

Property Report

16/22 Abbott Street,
Sandringham, Vic, 3191



buxton

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Prepared for
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by Louise Herterich

A dedicated sales professional with a career built on hospitality, homewares and houses, Louise Herterich's natural talent for customer service puts her at home wherever she is. Over the last 20 years, Louise has established her own business, grown other people's businesses and added value in a range of retail and corporate business environments ...all with a calm and committed approach that delivers real results.



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Property Report

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Lot/Plan Number: 9/PS520349

Area: 814

Melway Map Ref: MELWAY ()

Planning Zone Number: 711

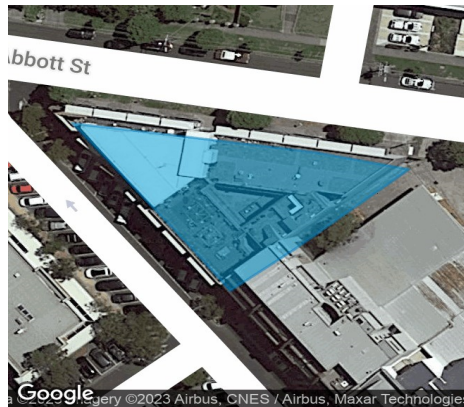
Overlay Zone: DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1, DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8, SP

Municipality: Bayside

Perimeter: 138

Planning Scheme Zone: ZN

Planning Zone: (COMMERCIAL 1 ZONE)



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Demographic profile for Sandringham

Sandringham is located 16 km south of the CBD. Sandringham is a bayside suburb located in Melbourne's south-east. The suburb is primarily residential with open reserves lining the foreshore in the west. The City of Bayside municipal offices are located in Sandringham. The suburb also features a commercial district around the Sandringham railway terminus as well as a major Boat Harbour and Marina and health care facilities such as the Sandringham & District Memorial Hospital and the Fairway Nursing Home.



Suburb

Sandringham

Local Government Area

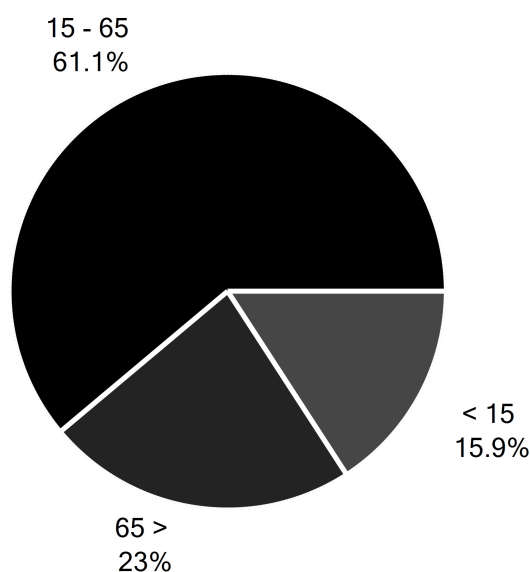
Bayside

Median Age

47

Population

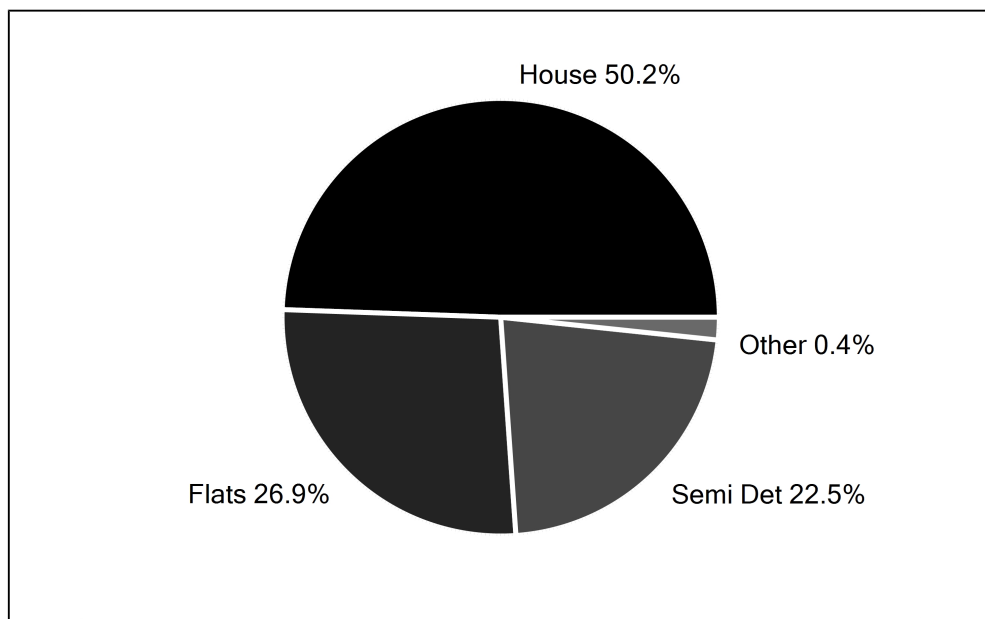
Under 15 years	1735
15-65 years	6668
65 years and over	2514
Total	10926



*Based on the latest available data from the Australian Bureau of Statistics, Census 2021

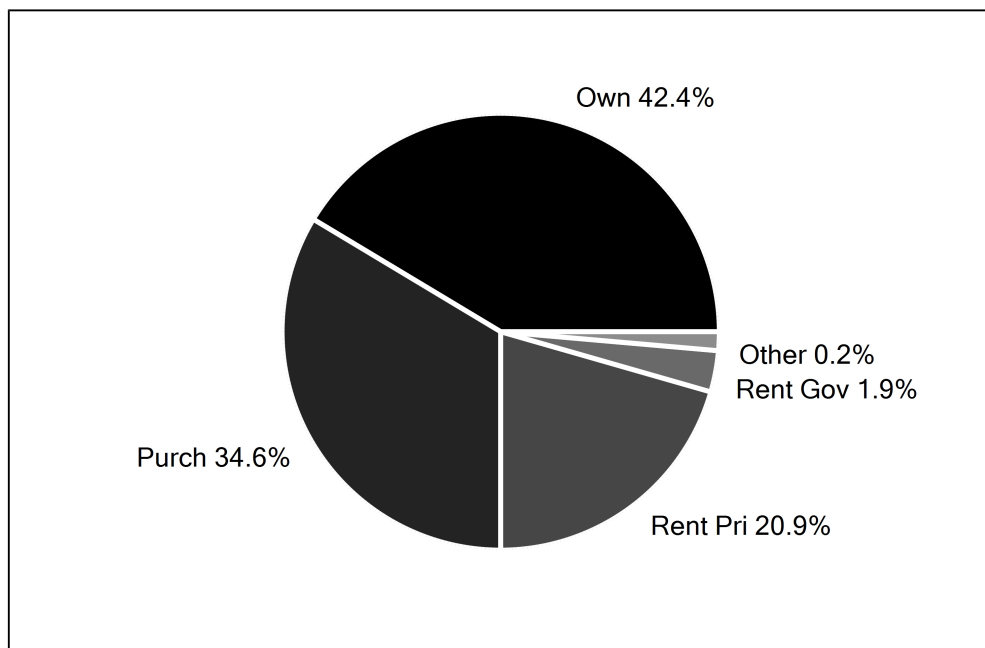
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Demographic profile for Sandringham



Dwelling Type

Separate house	2133
Semi-detached (row/terrace)	956
Flat, unit or apartment	1145
Other	19
Total	4253



Rent vs. Own

Own	1690
Purchasing	1379
Rent government	74
Rent private	833
Other	8

Median Loan Repayments & Income

Monthly loan repayment	\$2,708.00
Weekly rent	\$460.00
Weekly individual income	\$1,090.00
Weekly family income	\$3,376.00
Weekly household income	\$2,313.00

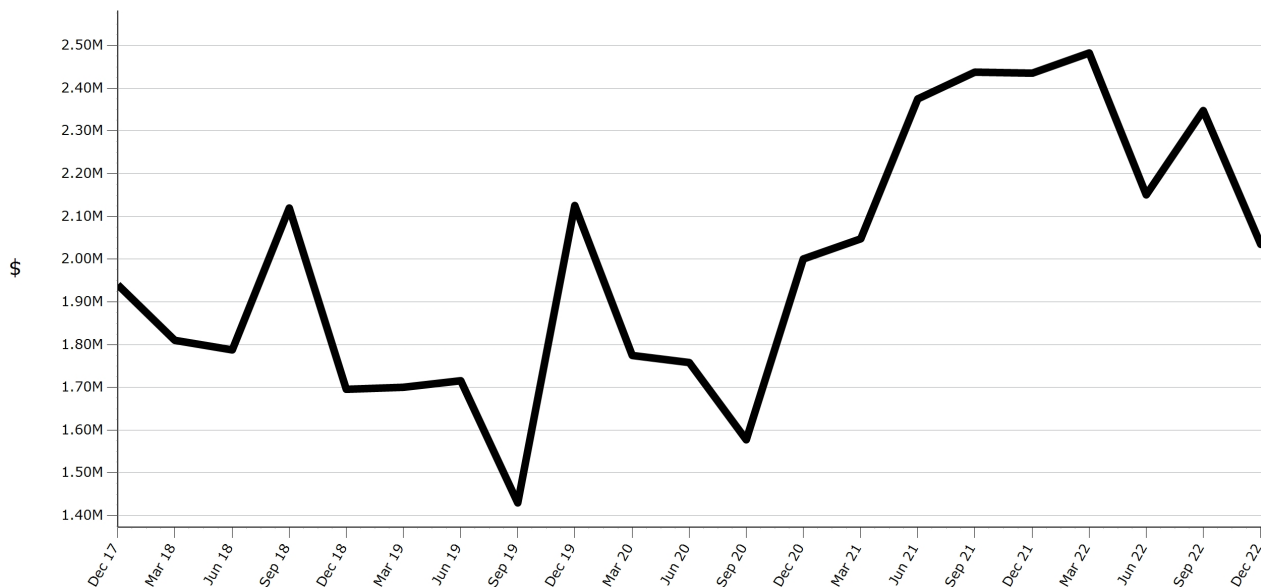
*Based on the latest available data from the Australian Bureau of Statistics, Census 2021

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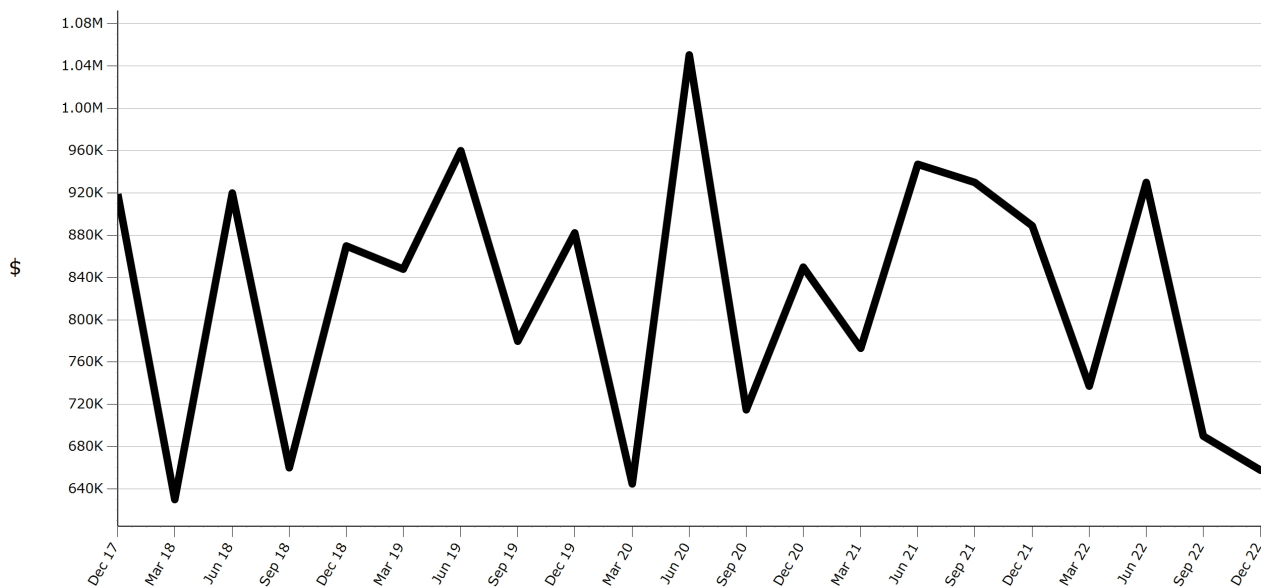
Median Prices for Sandringham

MEDIAN PRICE: This provides a measure of the midpoint of house sales, meaning that 50% of sale prices are greater than the median and 50% are below the median. In general, the median price is preferable to using average sales price, which can be skewed upwards in any time period by a number of expensive property sales.

HOUSE Median Price



UNIT Median Price



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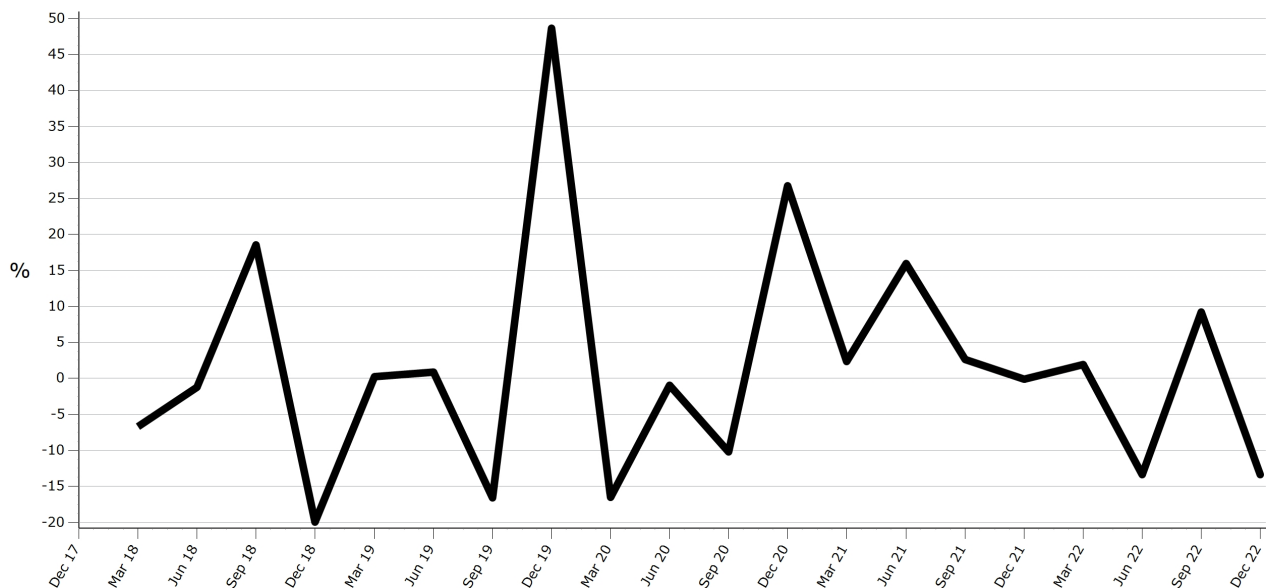
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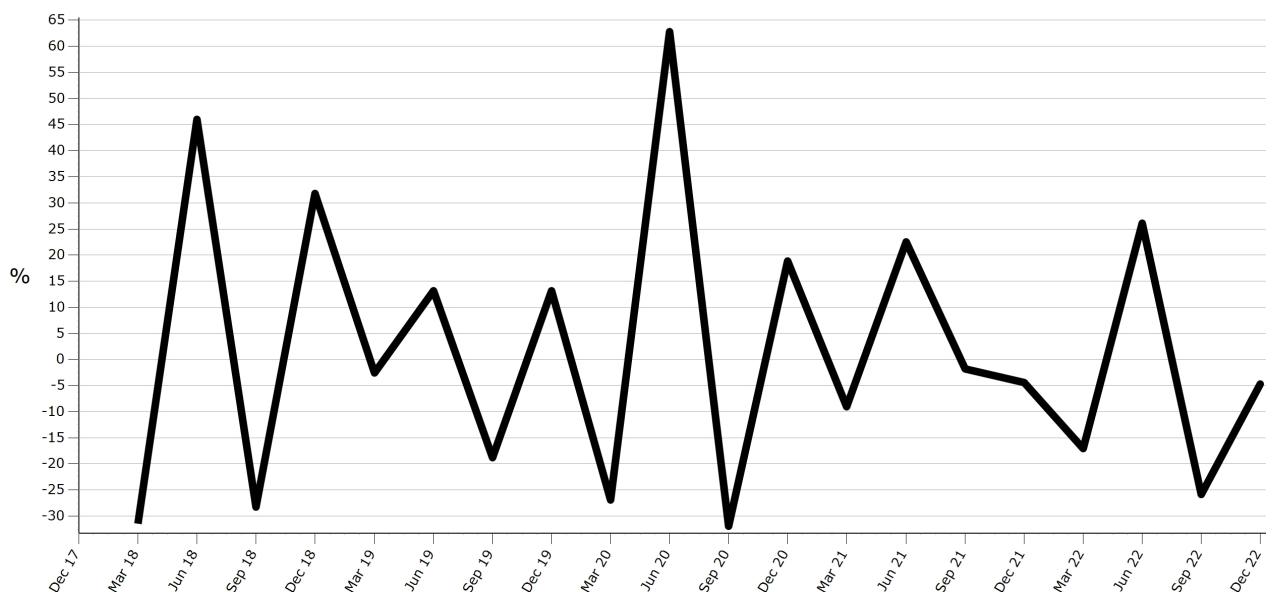
Capital Growth for Sandringham

CAPITAL GROWTH: The increase in value of an asset or investment i.e. the difference between the current values and the original purchase price. In other words, selling the property would result in you having more capital than you had when you originally purchased them.

HOUSE Capital Growth



UNIT Capital Growth



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Sales History for 16/22 Abbott Street Sandringham, Vic 3191



16/22 Abbott St SANDRINGHAM 3191 (VG)



Price: \$183,000

Method: Sale

Date: 05/05/2005

Property Type: Strata Unit/Flat

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Comparable sales in Sandringham

Selection Criteria

Address:

16/22 Abbott Street
Sandringham Vic 3191

Data Source(s):

Agent and Settled Sales (Gov)

Property Type(s):

Flat/Unit/Apartment (Res)

**Date:** 09/03/2022-09/03/2023**Result Type(s):** All sold

8/62 Bay Rd SANDRINGHAM 3191 (REI)

Invest in a village-edge position, start with a Sandringham address, take a view to the future with this outstanding Bayside entry. Arguably Sandringham's best priced beachside apartment, this one bedroom first-floor home offers blue-chip value and so much more. Offered with a fully-packaged fit-out including a fridge and Smeg microwave (in addition to Bosch oven, gas-cooktop and ...

**Price:** \$255,000**Method:** Private Sale**Date:** 28/02/2023**Property Type:** Apartment

2/86-88 Beach Rd SANDRINGHAM 3191 (REI)

Positioned at the back of a boutique complex mere steps from the beach, this designer apartment sets the highest benchmark for Bayside apartment living. Flanked by tropical palms that offer both peace and privacy, and optimally positioned on the ground floor, this oversized sanctuary (64 sqm Approximate Title Dimensions) presents the ultimate opportunity for downsizers, first home buyers ...

**Price:** \$510,000**Method:** Private Sale**Date:** 08/02/2023**Property Type:** Unit**Land Size:** 2732 sqm

309/218 Bay Rd SANDRINGHAM 3191 (REI)

Positioned in the heart of Bayside and located on the top floor, this light filled one bedroom apartment provides contemporary comfort with luxury amenities, entertainment, and parks only moments away. Maintaining a fresh footprint, the property has been carefully looked after and has been freshly painted giving the home a new look and feel. The bedroom is expansive with built in robes, and ...

**Price:** \$320,000**Method:** Private Sale**Date:** 30/01/2023**Property Type:** Apartment

213/2 Willis La HAMPTON 3188 (REI)

**Price:** \$385,000**Method:** Private Sale**Date:** 20/01/2023**Property Type:** Apartment

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260/226 Bay Rd SANDRINGHAM 3191 (REI/VG)

Entertain the days away from the sun splashed 38sqm approx. terrace in this sensational 1 bedroom 2nd floor security apartment within the 'Sandy Hill' lifestyle complex. Much more than you'd expect from a one bedder, this stunning apartment delivers undercover and open alfresco spaces to soak up the sunshine right throughout the day, an impressive stone kitchen (Neff appliances, integrated ...



Price: \$451,000
Method: Private Sale
Date: 06/01/2023
Property Type: Apartment



125/18-34 Station St SANDRINGHAM 3191 (REI)

Start, invest or lock and leave to live the carefree life ...whatever your plans for this "Edge" apartment, this is the complete one bedroom package with added lifestyle extras. - CaesarStone kitchen starring Bosch appliances, dishwasher, intergrated fridge, wine racks - Generous living space with dining area, abundance of storage - Sleek fully-tiled designer bathroom with Euro ...



Price: \$345,000
Method: Private Sale
Date: 21/12/2022
Property Type: Apartment

214/218 Bay Rd SANDRINGHAM 3191 (REI/VG)



Price: \$301,000
Method: Private Sale
Date: 13/12/2022
Property Type: Unit



3/22a Fernhill Rd SANDRINGHAM 3191 (REI/VG)

Within footsteps of all essential amenities and perfect for anyone seeking a lock & leave lifestyle by the bay, this impeccably presented double brick & solid 1-bedroom apartment is bound to be in hot demand. Offering immense appeal to owner-occupiers as well as savvy investors thanks to its unbeatable position and ready-to-move-into low maintenance interiors, the ground floor abode features ...



Price: \$405,000
Method: Private Sale
Date: 08/12/2022
Property Type: Apartment



105/218 Bay Rd SANDRINGHAM 3191 (REI/VG)

Positioned in the heart of Bayside and located on the 1st floor, this light filled one bedroom apartment provides contemporary comfort with luxury amenities, entertainment, and parks only moments away. Retaining a fresh footprint, the property has been meticulously looked after and has been freshly painted giving the home a new look and feel. The bedroom is expansive with built in robes ...



Price: \$310,000
Method: Private Sale
Date: 29/11/2022
Property Type: Apartment

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15/62 Bay Rd SANDRINGHAM 3191 (VG)



Price: \$347,500
Method: Sale
Date: 27/11/2022
Property Type:
Flat/Unit/Apartment (Res)



227/18-34 Station St SANDRINGHAM 3191 (REI)

This well-known boutique apartment block is situated in arguably the best position, within a heavenly beachside haven. Contemporary and fresh from the outside, this single-bedroom apartment is just moments from two quality schools, the tranquil shores of Sandringham Beach, shops, cafes, restaurants, bus routes and the train station. You're not just buying a home or an investment, but an ...



Price: \$385,000
Method: Private Sale
Date: 16/11/2022
Property Type: Apartment



125/226 Bay Rd SANDRINGHAM 3191 (REI/VG)

Tailored to make a one bedroom apartment so much more, this designer 1st floor security apartment pays a nod to the TV show 'Friends' with its purple front door, and a show of class with its custom designed glass/wrought iron flair. Creating a genuine study with its barn door style sliding door in the gorgeous bedroom, this boutique retreat features a Neff appointed kitchen, vogue living ...



Price: \$470,000
Method: Private Sale
Date: 15/11/2022
Property Type: Apartment



229/218 Bay Rd SANDRINGHAM 3191 (REI/VG)

Make a safe start or secure investment with a highly-sought Sandringham address. Within equally easy reach of Sandringham's beachside village and Southland's retail therapy, this single bedroom and fitted-study apartment offers Bayside lifestyle investment of a superior standard with living flowing to a full-width balcony, large mirror-robed bedroom plus a smart fitted-study area ...



Price: \$315,000
Method: Private Sale
Date: 08/09/2022
Property Type: Apartment



224/18-34 Station St SANDRINGHAM 3191 (REI)

Situated on the northern side of the renowned "Edge" development is this well proportioned, single bedroom luxury apartment, boasting views towards the city, integrated stone kitchen, Smeg cooktop, microwave, F&P dishwasher and Bosch oven, built in washer and dryer, Daiken R/C air conditioning, electric heater and TCL 95cm television & secure lift access. Stroll to the beach ...



Price: \$335,000
Method: Private Sale
Date: 08/09/2022
Property Type: Unit

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233/218 Bay Rd SANDRINGHAM 3191 (REI/VG)

Combining lifestyle and location in a most luxurious way, this stunning modern apartment will impress and delight in every way. With natural light flowing throughout, come home and immerse yourself in understated luxury and free flowing living and enjoy all that this exceptional abode has to offer, with the convenience of a lock and leave option for absolute security and piece of mind. ...



Price: \$321,500
Method: Private Sale
Date: 07/07/2022
Property Type: Apartment



300/222 Bay Rd SANDRINGHAM 3191 (REI/VG)

Dazzle your friends with this high end 3rd floor one bedroom security apartment, wrapped in an amazing 32sqm approx. balcony terrace that takes in the city skyline in the distance. Flawless with its European Oak floors, this north facing stunner features integrated indoor and outdoor living with ease as the balcony is accessible from the living area and the bedroom. Best of all is the ...



Price: \$425,000
Method: Private Sale
Date: 28/06/2022
Property Type: Apartment



2/62-72 Bay Rd SANDRINGHAM 3191 (REI)

Look no further for your affordable lock up and leave lifestyle' - direct in Sandringham's vibrant Village. This well planned one bedroom apartment comprises light and bright north-facing living opening to the private balcony which extends across the adjoining bedroom. Freshly painted and carpeted, the bedroom offers dual access to the lounge and sliding door access to the balcony and is ...



Price: \$405,000
Method: Private Sale
Date: 08/06/2022
Property Type: Apartment

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