




Buyers Guide

14 Corima Place, **Craigie**

Ian Masterson

 0402 311 370

 imasterson@realmark.com.au

 08 9246 0050

 northcoastal.realmark.com.au

   Follow us.

14 Corima Place, **Craigie**

Set Date Sale | Monday 1st June 2026 @ 3:00pm

Property & Suburb Information

 4  2  2  344

Year Built: 2010

Title: Survey Strata

Council: City of Joondalup

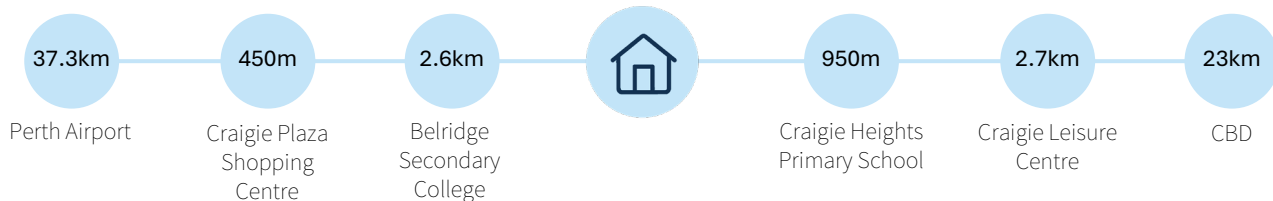
Local School Intake Areas: Craigie Heights Primary School
Belridge Secondary College

We recommend contacting schools directly regarding zoning and admissions

Attached:

- Set Date Sale Buyers Guide
- Floor Plan
- Rental Assessment
- Certificate of Title

14 Corima Place
Craigie



Council Rates: ~\$2,100 /yr

Water Rates: ~\$1,310 /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?

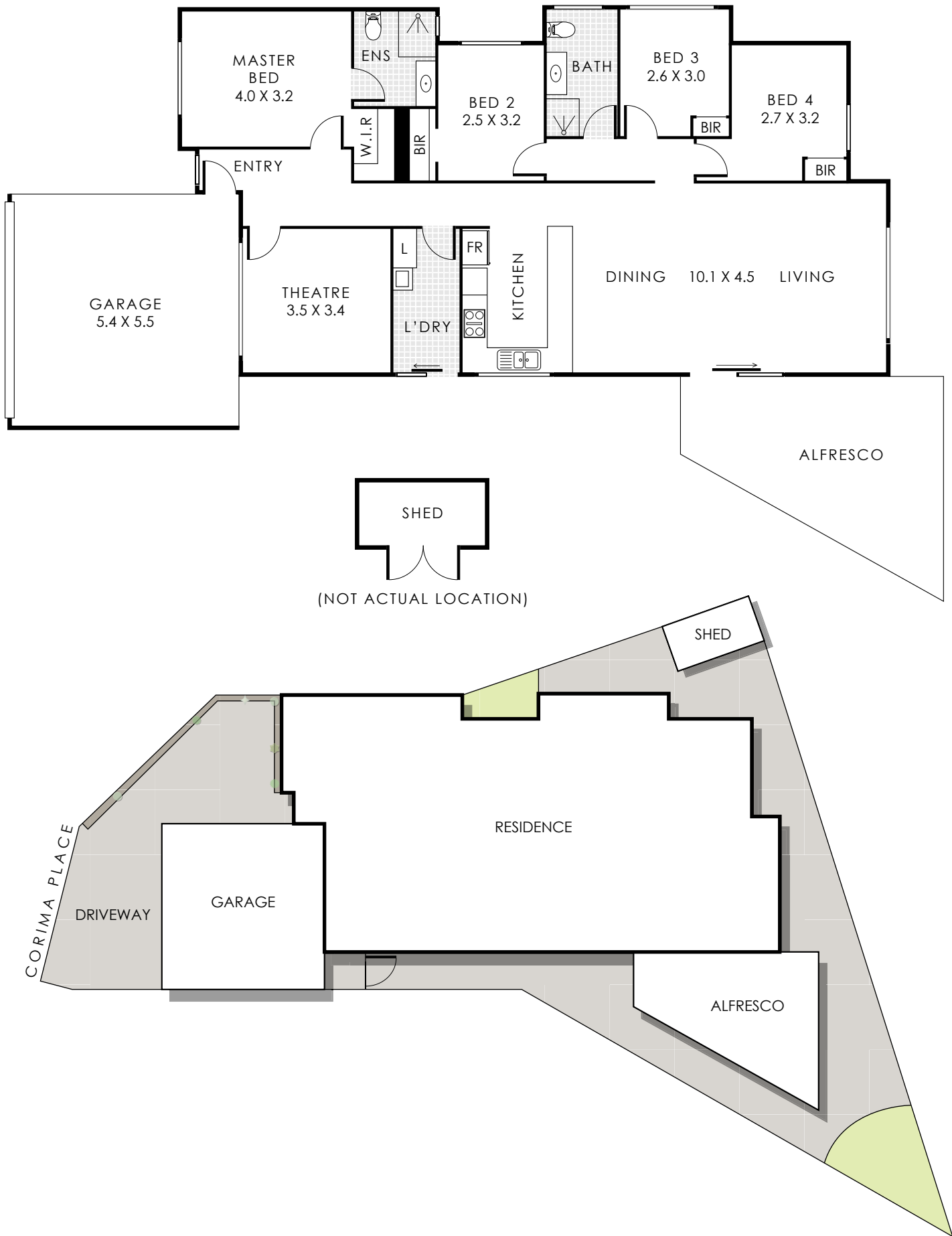
The seller will be presented all offers and the agent will respond to the successful buyer first and other buyers thereafter. All this will be done ASAP after the nominated Set Date. Should your offer not be accepted, you will receive a copy of the offer stating 'sighted and rejected' date, time, and 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.



14 Corima Place, Craigie

Residence 130m² | Shed 4m² | Garage 30m² | Alfresco 23m²

Total Area 187m²

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



18th May 2026

Dear Investor

Thank you for the opportunity to provide you with an appraisal at 14 Corima Place Craigie WA 6025

When it comes to your property investment, we know it's all about three key considerations –rental yield, asset protection and risk minimisation - not just a focus on collecting rent.

To assist our clients in achieving the maximum return in their investment, we have instilled our years of experience to the following approach:



Our Rental Value Research takes into consideration a range of factors including the property's features, location and market conditions, so you can make an informed decision.

This research indicates the rent for your property would achieve approximately \$850 - \$900 per week.

We will be in touch shortly to share with you how we would approach managing your property investment to achieve the maximum return for you.

Yours Sincerely

Colleen Laverty
Investment Manager
0407 832 235



NB: This opinion has been prepared solely for your information and not for any third party. Every care has been taken in arriving at the above figure. We stress that this is a market opinion only and NOT sworn valuation.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2745 342

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.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 2 ON SURVEY-STRATA PLAN 58974
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE SURVEY-STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

JAN-MARIE BAILEY
JACQUELINE ANN SHADE
BOTH OF 19 ARNISDALE ROAD DUNCRAIG WA 6023
AS JOINT TENANTS

(T P177880) REGISTERED 13/6/2022

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

- 1. INTERESTS NOTIFIED ON THE SURVEY-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. EASEMENT BENEFIT CREATED UNDER SECTION 136C T.L.A. FOR UNDERGROUND ELECTRICITY PURPOSES - SEE SURVEY-STRATA PLAN 58974
3. EASEMENT BURDEN CREATED UNDER SECTION 136C T.L.A. FOR UNDERGROUND ELECTRICITY PURPOSES - SEE SURVEY-STRATA PLAN 58974
4. P177881 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 13/6/2022.

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: SP58974
PREVIOUS TITLE: 2745-340
PROPERTY STREET ADDRESS: 14 CORIMA PL, CRAIGIE.

END OF PAGE 1 - CONTINUED OVER

RECORD OF CERTIFICATE OF TITLE

REGISTER NUMBER: 2/SP58974

VOLUME/FOLIO: 2745-342

PAGE 2

LOCAL GOVERNMENT AUTHORITY:

CITY OF JOONDALUP

Survey Strata Plan 58974

Lot	Certificate of Title	Lot Status	Part Lot
1	2745/341	Registered	
2	2745/342	Registered	
3	2745/343	Registered	
4	N/A	Registered	
49	N/A	Retired	

