

Buyers Guide

70 Blackall Drive, Greenwood

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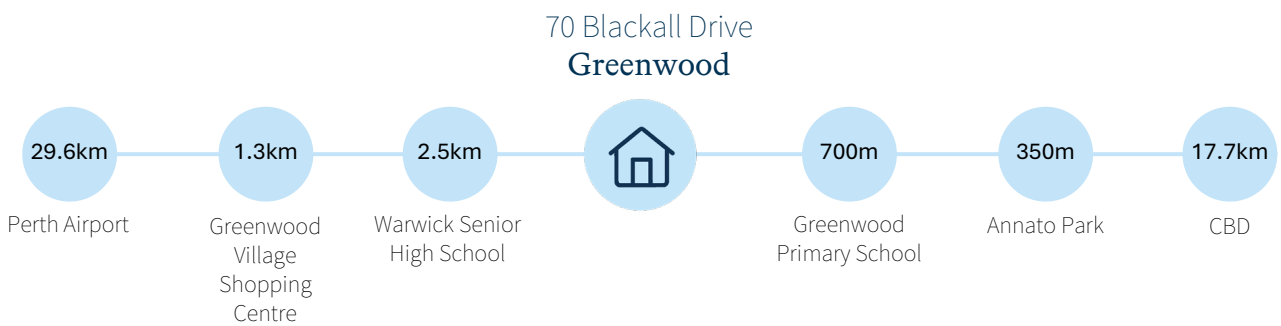
70 Blackall Drive, Greenwood

Set Date Sale | Offers Close Wednesday 9th December @ 5:00pm

Property & Suburb Information

4 2 1 688

Year Built:	1975
Title:	Green Title
Council:	City of Joondalup
Local School Intake Areas: We recommend contacting schools directly regarding zoning and admissions.	Greenwood Primary School Warwick Senior High School
Attached:	Set Date Sale Buyers Guide Local Sales Rental Assessment Certificate of Title



Council Rates: $2,000 /yr **Water Rates:** $1,220 /yr

Realmark

Realmark Set Date Sale Buyer Guide

Set Date Sale provides you the opportunity to consider this property and put forward your offer with the confidence that the agent is compelled to present it for the seller's formal consideration.

How does it work?

On the Set Date the seller will consider your offer and any others tabled at the time.

Informed with all the offers that have been received at the one time the seller may:

- Accept any one of these offers,
- Make a counter offer (for that buyer to accept, reject or counter back),
- Consult all buyers (through the agent) prior to dealing with any offer, or
- Choose to reject all offers.

How do I make my offer?

Simply have the Realmark agent complete a standard offer and acceptance contract with standard Set Date annexure. Your offer must provide a deposit which is payable within 2 business days of acceptance.

Do I have to make a cash (not subject to finance approval) unconditional offer?

No you can make the offer at your price offering and on the terms and conditions you want.

Can I negotiate on any offer?

Yes just as per normal practice you can on the Set Date, deal with one offer and make a seller's counter offer to the buyer.

Set Date Sale is about making it easier, fairer and more comfortable for you to make the offer you want to make (on price and conditions)…

So make your offer now it's that simple!

Will my offer actually be considered by the seller?

Yes the agent will inform the seller of all written offers as they are received. The seller reserves the right to accept an offer prior to the Set Date Sale without notice. The agent will not 'vet' or 'hold back' any offers.

When will I know if my offer has been accepted?

The seller will be presented all offers and the agent will respond to the successful buyer first and other buyers thereafter. All this will be done ASAP after the nominated Set Date. Should your offer not be accepted, you will receive a copy of the offer stating 'sighted and rejected' date, time, and sellers initials via post or email. (See special conditions on the property brochure).

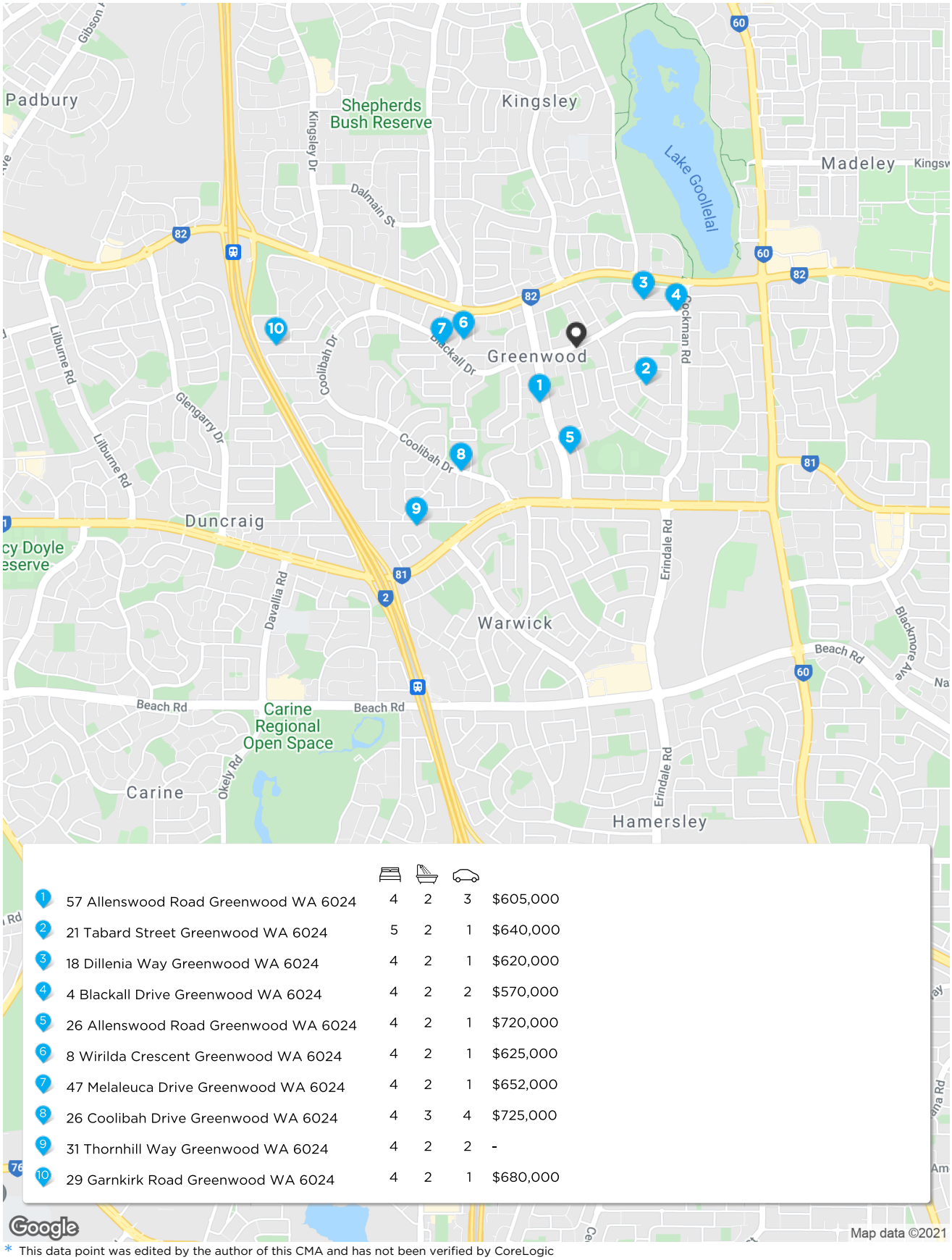
Do I have to wait until the Set Date to place my offer?

No, submit your offer now or at any time prior to the Set Date. Furthermore, if you wish to withdraw your offer prior to the Set Date you can do this at any time through the selling agent in writing. It's that easy.

For more information or if you require assistance refer to your Realmark representative.

Realmark guides are intended to provide commentary and general information. They should not be relied upon as legal advice. Formal legal advice should be sought in particular transactions or on matters of interest arising from this guide.

Comparables Map: Sales



1	57 Allenswood Road Greenwood WA 6024	4	2	3	$605,000
2	21 Tabard Street Greenwood WA 6024	5	2	1	$640,000
3	18 Dillenia Way Greenwood WA 6024	4	2	1	$620,000
4	4 Blackall Drive Greenwood WA 6024	4	2	2	$570,000
5	26 Allenswood Road Greenwood WA 6024	4	2	1	$720,000
6	8 Wirilda Crescent Greenwood WA 6024	4	2	1	$625,000
7	47 Melaleuca Drive Greenwood WA 6024	4	2	1	$652,000
8	26 Coolibah Drive Greenwood WA 6024	4	3	4	$725,000
9	31 Thornhill Way Greenwood WA 6024	4	2	2	-
10	29 Garnkirk Road Greenwood WA 6024	4	2	1	$680,000

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

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Recent Sales

1 57 Allenswood Road Greenwood WA 6024

Sold Price $605,000



4 | 2 | 3 | 688m² | 158m²

Year Built	1973	DOM	7
Sold Date	10-May-21	Distance	0.44km
First Listing	Set Date Sale		
Last Listing	Under Offer!		

2 21 Tabard Street Greenwood WA 6024

Sold Price $640,000



5 | 2 | 1 | 769m² | 160m²

Year Built	1970	DOM	-
Sold Date	06-Jul-21	Distance	0.54km
First Listing	-		
Last Listing	-		

3 18 Dillenia Way Greenwood WA 6024

Sold Price $620,000



4 | 2 | 1 | 734m² | 130m²

Year Built	1974	DOM	9
Sold Date	12-May-21	Distance	0.56km
First Listing	Offers		
Last Listing	Under offer!		

4 4 Blackall Drive Greenwood WA 6024

Sold Price $570,000

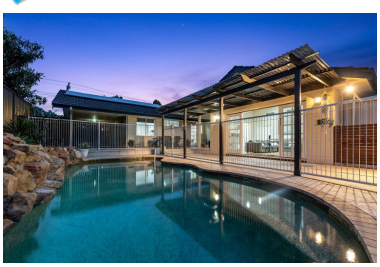


4 | 2 | 2 | 759m² | 180m²

Year Built	1980	DOM	21
Sold Date	29-Jul-21	Distance	0.71km
First Listing	From $599,000		
Last Listing	$585,000		

5 26 Allenswood Road Greenwood WA 6024

Sold Price RS **$720,000**



4 | 2 | 1 | 688m² | 160m²

Year Built	1975	DOM	12
Sold Date	17-Sep-21	Distance	0.73km
First Listing	Set Date Sale		
Last Listing	Under offer via Set Date Sale!		

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

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Recent Sales

6 8 Wirilda Crescent Greenwood WA 6024

Sold Price $625,000



4 2 1 876m² 133m²

Year Built	1974	DOM	8
Sold Date	15-Jun-21	Distance	0.75km
First Listing	GRAND OPENING!		
Last Listing	Under Offer Under Offer		

7 47 Melaleuca Drive Greenwood WA 6024

Sold Price $652,000



4 2 1 667m² 186m²

Year Built	1974	DOM	-
Sold Date	06-Jul-21	Distance	0.9km
First Listing	-		
Last Listing	-		

8 26 Coolibah Drive Greenwood WA 6024

Sold Price RS **$725,000**



4 3 4 664m² 243m²

Year Built	1979	DOM	-
Sold Date	21-Jul-21	Distance	1.13km
First Listing	-		
Last Listing	-		

9 31 Thornhill Way Greenwood WA 6024

Sold Price RS UN **-**

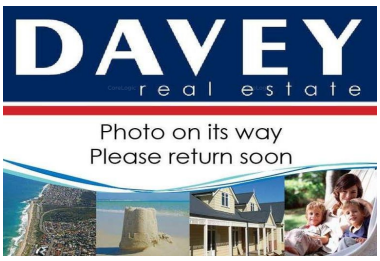


4 2 2 776m² 216m²

Year Built	1978	DOM	-
Sold Date	09-Jul-21	Distance	1.61km
First Listing	-		
Last Listing	-		

10 29 Garnkirk Road Greenwood WA 6024

Sold Price $680,000



4 2 1 683m² 187m²

Year Built	1975	DOM	1
Sold Date	07-May-21	Distance	2.01km
First Listing	Under Offer		
Last Listing	Under Offer		

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Comparable Listings

3 6 Bouvardia Way Greenwood WA 6024



5 | 2 | 2 | 699m² | 231m²

Year Built	1979	DOM	177 days
Listing Date	10-Dec-20	Distance	0.28km
Listing Price	From $695,000		

4 31 Allenswood Road Greenwood WA 6024



4 | 2 | 2 | 688m² | 170m²

Year Built	1972	DOM	12 days
Listing Date	07-Oct-21	Distance	0.68km
Listing Price	Set Date Sale		

Notes from your agent

2 offers in the $700s

5 35 Madrona Crescent Greenwood WA 6024



4 | 2 | 2 | 719m² | 147m²

Year Built	1974	DOM	26 days
Listing Date	23-Sep-21	Distance	1.16km
Listing Price	From $649,000		

6 14 Bottlebrush Drive Greenwood WA 6024



4 | 2 | 1 | 786m² | 184m²

Year Built	1971	DOM	27 days
Listing Date	22-Sep-21	Distance	1.26km
Listing Price	Under offer via Set Date Sale		

Notes from your agent

Under offer in the high $600s

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

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Realmark

Licensee North Coastal Pty Ltd
T/as Realmark North Coastal
Licensed Real Estate Agent
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(08) 9246 0050
northcoastal.realmark.com.au

23rd Nov 2026

Dear Investor

Thank you for the opportunity to provide a rental appraisal for 70 Blackall Dr, Greenwood WA

Our approach is designed to maximise returns while protecting your asset. It combines detailed rental value research, strategic tenant selection, strict regulatory compliance, and proactive tenant liaison — all working together to deliver consistent performance.

Our rental value research considers the property's features, location, and current market conditions, ensuring you can make informed and confident decisions.

Based on this analysis, we estimate your property would achieve a rental range of approximately **$900 - $1000 Per Week**

We will be in touch shortly to discuss how we would manage your property investment and add value at every stage.

Yours sincerely,

Colleen Laverty
Investment Manager
0407 832 235



WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
1368	**970**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 456 ON PLAN 10767

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

IAN PETER JAMES BURTON
LAURA KATE BURTON
BOTH OF 70 BLACKALL DRIVE GREENWOOD WA 6024
AS JOINT TENANTS

(T N985703) REGISTERED 13/9/2018

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. R062249 MORTGAGE TO POLICE & NURSES LTD REGISTERED 4/11/2026.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.

----------END OF CERTIFICATE OF TITLE----------

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	1368-970 (456/P10767)
PREVIOUS TITLE:	1368-916
PROPERTY STREET ADDRESS:	70 BLACKALL DR, GREENWOOD.
LOCAL GOVERNMENT AUTHORITY:	CITY OF JOONDALUP

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CT 1368 0970 F

1368 970

Application A769341

Volume 1368 Folio 916

WESTERN AUSTRALIA

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

VOL. 1368 FOL. 970

Page 1 (of 2 pages)

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

DATED 3rd January, 1974

REGISTRAR OF TITLES

OFFICE OF TITLES WESTERN AUSTRALIA

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of each of Swan Locations 8373 and 8804 and being Lot 456 on Plan 10767, delineated and coloured green on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 12.19 metres.

FIRST SCHEDULE (continued overleaf)

~~The Commissioners of the Rural and Industries Bank of Western Australia of 54-58 Barrack Street, Perth.~~

OFFICE OF TITLES WESTERN AUSTRALIA

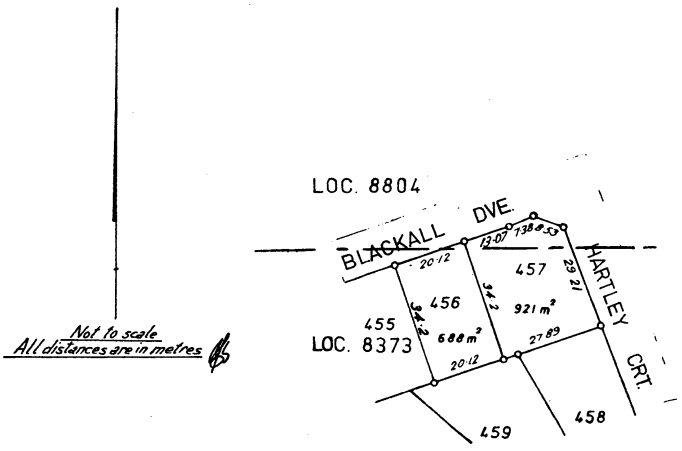
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SECOND SCHEDULE (continued overleaf)

NIL

REGISTRAR OF TITLES

THIRD SCHEDULE



PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

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FIRST SCHEDULE (continued)

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	TIME	SEAL	INITIALS
~~Brian James Ferrari, Sales Manager and Carolyn Elsie Ferrari, Married Woman, both of Unit 23, 8 Hampton Street, Victoria Park, as joint tenants.~~	Transfer	A867084	30.8.74	9.02		
~~Kerry Frederick Brooks, Bank Branch Manager and Valerie Joan Brooks, Married Woman both of 40 Somerton Road, Karrinyup, as joint tenants.~~	~~Transfer~~	~~B231055~~	~~18.10.76~~	~~9.03~~		
Anthony Hugh Woolley, Electrical Fitter and Patricia Dawn Woolley, Married Woman, both of 24 Doriot Way, Carine, as joint tenants.	Transfer	D221946	26.3.86	12.15		
Kerry David Ernest Johns and Karleen Joan Johns both of 38 Dutton Crescent, Hamersley as joint tenants.	Transfer	D960340	9.12.88	11.38		
Judith Margaret Burgess and Geoffrey Alexander Burgess both of 15 Melaleuca Drive, Greenwood, as joint tenants.	Transfer	E680695	19.8.90	8.18		

SECOND SCHEDULE (continued)

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	TIME	SEAL	INITIALS	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS
~~Caveat~~	~~A867085~~	~~Lodged 30.8.74 at 9.10 o'c.~~					Withdrawn	A981858	27.6.75		
~~Mortgage~~	~~A981859~~	~~to THE COMMISSIONERS OF THE RURAL AND INDUSTRIES BANK OF WESTERN AUSTRALIA~~	~~27.6.75~~	~~9.00~~			Discharged	B231054	18.10.76		
~~Caveat~~	~~A981860~~	~~Lodged 27.6.1975 at 9.01 o'c.~~					Withdrawn	B231053	18.10.76		
~~Mortgage~~	~~B231056~~	~~to THE COMMISSIONERS OF THE RURAL AND INDUSTRIES BANK OF WESTERN AUSTRALIA~~	~~18.10.76~~	~~9.03~~			Discharged	D221945	26.3.86		
Mortgage	E680696	to Australia & New Zealand Savings Bank Ltd.	19.8.91	8.18							

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