



**16/22 Abbott Street Sandringham VIC 3191**

Prepared on 25th June 2021

**Buxton Sandringham**

11 Bay Road  
Sandringham 3191

w: 9598 8222

## Your Property

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16/22 Abbott Street Sandringham VIC 3191

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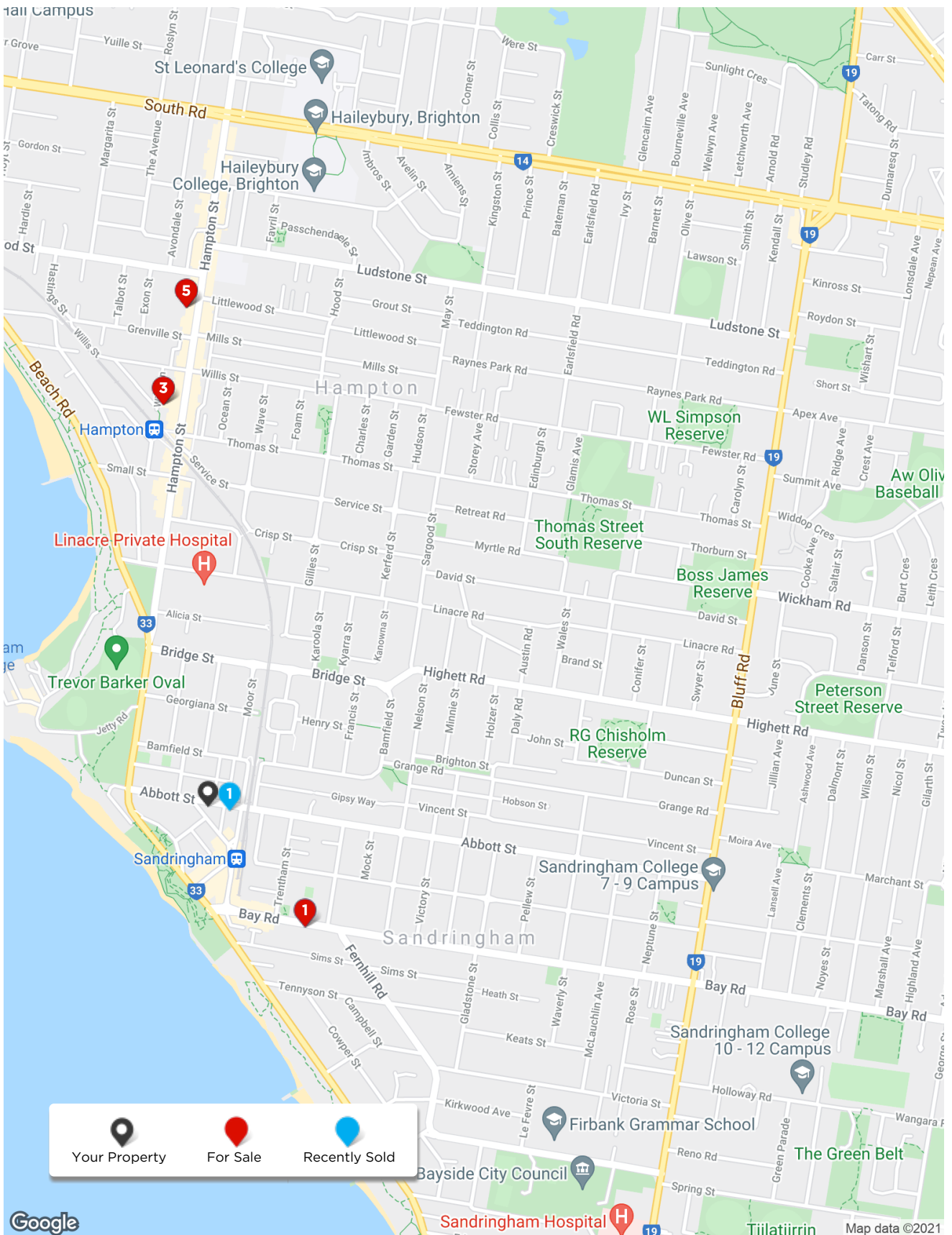
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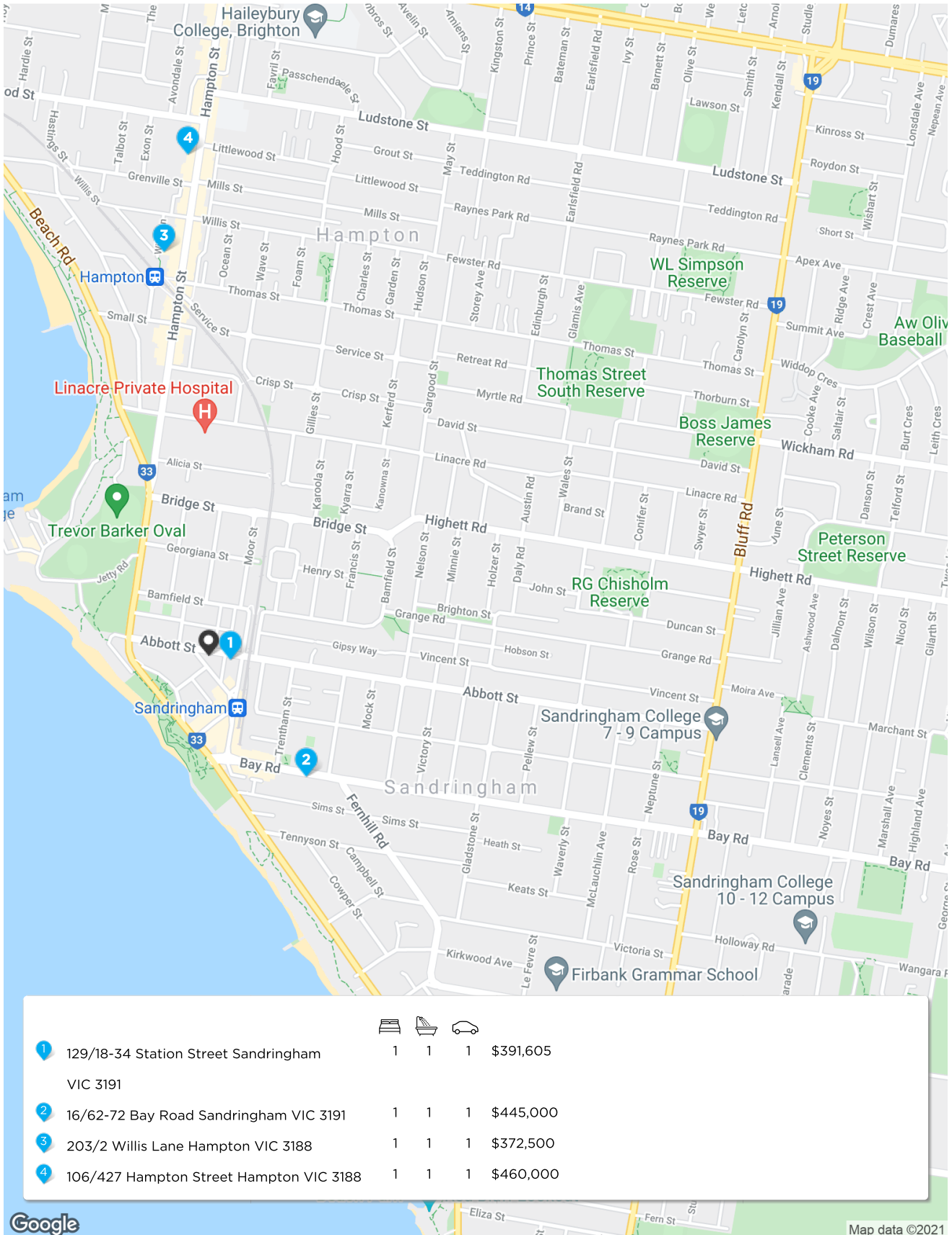
## Your Property History

- 2 May, 2021 - Listed for rent at \$360 / week
- 5 Mar, 2019 - Listed for rent at \$360 / week
- 5 Feb, 2018 - Listed for rent at \$355 / week
- 12 Jan, 2017 - Listed for rent at \$350 / week
- 27 Nov, 2015 - Listed for rent at \$350 / week
- 23 Mar, 2011 - Listed for rent at \$330 / week

## Comparables Map: Sales & Listings




## Comparables Map: Sales



## Comparable Sales

**1** 129/18-34 Station Street Sandringham VIC 3191 **Sold Price** **\$391,605**




🏠 1 🚶 1 🚗 1 📏 2,110m<sup>2</sup> 🏠 37.5m<sup>2</sup>  
 Year Built 2012 DOM 38  
 Sold Date 26-Mar-21 Distance 0.07km  
 First Listing \$380,000 - \$418,000  
 Last Listing \$380,000 - \$418,000

### Notes from your agent

Newer product but inferior orientation/outlook onto internal courtyard. Building problematic re cladding/defects. Same configuration

**2** 16/62-72 Bay Road Sandringham VIC 3191 **Sold Price** **\$445,000**




🏠 1 🚶 1 🚗 1 📏 1,486m<sup>2</sup> 🏠 42m<sup>2</sup>  
 Year Built 2010 DOM -  
 Sold Date 22-Jan-21 Distance 0.49km  
 First Listing -  
 Last Listing -

### Notes from your agent

Not as modern development aesthetically but younger build by 5 years. Similar size and configuration.

**3** 203/2 Willis Lane Hampton VIC 3188 **Sold Price** **\$372,500**




🏠 1 🚶 1 🚗 1 📏 903m<sup>2</sup> 🏠 52m<sup>2</sup>  
 Year Built 2012 DOM -  
 Sold Date 20-Jan-21 Distance 1.26km  
 First Listing -  
 Last Listing -

### Notes from your agent

Newer product, similar type development but built 2012. Similar close to train & shops precinct. Same configuration 1/1/1. Similar internal/ext size

**4** 106/427 Hampton Street Hampton VIC 3188 **Sold Price** **\$460,000**



🏠 1 🚶 1 🚗 1 📏 1,888m<sup>2</sup> 🏠 50.5m<sup>2</sup>  
 Year Built 2016 DOM 49  
 Sold Date 02-Mar-21 Distance 1.56km  
 First Listing Contact Agent  
 Last Listing Under Offer

### Notes from your agent

Newer product built 2016, similar internal size. Same configuration. Similar close location to shops & train

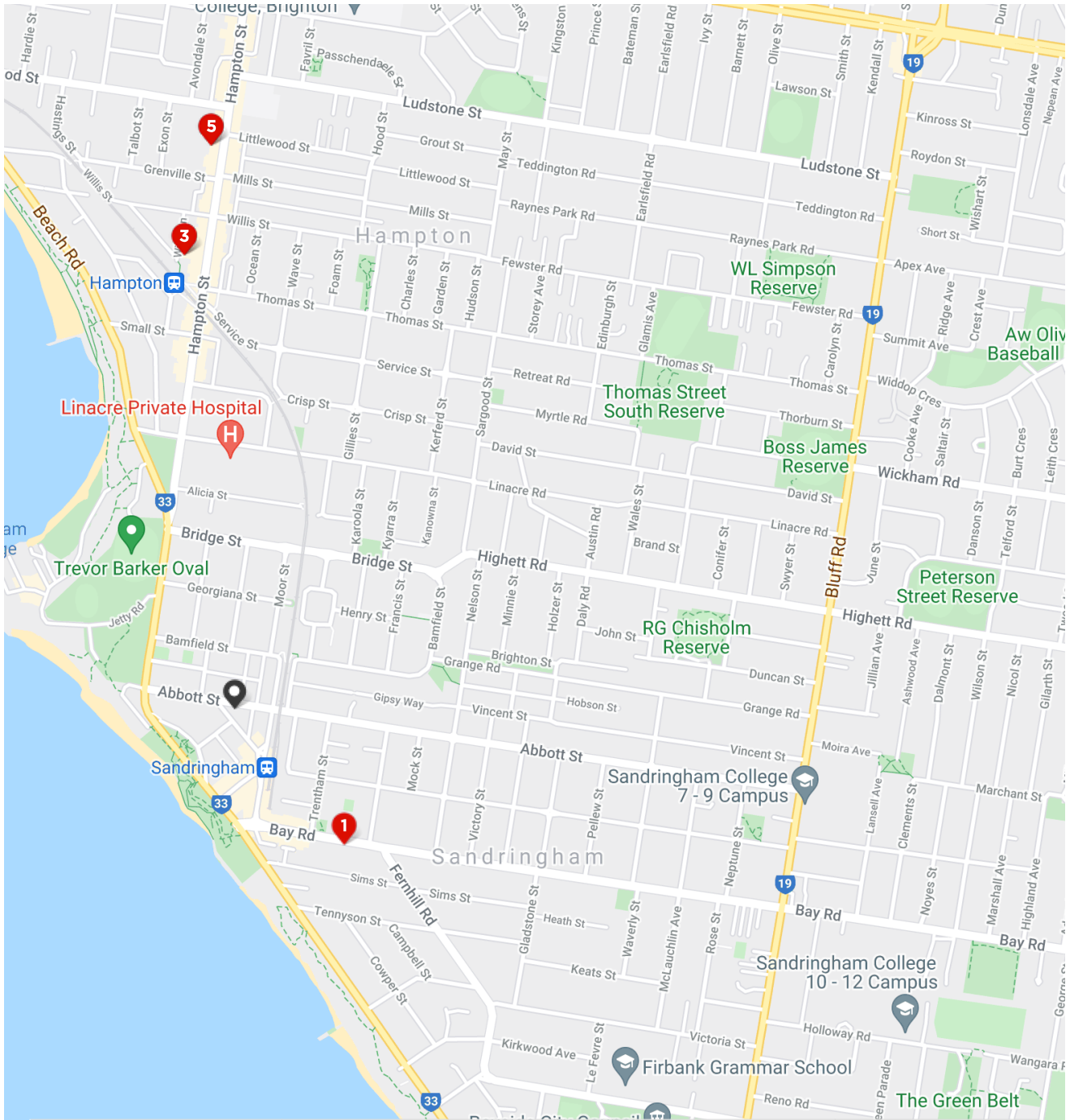
DOM = Days on market    RS = Recent sale    UN = Undisclosed Sale    \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

# Comparable Sales

precinct.

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## Comparables Map: Listings



					DOM	
1	19/62-72 Bay Road Sandringham VIC 3191	1	1	1	96	\$385,000
2	306/2 Willis Lane Hampton VIC 3188	1	1	1	107	\$369,000
3	308/2 Willis Lane Hampton VIC 3188	1	1	1	267	\$365,000 - PRICED TO SELL!
4	108/427 Hampton Street Hampton VIC 3188	1	1	1	135	\$485,000
5	116/427 Hampton Street Hampton VIC 3188	1	1	1	68	\$470,000

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