



1 WHITEHAVEN AVENUE BURNS BEACH WA 6028

Prepared on 1st February 2025



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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.

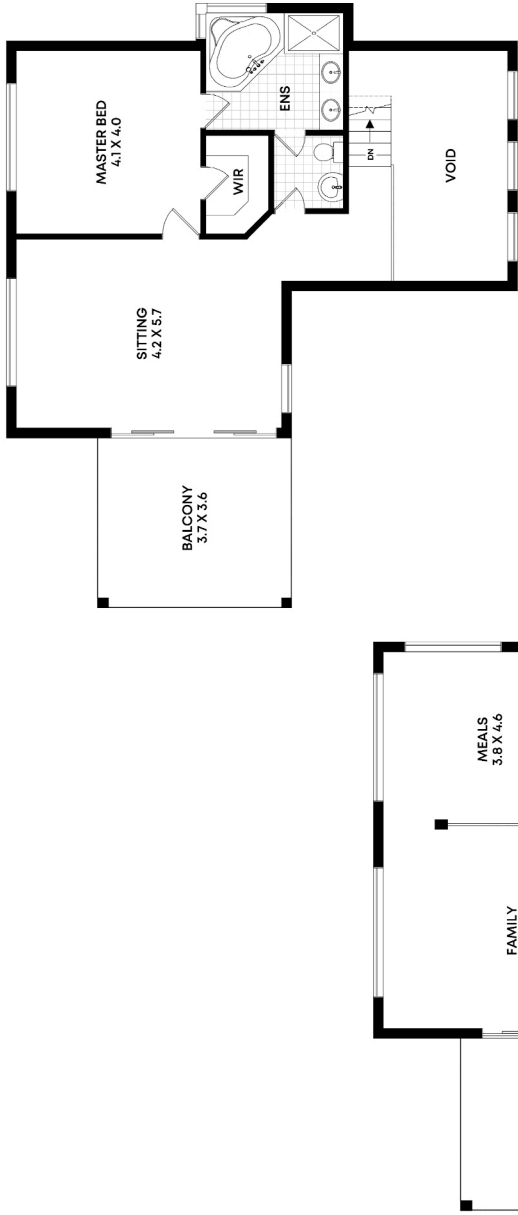
When will I know if my offer has been accepted?

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.

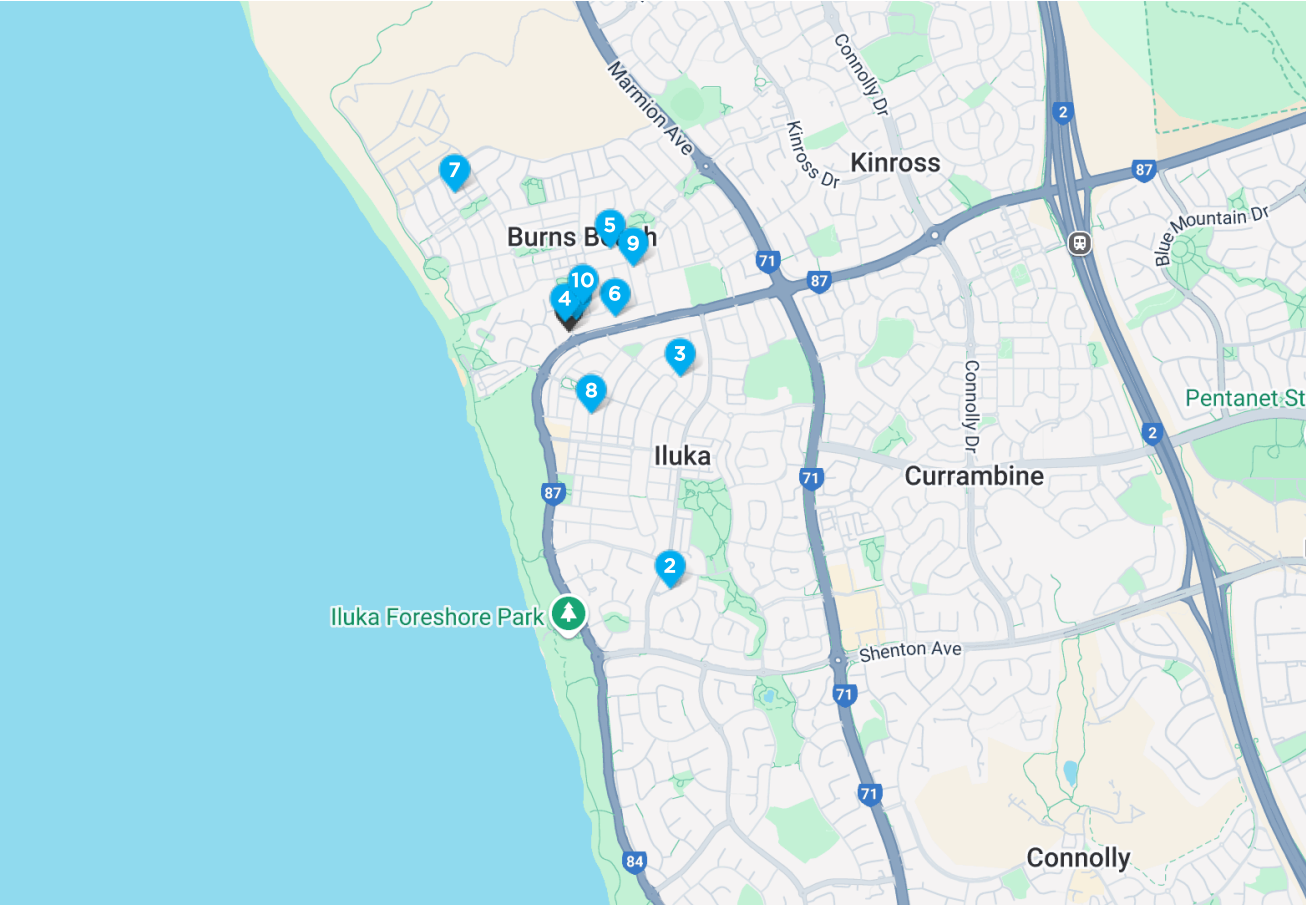





1 Whitehaven Avenue, Burns Beach

Internal 275.3m² | Garage 47.0m² | Porch 6.6m² | Alfresco 12.2m² | Balcony 13.3m²
 Total 354.4m²

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 6 WHITEHAVEN AVENUE BURNS BEACH WA 6028 | 5 | 2 | 2 | \$1,720,000 |
| 2 10 TEMPLE MEWS ILUKA WA 6028 | 5 | 3 | 2 | \$1,709,000 |
| 3 34 ACHILLES LOOP ILUKA WA 6028 | 4 | 2 | 2 | \$1,700,000 |
| 4 5 WHITEHAVEN AVENUE BURNS BEACH WA 6028 | 4 | 2 | 2 | \$1,685,844 |
| 5 34 QUARRAM CRESCENT BURNS BEACH WA 6028 | 4 | 2 | 2 | \$1,650,000 |
| 6 516 BURNS BEACH ROAD BURNS BEACH WA 6028 | 4 | 2 | 2 | \$1,630,000 |
| 7 6 TELOWIE AVENUE BURNS BEACH WA 6028 | 4 | 2 | 2 | \$1,575,000 |
| 8 37 FONTELINA PARADE ILUKA WA 6028 | 4 | 2 | 2 | \$1,565,000 |
| 9 16 SPITFIRE AVENUE BURNS BEACH WA 6028 | 4 | 2 | 3 | \$1,556,000 |
| 10 9 BURRILL TURN BURNS BEACH WA 6028 | 4 | 2 | 2 | \$1,460,000 |

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

Comparable Sales

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




🏠 5 🚿 2 🚗 2 📏 600m² 📏 339m²
 Year Built 2006 DOM 63
 Sold Date 05-May-24 Distance 0.06km
 First Listing CLOSING DATE SALE 14 MAY
 Last Listing UNDER CONTRACT

Notes from your agent

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

2 10 TEMPLE MEWS ILUKA WA 6028 **Sold** \$1,709,000



🏠 5 🚿 3 🚗 2 📏 692m² 📏 320m²
 Year Built 1996 DOM 18
 Sold Date 13-Aug-24 Distance 1.35km
 First Listing All Offers Presented by 13/08/2024
 Last Listing UNDER OFFER!

Notes from your agent

Larger land area
 Larger living area
 Older year of construction
 Below ground pool

3 34 ACHILLES LOOP ILUKA WA 6028 **Sold** \$1,700,000



🏠 4 🚿 2 🚗 2 📏 602m² 📏 256m²
 Year Built 2009 DOM 58
 Sold Date 21-Aug-24 Distance 0.59km
 First Listing MARKET PREVIEW
 Last Listing UNDER CONTRACT






Notes from your agent

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

Comparable Sales

4 5 WHITEHAVEN AVENUE BURNS BEACH WA 6028 **Sold** **\$1,685,844**

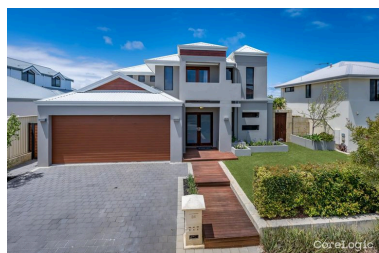







 4  2  2  576m²  238m²
 Year Built 2021 DOM 42
 Sold Date 24-Sep-23 Distance 0.04km
 First Listing CLOSING DATE SALE 25 SEP
 Last Listing UNDER CONTRACT

Notes from your agent

Comparable land area
 Smaller living area
 Earlier year of construction
 Below ground pool
 SOLD by Johann Dique JOY ABODE [23]

5 34 QUARRAM CRESCENT BURNS BEACH WA 6028 **Sold** **\$1,650,000**








 4  2  2  553m²  244m²
 Year Built 2008 DOM 3
 Sold Date 25-Nov-24 Distance 0.45km
 First Listing ALL OFFERS BY TUES 10TH DECEMBER
 Last Listing UNDER OFFER !!

Notes from your agent

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

6 516 BURNS BEACH ROAD BURNS BEACH WA 6028 **Sold** ^{RS} **\$1,630,000**



 4  2  2  641m²  300m²
 Year Built 2007 DOM 69
 Sold Date 17-Dec-24 Distance 0.24km
 First Listing ALL OFFERS BY 10th DECEMBER
 Last Listing SOLD!

Notes from your agent

Larger land area
 Larger living area
 Comparable 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 6 TELOWIE AVENUE BURNS BEACH WA 6028 **Sold** **\$1,575,000**




🏠 4 🛏 2 🚗 2 📏 489m² 📐 202m²
 Year Built 2018 DOM 17
 Sold Date 14-Jun-24 Distance 0.86km
 First Listing All offers by 17th June
 Last Listing All offers by 17th June

Notes from your agent

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

8 37 FONTELINA PARADE ILUKA WA 6028 **Sold** **\$1,565,000**




🏠 4 🛏 2 🚗 2 📏 574m² 📐 328m²
 Year Built 2013 DOM 3
 Sold Date 13-Oct-24 Distance 0.42km
 First Listing ALL OFFERS BY MON 28TH OCTOBER
 Last Listing UNDER OFFER !!

Notes from your agent

Comparable land area
 Larger living area
 Earlier year of construction

9 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 0.44km
 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

Comparable Sales

10 9 BURRILL TURN BURNS BEACH WA 6028 **Sold** **\$1,460,000**



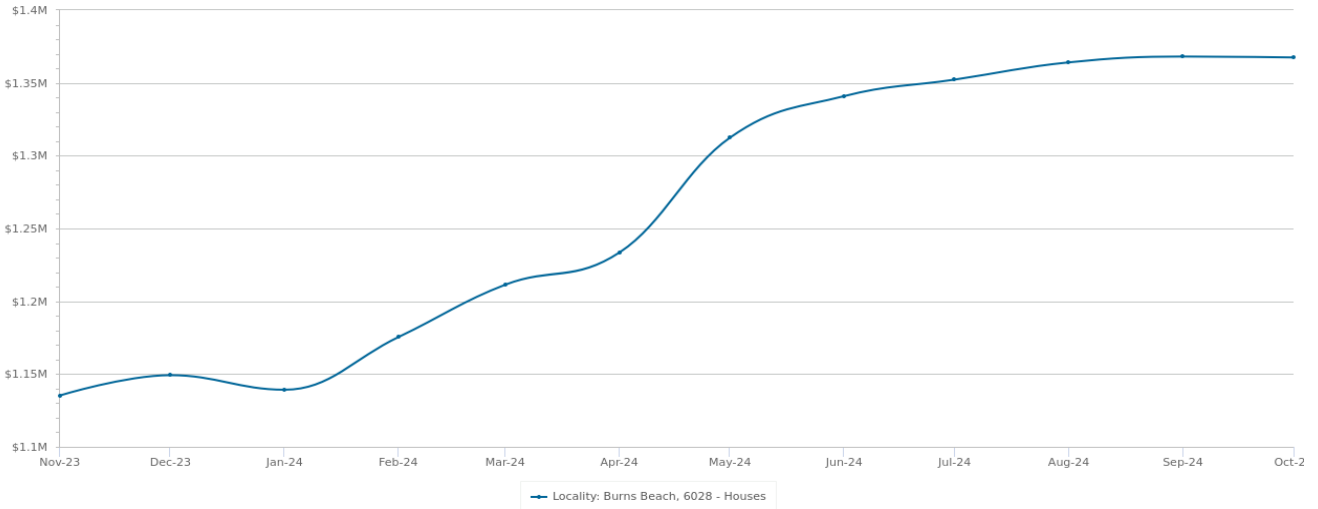
4  2  2  2  600m²  256m²
 Year Built 2009 DOM 39
 Sold Date 14-Apr-24 Distance 0.15km
 First Listing CLOSING DATE SALE 30 April
 Last Listing UNDER CONTRACT

Notes from your agent

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

Recent Market Trends

Median Value - 12 Months (House)

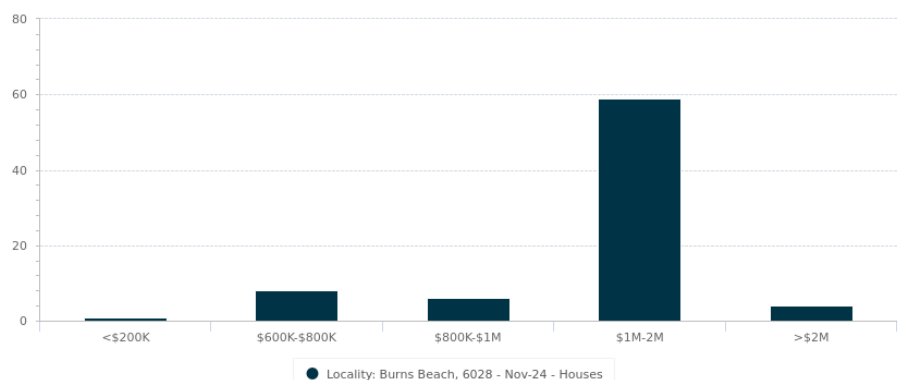


Statistics are calculated at the end of the displayed month

| PERIOD | PROPERTIES SOLD | MEDIAN VALUE | GROWTH | DAYS ON MARKET | LISTINGS | ASKING RENT |
|----------|-----------------|--------------|---------|----------------|----------|-------------|
| Nov 2024 | - | - | - | - | - | - |
| Oct 2024 | 10 | \$1,367,492 | -0.0% | 9 | 21 | \$1,100 |
| Sep 2024 | 11 | \$1,368,121 | 0.3% ▲ | 9 | 20 | \$1,100 |
| Aug 2024 | 6 | \$1,364,115 | 0.9% ▲ | 8 | 18 | \$1,100 |
| Jul 2024 | 5 | \$1,352,281 | 0.8% ▲ | 9 | 14 | \$1,100 |
| Jun 2024 | 4 | \$1,340,946 | 2.2% ▲ | 9 | 12 | \$1,100 |
| May 2024 | 6 | \$1,312,484 | 6.4% ▲ | 10 | 16 | \$1,100 |
| Apr 2024 | 9 | \$1,233,615 | 1.8% ▲ | 11 | 18 | \$1,050 |
| Mar 2024 | 6 | \$1,211,448 | 3.1% ▲ | 13 | 10 | \$1,100 |
| Feb 2024 | 4 | \$1,175,519 | 3.2% ▲ | 13 | 9 | \$1,000 |
| Jan 2024 | 7 | \$1,139,230 | -0.9% ▼ | 13 | 12 | \$985 |
| Dec 2023 | 4 | \$1,149,239 | 1.2% ▲ | 13 | 12 | \$970 |

Sales by Price - 12 months (House)

| PRICE | NUMBER |
|---------------|--------|
| <\$200K | 1 |
| 200K-400K | 0 |
| 400K-600K | 0 |
| \$600K-\$800K | 8 |
| \$800K-\$1M | 6 |
| \$1M-\$2M | 59 |
| >\$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 | - | \$1,381,830 | 21.3% ▲ | - | 78 | \$1,150 |
| 2024 | 78 | \$1,139,230 | 14.0% ▲ | 9 | 94 | \$985 |
| 2023 | 80 | \$999,738 | 4.3% ▲ | 13 | 109 | \$850 |
| 2022 | 81 | \$958,453 | 10.8% ▲ | 12 | 118 | \$780 |
| 2021 | 89 | \$864,640 | 11.8% ▲ | 12 | 135 | \$680 |
| 2020 | 87 | \$773,433 | 2.1% ▲ | 38 | 122 | \$620 |
| 2019 | 62 | \$757,309 | -6.7% ▼ | 75 | 171 | \$650 |
| 2018 | 72 | \$811,356 | -3.3% ▼ | 79 | 156 | \$640 |
| 2017 | 52 | \$839,351 | -3.8% ▼ | 87 | 161 | \$625 |
| 2016 | 55 | \$872,724 | -0.1% ▼ | 62 | 165 | \$710 |
| 2015 | 50 | \$873,395 | -2.1% ▼ | 89 | 145 | \$750 |
| 2014 | 49 | \$892,165 | 6.8% ▲ | 56 | 155 | \$777 |
| 2013 | 74 | \$835,043 | 9.7% ▲ | 53 | 144 | \$800 |
| 2012 | 49 | \$761,123 | 6.3% ▲ | 56 | 102 | \$725 |
| 2011 | 52 | \$716,076 | -3.6% ▼ | 71 | 91 | \$700 |
| 2010 | 50 | \$742,936 | 29.5% ▲ | 88 | 77 | \$675 |
| 2009 | 71 | \$573,604 | -6.5% ▼ | 152 | 82 | - |
| 2008 | 28 | \$613,606 | -0.8% ▼ | - | 32 | - |
| 2007 | 48 | \$618,670 | 45.6% ▲ | - | 12 | - |
| 2006 | 43 | \$424,826 | 13.8% ▲ | - | 6 | - |

Disclaimer

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