

Buyers Guide

12 Koolama Place, **Kallaroo**

Mandie Cubeddu

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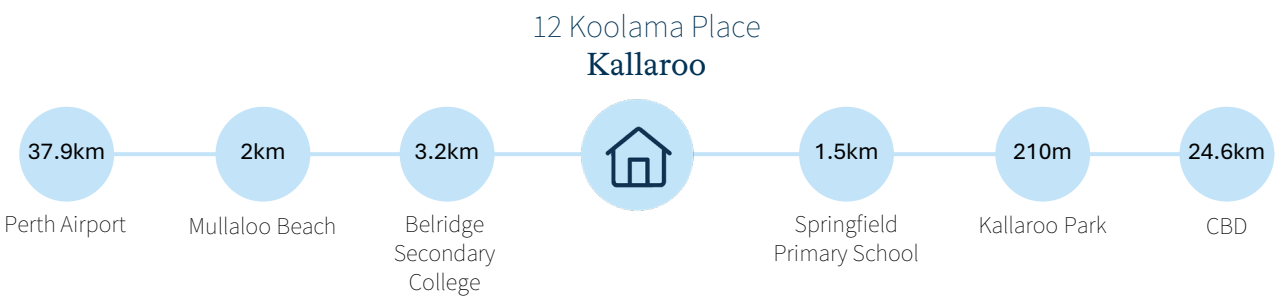
12 Koolama Place, Kallaroo

Set Date Sale | Offers Close Wednesday 16th December @ 9:00am

Property & Suburb Information

4 2 2 691

Year Built:	1974
Title:	Green Title
Council:	City of Joondalup
Local School Intake Areas: We recommend contacting schools directly regarding zoning and admissions.	Springfield Primary School Belridge Secondary College
Attached:	Set Date Sale Buyers Guide Local Sales Floor Plan Rental Assessment Certificate of Title



Council Rates: $TBC **Water Rates:** $1,137 /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.

Realmark

Comparables Map: Sales



1	51 NAUTILUS WAY KALLAROO WA 6025	4	2	2	$1,750,000
2	3 LUNAR COURT MULLALOO WA 6027	4	2	1	$1,550,000
3	4 VOLUTE PLACE MULLALOO WA 6027	4	2	2	$1,645,000
4	10 WHELK PLACE MULLALOO WA 6027	4	2	2	$1,750,000
5	23 OLEANDER WAY KALLAROO WA 6025	5	3	4	$1,875,000
6	4 MIDDLE COVE KALLAROO WA 6025	4	2	2	$1,765,000
7	11 WHELK PLACE MULLALOO WA 6027	4	3	2	$1,650,000
8	11 CENTAUR STREET KALLAROO WA 6025	3	1	2	$1,310,000
9	3 WOONONA PLACE KALLAROO WA 6025	6	3	2	$1,600,000
10	1 GARDINIA PLACE MULLALOO WA 6027	4	2	2	$1,830,033

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

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Comparable Sales

1 51 NAUTILUS WAY KALLAROO WA 6025

Sold $1,750,000



4 | 2 | 2 | 762m² | 186m²

Year Built	1975	DOM	18
Sold Date	07-Aug-26	Distance	0.44km
First Listing	Offers		
Last Listing	Under Offer by John Fogarty		

2 3 LUNAR COURT MULLALOO WA 6027

Sold $1,550,000



4 | 2 | 1 | 763m² | 230m²

Year Built	1983	DOM	29
Sold Date	17-Sep-26	Distance	0.52km
First Listing	From $1,599,000		
Last Listing	From $1,599,000		

3 4 VOLUTE PLACE MULLALOO WA 6027

Sold $1,645,000



4 | 2 | 2 | 697m² | 212m²

Year Built	1979	DOM	12
Sold Date	25-Aug-26	Distance	0.54km
First Listing	Offers Closing 2nd September (unless sold prior)		
Last Listing	UNDER CONTRACT		

4 10 WHELK PLACE MULLALOO WA 6027

Sold $1,750,000



4 | 2 | 2 | 701m² | 213m²

Year Built	1981	DOM	77
Sold Date	13-Aug-26	Distance	1.13km
First Listing	From $2,199,000		
Last Listing	From $1,799,000		

5 23 OLEANDER WAY KALLAROO WA 6025

Sold $1,875,000



5 | 3 | 4 | 742m² | 325m²

Year Built	1974	DOM	15
Sold Date	24-Jun-26	Distance	1.19km
First Listing	Suits buyers in the high $1m's		
Last Listing	Suits buyers in the high $1m's		

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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Comparable Sales

6 4 MIDDLE COVE KALLAROO WA 6025

Sold $1,765,000



4 | 2 | 2 | 856m² | 195m²

Year Built	1994	DOM	55
Sold Date	10-Aug-26	Distance	1.12km
First Listing	From High $1M's Offers Close Mon 10th Aug 2pm		
Last Listing	UNDER OFFER		

7 11 WHELK PLACE MULLALOO WA 6027

Sold $1,650,000



4 | 3 | 2 | 714m² | 174m²

Year Built	1987	DOM	84
Sold Date	12-Aug-26	Distance	1.08km
First Listing	END DATE SALE: MID-HIGH $1MS		
Last Listing	UNDER OFFER		

8 11 CENTAUR STREET KALLAROO WA 6025

Sold $1,310,000



3 | 1 | 2 | 688m² | 107m²

Year Built	1973	DOM	57
Sold Date	12-Jul-26	Distance	0.15km
First Listing	From $1.3M offers close Tuesday 2nd June at 2pm		
Last Listing	UNDER OFFER!!		

9 3 WOONONA PLACE KALLAROO WA 6025

Sold $1,600,000

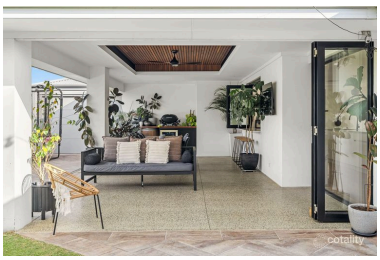


6 | 3 | 2 | 689m² | 264m²

Year Built	1986	DOM	42
Sold Date	20-Jun-26	Distance	0.36km
First Listing	From $1,650 Offers Close 8th June at 2pm		
Last Listing	UNDER OFFER!!		

10 1 GARDINIA PLACE MULLALOO WA 6027

Sold $1,830,033



4 | 2 | 2 | 717m² | 220m²

Year Built	1984	DOM	16
Sold Date	27-May-26	Distance	0.41km
First Listing	Offers Closing 10th June (unless sold prior)		
Last Listing	UNDER CONTRACT		

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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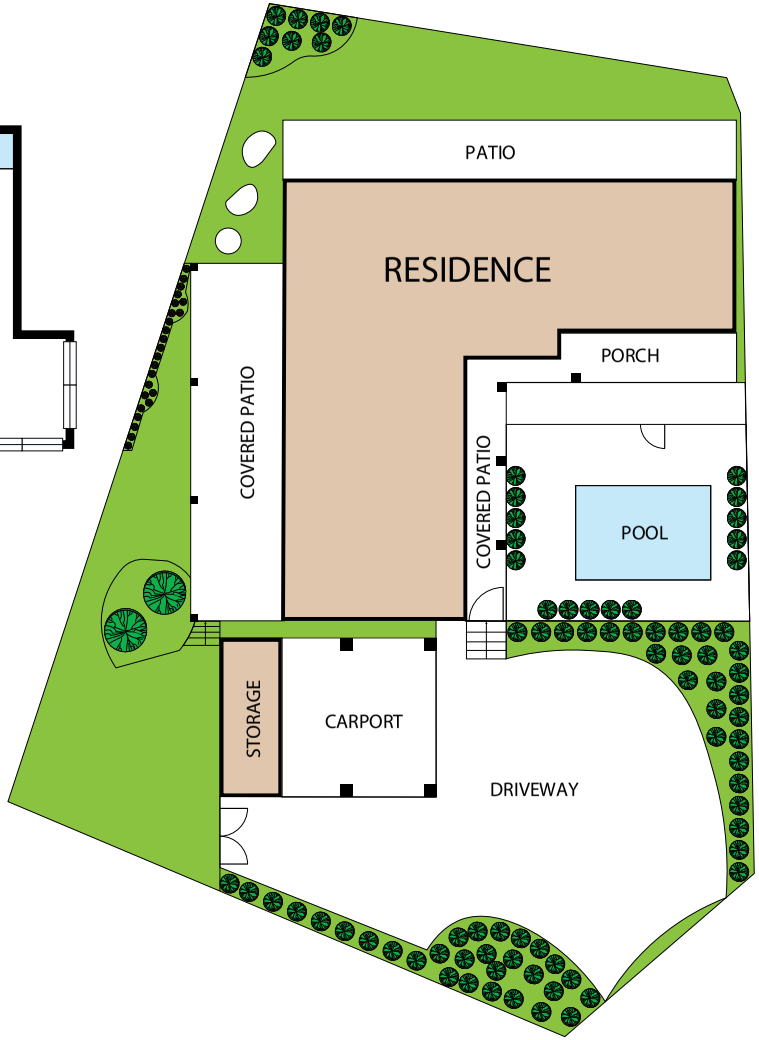

12 KOOLAMA PLACE, KALLAROO, WA, 6025

TOTAL APPROX. FLOOR AREA 195 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Licensee North Coastal Pty Ltd
T/as Realmark North Coastal
Licensed Real Estate Agent
ABN 25 158 950 255 ACN 158 950 253 TC 64748
9/8 Burragah Way, Duncraig, WA 6023
(08) 9246 0050
northcoastal.realmark.com.au

5th Nov 2026

Dear Investor

Thank you for the opportunity to provide a rental appraisal for 12 Koolama Place, Kallaroo

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 **$1400 - $1600 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
2103	**722**

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

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 1 ON SURVEY-STRATA PLAN 32733
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE SURVEY-STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

PORTIA ELISE HALL OF 40 OAKAPPLE DRIVE DUNCRAIG WA 6023

(T Q992434) REGISTERED 2/9/2026

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. Q992435 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 2/9/2026.

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.

----------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:	SP32733
PREVIOUS TITLE:	SP32733
PROPERTY STREET ADDRESS:	12 KOOLAMA PL, KALLAROO.
LOCAL GOVERNMENT AUTHORITY:	CITY OF JOONDALUP

NOTE 1: I760543 SECTION 138D TLA APPLIES TO CAVEAT I116148

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~~STRATA~~ / SURVEY —

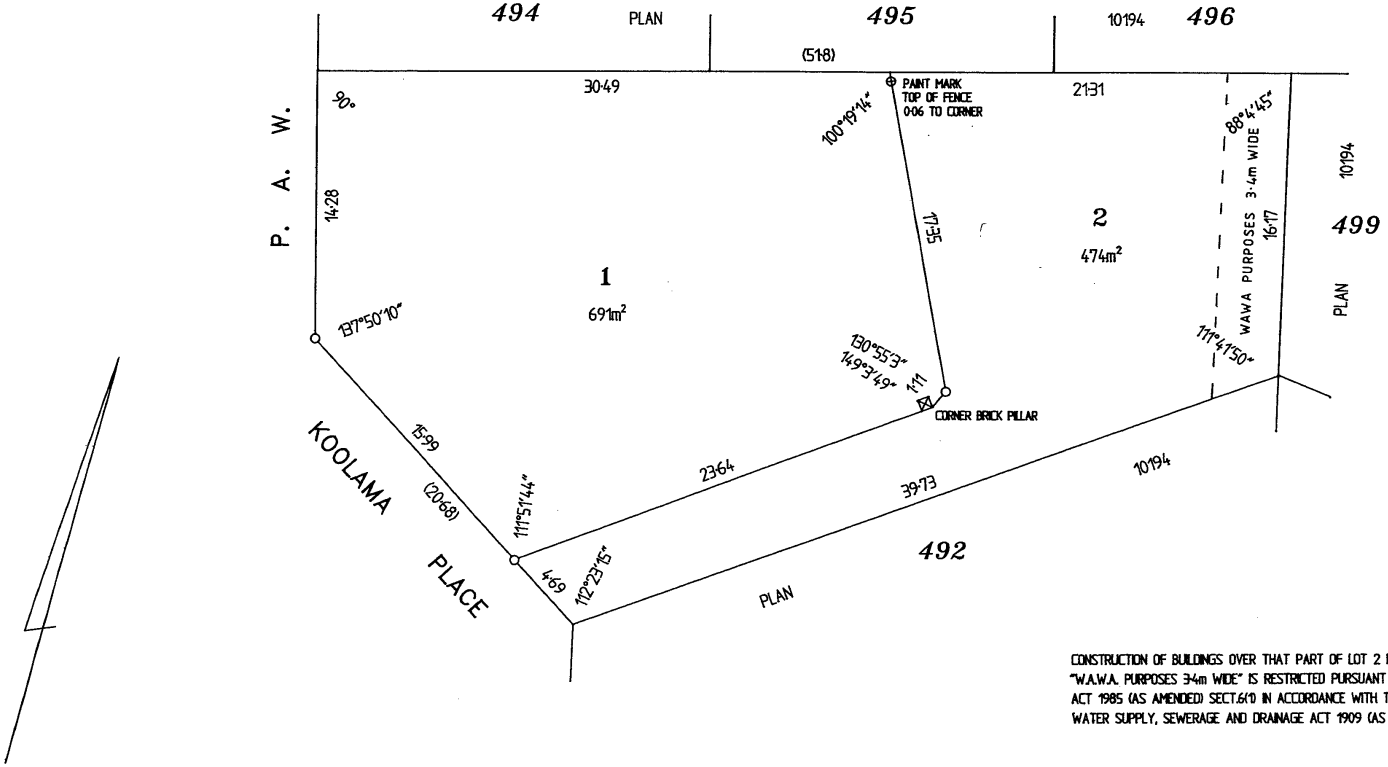
STRATA PLAN 32733

SHEET 1 OF 1 SHEETS

FORM 2

EXCEPT AND RESERVING METALS MINERALS GEMS AND MINERAL OIL SPECIFIED IN TRANSFER 2591/1947

ROSS A McLOUGHLIN
CONSULTING SURVEYOR
TEL/FAX 3094758



CONSTRUCTION OF BUILDINGS OVER THAT PART OF LOT 2 DESIGNATED "W.A.W.A. PURPOSES 3·4m WIDE" IS RESTRICTED PURSUANT TO THE STRATA TITLES ACT 1985 (AS AMENDED) SECT.6(1) IN ACCORDANCE WITH THE METROPOLITAN WATER SUPPLY, SEWERAGE AND DRAINAGE ACT 1909 (AS AMENDED) SECT.66(1) (a)

MANAGEMENT STATEMENT ☒ YES ☐ NO

Lodged 18-4-97 158258
Examined 1.5.97 WH
Registered 6.5.97 App. G467570

REGISTRAR OF TITLES

WESTERN AUSTRALIAN PLANNING COMMISSION
REF 1088-96

Certificate of Approval of W.A.P.C. under Section 25(1) or 25B(2) of *Strata Titles Act 1985*.

FOR CHAIRMAN 15/4/97 DATE

PLAN OF LOT 493 OF SWAN LOCATION 1370 ON PLAN 10194.

CERT. OF TITLE VOLUME 1321 FOLIO 332

LOCAL GOVERNMENT CITY OF WANNEROO

INDEX PLAN BG 35 (2) 07.03

FIELD BOOK NUMBER 73769 SCALE 1:250

NAME OF SCHEME
12 KOOLAMA PLACE
KALLAROO

ADDRESS OF PARCEL
12 KOOLAMA PLACE
KALLAROO 6025

DOLA
Department of LAND ADMINISTRATION

STRATA PLAN 32733
STRATA/SURVEY STRATA PLAN

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

FORM 3

ANNEXURE A OF ~~STRATA~~/SURVEY-STRATA PLAN NO. 32733

Schedule of Unit Entitlement		Office Use Only Current Cs of Title		Schedule of Unit Entitlement		Office Use Only Current Cs of Title	
Lot No.	Unit Entitlement	Vol.	Fol.	Lot No.	Unit Entitlement	Vol.	Fol.
1	55	2103-	722				
2	45	2103-	723				
				Aggregate	100		

CERTIFICATE OF LICENSED VALUER
STRATA/SURVEY STRATA

I, D.V. EFTOS, being a Licensed Valuer licensed under the *Land Valuers Licensing Act 1978* certify that the unit entitlement of each lot (in this certificate, excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5 per cent more or 5 per cent less than the proportion that the value (as that term is defined in section 14 (2a) of the *Strata Titles Act 1985*) of that lot bears to the aggregate value of all the lots delineated on the plan.

26.2.1997
Date

Signed

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FORM 6

SURVEY-STRATA PLAN No. 32733

DESCRIPTION OF PARCEL

PORTION OF SWAN LOCATION 1370 AND BEING LOT 493 ON PLAN 10194.

CERTIFICATE OF SURVEYOR

I, R A McLOUGHLIN, being a licensed surveyor registered under the *Licensed Surveyors Act 1909* certify that in respect of the survey-strata plan which relates to the parcel described above (in this certificate called "the plan"):-

(a) the plan is a correct and accurate representation of the survey carried out *by me personally/~~or under my own personal supervision, inspection and field check~~, and recorded in Field Books kept, and if required lodged, for the purposes of this plan;

(b) the measurements are in strict accordance with the *Licensed Surveyors (Guidance of Surveyors) Regulations 1961* and in particular regulations 23 and 34 of those regulations;

(c) this survey and plan are in strict accordance with the requirements of the *Licensed Surveyors (Guidance of Surveyors) Regulations 1961* and the relevant law in relation to which it is lodged; and

~~*(d) if the plan is a plan of re-subdivision, it complies with Schedule 1 by-law(s) No(s)..... on Survey-Strata Plan No..... registered in respect of (name of scheme)..... .....or sufficiently complies with that/those by-law(s) in a way that is allowed by regulation 36 of *Strata Titles General Regulations 1996*.~~

26.2.1997.
Date

R.A.M. McLoughlin
Licensed Surveyor

* Delete if inapplicable

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FORM 8

ANNEXURE B OF SURVEY STRATA / ~~SURVEY - STRATA~~ PLAN No. 32733 REGISTRAR OF TITLES

SCHEDULE OF DEALINGS ON SURVEY STRATA / ~~SURVEY - STRATA~~ PLAN

Dealings registered or recorded on Survey Strata / ~~Survey - Strata~~ Plan	Instrument				Signature of Registrar of Titles
	Nature	Number	Regist'd	Time	

Note: Entries may be affected by subsequent endorsements.

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FORM 8

ANNEXURE C OF SURVEY STRATA / ~~SURVEY - STRATA~~ PLAN No. 32733 REGISTRAR OF TITLES

SCHEDULE OF ENCUMBRANCES ETC.

Instrument			Regist'd	Signature of Registrar of Titles	Cancellation				
Nature	Number				Nature	Number	Regist'd	Time	Signature of Registrar of Titles
STATEMENT	G453369	Management Statement	6.5.97						

Note: Entries may be affected by subsequent endorsements.

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