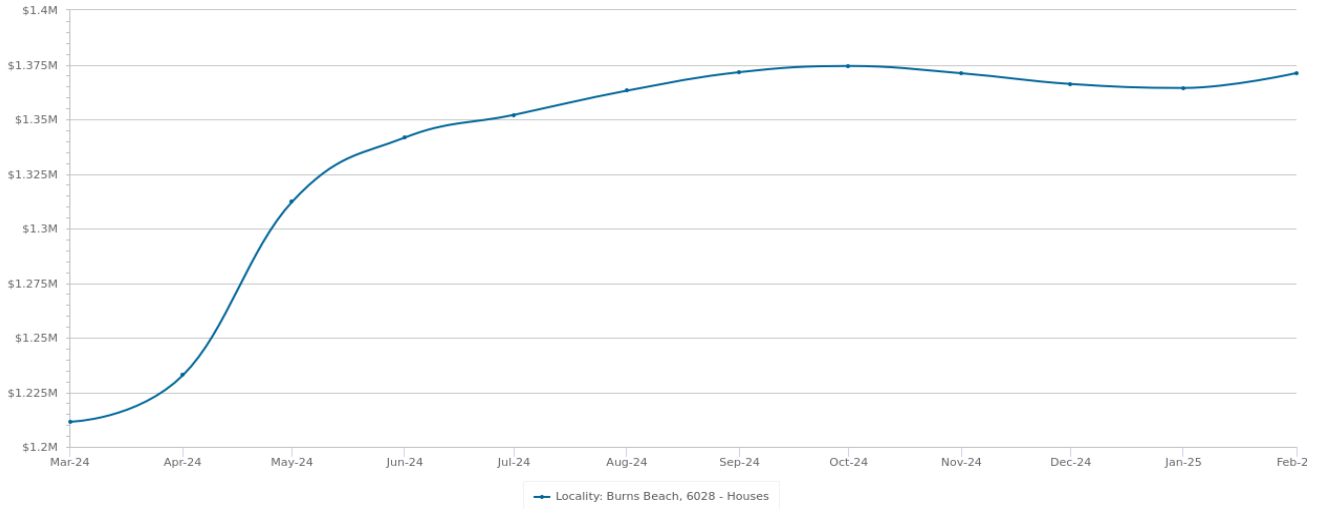
 4  2  2  558m²  284m²
 Year Built 2016 DOM 23
 Sold Date 27-Mar-25 Distance 0.72km
 First Listing CLOSING DATE SALE 25 March
 Last Listing UNDER CONTRACT

Notes from your agent

Comparable land area
 Comparable living area
 Earlier year of construction
 SOLD by Johann Dique JOY ABODE

Recent Market Trends

Median Value - 12 Months (House)

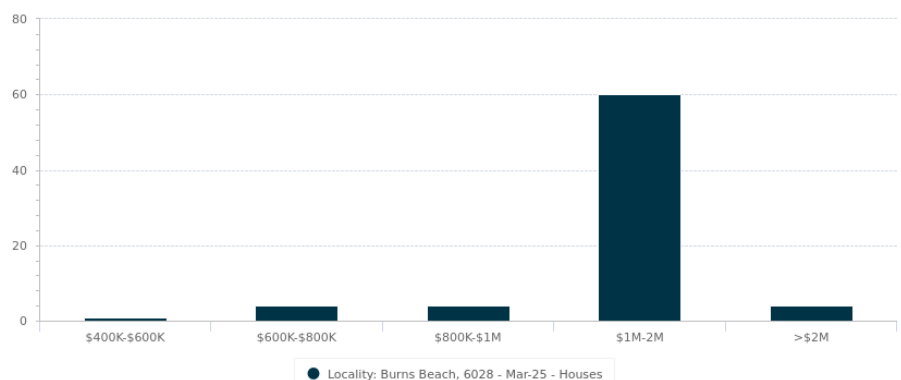


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Mar 2025	-	-	-	-	-	-
Feb 2025	6	\$1,371,173	0.5% ▲	10	19	\$1,115
Jan 2025	4	\$1,364,351	-0.1% ▼	10	12	\$1,105
Dec 2024	2	\$1,366,168	-0.4% ▼	9	13	\$1,140
Nov 2024	6	\$1,371,073	-0.2% ▼	9	23	\$1,100
Oct 2024	10	\$1,374,428	0.2% ▲	8	22	\$1,100
Sep 2024	9	\$1,371,609	0.6% ▲	9	21	\$1,100
Aug 2024	6	\$1,363,139	0.8% ▲	8	19	\$1,100
Jul 2024	5	\$1,352,052	0.8% ▲	9	14	\$1,100
Jun 2024	4	\$1,341,680	2.2% ▲	9	12	\$1,100
May 2024	6	\$1,312,326	6.4% ▲	10	16	\$1,100
Apr 2024	9	\$1,232,899	1.8% ▲	11	18	\$1,050

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	1
\$600K-\$800K	4
\$800K-\$1M	4
\$1M-\$2M	60
>\$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	73	\$1,382,018	5.3% ▲	12	92	\$1,200
2024	77	\$1,312,326	28.6% ▲	13	101	\$1,100
2023	67	\$1,020,086	1.4% ▲	10	94	\$865
2022	93	\$1,006,322	9.5% ▲	15	116	\$800
2021	96	\$919,434	16.3% ▲	36	134	\$700
2020	72	\$790,734	0.7% ▲	50	121	\$630
2019	58	\$785,462	-0.5% ▼	72	161	\$650
2018	68	\$789,462	-6.3% ▼	91	159	\$600
2017	48	\$842,641	-2.5% ▼	71	164	\$650
2016	47	\$863,812	2.0% ▲	67	162	\$650
2015	55	\$846,650	-5.3% ▼	66	150	\$725
2014	66	\$893,647	-0.2% ▼	71	156	\$780
2013	58	\$895,659	14.1% ▲	49	146	\$825
2012	59	\$784,758	15.9% ▲	60	121	\$750
2011	34	\$676,812	-5.2% ▼	93	94	\$775
2010	75	\$714,309	15.3% ▲	44	91	\$662
2009	40	\$619,376	0.7% ▲	131	91	\$547
2008	42	\$614,799	-4.5% ▼	-	41	-
2007	46	\$643,843	30.4% ▲	-	18	-
2006	46	\$493,855	26.4% ▲	-	10	-

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