



## 40 KIANGA CRESCENT 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.

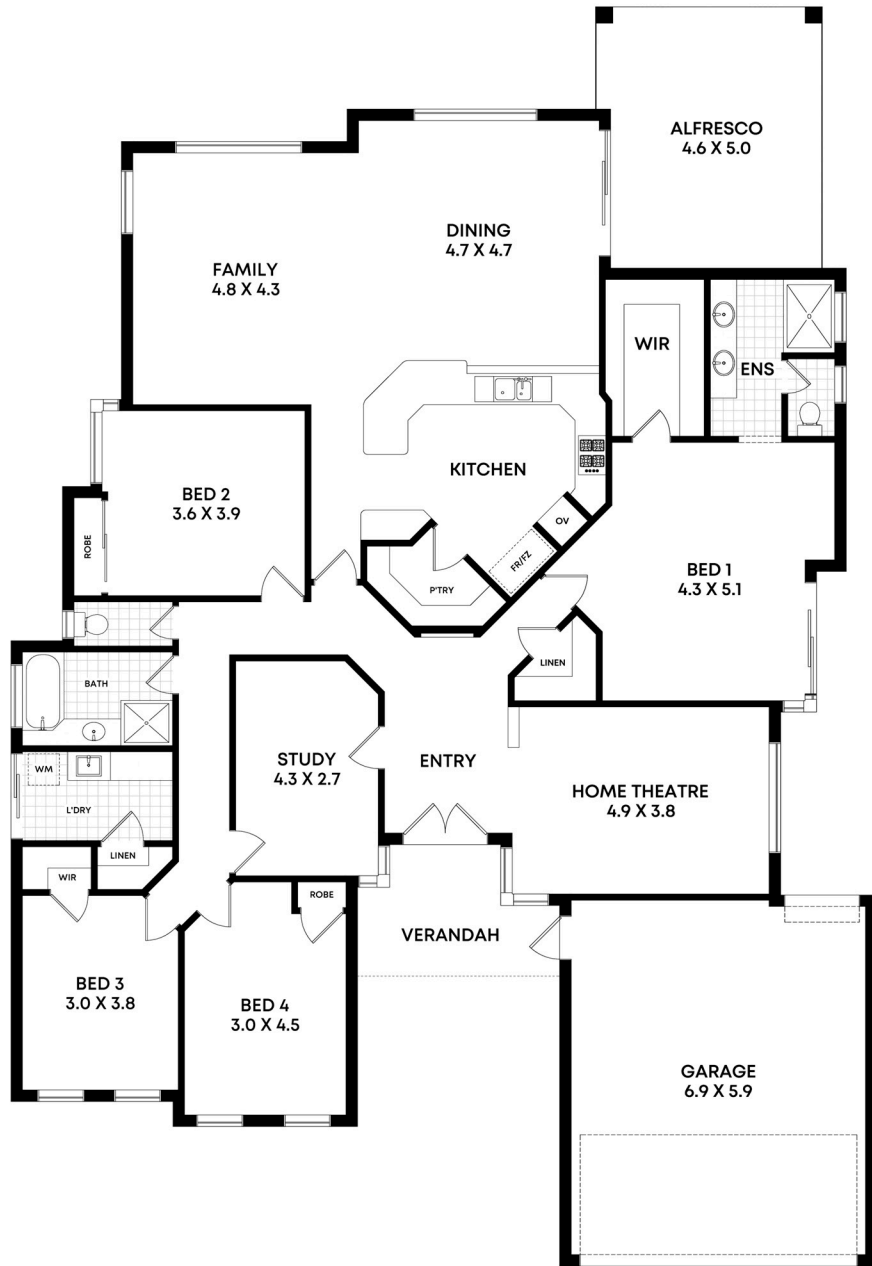
## **When will I know if my offer has been accepted?**

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.



## 40 Kianga Crescent, Floor Plan


Internal 231.2m<sup>2</sup> | Garage 3.54m<sup>2</sup> | Verandah 8.1m<sup>2</sup> | Alfresco 21.3m<sup>2</sup>  
 Total 304.1m<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

# Comparable Sales

1 32 WATCOMBE AVENUE BURNS BEACH WA 6028 **Sold** **\$1,625,000**



4	2	2	578m <sup>2</sup>	225m <sup>2</sup>
Year Built	2011	DOM	29	
Sold Date	03-Mar-25	Distance	0.29km	
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  
 Renovated  
 Below ground pool  
 Sold by Johann Dique JOY ABODE [25]

2 43 HORSESHOE ROAD BURNS BEACH WA 6028 **Sold** **\$1,580,000**



4	2	2	500m <sup>2</sup>	226m <sup>2</sup>
Year Built	2025	DOM	36	
Sold Date	01-Apr-25	Distance	1.52km	
First Listing	From \$1,550,000			
Last Listing	UNDER CONTRACT			

### Notes from your agent

Smaller land area  
 Comparable living area  
 Earlier year of construction  
 Below ground pool  
 Sold by Johann Dique JOY ABODE [25]

3 30 QUARRAM CRESCENT BURNS BEACH WA 6028 **Sold** <sup>RS</sup> **\$1,435,000**



4	2	2	553m <sup>2</sup>	229m <sup>2</sup>
Year Built	2011	DOM	41	
Sold Date	10-May-25	Distance	0.3km	
First Listing	ALL OFFERS BY 20th MAY			
Last Listing	UNDER CONTRACT			






### Notes from your agent

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

# Comparable Sales

4 10 KEWARRA AVENUE BURNS BEACH WA 6028 **Sold** **\$1,420,000**








 4  3  3  487m<sup>2</sup>  201m<sup>2</sup>  
 Year Built 2018 DOM 86  
 Sold Date 12-Feb-25 Distance 1.01km  
 First Listing From \$1.45m  
 Last Listing -\*

### Notes from your agent

Smaller land area  
 Smaller living area  
 Earlier construction year  
 SOLD [25]

5 33 BURLEIGH DRIVE BURNS BEACH WA 6028 **Sold** <sup>RS</sup> **\$1,400,000**








 4  3  2  560m<sup>2</sup>  197m<sup>2</sup>  
 Year Built 2013 DOM 64  
 Sold Date 16-Apr-25 Distance 0.76km  
 First Listing From \$1.4m  
 Last Listing -\*

### Notes from your agent

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

6 16 MCINTYRE AVENUE BURNS BEACH WA 6028 **Sold** **\$1,348,000**



 4  2  2  480m<sup>2</sup>  215m<sup>2</sup>  
 Year Built 2017 DOM 89  
 Sold Date 06-Apr-25 Distance 0.7km  
 First Listing ALL OFFERS BY 1st APRIL  
 Last Listing SOLD!

### Notes from your agent






Smaller land area  
 Comparable living area  
 Earlier year of construction  
 Below-ground pool  
 SOLD [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 47 MCINTYRE AVENUE BURNS BEACH WA 6028 **Sold** **\$1,330,000**








 4  2  2  528m<sup>2</sup>  210m<sup>2</sup>  
 Year Built 2013 DOM 88  
 Sold Date 23-Aug-24 Distance 0.62km  
 First Listing OFFERS  
 Last Listing Sold

### Notes from your agent

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

8 9 CASPERSEN WAY BURNS BEACH WA 6028 **Sold** **\$1,312,500**

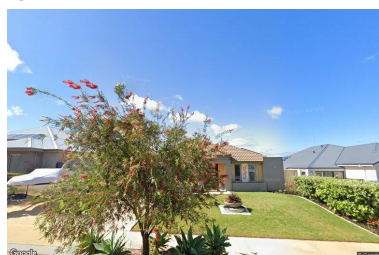







 4  2  2  576m<sup>2</sup>  226m<sup>2</sup>  
 Year Built 2012 DOM 8  
 Sold Date 09-Jul-24 Distance 0.74km  
 First Listing Market Preview  
 Last Listing Market Preview

### Notes from your agent

Comparable land area  
 Comparable living area  
 Earlier year of construction  
 SOLD [24]

9 94 GRAND OCEAN ENTRANCE BURNS BEACH WA 6028 **Sold** **\$1,220,000**




 4  2  2  581m<sup>2</sup>  220m<sup>2</sup>  
 Year Built 2011 DOM 29  
 Sold Date 02-Sep-24 Distance 0.38km  
 First Listing From \$1,200,000  
 Last Listing From \$1,200,000






### Notes from your agent

Comparable land area  
 Comparable living area  
 Earlier year of construction  
 SOLD [24]

# Comparable Sales

**10** 46 MATTINGLEYS APPROACH BURNS BEACH WA 6028 **Sold** **\$1,215,000**








 4	 2	 2	 574m <sup>2</sup>	 249m <sup>2</sup>
Year Built	2010	DOM	66	
Sold Date	26-Jun-24	Distance	0.55km	
First Listing	Expressions of interest			
Last Listing	Expressions of interest			

### Notes from your agent

Comparable land area  
 Comparable living area  
 Comparable year of construction  
 SOLD [24]

**11** 29 BURLEIGH DRIVE BURNS BEACH WA 6028 **Sold** **\$1,210,000**

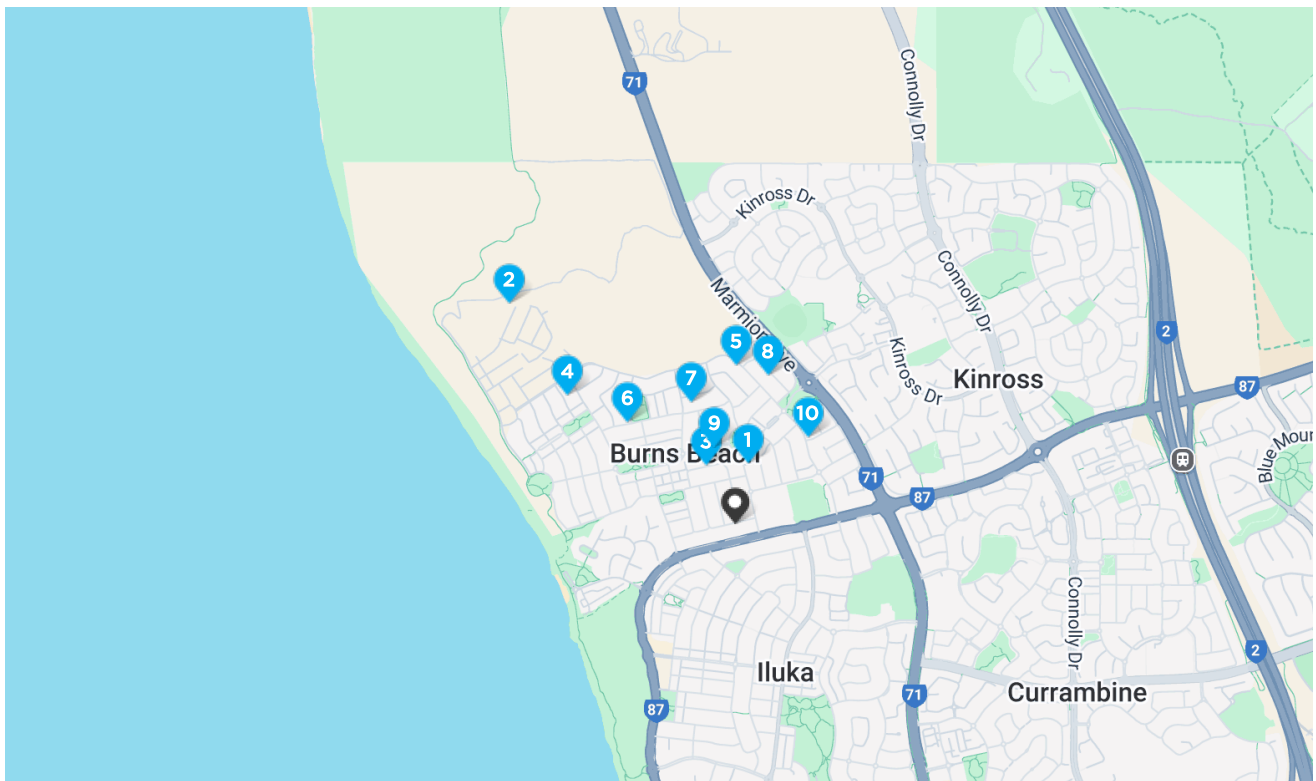





 4	 2	 2	 560m <sup>2</sup>	 233m <sup>2</sup>
Year Built	2014	DOM	69	
Sold Date	11-Dec-24	Distance	0.74km	
First Listing	Offers over \$1.195m			
Last Listing	Sold			

### Notes from your agent

Comparable land area  
 Comparable living area  
 Earlier year of construction  
 SOLD [24]

# Comparables Map: Sales

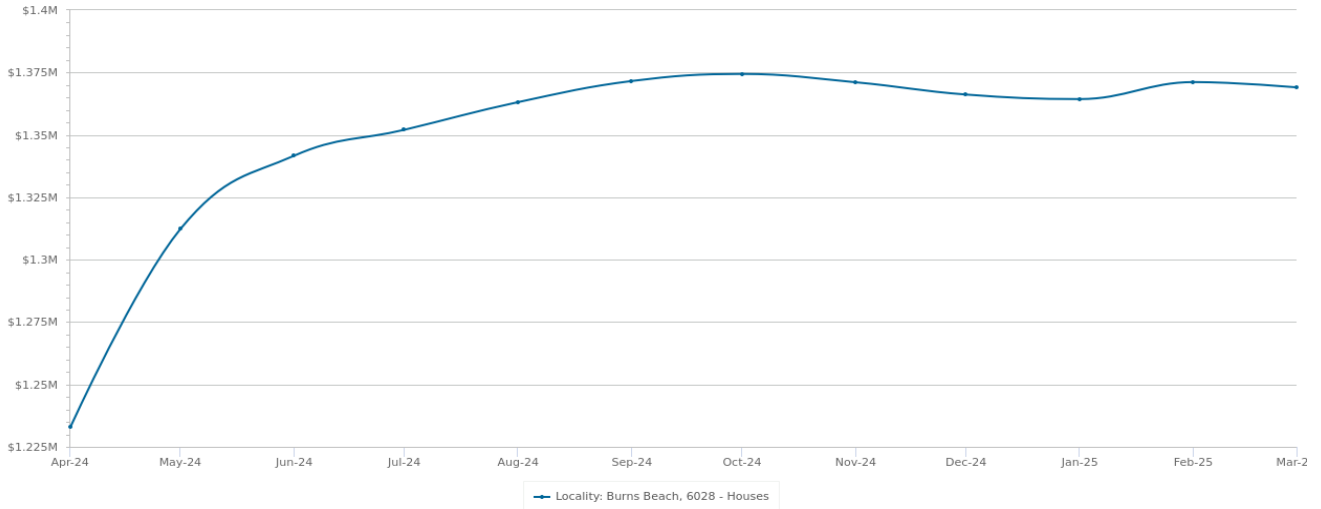


				
1 32 WATCOMBE AVENUE BURNS BEACH WA 6028	4	2	2	\$1,625,000
2 43 HORSESHOE ROAD BURNS BEACH WA 6028	4	2	2	\$1,580,000
3 30 QUARRAM CRESCENT BURNS BEACH WA 6028	4	2	2	\$1,435,000
4 10 KEWARRA AVENUE BURNS BEACH WA 6028	4	3	3	\$1,420,000
5 33 BURLEIGH DRIVE BURNS BEACH WA 6028	4	3	2	\$1,400,000
6 16 MCINTYRE AVENUE BURNS BEACH WA 6028	4	2	2	\$1,348,000
7 47 MCINTYRE AVENUE BURNS BEACH WA 6028	4	2	2	\$1,330,000
8 9 CASPERSEN WAY BURNS BEACH WA 6028	4	2	2	\$1,312,500
9 94 GRAND OCEAN ENTRANCE BURNS BEACH WA 6028	4	2	2	\$1,220,000
10 46 MATTINGLEYS APPROACH BURNS BEACH WA 6028	4	2	2	\$1,215,000

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

# Recent Market Trends

Median Value - 12 Months (House)

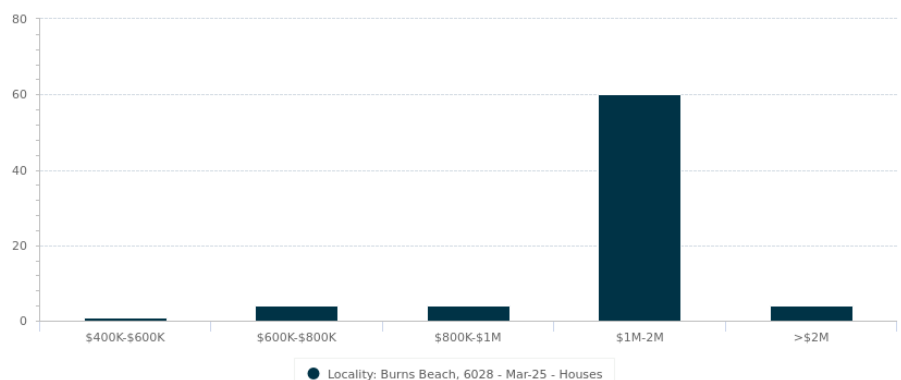


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Mar 2025	6	\$1,369,059	-0.2% ▼	12	23	\$1,190
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	-

## Disclaimer

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