

23 WATTLEBIRD LOOP JOONDALUP WA 6027

Prepared on 29th November 2024



Patrick Leclezio
CAPORN YOUNG ESTATE AGENTS PTY

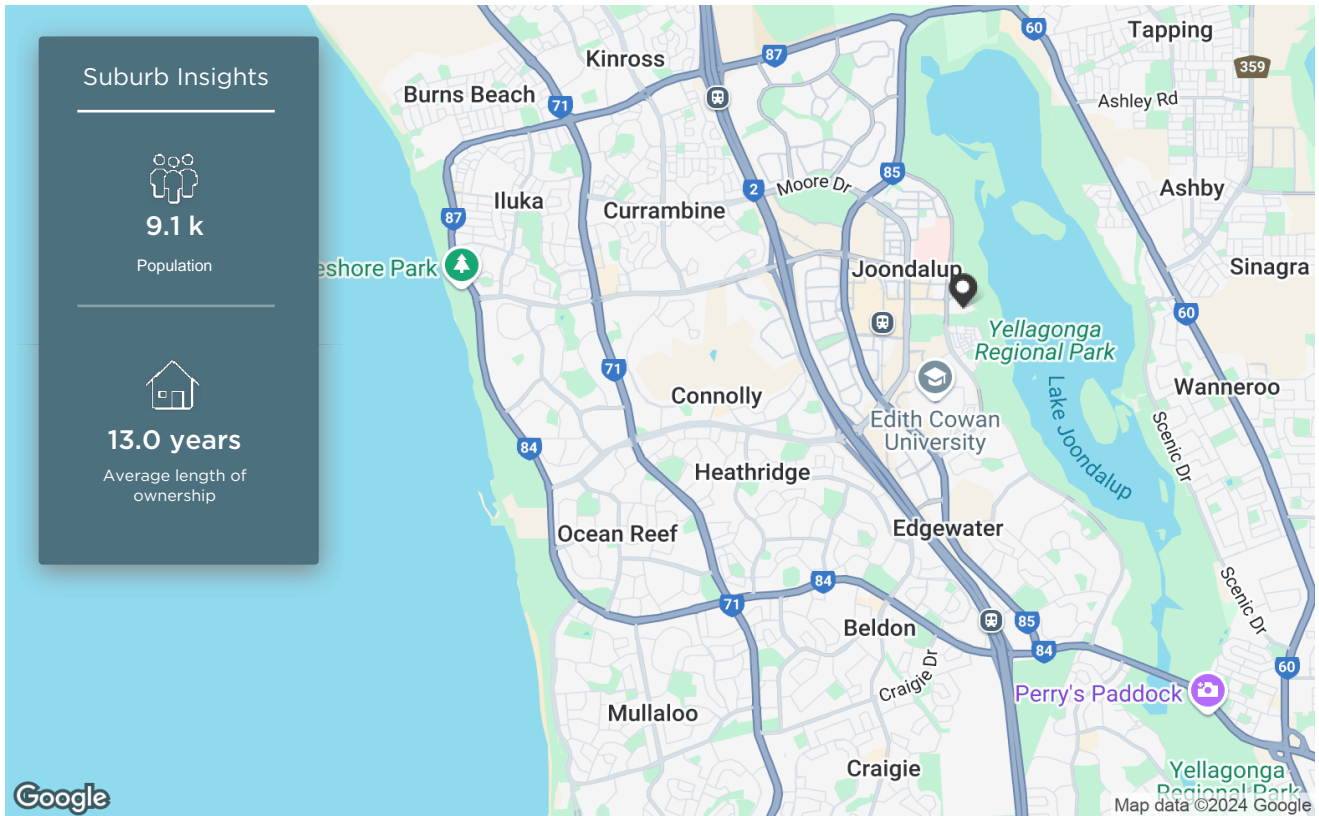
19-21 Queen Victoria St
FREMANTLE WA 6160

m: 0437600392

patrickl@cyproperty.com.au

Joondalup

Demographic

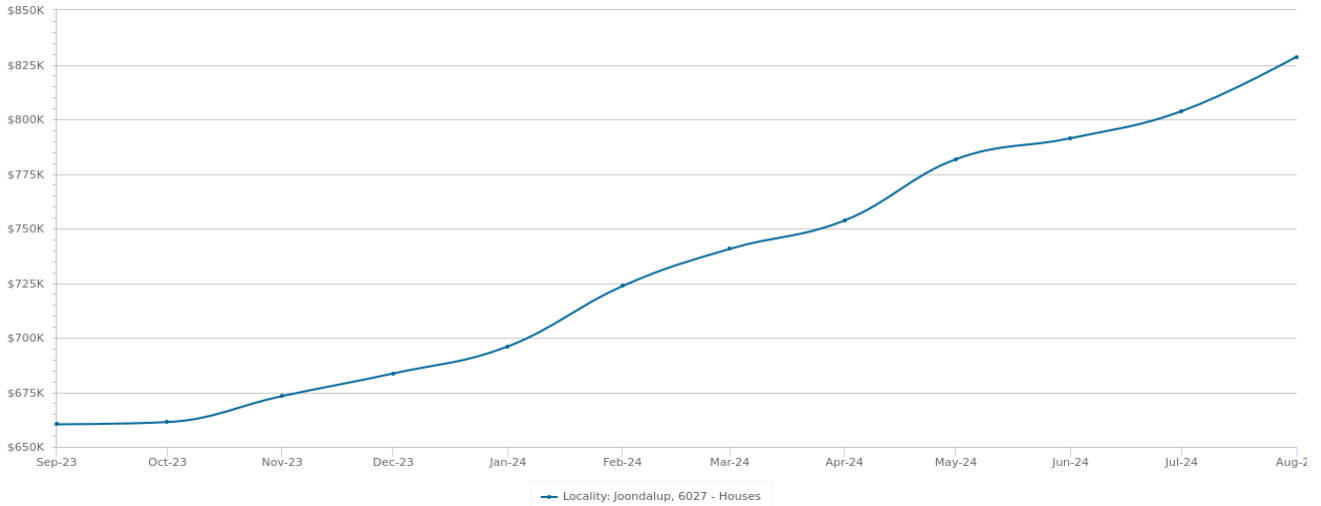


The size of Joondalup is approximately 10.6 square kilometres. It has 29 parks covering nearly 24.8% of total area. The population of Joondalup in 2011 was 9,197 people. By 2016 the population was 9,098 showing a population decline of 1.1% in the area during that time. The predominant age group in Joondalup is 20-29 years. Households in Joondalup are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Joondalup work in a professional occupation. In 2011, 54.4% of the homes in Joondalup were owner-occupied compared with 56% in 2016. Currently the median sales price of houses in the area is \$748,750.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	43.4	Owns Outright	20.6	0-15.6K	5.0	0-9	8.8
Couples with Children	38.8	Purchaser	35.4	15.6-33.8K	10.7	10-19	11.2
Single Parents	14.6	Renting	41.1	33.8-52K	11.5	20-29	22.4
Other	3.0	Other	0.4	52-78K	15.3	30-39	14.1
		Not Stated	2.3	78-130K	24.1	40-49	12.4
				130-182K	12.9	50-59	13.4
				182K+	9.9	60-69	9.5
						70-79	4.5
						80-89	2.7
						90-99	0.9

Recent Market Trends

Median Value - 12 Months (House)

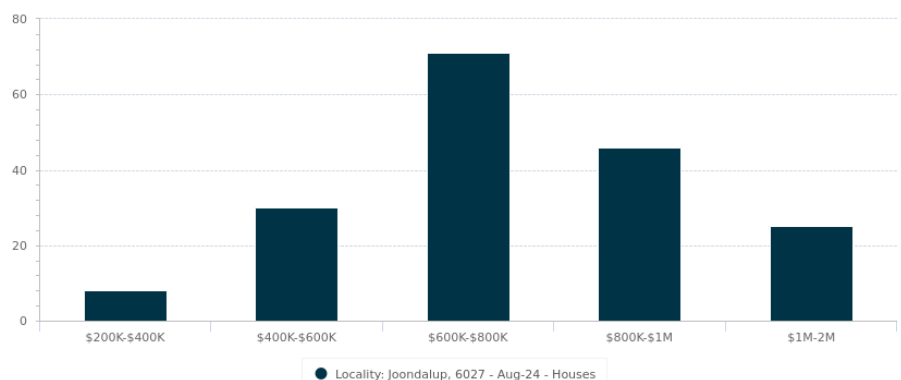


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Aug 2024	14	\$828,626	3.1% ▲	8	21	\$650
Jul 2024	15	\$803,737	1.6% ▲	8	25	\$620
Jun 2024	11	\$791,351	1.2% ▲	8	23	\$620
May 2024	18	\$781,749	3.7% ▲	9	26	\$615
Apr 2024	20	\$753,753	1.8% ▲	9	24	\$600
Mar 2024	15	\$740,716	2.3% ▲	10	24	\$600
Feb 2024	15	\$723,722	4.0% ▲	10	25	\$585
Jan 2024	16	\$696,057	1.8% ▲	11	25	\$580
Dec 2023	11	\$683,632	1.5% ▲	11	20	\$580
Nov 2023	12	\$673,298	1.8% ▲	13	30	\$570
Oct 2023	23	\$661,367	0.2% ▲	13	32	\$560
Sep 2023	10	\$660,333	3.9% ▲	14	25	\$560

Sales by Price - 12 months (House)

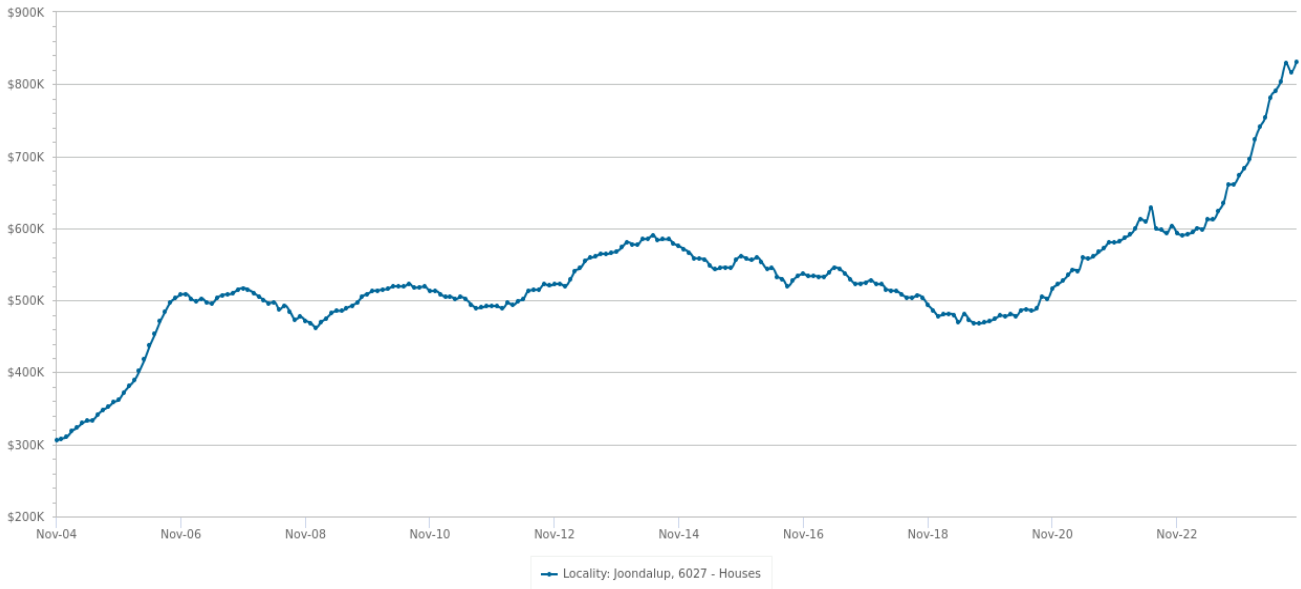
PRICE	NUMBER
<200K	0
\$200K-\$400K	8
\$400K-\$600K	30
\$600K-\$800K	71
\$800K-\$1M	46
\$1M-\$2M	25
>2M	0



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

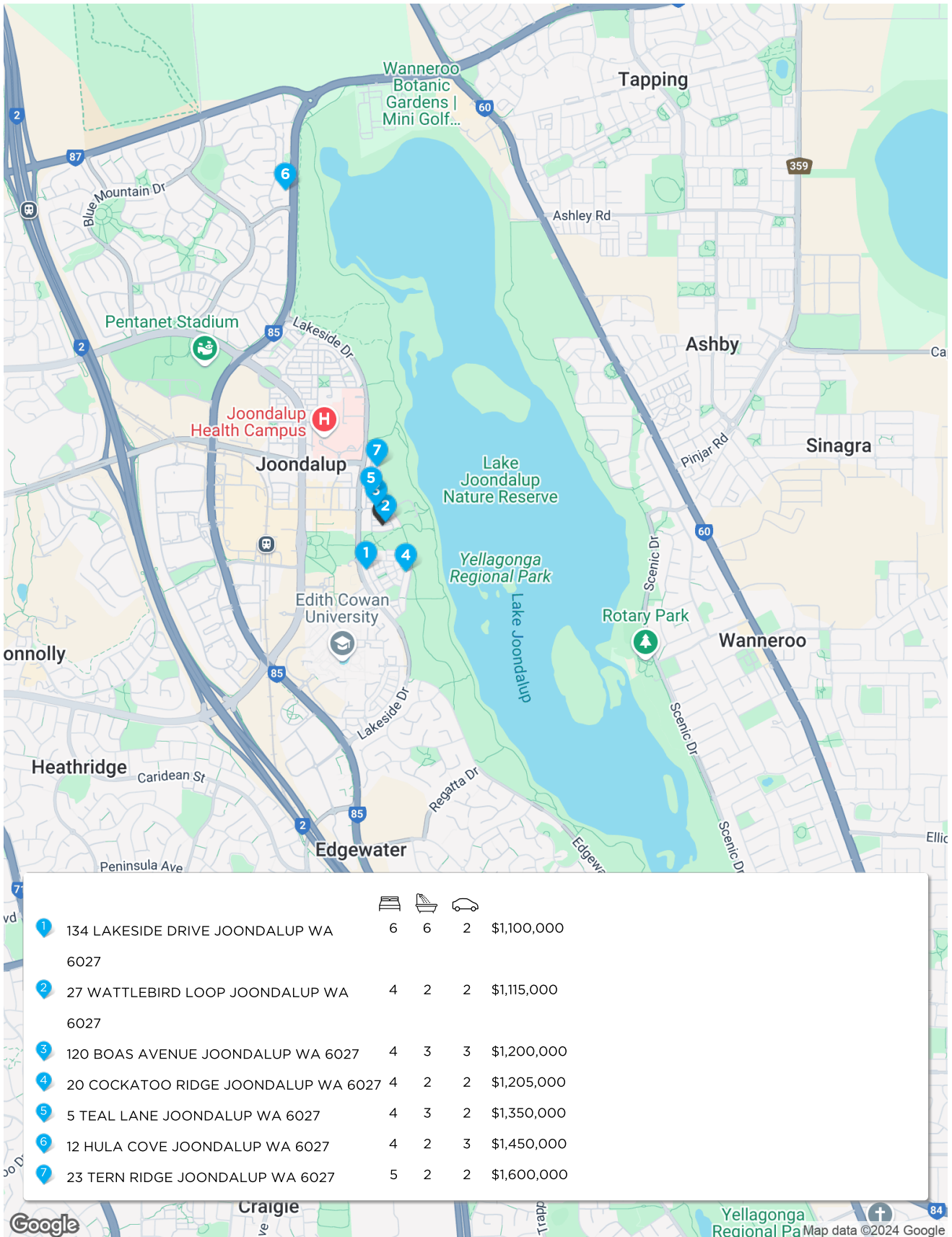
Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	180	\$831,242	25.7% ▲	8	136	\$650
2023	161	\$661,367	9.5% ▲	15	118	\$560
2022	165	\$603,750	4.0% ▲	14	145	\$500
2021	148	\$580,633	15.6% ▲	14	143	\$405
2020	95	\$502,447	7.0% ▲	62	118	\$380
2019	78	\$469,674	-6.7% ▼	51	137	\$360
2018	94	\$503,481	-3.8% ▼	41	162	\$360
2017	81	\$523,446	-2.0% ▼	40	150	\$370
2016	92	\$534,391	-3.9% ▼	39	136	\$400
2015	108	\$556,028	-3.9% ▼	25	133	\$450
2014	118	\$578,431	2.2% ▲	19	141	\$465
2013	130	\$566,204	8.8% ▲	19	145	\$497
2012	145	\$520,327	5.8% ▲	44	171	\$450
2011	102	\$491,949	-5.2% ▼	64	155	\$410
2010	137	\$519,068	2.6% ▲	39	170	\$400
2009	144	\$505,719	6.0% ▲	44	172	\$380
2008	134	\$477,130	-7.4% ▼	65	203	\$350
2007	148	\$515,072	2.4% ▲	41	191	\$300
2006	211	\$503,157	40.3% ▲	19	186	\$270
2005	212	\$358,567	18.8% ▲	40	215	\$230

Map: Comparable Sales



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

Comparable Sales

1 134 LAKESIDE DRIVE JOONDALUP WA 6027 **Sold** **\$1,100,000**



🛏️ 6 🚿 6 🚗 2 📏 365m² 📐 219m²
 Year Built 2004 DOM 14
 Sold Date 17-Jun-24 Distance 0.33km
 First Listing 1,100,000
 Last Listing 1,100,000

Notes from your agent

5-bedroom 5-bathroom main house with separate 1 bedroom 1 bathroom + kitchen studio above garage. On busier road, lower quality finishes, smaller block.

2 27 WATTLEBIRD LOOP JOONDALUP WA 6027 **Sold** **\$1,115,000**



🛏️ 4 🚿 2 🚗 2 📏 416m² 📐 255m²
 Year Built 2001 DOM 72
 Sold Date 08-Apr-24 Distance 0.03km
 First Listing Expressions of Interest
 Last Listing Sold

Notes from your agent

Smaller block, smaller house (1 less bed, 2 less baths, no 3rd car space), no studio, sold 7 months ago

3 120 BOAS AVENUE JOONDALUP WA 6027 **Sold** **\$1,200,000**



🛏️ 4 🚿 3 🚗 3 📏 357m² 📐 260m²
 Year Built 2001 DOM 232
 Sold Date 27-Apr-24 Distance 0.12km
 First Listing \$750,000
 Last Listing \$750,000

Notes from your agent

Busier road, smaller block, smaller house (1 less bed, 1 less bath), no studio, sold off-market 7 months ago

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 0.36km
 First Listing Expressions of Interest \$950,000 to \$1,200,000
 Last Listing Sold

Notes from your agent

Sold 9 months ago, 1 less bedroom, 2 less bathrooms, lower quality finishes, no studio

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

5 5 TEAL LANE JOONDALUP WA 6027 **Sold** **\$1,350,000**



🏠 4 🚿 3 🚗 2 📏 450m² 📐 292m²
 Year Built 2001 DOM 7
 Sold Date 07-Apr-24 Distance 0.21km
 First Listing Offers from \$1,285,000
 Last Listing UNDER | OFFER

Notes from your agent

Lower quality finishes, not adjacent to nature reserve, slightly smaller, 1 less bedroom, 1 less bathroom (no studio apartment). Sold first at home open over the asking price.

6 12 HULA COVE JOONDALUP WA 6027 **Sold** **\$1,450,000**




🏠 4 🚿 2 🚗 3 📏 1,001m² 📐 465m²
 Year Built 2008 DOM 13
 Sold Date 10-Sep-24 Distance 2.33km
 First Listing From \$1.3m
 Last Listing Contact Agent

Notes from your agent

Backing on to busy road (Joondalup Drive) in northern, more suburban part of Joondalup. Bigger block with single level house.

7 23 TERN RIDGE JOONDALUP WA 6027 **Sold** ^{RS} **\$1,600,000**



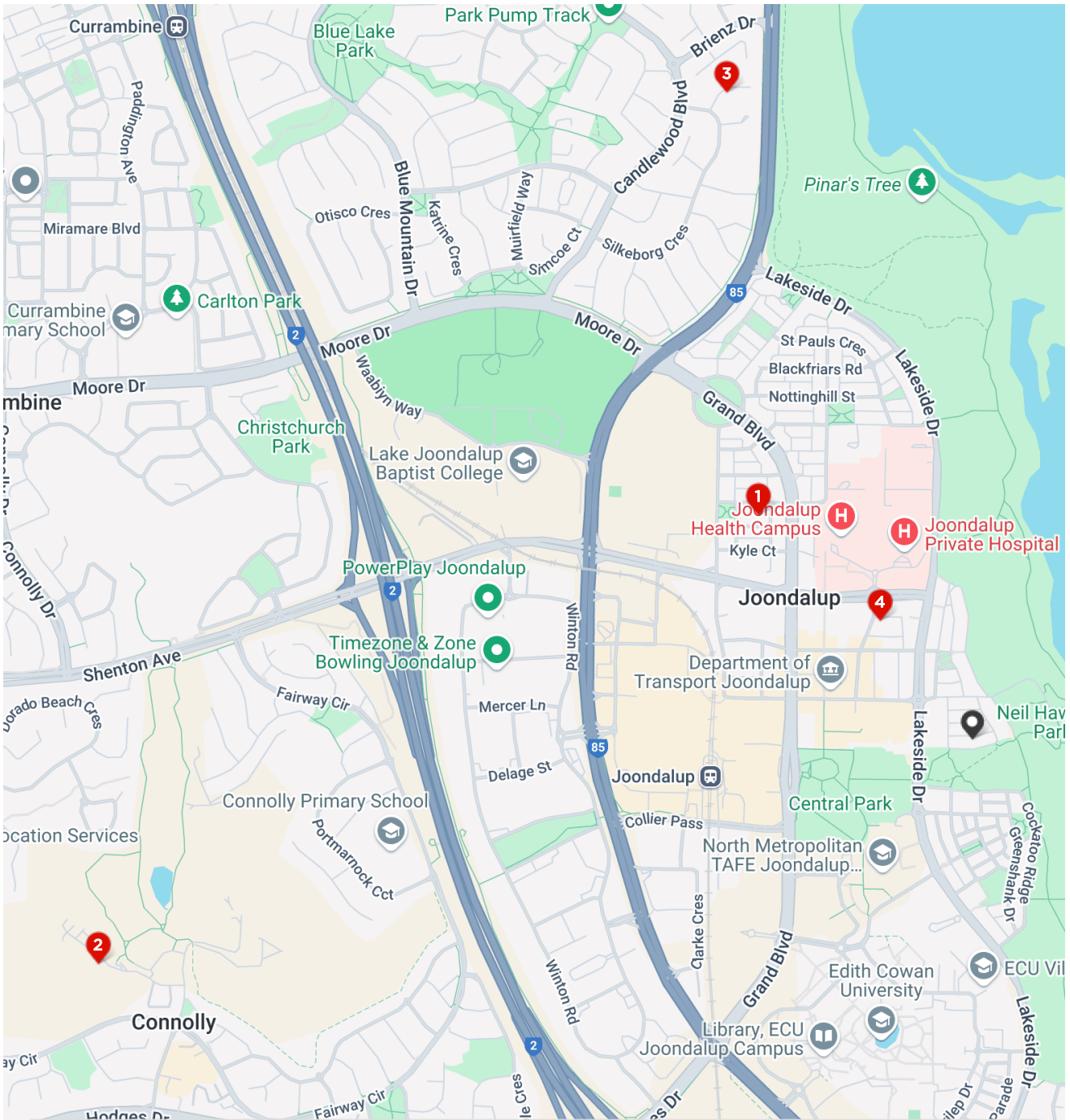
🏠 5 🚿 2 🚗 2 📏 825m² 📐 381m²
 Year Built 1999 DOM 16
 Sold Date 04-Oct-24 Distance 0.38km
 First Listing From \$1,550,000
 Last Listing UNDER | CONTRACT

Notes from your agent

Bigger block, also on the edge of the nature reserve, but older, slightly smaller house, no studio apartment, 2 fewer bathrooms. Sold first home open (Thursday night, cash offer, over the asking price).

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

Map: Surrounding Listings



				DOM		
1	6 ARCHWAY STREET JOONDALUP WA 6027	5*	3*	2	74	Under Offer - Turner for Property
2	35 SPYGLASS GROVE CONNOLLY WA 6027	4	2	1	7	Under Offer - Over \$1Mil
3	6 SEBAGO COURT JOONDALUP WA 6027	4	3	2	36	From \$1,049,000
4	502/17 DAVIDSON TERRACE JOONDALUP WA 6027	4	2	2	46	From \$1,475,000

Surrounding Listings

1 6 ARCHWAY STREET JOONDALUP WA 6027



5* 3* 2 232m² 191m²
 Year Built 2007 DOM 74 days
 Listing Date 16-Sep-24 Distance 0.92km
 Listing Price Under Offer - Turner for Property

Notes from your agent

Guide price from \$999,000. 4x2 two-storey house plus 1x1 self-contained apartment above garage (separate building). Much smaller block & smaller house, near hospital, lower quality finishes.

2 35 SPYGLASS GROVE CONNOLLY WA 6027



4 2 1 282m² 155m²
 Year Built 1995 DOM 7 days
 Listing Date 23-Oct-24 Distance 2.7km
 Listing Price Under Offer - Over \$1Mil

Notes from your agent

Townhouse on the golf course, much smaller block.

3 6 SEBAGO COURT JOONDALUP WA 6027

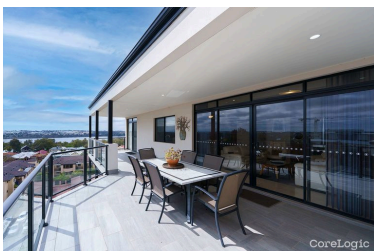


4 3 2 868m² 182m²
 Year Built 1990 DOM 36 days
 Listing Date 24-Oct-24 Distance 2.06km
 Listing Price From \$1,049,000

Notes from your agent

Bigger block with older, lower quality, single level house & pool on cul-de-sac near busy road (Joondalup Drive) in northern, more suburban part of Joondalup.

4 502/17 DAVIDSON TERRACE JOONDALUP WA 6027



4 2 2 392m² 201m²
 Year Built 2006 DOM 46 days
 Listing Date 14-Oct-24 Distance 0.44km
 Listing Price From \$1,475,000

Notes from your agent

Penthouse apartment near Shenton Ave & Lakeside Drive, great views

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Disclaimer

Information contained within this product includes or is derived from the location information data licensed from Western Australian Land Information Authority (WALIA) (2024) trading as Landgate. Copyright in the location information data remains with WALIA. WALIA does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.