

Realmark<sup>®</sup>




## Buyers Guide

16 Gazelle Place, Marangaroo

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# 16 Gazelle Place, Marangaroo

Set Date Sale | Monday, 18<sup>th</sup> May 2026 @ 9:00am

## Property & Suburb Information

 4  2  2  723

### Year Built:

1990

### Title:

Green Title

### Council:

City of Wanneroo

### Local School Intake Areas:

We recommend contacting schools directly regarding zoning and admissions

Rawlinson Primary School

Girrawheen Senior High School

### Attached:

Set Date Sale Buyers Guide

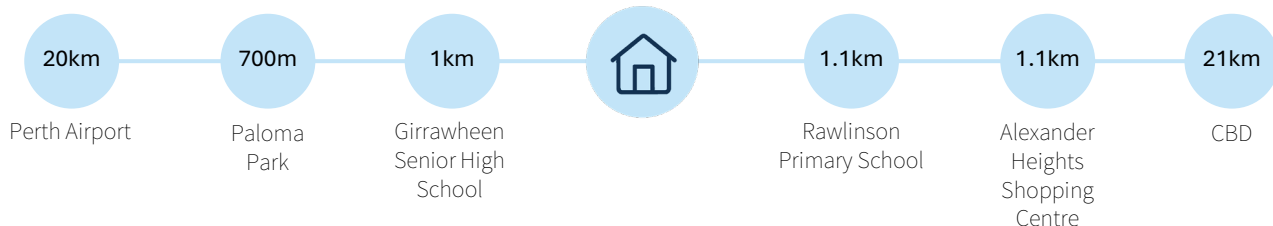
Recent Sales

Floor Plan

Rental Assessment

Certificate of Title

16 Gazelle Place,  
Marangaroo



**Council Rates:** ~\$TBC

**Water Rates:** ~\$1,195 /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).

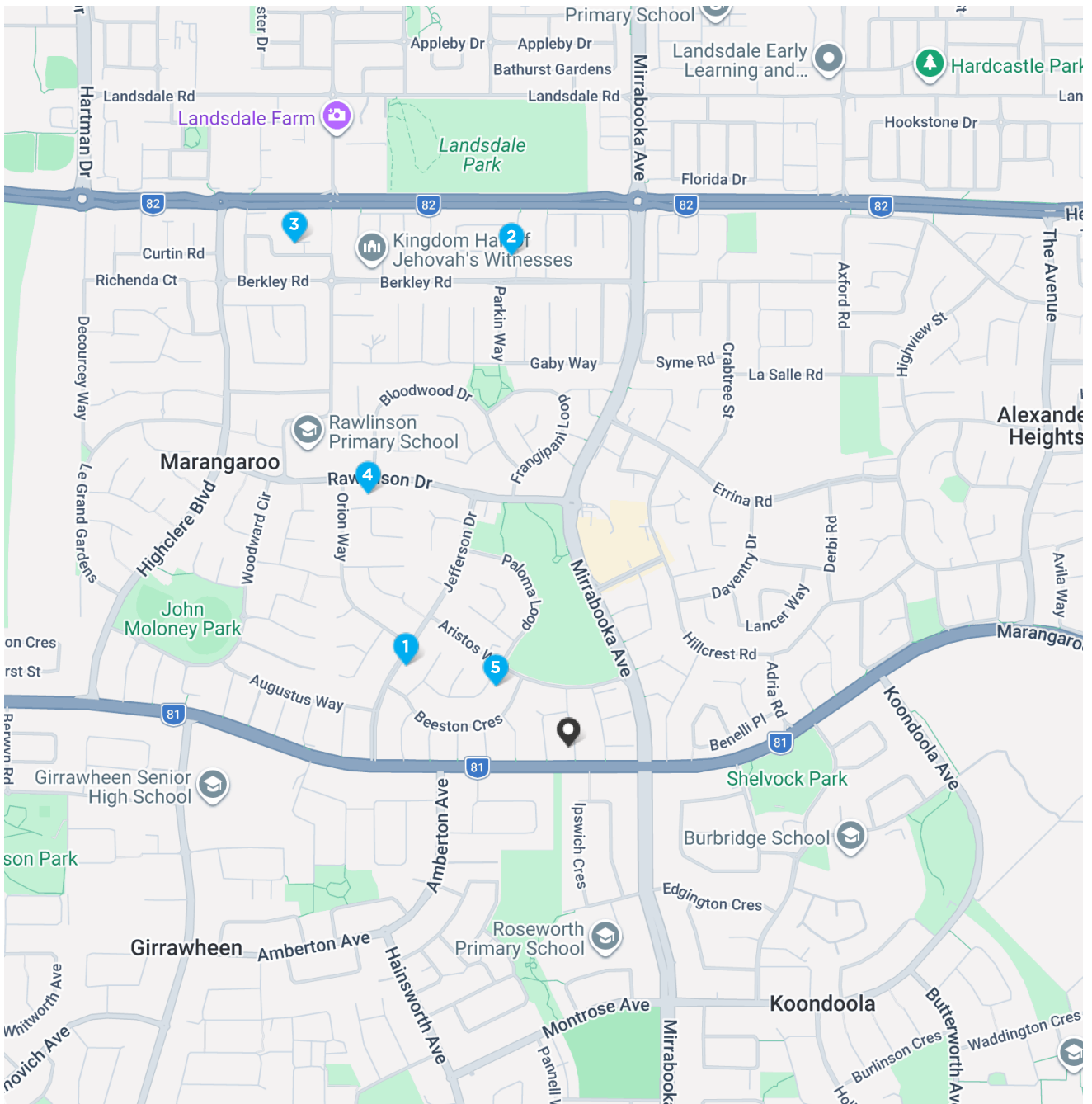
### Do I have to wait until the Set Date to place my offer?

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.

## Comparables Map: Sales




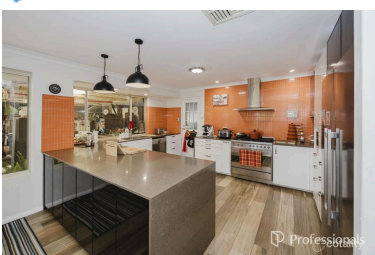



1 28 JEFFERSON DRIVE MARANGAROO WA 6064	3	1	1	\$1,070,000
2 84 MONASH CIRCLE MARANGAROO WA 6064	4	2	2	\$1,020,000
3 19 FRIENDLY WAY MARANGAROO WA 6064	4	2	2	\$1,000,000
4 5 DREVN PLACE MARANGAROO WA 6064	4	2	2	\$1,060,000
5 24 HOLLEY PLACE MARANGAROO WA 6064	4	2	2	\$1,050,000

Google Map data ©2026 Google

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

## Comparable Sales

1	28 JEFFERSON DRIVE MARANGAROO WA 6064	<b>Sold</b> <b>\$1,070,000</b>
	<p> <span>🏠</span> 3 <span>🚰</span> 1 <span>🚗</span> 1 <span>📏</span> 680m<sup>2</sup> <span>📏</span> 111m<sup>2</sup>            Year Built 1990 DOM 76            Sold Date 01-Mar-26 Distance 0.53km            First Listing From \$999,000            Last Listing From \$999,000         </p>	
2	84 MONASH CIRCLE MARANGAROO WA 6064	<b>Sold</b> <b>\$1,020,000</b>
	<p> <span>🏠</span> 4 <span>🚰</span> 2 <span>🚗</span> 2 <span>📏</span> 589m<sup>2</sup> <span>📏</span> 157m<sup>2</sup>            Year Built 2002 DOM 28            Sold Date 11-Feb-26 Distance 1.45km            First Listing From \$949k            Last Listing UNDER OFFER BY JOSHUA CARROLL!         </p>	
3	19 FRIENDLY WAY MARANGAROO WA 6064	<b>Sold</b> <b>\$1,000,000</b>
	<p> <span>🏠</span> 4 <span>🚰</span> 2 <span>🚗</span> 2 <span>📏</span> 509m<sup>2</sup> <span>📏</span> 154m<sup>2</sup>            Year Built 1997 DOM 69            Sold Date 19-Oct-25 Distance 1.68km            First Listing Coming soon!            Last Listing SOLD-CASH OFFER!         </p>	
4	5 DREVON PLACE MARANGAROO WA 6064	<b>Sold</b> <b>\$1,060,000</b>
	<p> <span>🏠</span> 4 <span>🚰</span> 2 <span>🚗</span> 2 <span>📏</span> 686m<sup>2</sup> <span>📏</span> 161m<sup>2</sup>            Year Built 1992 DOM 23            Sold Date 03-Oct-25 Distance 0.95km            First Listing From \$950,000            Last Listing From \$950,000         </p>	
5	24 HOLLEY PLACE MARANGAROO WA 6064	<b>Sold</b> <b>\$1,050,000</b>
	<p> <span>🏠</span> 4 <span>🚰</span> 2 <span>🚗</span> 2 <span>📏</span> 683m<sup>2</sup> <span>📏</span> 165m<sup>2</sup>            Year Built 1991 DOM 35            Sold Date 11-Sep-25 Distance 0.27km            First Listing Offers closing 16th September            Last Listing UNDER OFFER         </p>	

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

## Disclaimer

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4<sup>th</sup> May 2026

Dear Investor

Thank you for the opportunity to provide a rental appraisal for 16 Gazelle Pl Marangaroo

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 **\$850 - \$875** 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**





TITLE NUMBER	
Volume	Folio
<b>1835</b>	<b>448</b>

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 140 ON PLAN 16704

REGISTERED PROPRIETOR:  
(FIRST SCHEDULE)

NICHOLAS JOHN BRIEN  
SUSAN BRIEN  
AS JOINT TENANTS IN 1/2 SHARE  
AMY CHRISTINE ELIZABETH BRIEN  
IN 1/2 SHARE  
ALL OF 17 ENFIELD ROAD, HAMERSLEY  
AS TENANTS IN COMMON

(T M351905 ) REGISTERED 25/7/2013

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

- 1. M351906 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 25/7/2013.

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:	1835-448 (140/P16704)
PREVIOUS TITLE:	1812-874
PROPERTY STREET ADDRESS:	16 GAZELLE PL, MARANGAROO.
LOCAL GOVERNMENT AUTHORITY:	CITY OF WANNEROO

Application E77497  
Volume 1812 Folio 874

WESTERN



AUSTRALIA

REGISTER BOOK  
VOL. 1835 FOL. 448



# CERTIFICATE OF TITLE

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

CT 1835 0448 F



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 17th April, 1989

*R. M. Mulcahy*  
REGISTRAR OF TITLES



### ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Swan Location H and being Lot 140 on Plan 16704, delineated on the map in the Third Schedule hereto.

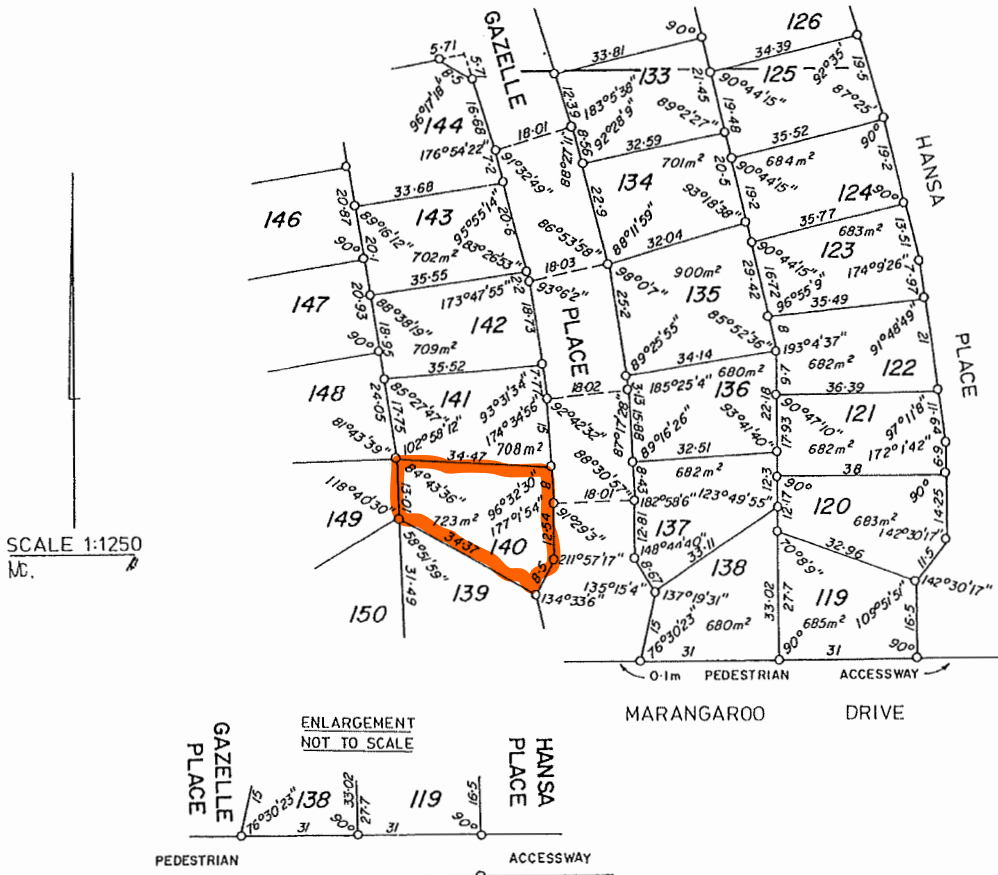
### FIRST SCHEDULE (continued overleaf)

~~The State Housing Commission of 99 Plain Street, East Perth~~

### SECOND SCHEDULE (continued overleaf)

NIL

### THIRD SCHEDULE



NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

E67590/3/89-204-L/4664

Superseded - Copy for Sketch Only

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

Page 1 (of 2 pages) VOL. 1835 FOL. 448

FIRST SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS					
INSTRUMENT NATURE	REGISTERED PROPRIETOR	INSTRUMENT NUMBER		REGISTERED	TIME	SEAL	CERT. OFFICER
		NATURE	NUMBER				
Mortgage	David Joseph Urquhart and Karen Jane Urquhart, both of 9/83 Walter Road, Dianella, as joint tenants.	Transfer	E140845	4.7.89	8.00		
Caveat	Rodney Frank Truscott and Darlene Jean Wake both of 58A Hillwood Avenue, Warwick as joint tenants	Transfer	E882496	15.5.92	9.03		
Mortgage	The correct name of the second proprietor is <u>Darlene Jean Truscott</u> and the address of both proprietors is <u>16 Gazelle Place, Marangaroo</u>	Application	G419671	13.3.97	10.32		
Mortgage	Darren Brett Smith and Patricia Louise Smith both of 16 Gazelle Place, Marangaroo as joint tenants.	Transfer	H281642	16.11.99	15.54		

SECOND SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS								
INSTRUMENT NATURE	PARTICULARS	REGISTERED	TIME	SEAL	CERT. OFFICER	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	CERT. OFFICER
Caveat	Lodged 4.7.89 at 8.01 hrs. Transfer E639750 of Mortgage E140846 to Keystart Loans Ltd. Registered 27th June 1991 at 12.55 hrs. Exp. of mat. disclosed	15.5.92	9.03			Withdrawn	E785592	13.1.92		
Mortgage	to Commonwealth Savings Bank of Australia	13.3.97	10.32			By Discharge	E882495	15.5.92		
Mortgage	to Fiduciary Services Ltd	16.11.99	15.54			Discharged	G416469	10.3.97		
Mortgage	to Aussie Mortgages Ltd.					Discharged	H281641	16.11.99		