



1 CYPRESS POINT RETREAT CONNOLLY WA 6027

Prepared on 24th November 2024



Patrick Leclezio
CAPORN YOUNG ESTATE AGENTS PTY


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Subject Property

1 CYPRESS POINT RETREAT CONNOLLY WA 6027

5  3  3  999m²  290m² 



Your Property History

- 14 Nov, 2024 - Listed for sale at Mid to High \$1,000,000s
- 26 Mar, 1998 - Sold for \$160,000
- 28 Aug, 1995 - Sold for \$145,000
- 20 Sep, 1992 - Sold for \$104,000
- 1 Jan, 1989 - Sold for \$65,000

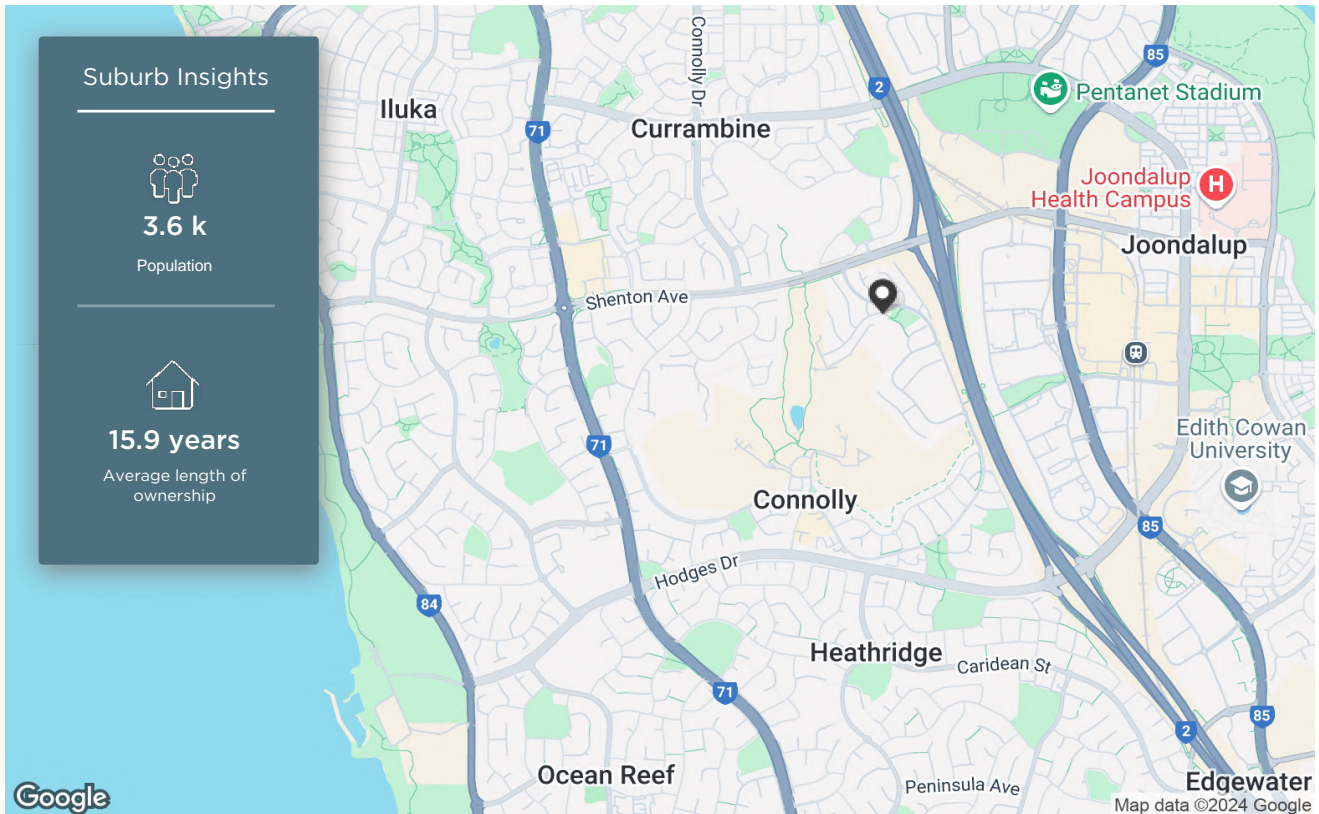


Introducing Patrick Leclezio

A natural relationship builder with a background in logistics, dentistry, and medical research, Patrick is passionate about helping people achieve their real estate goals. Working with enthusiasm and care in everything he does, Patrick has developed a reputation for exceptional results. He is fully committed to his clients and works strategically to get them the best possible outcome.

Connolly

Demographic

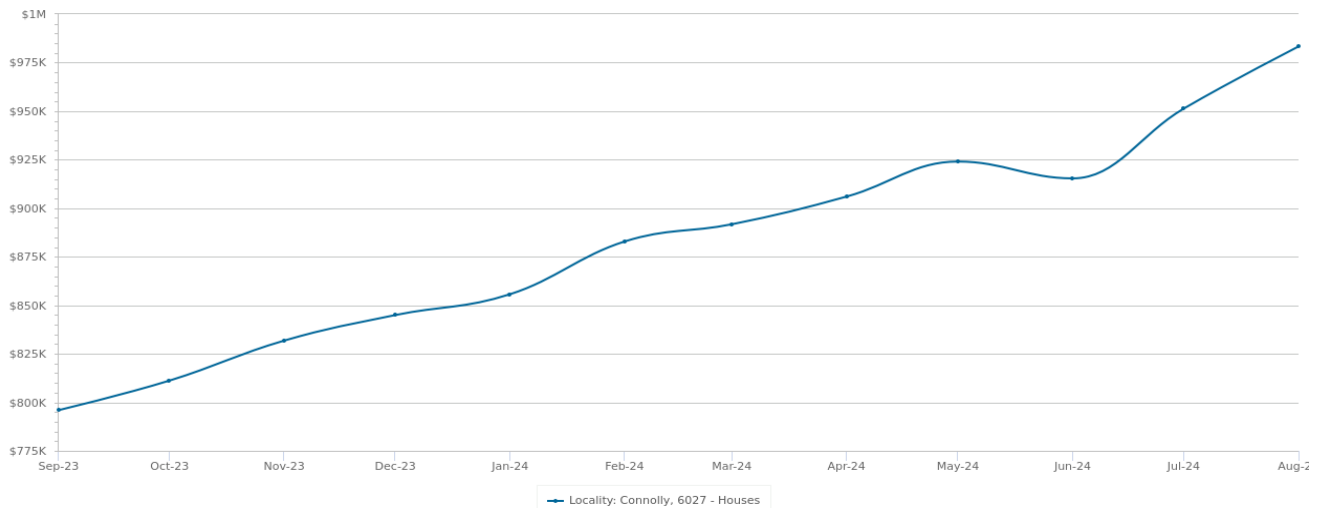


The size of Connolly is approximately 2.9 square kilometres. It has 9 parks covering nearly 45.2% of total area. The population of Connolly in 2011 was 3,616 people. By 2016 the population was 3,639 showing a population growth of 0.6% in the area during that time. The predominant age group in Connolly is 50-59 years. Households in Connolly are primarily couples with children and are likely to be repaying \$3000 - \$3999 per month on mortgage repayments. In general, people in Connolly work in a professional occupation. In 2011, 83.7% of the homes in Connolly were owner-occupied compared with 84.2% in 2016. Currently the median sales price of houses in the area is \$938,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	38.5	Owns Outright	35.7	0-15.6K	1.7	0-9	9.3
Couples with Children	51.1	Purchaser	48.5	15.6-33.8K	8.0	10-19	15.2
Single Parents	10.1	Renting	14.4	33.8-52K	9.5	20-29	11.4
Other	1.4	Other	0.2	52-78K	9.6	30-39	8.2
		Not Stated	1.0	78-130K	20.6	40-49	15.1
				130-182K	16.6	50-59	18.9
				182K+	20.3	60-69	13.5
						70-79	5.5
						80-89	2.7
						90-99	0.2

Recent Market Trends

Median Value - 12 Months (House)

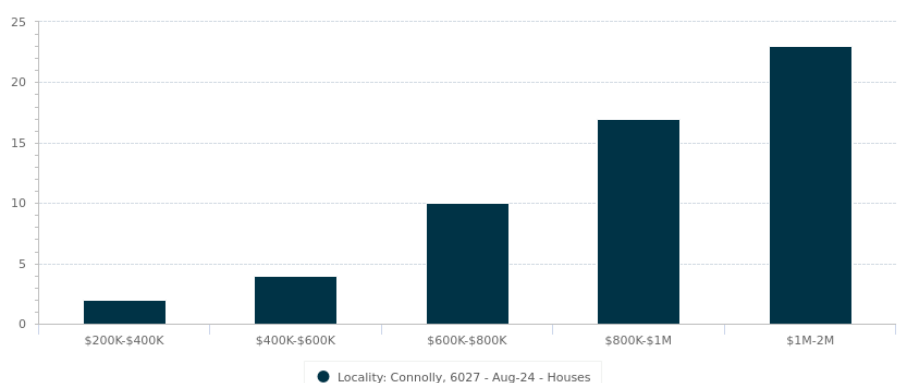


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Aug 2024	3	\$983,326	3.4% ▲	10	7	\$800
Jul 2024	4	\$951,333	3.9% ▲	9	6	\$775
Jun 2024	2	\$915,375	-0.9% ▼	10	5	\$745
May 2024	4	\$924,042	2.0% ▲	10	4	\$720
Apr 2024	3	\$906,058	1.6% ▲	11	9	\$700
Mar 2024	7	\$891,782	1.0% ▲	11	12	\$675
Feb 2024	8	\$882,917	3.2% ▲	11	11	\$672
Jan 2024	4	\$855,721	1.3% ▲	11	7	\$660
Dec 2023	3	\$844,977	1.6% ▲	11	7	\$650
Nov 2023	6	\$831,840	2.5% ▲	13	12	\$635
Oct 2023	7	\$811,235	1.9% ▲	14	14	\$620
Sep 2023	5	\$795,971	1.9% ▲	13	15	\$610

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
\$200K-\$400K	2
\$400K-\$600K	4
\$600K-\$800K	10
\$800K-\$1M	17
\$1M-\$2M	23
>2M	0



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

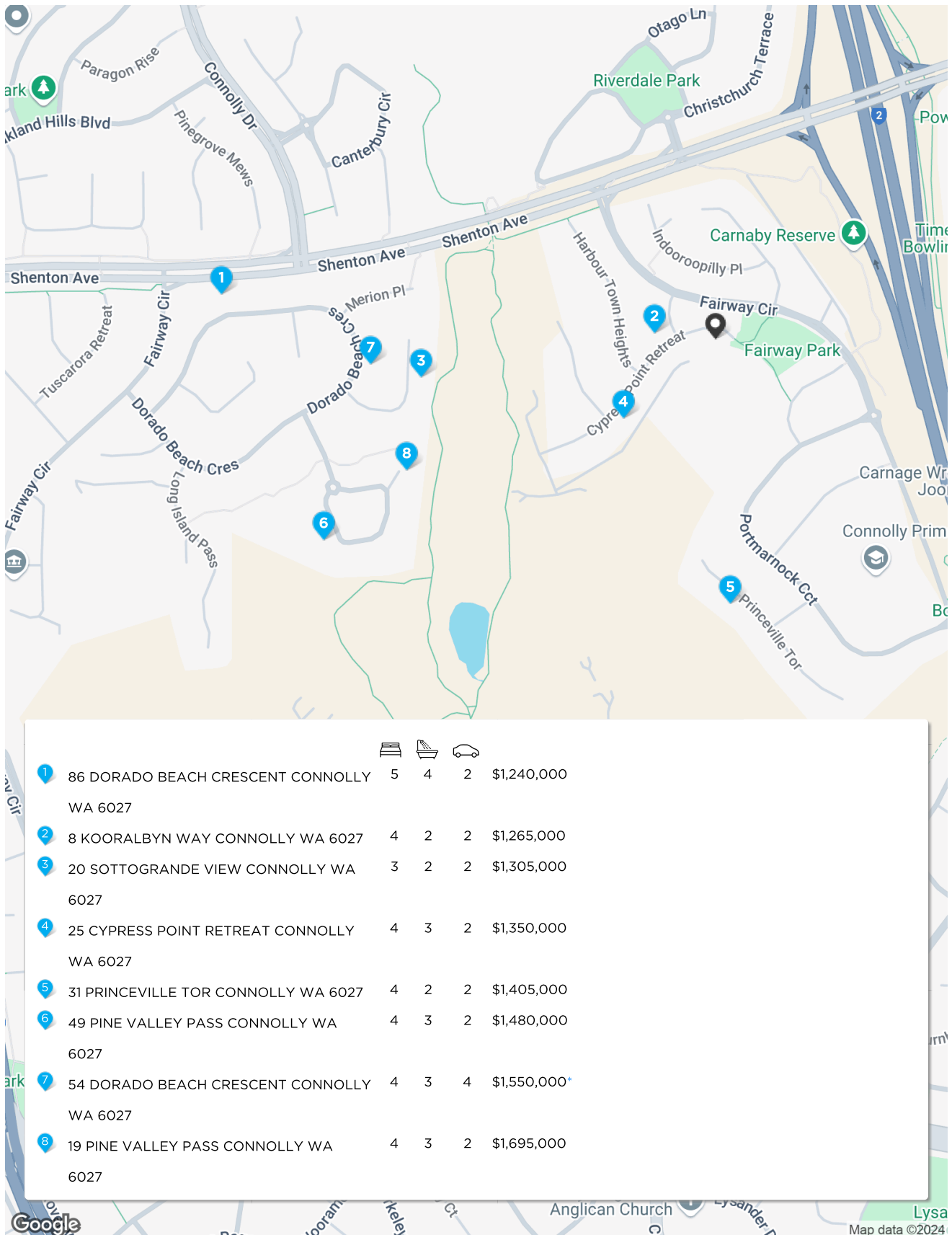
Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	56	\$983,234	21.2% ▲	10	49	\$800
2023	62	\$811,235	10.6% ▲	13	62	\$620
2022	72	\$733,175	2.7% ▲	15	75	\$650
2021	85	\$714,161	23.0% ▲	21	87	\$570
2020	47	\$580,673	3.7% ▲	39	79	\$540
2019	45	\$559,875	-2.2% ▼	48	84	\$450
2018	48	\$572,290	0.8% ▲	66	85	\$480
2017	43	\$567,968	-1.5% ▼	41	78	\$450
2016	36	\$576,362	-7.5% ▼	45	77	\$500
2015	61	\$623,391	-6.1% ▼	65	96	\$510
2014	63	\$663,664	6.4% ▲	32	101	\$570
2013	61	\$623,556	5.0% ▲	41	84	\$550
2012	63	\$593,609	6.7% ▲	54	100	\$520
2011	63	\$556,570	-3.8% ▼	79	123	\$510
2010	66	\$578,492	1.0% ▲	67	119	\$500
2009	62	\$572,706	8.8% ▲	51	107	\$472
2008	55	\$526,258	-2.9% ▼	71	123	\$420
2007	60	\$541,861	0.4% ▲	56	102	\$377
2006	104	\$539,875	38.5% ▲	34	104	\$300
2005	105	\$389,725	21.6% ▲	42	126	\$300

Map: Comparable Sales



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

Comparable Sales

1 86 DORADO BEACH CRESCENT CONNOLLY WA Sold Price \$1,240,000
6027
5 4 2 700m² 296m²

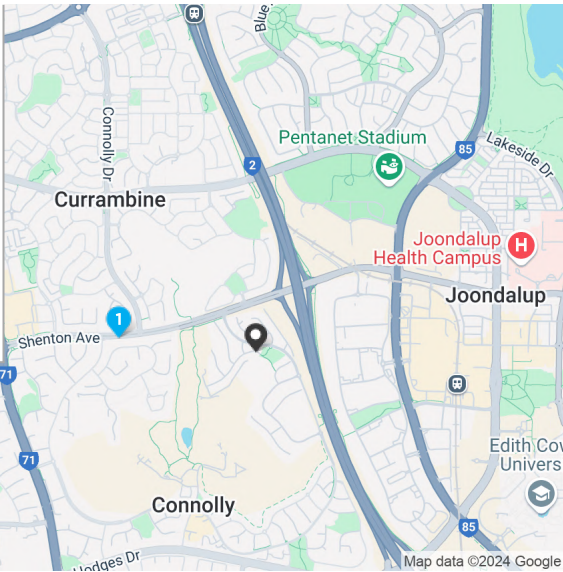


Notes from your agent

5 bed, 4 bath, ocean glimpses from 2nd storey balcony, backing on to Shenton Ave (busy road)

Property Insights

Sold Date	11-Aug-24	Distance	0.83km
DOM	4 days	Year Built	1993
First Listing	Low to Mid \$1Mil's		
Last Listing	Under Contract		



Comparable Sales

2 8 KOORALBYN WAY CONNOLLY WA 6027

Sold Price

\$1,265,000

4 2 2 802m² 251m²

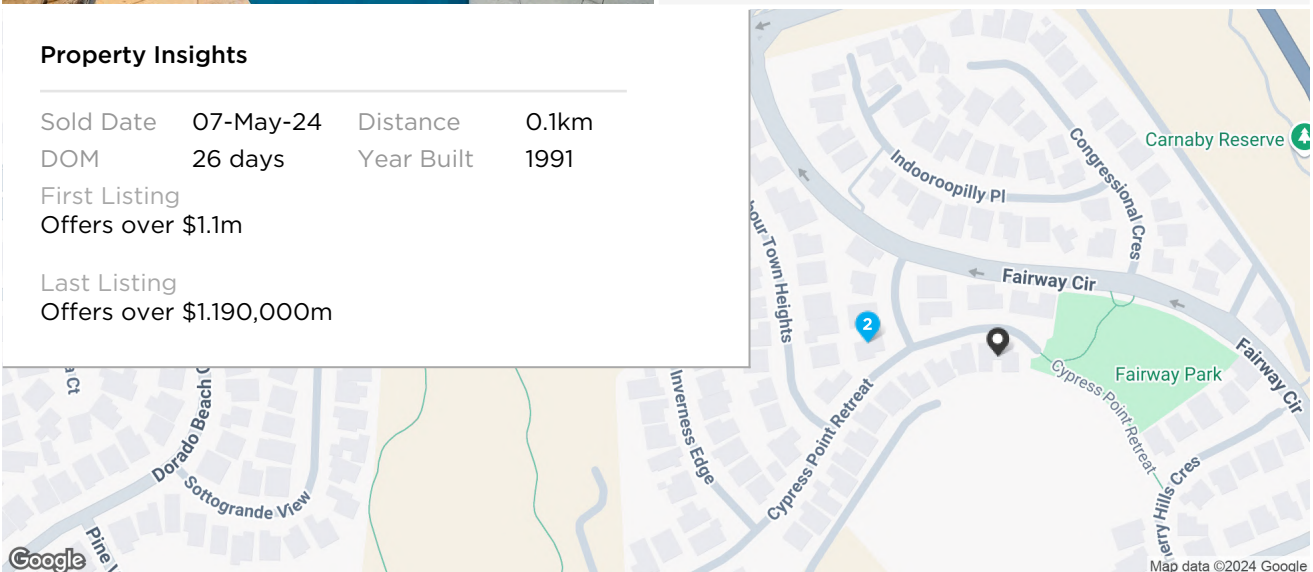


Notes from your agent

Nearby home on smaller block. Modern kitchen, spa & pool. Sold 6 months ago

Property Insights

Sold Date	07-May-24	Distance	0.1km
DOM	26 days	Year Built	1991
First Listing			
Offers over	\$1.1m		
Last Listing			
Offers over	\$1.190,000m		

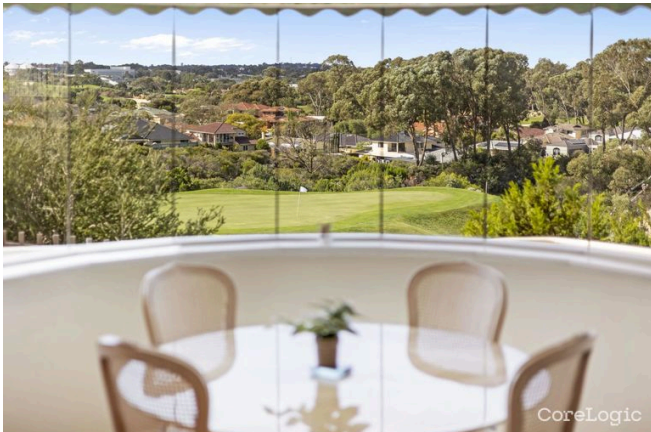


RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

3 20 SOTTOGRANDE VIEW CONNOLLY WA 6027 Sold Price \$1,305,000

3 2 2 718m² 148m²

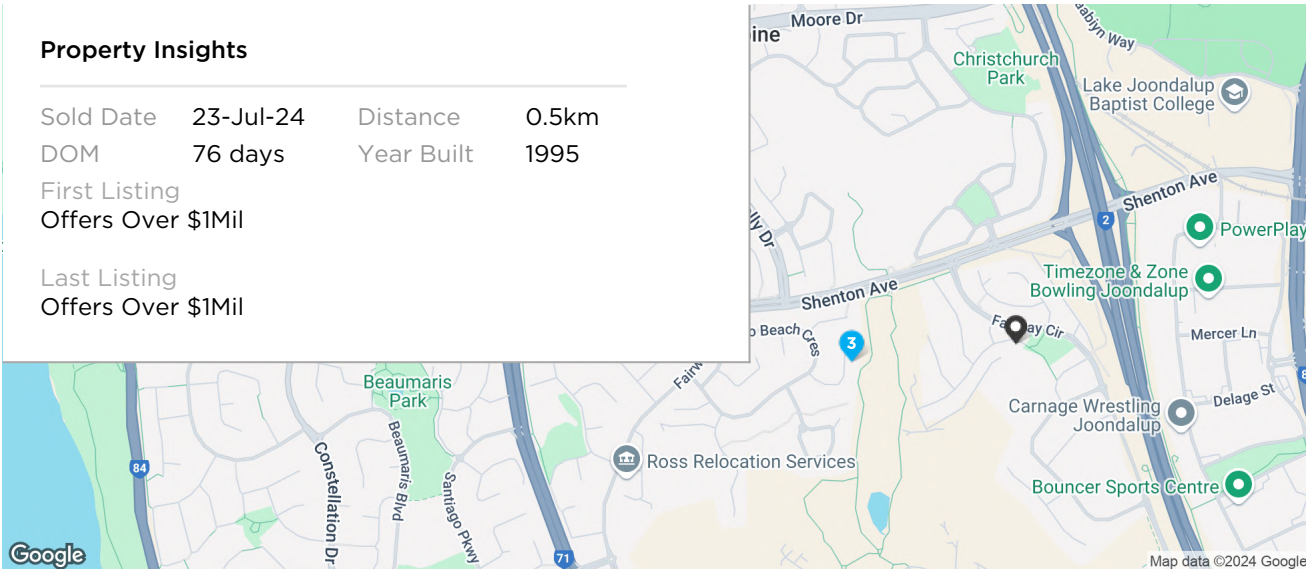


Notes from your agent

Smaller 3 bed 2 bath, looking east over golf course, great views, single storey, dated interior, with central swimming pool, on smaller block.

Property Insights

Sold Date	23-Jul-24	Distance	0.5km
DOM	76 days	Year Built	1995
First Listing			
Offers Over \$1Mil			
Last Listing			
Offers Over \$1Mil			



Comparable Sales

4

25 CYPRESS POINT RETREAT CONNOLLY WA

6027

4

3

2

678m²

247m²

Sold Price

\$1,350,000

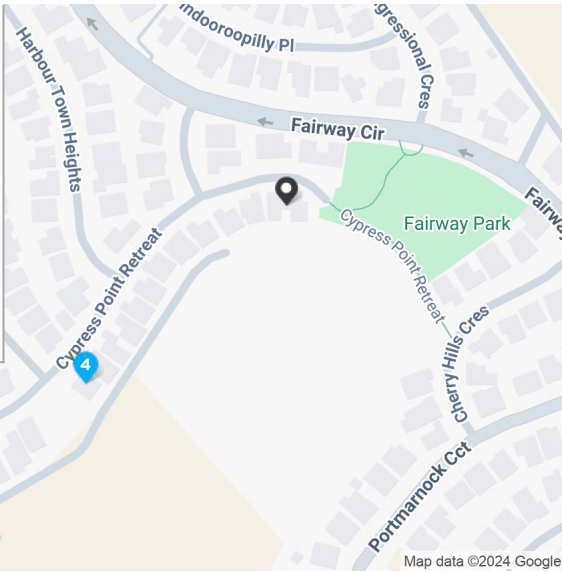


Notes from your agent

2-storey home with trees obstructing golf course views. Sold 8 months ago.

Property Insights

Sold Date	06-Mar-24	Distance	0.2km
DOM	28 days	Year Built	1991
First Listing	Under Offer!		
Last Listing	Under Offer!		



Comparable Sales

5

31 PRINCEVILLE TOR CONNOLLY WA 6027

Sold Price

\$1,405,000

422

590m²

263m²

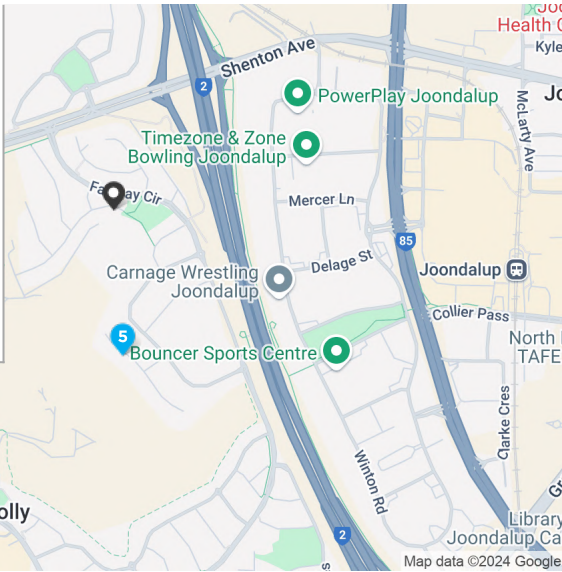


Notes from your agent

Renovated, well-presented single storey house on much smaller block with great views looking southwest over the golf course

Property Insights

Sold Date	11-Aug-24	Distance	0.45km
DOM	51 days	Year Built	1993
First Listing			
ALL OFFERS BY 19TH AUGUST (unless sold prior)			
Last Listing			
UNDER OFFER			



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

6 49 PINE VALLEY PASS CONNOLLY WA 6027 **Sold Price** **\$1,480,000**

4 3 2 694m² 342m²

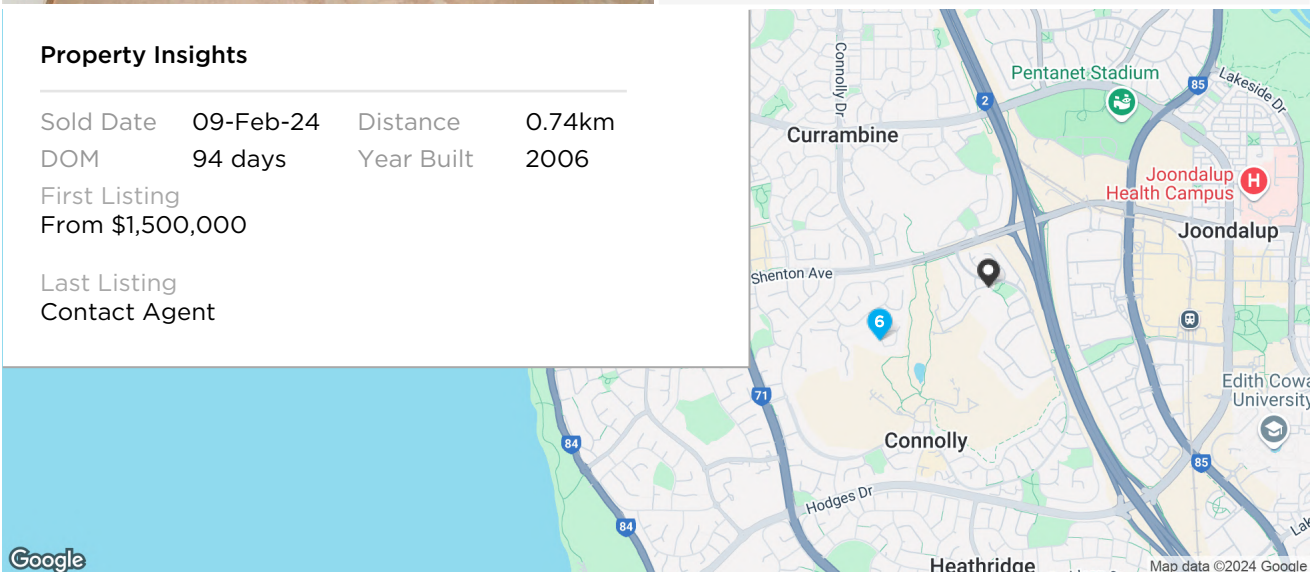


Notes from your agent

Two-storey house with grand portico and foyer with columns, on loop street, looking west over golf course

Property Insights

Sold Date	09-Feb-24	Distance	0.74km
DOM	94 days	Year Built	2006
First Listing			
From \$1,500,000			
Last Listing			
Contact Agent			



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Comparable Sales

54 DORADO BEACH CRESCENT CONNOLLY WA Sold Price **\$1,550,000***
 6027
 4 3 4 681m² 258m²

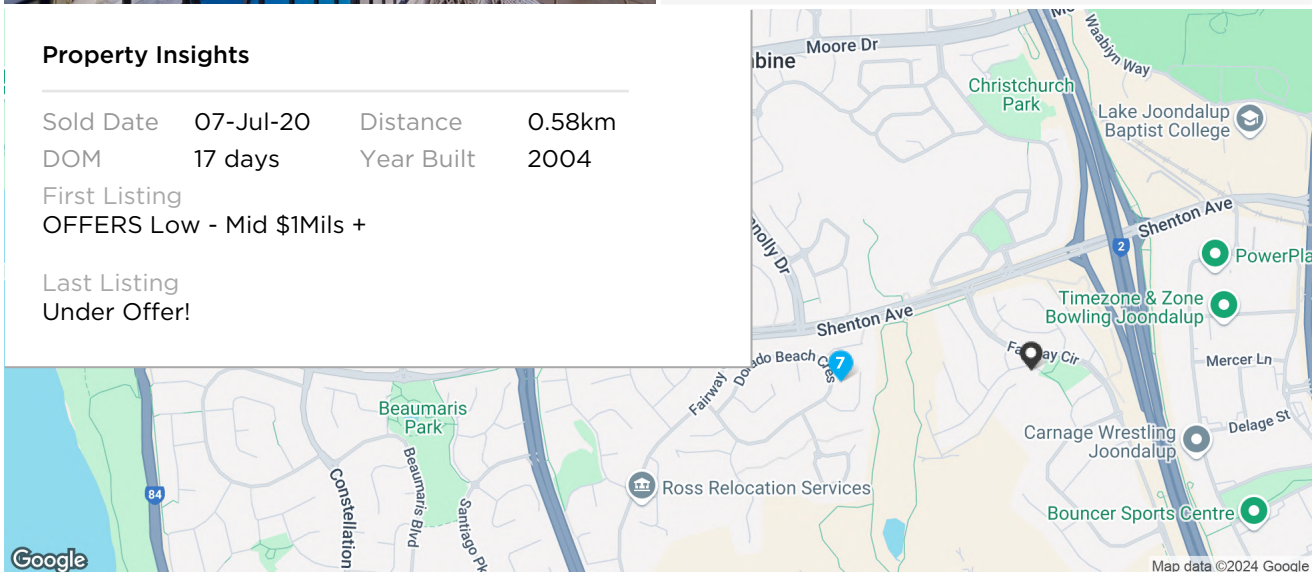


Notes from your agent

SOLD FOR \$1,550,000 IN NOVEMBER 2024
 (Listed November 6 2024, sold soon after)
 Smaller block, smaller 2-storey house, more
 modern interior, sold for \$1,550,000 in
 November 2024

Property Insights

Sold Date	07-Jul-20	Distance	0.58km
DOM	17 days	Year Built	2004
First Listing	OFFERS Low - Mid \$1Mils +		
Last Listing	Under Offer!		



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Comparable Sales

8 19 PINE VALLEY PASS CONNOLLY WA 6027

Sold Price

\$1,695,000

4 3 2 707m² 325m²

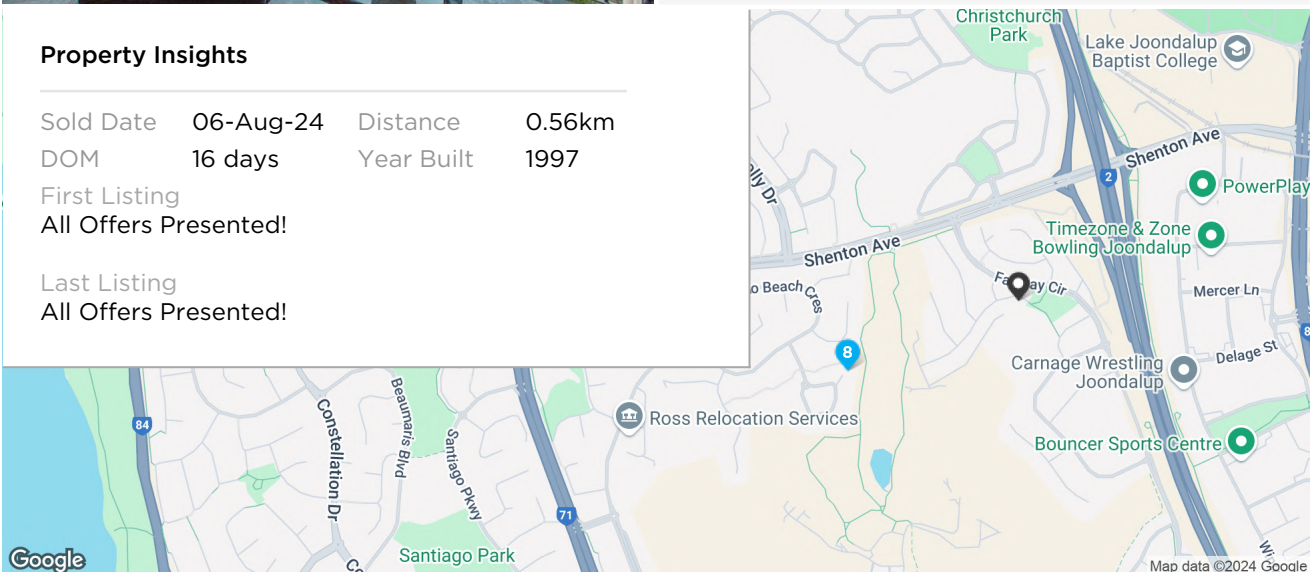


Notes from your agent

Two-storey house with grand portico and foyer with columns, on loop street, looking east over golf course

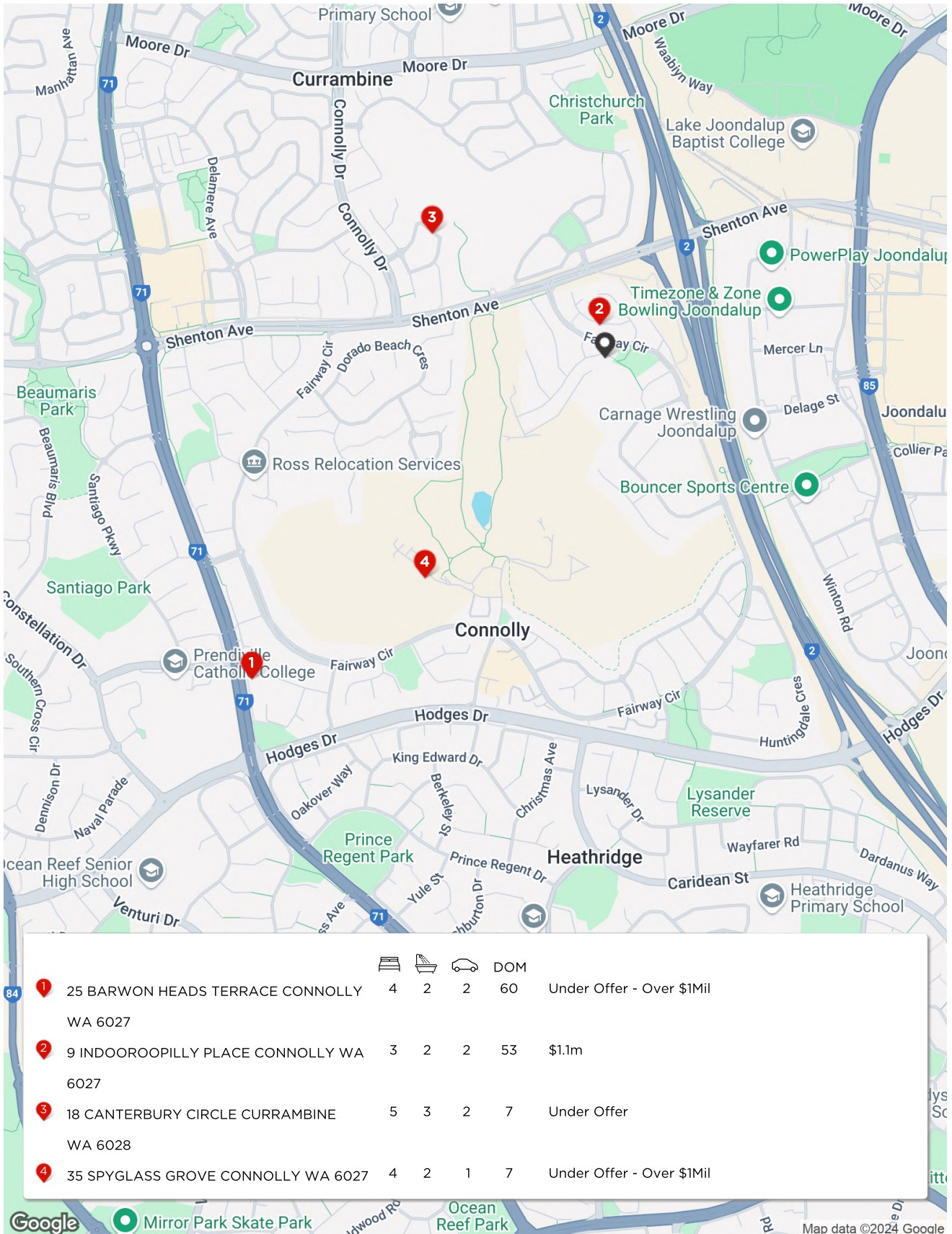
Property Insights

Sold Date 06-Aug-24 Distance 0.56km
DOM 16 days Year Built 1997
First Listing
All Offers Presented!
Last Listing
All Offers Presented!



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Map: Surrounding Listings








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Surrounding Listings

1 25 BARWON HEADS TERRACE CONNOLLY WA 6027








 4  2  2  838m²  199m²
 Year Built 1989 DOM 60 days
 Listing Date 25-Sep-24 Distance 1.62km
 Listing Price Under Offer - Over \$1Mil

Notes from your agent

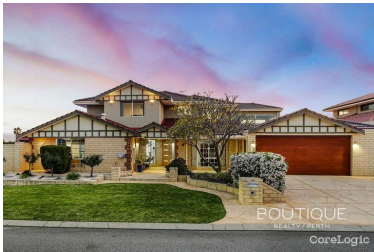
Backs on to busy Marmion Avenue






2 9 INDOORROOPILLY PLACE CONNOLLY WA 6027



 3  2  2  770m²  148m²
 Year Built 1990 DOM 53 days
 Listing Date 02-Oct-24 Distance 0.1km
 Listing Price \$1.1m

3 18 CANTERBURY CIRCLE CURRAMBINE WA 6028








 5  3  2  713m²  306m²
 Year Built 1992 DOM 7 days
 Listing Date 27-Sep-24 Distance 0.71km
 Listing Price Under Offer

Notes from your agent

Under offer for \$1,300,000, no golf course views, 1 house back from golf course,

4 35 SPYGLASS GROVE CONNOLLY WA 6027



 4  2  1  282m²  155m²
 Year Built 1995 DOM 7 days
 Listing Date 23-Oct-24 Distance 0.97km
 Listing Price Under Offer - Over \$1Mil

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