



19 WATTLEBIRD LOOP JOONDALUP WA 6027



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?

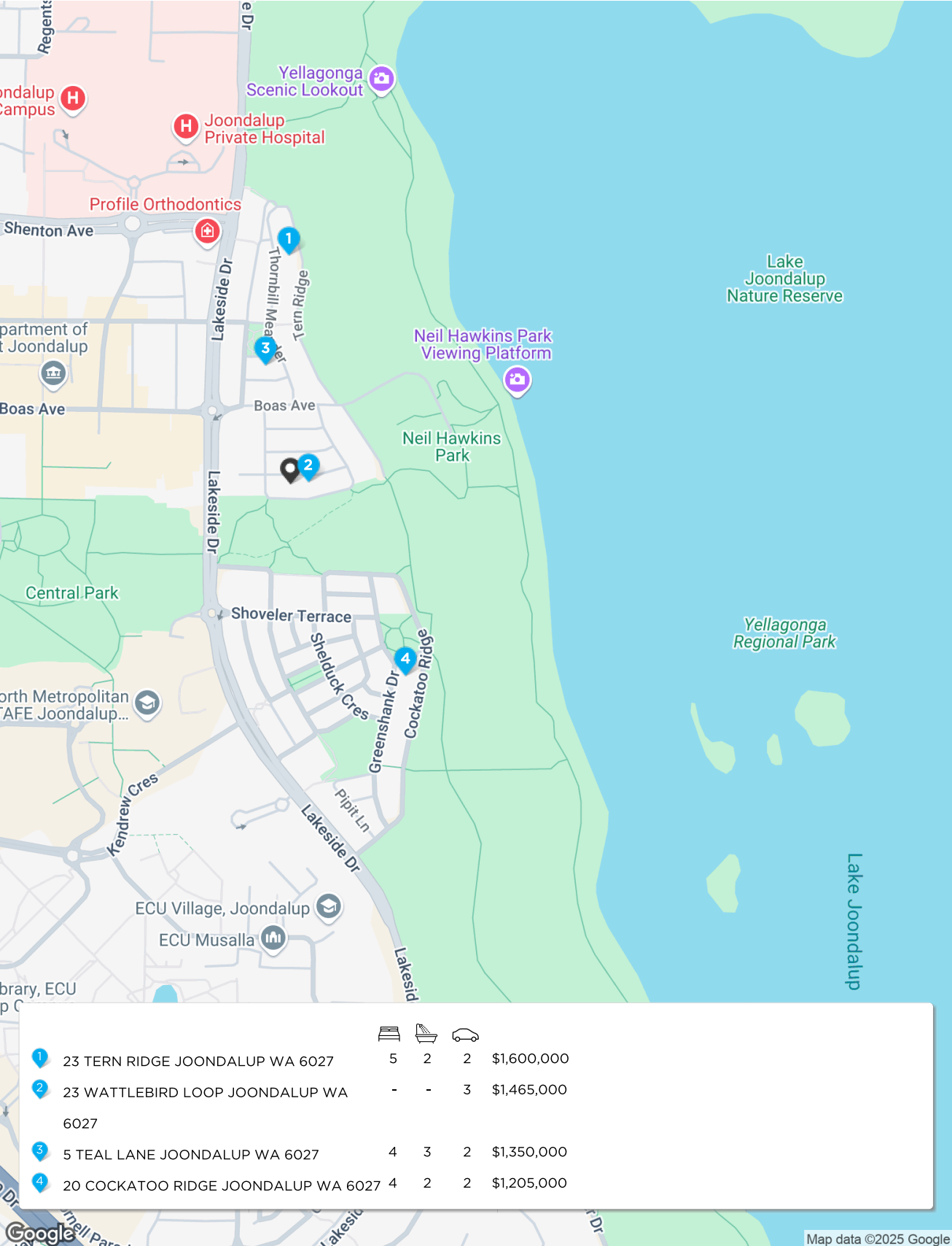
After all offers have been presented to seller the agent will respond to the successful buyer first and the successor buyers thereafter.

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.

Comparables Map: Sales



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

Comparable Sales

1 23 TERN RIDGE JOONDALUP WA 6027

Sold Price

\$1,600,000

5 2 2 825m² 381m²

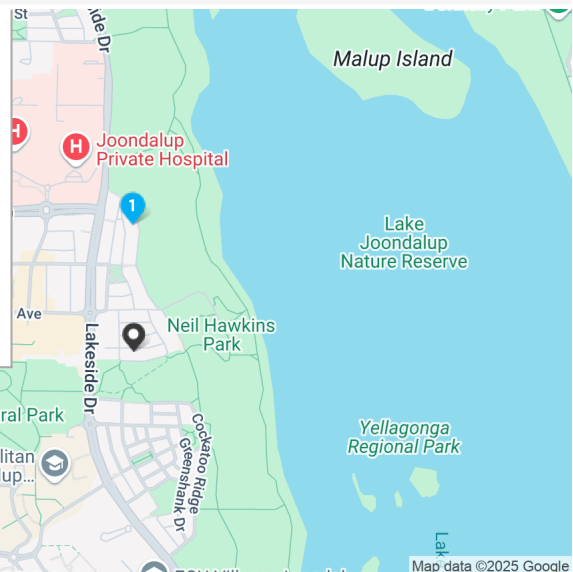


Notes from your agent

Larger land area
Larger living area
Older year of construction
Modernised

Property Insights

Sold Date	28-Sep-24	Distance	0.38km
DOM	16 days	Year Built	1999
First Listing	From \$1,550,000		
Last Listing	UNDER CONTRACT		



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

2 23 WATTLEBIRD LOOP JOONDALUP WA 6027

Sold Price

RS **\$1,465,000**

 3  464m²  337m²

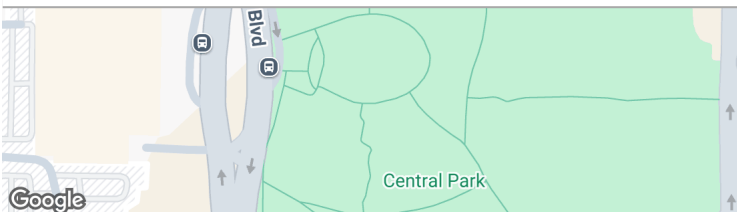
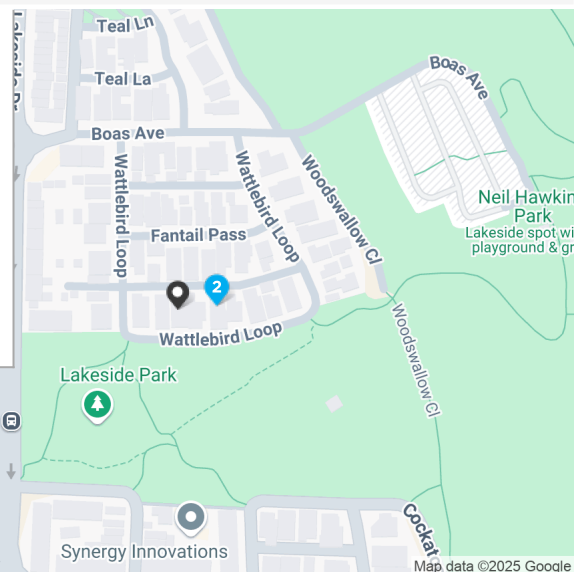


Notes from your agent

Comparable land area
 Comparable living area
 Earlier year of construction
 Studio

Property Insights

Sold Date	07-Jan-25	Distance	0.03km
DOM	93 days	Year Built	2006
First Listing	New To Market		
Last Listing	Sold by Pat & Larry		



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

3 5 TEAL LANE JOONDALUP WA 6027

Sold Price

\$1,350,000

4 3 2 450m² 292m²

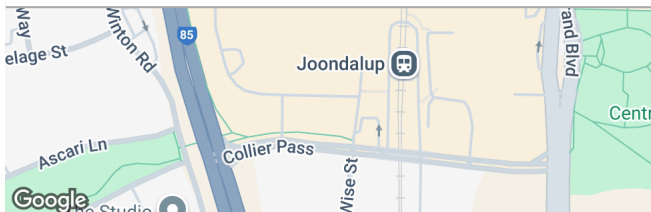
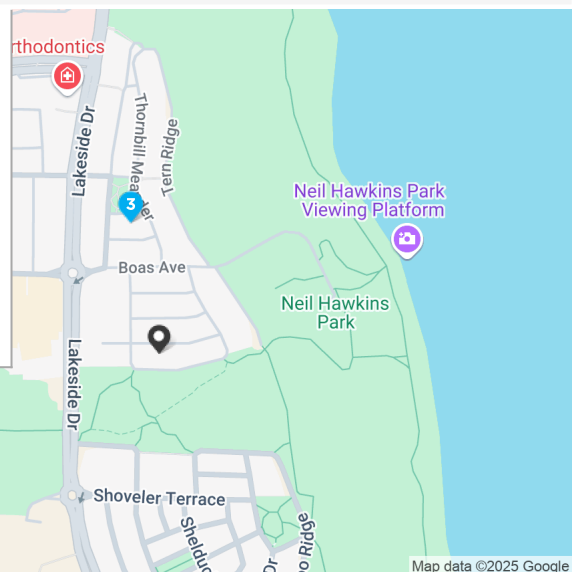


Notes from your agent

Comparable land area
Smaller living area
Comparable year of construction

Property Insights

Sold Date	07-Apr-24	Distance	0.2km
DOM	7 days	Year Built	2001
First Listing			
Offers from	\$1,285,000		
Last Listing	UNDER OFFER		








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Comparable Sales

4 20 COCKATOO RIDGE JOONDALUP WA 6027

Sold **\$1,205,000**



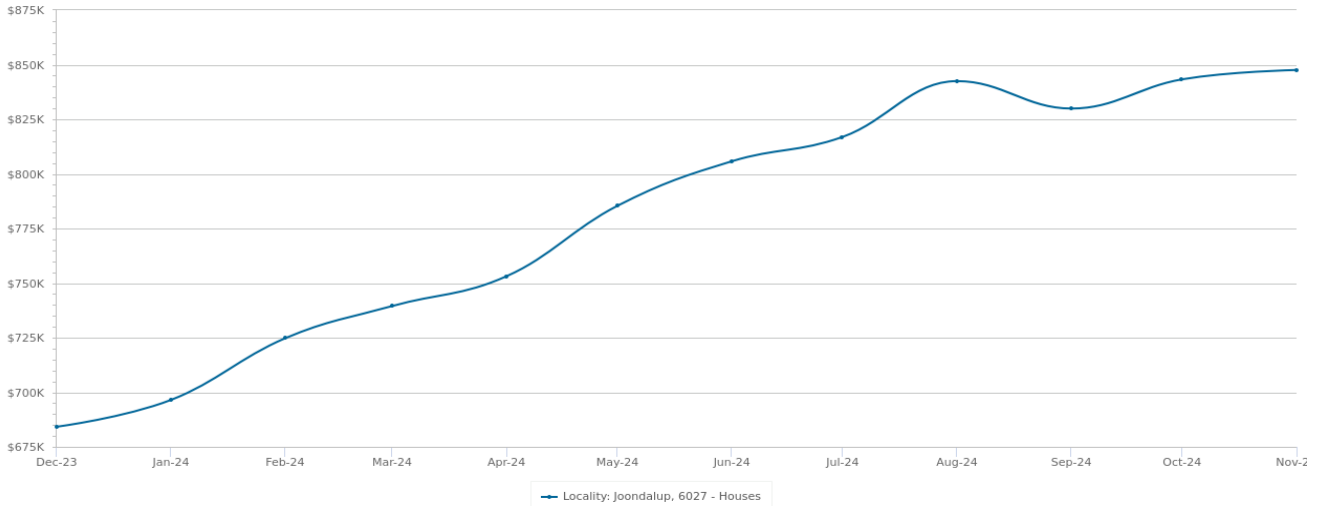
 4  2  2  634m²  245m²
 Year Built 2003 DOM 50
 Sold Date 22-Feb-24 Distance 0.38km
 First Listing Expressions of Interest \$950,000 to \$1,200,000
 Last Listing Sold

Notes from your agent

Larger land area
 Smaller living area
 Comparable year of construction

Recent Market Trends

Median Value - 12 Months (House)

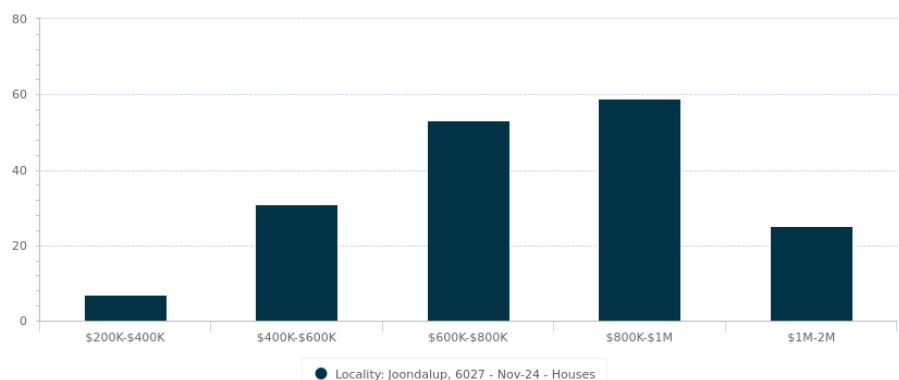


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Nov 2024	12	\$847,586	0.5% ▲	8	34	\$650
Oct 2024	19	\$843,306	1.6% ▲	8	31	\$650
Sep 2024	13	\$829,928	-1.5% ▼	9	26	\$650
Aug 2024	14	\$842,487	3.1% ▲	8	20	\$650
Jul 2024	15	\$816,944	1.4% ▲	8	24	\$620
Jun 2024	8	\$805,805	2.6% ▲	8	22	\$620
May 2024	17	\$785,427	4.3% ▲	9	26	\$610
Apr 2024	20	\$753,200	1.8% ▲	9	23	\$600
Mar 2024	15	\$739,519	2.0% ▲	11	24	\$595
Feb 2024	15	\$724,793	4.1% ▲	10	25	\$580
Jan 2024	16	\$696,511	1.8% ▲	11	25	\$580
Dec 2023	11	\$684,203	1.6% ▲	11	20	\$577

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
\$200K-\$400K	7
\$400K-\$600K	31
\$600K-\$800K	53
\$800K-\$1M	59
\$1M-\$2M	25
>2M	0



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	-	\$843,817	21.1% ▲	-	132	\$650
2024	175	\$696,511	17.7% ▲	8	123	\$580
2023	166	\$591,981	0.8% ▲	13	136	\$500
2022	171	\$587,443	11.4% ▲	15	144	\$430
2021	145	\$527,317	10.1% ▲	13	115	\$380
2020	112	\$478,810	0.1% ▲	38	135	\$362
2019	73	\$478,468	-8.4% ▼	56	144	\$360
2018	98	\$522,595	-2.1% ▼	45	154	\$370
2017	80	\$534,017	-3.9% ▼	45	140	\$390
2016	94	\$555,820	-1.9% ▼	38	133	\$437
2015	89	\$566,357	-2.5% ▼	30	130	\$460
2014	121	\$580,670	11.7% ▲	18	130	\$480
2013	126	\$519,641	6.3% ▲	18	171	\$460
2012	152	\$488,964	-3.9% ▼	33	163	\$410
2011	114	\$508,795	-1.0% ▼	65	157	\$400
2010	125	\$513,730	11.1% ▲	52	171	\$380
2009	146	\$462,290	-9.4% ▼	37	196	\$360
2008	118	\$510,343	1.7% ▲	70	203	\$320
2007	164	\$501,624	31.7% ▲	48	178	\$280
2006	177	\$381,024	22.7% ▲	17	227	\$250

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