

Realmark



Buyers Guide

4 Sulina Court, Duncraig

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4 Sulina Court, **Duncraig**

Set Date Sale | Tuesday, 29th September 2026 @ 5:00pm

Property & Suburb Information

 5

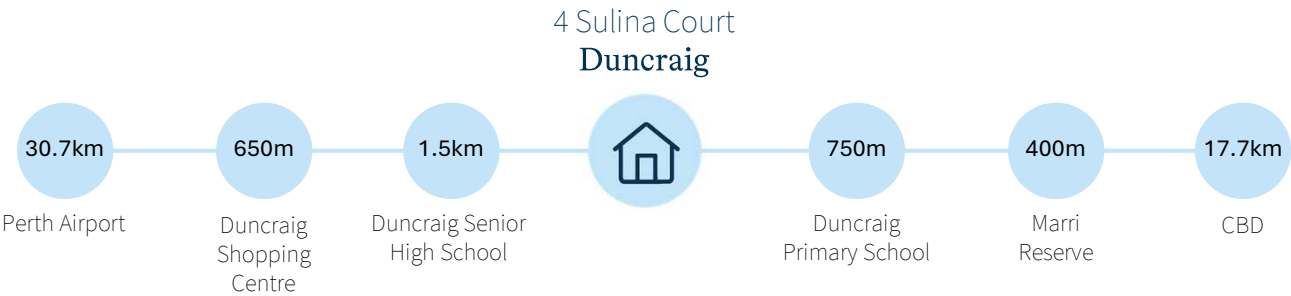
 2

 2

 708



Year Built:	1986
Title:	Green Title
Council:	City of Joondalup
Local School Intake Areas:	Duncraig Primary School Duncraig Senior High School
We recommend contacting schools directly regarding zoning and admissions	
Attached:	Set Date Sale Buyers Guide Recent Sales Floor Plan Rental Assessment Certificate of Title



Council Rates: ~\$ /yr **Water Rates:** ~\$1,605 /yr

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.

Recent Sales

11

1 HANNAH COURT DUNCRAIG WA 6023



5

3

2

731m²

199m²

Year Built

1981

DOM

104

Sold Date

22-May-26

Distance

0.49km

First Listing

Best offer above \$1.5M

Last Listing

Best offer above \$1.5M

Sold

\$1,488,000

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 Cotality

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Realmark™

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T/as Realmark North Coastal
Licensed Real Estate Agent
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northcoastal.realmark.com.au

8th September 2026

Dear Investor

Thank you for the opportunity to provide a rental appraisal for 4 Sulina Court, Duncraig WA 6023.

When it comes to property investment, we understand it's about more than simply collecting rent. The key drivers of long-term success are strong rental yield, asset protection and effective risk management.

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 the property would achieve a rental range of approximately **\$1150-\$1250 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,



Erin Schmidt
Investment Manager
0407 832 235



WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1680

136

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



LAND DESCRIPTION:

LOT 40 ON DIAGRAM 67242

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

STEPHEN JOHNSON OF 4 SULINA COURT, DUNCRAIG

(T L999341) REGISTERED 23/7/2012

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

1. EXCEPT AND RESERVING METALS, MINERALS, GEMS AND MINERAL OIL SPECIFIED IN TRANSFER 6081/1929.
2. L999342 MORTGAGE TO BANK OF WESTERN AUSTRALIA LTD REGISTERED 23/7/2012.

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: 1680-136 (40/D67242)
PREVIOUS TITLE: 1680-135
PROPERTY STREET ADDRESS: 4 SULINA CT, DUNCRAIG.
LOCAL GOVERNMENT AUTHORITY: CITY OF JOONDALUP





Application C895102

WESTERN



AUSTRALIA



VOL.

FOL.

Volume 1680 Folio 135

1680

136

CERTIFICATE OF TITLE

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

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 9th November, 1984

N. J. Doyle
REGISTRAR OF TITLES

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Swan Location 1315 and being Lot 40 on Diagram 67242, delineated and coloured green on the map in the Third Schedule hereto, except and reserving metals, minerals, gems and mineral oil specified in Transfer 6081/1929.

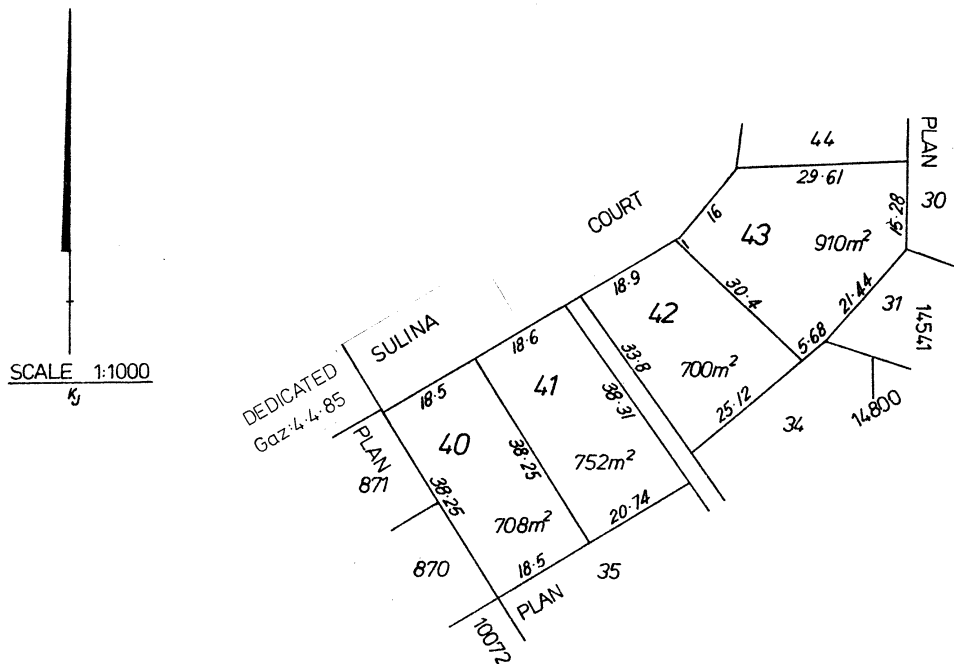
FIRST SCHEDULE (continued overleaf)

~~Jennings Industries Ltd., of 116 Jersey Street, Jolimont~~

SECOND SCHEDULE (continued overleaf)

NIL

[Signature]
REGISTRAR OF TITLES

THIRD SCHEDULE

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.

72009/12/77-45M-S/2860

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

Superseded - Copy for Sketch Only



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.

[illegible]

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.

[illegible]

CERTIFICATE OF TITLE VOL. 1680 136