

Realmark[®]



Buyers Guide

3B Salata Place, Duncraig

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3B Salata Place, Duncraig

Set Date Sale | Tuesday, 11th August 2026 @ 3:00pm

Property & Suburb Information

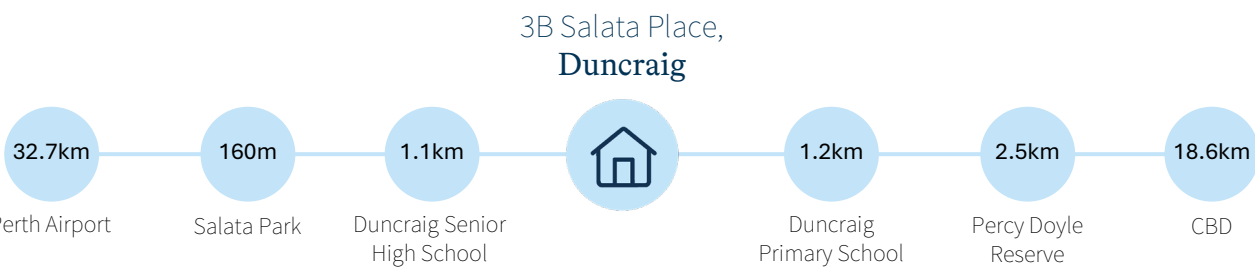
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Year Built:	1977
Title:	Strata Plan
Council:	City of Joondalup
Local School Intake Areas:	Duncraig Primary School Duncraig Senior High School
Attached:	Set Date Sale Buyers Guide Recent Sales Floor Plan Rental Assessment Certificate of Title



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.



8A KENNY DRIVE DUNCRAIG WA 6023

RECENT SALE

RECENT ADVICE

3 1 3 412 m² 100 m²

Sale Price: \$1,175,000 Sale Date: 27 Jun 2026



5A BURTONIA CLOSE DUNCRAIG WA 6023

RECENT SALE

4 1 2 498 m² 191 m²

Sale Price: \$1,175,000 Sale Date: 26 May 2026



4B WANDINA PLACE DUNCRAIG WA 6023

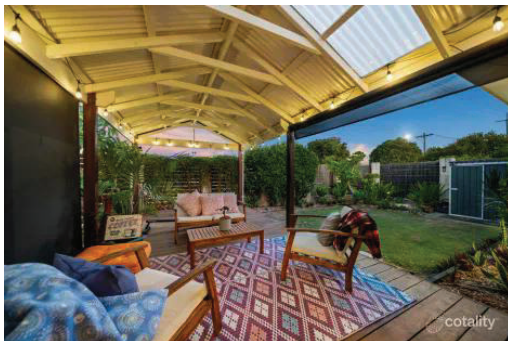
RECENT SALE

RECENT ADVICE

3 1 1 85 m² 85 m²

Sale Price: \$900,000

Sale Date: 26 May 2026



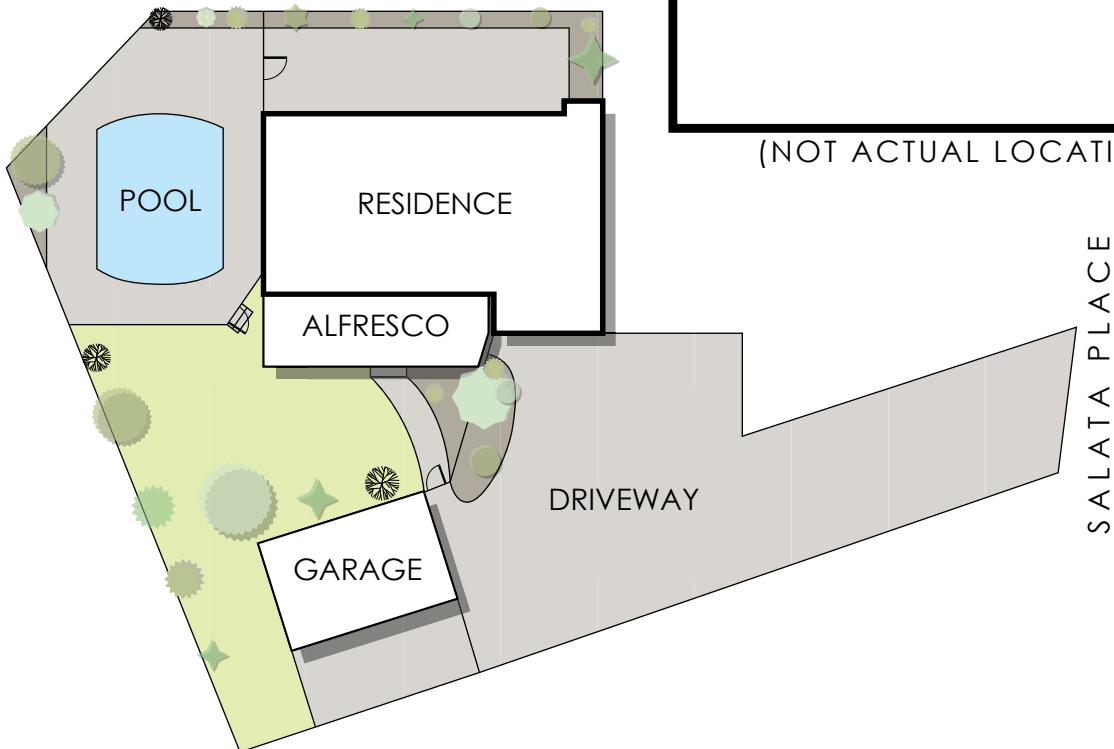
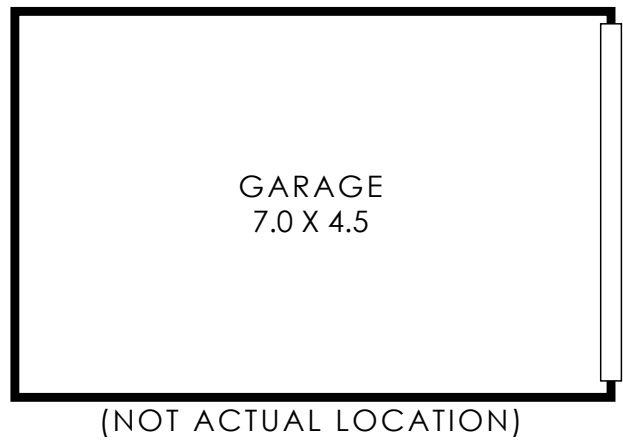
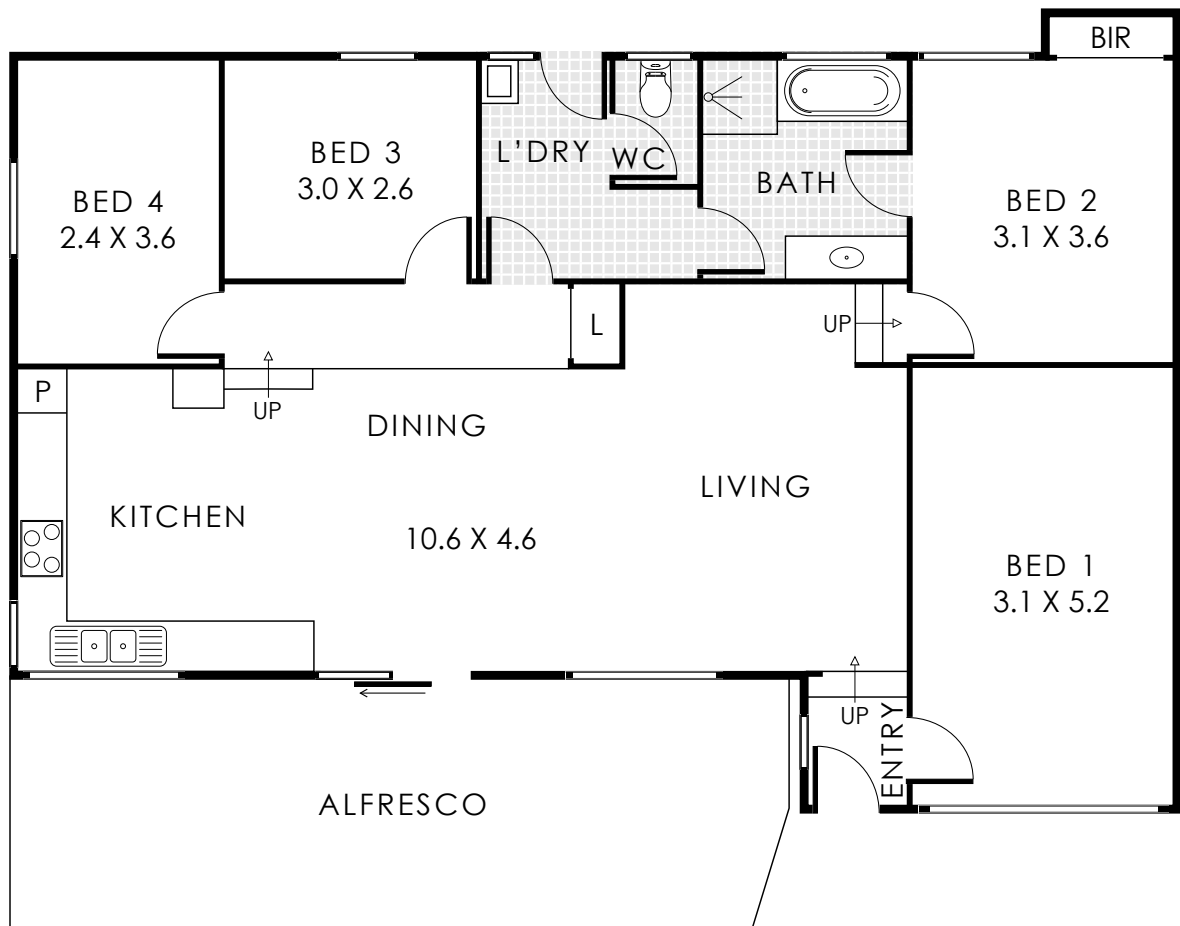
58 CASILDA ROAD DUNCRAIG WA 6023

RECENT ADVICE

3 1 1 450 m² 98 m²

Sale Price: \$1,131,000

Sale Date: 19 Apr 2026



3 Salata Place, Duncraig

Residence 108m² | Alfresco 36m² | Garage 32m²

Total Area 176m²

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
www.cribcreative.com.au



21st July 2026

Dear Investor

Thank you for the opportunity to provide a rental appraisal for 3B Salata Pl Duncraig 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 the property would achieve a rental range of approximately **\$850 - \$900 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 Lavery
Investment Manager
0407 832 235



WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1601

713

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT OF 1985

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.

BG Roberts

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 1 ON STRATA PLAN 4665
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

KELLIE ANNE BAILEY OF 3B SALATA PLACE, DUNCRAIG

(T M699603) REGISTERED 9/7/2014

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

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.
2. M699604 MORTGAGE TO TEACHERS MUTUAL BANK LTD REGISTERED 9/7/2014.

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.

-----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: SP4665
PREVIOUS TITLE: SP4665
PROPERTY STREET ADDRESS: 3B SALATA PL, DUNCRAIG.
LOCAL GOVERNMENT AUTHORITY: CITY OF JOONDALUP



PARCEL OF LAND LOT 892 OF PT LOT 161 OF SWAN LOCATION
1315 ON DIAGRAM 48807.

CERTIFICATE OF TITLE: 1413/113

LOCAL AUTHORITY: SHIRE OF WANNEROO

LOCALITY: DUNCRAIG INDEX PLAN PERTH 2000 08:39

NAME OF BUILDING: 3 SALATA PLACE, DUNCRAIG

ADDRESS FOR SERVING OF NOTICES ON COMPANY: 3 SALATA PLACE, DUNCRAIG



LODGED 16-2-77

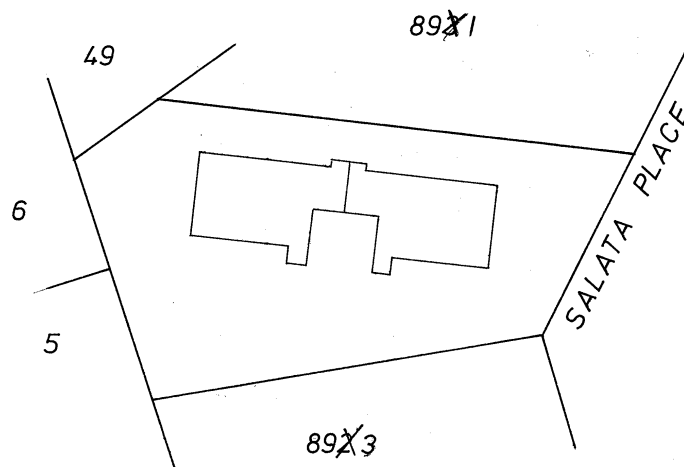
EXAMINED 17-2-77

REGISTERED 30-9-81 App. C225381



Jameson
REGISTRAR OF TITLES

Except and reserving metals, minerals, gems and mineral oil specified in Tr. 608/1929



BROWN McALLISTER & ASSOCIATES
LICENSED SURVEYORS

SCALE 1:500 LINKS TO AN INCH



SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY		SURVEYOR'S CERTIFICATE
LOT No.	UNIT ENTITLEMENT	CURRENT Cs. of TITLE	VOL. FOL.	
1	1	1601-713		I hereby certify that the building shown on the plan is within the external surface boundaries of the parcel and where eaves or guttering project beyond those boundaries, that a registered easement has been granted as an appurtenance of the parcel or, where the projection is over a road that the Local Authority has consented thereto.
2	1	1601-714		
				DATE 1-2-77 <i>B. J. McAllister</i> LICENSED SURVEYOR.
				APPROVED BY THE TOWN PLANNING BOARD FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966 <i>David Carr</i> DATE 15 FEB 1977 CHAIRMAN.
AGGREGATE	2			

83770/9/70-2M-O/MGD

FORM 3

STRATA PLAN No. 4665

CERTIFICATE OF LOCAL AUTHORITY

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

SHIRE OF WANNEROO

, THE LOCAL AUTHORITY,

HEREBY CERTIFIES THAT:—

- (1) The building shown on the plan has been inspected and that it is consistent with the building plans and specifications in respect thereof that have been approved by the Local Authority.
- (2) The building, in the opinion of the local authority, is of sufficient standard and suitable to be divided into lots pursuant to the Strata Titles Act, 1966.

DESCRIPTION OF BUILDING:—

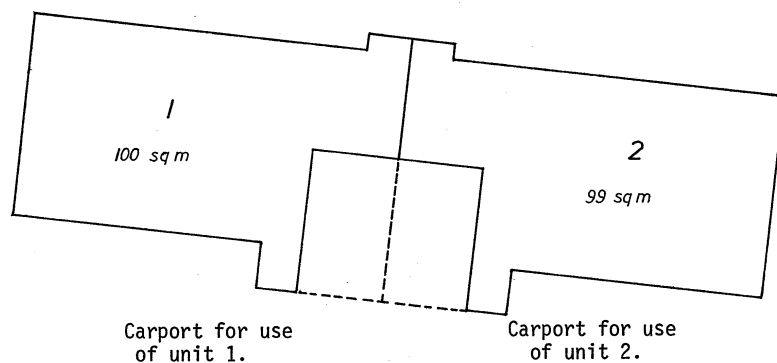
BRICK & TILE DUPLEX UNIT SITUATED ON LOT 892 ~~OF PT~~
~~LOT 161~~ OF SWAN LOCATION 1315 ON DIAGRAM 48807.
TO BE KNOWN AS 3 SALATA PLACE, DUNCRAIG.

FRIDAY 4 FEB 1977
DATE

[Signature]
SHIRE/TOWN CLERK

STRATA PLAN No. 4665

GROUND FLOOR



As at 20th July 1997 unless a notice of resolution under section 21H or an objection under 21O has been recorded on the strata plan -

The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of those buildings, as provided by section 3AB of the *Strata Titles Act 1985*;

The scheme may not be a single tier scheme, as defined in section 3(1) of the *Strata Titles Act 1985*;

The areas of the lots shown on the strata plan may have changed;

Where 2 lots have a common or party wall, or have buildings on them which are joined, the centre plane of that wall or the plane at which they are joined, is the boundary;

The horizontal boundaries of the lots or parts of the lots which are not buildings shown on the plan (if any) remain as provided on this strata plan.

SCALE *1:200*

A P P R O V E D

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966 AS AMENDED

TOWN PLANNING BOARD

LOCAL AUTHORITY.

DATE 15 FEB 1977

CHAIRMAN

DATE _____

4 FEB 1977

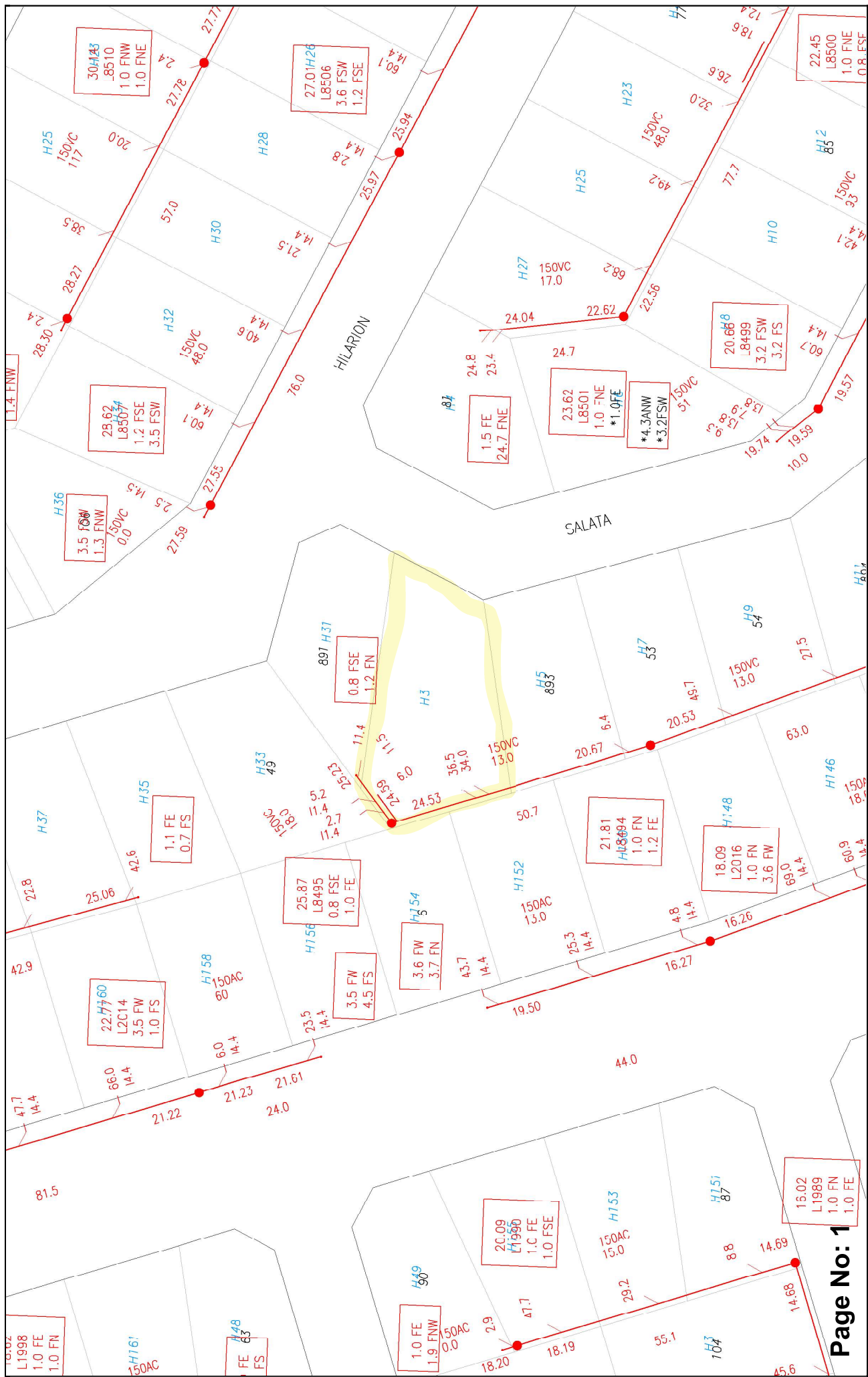
...SHIRE/TOWN CLERK

[illegible][illegible]

NOTE : ENTRIES RULED THROUGH AND AUTHENTICATED BY THE REGISTRAR OF TITLES ARE CANCELLED.

Strata Plan 4665

Lot	Certificate of Title	Lot Status	Part Lot
1	1601/713	Registered	
2	1601/714	Registered	



Scale: 1:750

Job No.: 53724294

Sequence No.: 276319553

Print Date: 17 Jul 2026



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