

PROPERTY REPORT

20
23

Prepared by **ABODEY**



INTRO

G'day There Jane!

At Abodey, we're thrilled to present your personalised Property Report—a comprehensive overview crafted just for you. We took the details you provided in your **Home buyer Q&A** and transformed them into a tailor-made report, focusing on the property you're eyeing.

Our goal is simple: to help you make an informed decision about the home you're considering. We've delved into your preferences, goals, and lifestyle, aligning them with the property in question.

Powered by RPData, our data partner, we've captured the nitty-gritty details that matter. It's important to note that while we haven't altered the data, our creative touch is in presenting it visually. The data itself is the copyright of RPData, while the visuals and imagery are crafted and owned by Abodey.

Consider this report as your personalised guide, making the complexities of property data easy to understand. Let's dive in and explore whether the home you have in mind aligns with your unique wants, needs, and lifestyle.

Please let us know how we improve this document for future updates - you can do this in the webbapp.

www.abodey.com.au/help

Thanks a bunch!



Brody - AI Buyers Agent

YOUR PROFILE SUMMARY

So, here's a rundown of the details from your questionnaire. This info has really helped us whip up a personalised report for this property, highlighting why it could be your perfect fit. We've also factored in some things we thought you'd like, plus considerations and important info to help you figure out if this home is the one for you.



Property Type:

You're open to units, villas, houses, and townhouses. The property should be free-standing or detached.



Location:

You prefer suburbs such as Sampleville, Testland and others listed in your preferences. The property should ideally be within a 20-minute drive from your work at Kew.



Size & Layout:

A minimum of 2 bedrooms is required with an ideal addition of 2 bathrooms and an open plan layout. The land size should be over 200m² with the house itself being over 100sqm.



Outdoor Space:

A small outdoor area is essential for you along with an outdoor entertaining area or deck being nice to have.



Amenities & Features:

Modern kitchen/spacious kitchen is preferred along with lots of natural light - big windows are a plus! It would also be great if the property is near parks/dog parks for your pets.



Dealbreakers:

Dark/lack of natural lighting properties are not preferred along with attached dwellings and weatherboard properties.



Budget Expectations:

Your budget ranges up to \$450K-\$550K.



Timeline:

You're looking to buy within the next 3-6 months



Other Preferences:

Preferably no body corporate involved in the property management
Ideally closer to places you hang out like LalaLand and Melville

Remember that these are just guidelines based on what you've told me so far - we can always adjust them as we go through the process together!

YOUR FINANCIAL SUMMARY

Here's the lowdown on your finances for this property. This breakdown shows you the costs considering your savings and assets. It gives you a ballpark figure of what you could borrow, taking into account your pre-approved amount and the property price you're aiming for!

What we know about your \$\$



Connected Mortgage Broker:
Kitty Flanigan - Mortgage Company

You've saved:

\$100,000

You've been pre-approved for:

\$550,000

You can afford properties in this price range:

up to \$550,000

Your Assets:

Car

Estimated Monthly Mortgage

\$3,450 approx

*subject to having applied for pre-approval

Home loan purpose

To live in

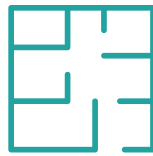
THE PROPERTY

12 Sample St, Sampleville, VIC, 3000

In this section we'll go into depth about this property, specifically:



**Property
Overview**



Floor Plan



**Abodeys
Review**



**Property
History**



Property Value



Market Trends



**Comparable sold
Properties**



**Comparable
Homes For Sale**

PROPERTY OVERVIEW

12 Sample St, Sampleville, VIC, 3000

Sample
Image



House



Sampleville



Within budget

\$500,000

3



Beds

2



Baths

2



Car Spaces



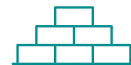
169m²

Land Size



114m²

Unit size



2000

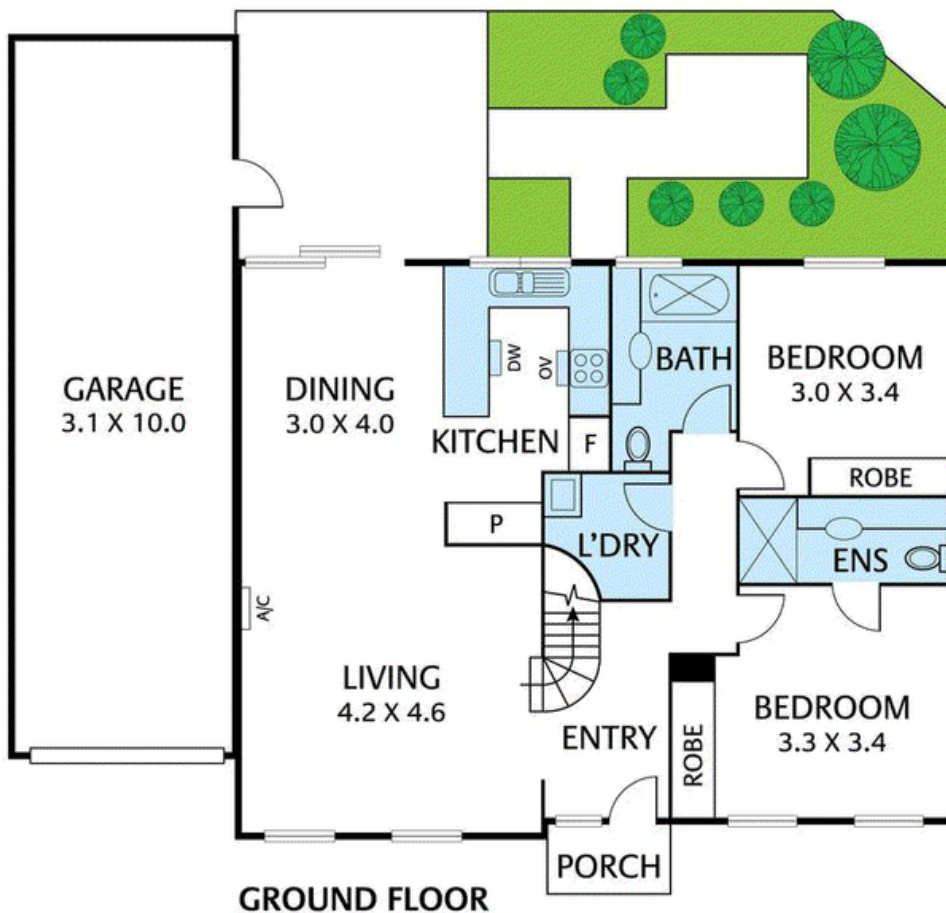
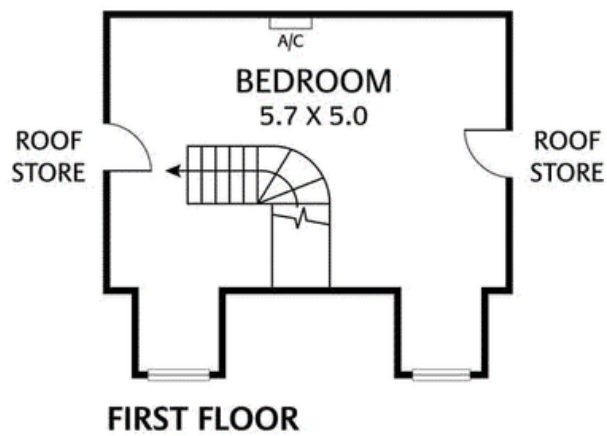
Year Built

- **Property Type:** It's an attached unit - There are two bedrooms with built-in wardrobes serviced by two chic floor-to-ceiling tiled bathrooms.
- **Location:** It's located within the Sampleville Secondary College zone - good for resell value in the future!
- **Condition:** The single-level floorplan includes a spacious lounge room and a central kitchen with meals area, equipped with stainless steel appliances and sleek benches - nice!
- **Outdoor Space:** A private courtyard provides decked and concrete spaces for outdoor time and entertaining - Your pets will love it!
- **Renovations:** The residence has been beautifully rendered and renovated, featuring modern interiors - ready to move into!

FLOORPLAN

12 Sample St, Sampleville, VIC, 3000

**Sample
Image**



ABODEY'S REVIEW

12 Sample St, Sampleville, VIC, 3000

Compatibility score: 81% match*

Overview

Sample Image

Important notes:

- While it's not explicitly mentioned in the report if there's any body corporate involved, typically units do have body corporates. This doesn't align with your preference for no body corporate.

Compromises

- This particular unit is attached by the garage to your neighbors place, which doesn't align with your preference for a semi-detached or free-standing home.
- The report doesn't specify about natural lighting in the property which is one of your key preferences. An inspection would be necessary to confirm this aspect.

We scoped out this home and here's what we liked about it!

- The listed price for this property is \$450K. Please note that the estimated value of the property according to an automated valuation model estimate is around \$550K (with an estimated price range between \$470K - \$590K) - Meaning it's well priced for the location and property conditions!
- It's conveniently positioned within walking distance to bus stops, strip shops, Sampleville Train Station.
- EastLink access is just a short commute away as well as Sampleville Primary School, Sampleville Secondary College, Sampleville Chase shopping centre.
- Although Sampleville is generally within a 20-minute drive from LaLa Land, traffic conditions can vary and may sometimes extend this travel time.

Sample Image



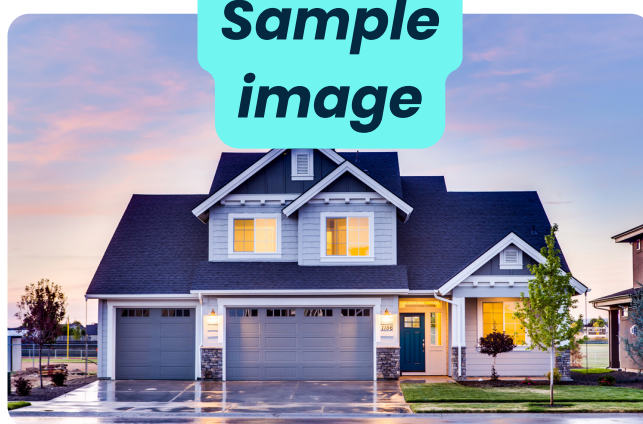
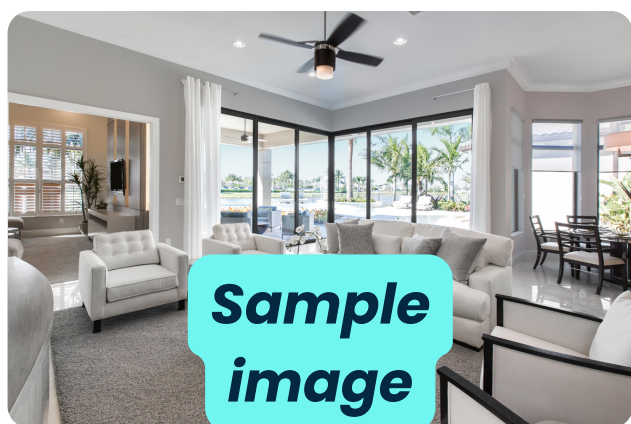
Remember these are potential compromises based on available information and actual conditions may vary upon inspection!

*This means that based on the information we have, this property meets around 81% of your requirements. Please note that some factors like natural light, proximity to parks or dog parks, and whether there's an outdoor entertaining area or deck couldn't be assessed due to lack of information in the listing details. These could potentially increase or decrease the confidence score once known.

PROPERTY HISTORY

12 Sample St, Sampleville, VIC, 3000

Knowing the history of a property is key. It gives you insights into how well it's been looked after. For this place, recent info shows it was rented out. When you're inspecting it, keep an eye out for any signs of wear and tear. Also, ask about the rental history and whether it's currently vacant. No stress, we've got a handy list of questions for you to ask during the inspection!



Property History

| | |
|---------------------|---|
| 27 Oct, 2023 | - Listed for sale \$550,000 |
| 29 Mar, 2014 | - Sold \$400,000 |
| 1 Mar, 2014 | - Listed for sale (Guide) \$350,000 - \$420,000 |
| 7 Dec, 2006 | - Sold \$258,000 |
| 3 Nov, 2006 | - Listed for sale \$258,000 |
| 2 May, 2004 | - Sold for \$200,000 |

What this means to you

- The property has been listed and sold multiple times in the past two decades indicating it's a desirable location.
- There has been a significant increase in the property value over time. It was sold at \$200K in May of 2004 and most recently listed at \$550K in October of 2023.
- The last known selling price was significantly lower than the current listing price which could indicate that improvements or renovations have been made to increase its value.
- Given its history and current market trends this property could be a good long-term investment.

PROPERTY VALUE

12 Sample St, Sampleville, VIC, 3000

Knowing the value of a property is important because it helps you make smart decisions. It ensures you're not overpaying, gives you negotiation power, and helps you plan for the future if you're thinking of selling down the line. Understanding property values also plays a role in financing decisions and can impact your taxes. In a nutshell, it's about making informed choices and staying on top of your financial game.

IntelliVal Automated Valuation Estimate

Estimated Value:

\$550,000

Estimated Value Confidence:



Estimated Price Range:

\$470,000 – \$590,000

Current For Sale Price 2023

\$550,000



Abodey utilizes RPData's IntelliVal alongside the expertise of the agent to navigate through property valuations.

in comparison to the surrounding area

- The median price for houses in Sampleville is significantly higher at around \$750,000.
- For units like this one in Sampleville, the median price is slightly lower at around \$440,000
- This suggests that the current listing price of your interested property aligns with the market trends in this area. However please note that these are estimates and actual prices can vary based on a number of factors including market conditions and unique features of the specific property.

Estimated Value as at 13 November 2023. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by the valuer.

For further information about confidence levels, please refer to the end of this document.

MARKET TRENDS

12 Sample St, Sampleville, VIC, 3000

Knowing market trends is crucial when buying a house. It helps predict where prices are going, giving you negotiation power. Timing matters, especially for investments. It also aids financial planning by keeping you informed about mortgage rates. In short, it's a smart move before diving into home buying.

In this section we'll cover recent and long-term market trends for this property. Knowing this information can be really helpful when considering:



Timing your purchase



Negotiation Power



Financial Planning



Buying strategy



Current Prices



Market Stability



Property Appreciation



Economic Factors

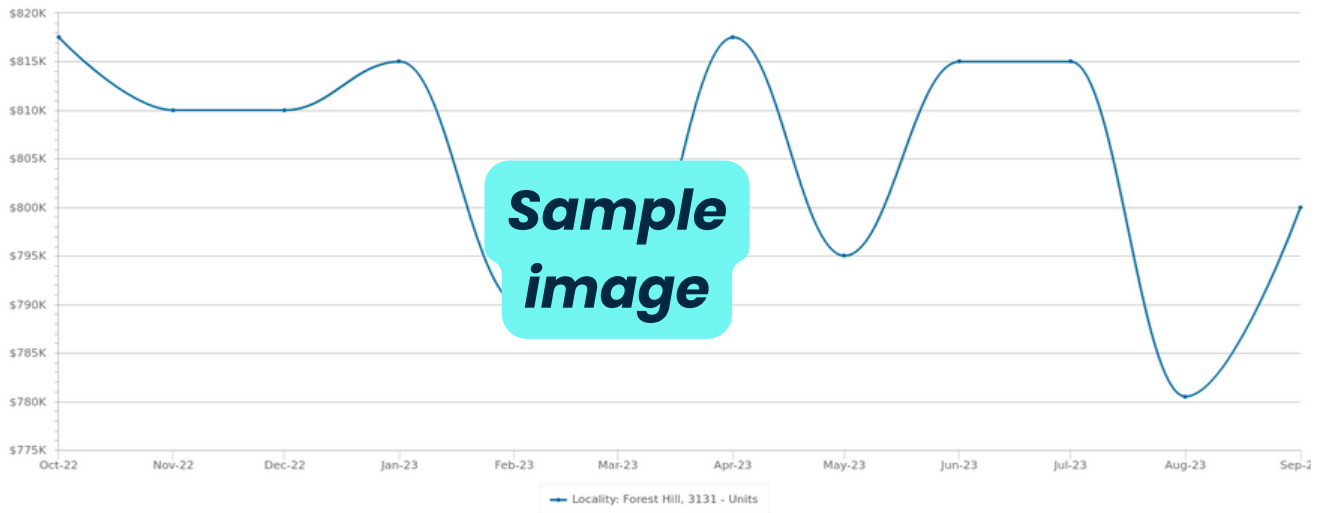


Future Resale value

RECENT MARKET TRENDS

In a nutshell, recent market trends provide you with up-to-date information to make informed decisions about your home purchase, from negotiating a fair price to understanding the overall competitiveness of the market.

Median Sale Price - 12 months (Unit)



| PERIOD | PROPERTIES SOLD | MEDIAN PRICE | GROWTH | DAYS ON MARKET | LISTINGS | ASKING RENT |
|----------|-----------------|--------------|---------|----------------|----------|-------------|
| Sep 2023 | 5 | \$800,000 | 2.5% ▲ | 25 | 21 | \$485 |
| Aug 2023 | 3 | \$780,500 | -4.2% ▼ | 25 | 20 | \$480 |
| Jul 2023 | 6 | \$815,000 | 0.0% | 26 | 20 | \$475 |
| Jun 2023 | 4 | \$815,000 | 2.5% ▲ | 26 | 21 | \$460 |
| May 2023 | 7 | \$795,000 | -2.8% ▼ | 30 | 21 | \$450 |
| Apr 2023 | 4 | \$817,500 | 3.8% ▲ | 28 | 19 | \$430 |
| Mar 2023 | 4 | \$787,500 | -0.3% ▼ | 31 | 19 | \$420 |
| Feb 2023 | 4 | \$790,000 | -3.1% ▼ | 39 | 16 | \$425 |
| Jan 2023 | 1 | \$815,000 | 0.6% ▲ | 31 | 11 | \$430 |
| Dec 2022 | 1 | \$810,000 | 0.0% | 35 | 11 | \$420 |
| Nov 2022 | 3 | \$810,000 | -0.9% ▼ | 33 | 11 | \$420 |
| Oct 2022 | 3 | \$817,500 | 0.9% ▲ | 35 | 11 | \$415 |

Sales by Price - 12 months (Unit)

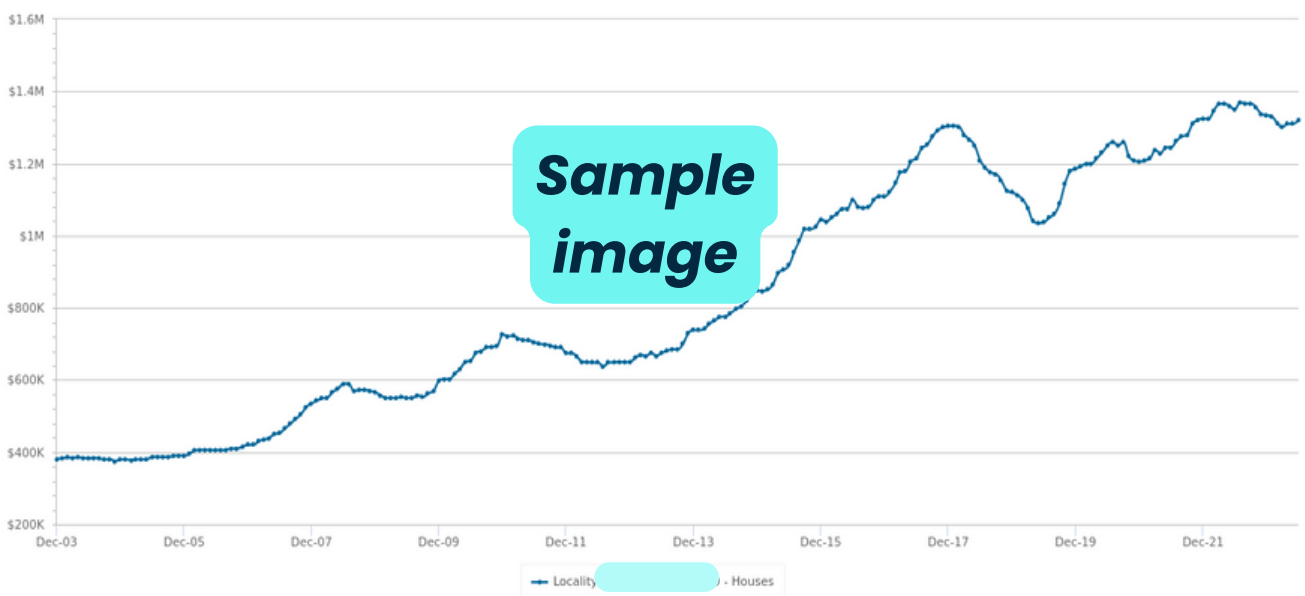
| PRICE | NUMBER |
|---------------|--------|
| <200K | 0 |
| \$200K-\$400K | 5 |
| \$400K-\$600K | 9 |
| \$600K-\$800K | 8 |
| \$800K-\$1M | 17 |
| \$1M-\$2M | 6 |
| >2M | 0 |



LONG TERM MARKET TRENDS

Taking a good look at the long-term trends helps you understand how the property market has been doing over the years. This info is gold for buyers because it guides smart decisions about your investment, budget, how the market behaves, the future value of the property, and whether the location you're eyeing is a good fit. It's like having a roadmap for making savvy choices in the property game.

Median Sale Price - 20 years (House)



Statistics are calculated over a rolling 12 month period

| PERIOD | PROPERTIES SOLD | MEDIAN PRICE | GROWTH | DAYS ON MARKET | LISTINGS | ASKING RENT |
|--------|-----------------|--------------|----------|----------------|----------|-------------|
| 2023 | 124 | \$1,320,000 | -2.2% ▼ | 30 | 138 | \$530 |
| 2022 | 151 | \$1,350,000 | 8.4% ▲ | 31 | 191 | \$480 |
| 2021 | 120 | \$1,245,000 | -0.4% ▼ | 38 | 129 | \$450 |
| 2020 | 113 | \$1,250,000 | 20.6% ▲ | 39 | 120 | \$470 |
| 2019 | 114 | \$1,036,500 | -14.3% ▼ | 42 | 118 | \$480 |
| 2018 | 136 | \$1,209,250 | -0.5% ▼ | 43 | 152 | \$470 |
| 2017 | 149 | \$1,215,000 | 10.5% ▲ | 37 | 172 | \$450 |
| 2016 | 144 | \$1,100,000 | 19.8% ▲ | 35 | 147 | \$430 |
| 2015 | 151 | \$918,000 | 18.3% ▲ | 48 | 154 | \$410 |
| 2014 | 142 | \$776,000 | 14.9% ▲ | 21 | 135 | \$405 |
| 2013 | 105 | \$675,500 | 4.2% ▲ | 53 | 147 | \$392 |
| 2012 | 83 | \$648,000 | -8.1% ▼ | 45 | 112 | \$390 |
| 2011 | 117 | \$705,000 | 7.9% ▲ | 44 | 121 | \$390 |
| 2010 | 114 | \$653,625 | 18.8% ▲ | 26 | 127 | \$380 |
| 2009 | 109 | \$550,000 | -6.8% ▼ | 49 | 97 | \$367 |
| 2008 | 115 | \$590,000 | 30.4% ▲ | 22 | 130 | \$340 |
| 2007 | 120 | \$452,500 | 11.5% ▲ | 29 | 94 | \$300 |
| 2006 | 120 | \$405,900 | 4.9% ▲ | 41 | 88 | \$270 |
| 2005 | 121 | \$387,100 | 1.3% ▲ | 36 | 96 | \$270 |
| 2004 | 131 | \$382,000 | 11.4% ▲ | 18 | 89 | - |

SUMMARY: MARKET TRENDS

12 Sample St, Sampleville, VIC, 3000

We've broken down the data on the last page to make it easier to understand! Check out the numbers and stats there to get the real details about the property. This page is where Brody explains what all that information means, so you can get clearer insights!



For houses:

- The median sale price over the past 12 months is \$1,680,000.
- The lower quartile price is \$1,426,000 and the upper quartile price is \$1,850,000.



For units:

- The median sale price over the past 12 months is \$470,000.
- The lower quartile price is \$344,000 and the upper quartile price is \$710,000.

The number of properties sold in Sampleville has been relatively stable over time. However there has been a noticeable increase in unit sales compared to house sales.



In terms of rental activity for houses in Sampleville:

- Median asking rent over the past 12 months was around \$420 per week for a one-bedroom house and up to around \$1100 per week for a four-bedroom house.

For units:

- Median asking rent ranged from approximately \$265 per week for a one-bedroom unit to about \$730 per week for a three-bedroom unit.



How this suits your needs

Based on your requirements of having at least two bedrooms and being within a 20-minute drive from work (LalaLand), it seems that both houses and units in Sampleville could potentially meet your needs. However considering your budget expectations up to AUD \$550,000, you might find more options within your budget if you consider units rather than houses.

COMPARABLES: SOLD PROPERTIES



Looking at comparable sales is key when buying a home. It helps you know if the asking price is fair by checking what similar homes recently sold for. This info is crucial for negotiating, ensuring you're not overpaying, and making smart investment decisions. It's like a reality check for the property's value.

Keep an eye on how much homes sold for and when. It'll help you understand:



Pricing Accuracy

It helps to check if the price they're asking for is fair compared to what similar homes sold for recently in the neighborhood.

Market Value



Knowing this helps you figure out the fair price for the home, making sure you don't pay more than it's really worth.



Negotiation Strategy

If the price they're asking for is too high compared to similar homes sold recently, it gives you a good reason to haggle for a better deal.

Property Value + \$\$






When you're getting a mortgage, lenders check similar sales of homes to figure out your property's value. If the value matches the listed price, it makes getting your mortgage approved a lot smoother.

COMPARABLES MAP: RECENTLY SOLD



**Sample
image**

12 Sample St, Sampleville, VIC, 3000

| |  |  |  | |
|---|---|---|---|-----------|
| 1 | Sample address | 2 | 2 | \$808,000 |
| | Sample address | | | |
| 2 | Sample address | 2 | 2 | \$925,000 |
| | Sample address | | | |
| 3 | Sample address | 2 | 2 | \$863,000 |
| | Sample address | | | |
| 4 | Sample address | 2 | 2 | \$857,500 |
| | Sample address | | | |
| 5 | Sample address | 2 | 2 | \$965,000 |
| | Sample address | | | |

**Sample
Data**

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

COMPARABLE RECENTLY SOLD PROPERTIES



| | | | |
|---|----------------|--|---|
| 1 | Sample address |  |  |
| | | <p>🏠 3 🚗 2 🚗 2 📏 244m² 📏 81m² Year Built- 1990 DOM 26 Sold Date: Sept-23 Distance 1.33km First Listing: \$790,000 - \$850,000 Last Listing: \$750,000 - \$800,000</p> | <p>Sold Price \$808,000</p> |
| 2 | Sample address |  |  |
| | | <p>🏠 3 🚗 2 🚗 2 📏 219m² 📏 135m² Year Built- 2014 DOM 36 Sold Date June-23 Distance 1.52 km First Listing na Last Listing \$800,000-\$880,000</p> | <p>Sold Price \$925,000</p> |
| 3 | Sample address |  |  |
| | | <p>🏠 3 🚗 2 🚗 2 📏 194m² 📏 132m² Year Built 2001 DOM 32 Sold Date Oct-23 Distance 1.56km First Listing <i>Forthcoming Auction Contact Agent</i> Last Listing <i>Under Contract</i></p> | <p>Sold Price \$863,000</p> |
| 4 | Sample address |  |  |
| | | <p>🏠 3 🚗 2 🚗 2 📏 1,675m² 📏 146m² Year Built NA DOM 32 Sold Date Dec-23 Distance 1.98 km First Listing \$790,000-\$869,000 Last Listing \$700,000-\$770,000</p> | <p>Sold Price \$857,500</p> |
| 4 | Sample address |  |  |
| | | <p>🏠 3 🚗 2 🚗 2 📏 269m² 📏 143m² Year Built 2003 DOM 16 Sold Date Aug-23 Distance 1.95 km First Listing <i>Auction Contact Agent</i> Last Listing <i>Under Contract</i></p> | <p>Sold Price \$965,000</p> |

COMPARABLES: PROPERTIES FOR SALE



Checking out the homes currently up for sale in the area is like having an on-the-spot guide to what's happening in the housing market. It helps you compare prices, get a feel for how the market is doing, plan how to negotiate, see what's available, and decide when's the best time to make your move in buying a house.

Keep an eye on how much homes sold for and when. It'll help you understand:



Pricing Comparison

Looking at the prices of homes for sale right now lets you see if they match up with what you're willing to spend. It helps you figure out if homes in the area you like are within your budget.

Negotiation Strategy



When you know how much other homes like the one you want are selling for, you can negotiate better. It gives you a fair price to aim for and keeps you from paying too much.

Market Trends



Checking out what houses are currently up for sale gives you a peek into how the market is doing right now. It helps you see if lots of people are looking for homes, if prices are going up or down, and how fast houses are getting sold.



What's available

Looking at the houses listed for sale right now helps you see what's out there in the location you want. It gives you a sense of the choices you have and lets you make smart decisions based on what's currently up for grabs in the market.

COMPARABLES MAP: HOMES FOR SALE



*

COMPARABLE HOMES FOR SALE



1 Sample address



🏠 3 🚗 2 🚘 2 📏 189m2 📏 128m2

Year Built 2014 DOM 31 days

Listing Date 16-Nov-23 Distance 9.93km

Listing Price \$850,000

Sample
Data

2 Sample address



🏠 3 🚗 2 🚘 2 📏 1,675m2 📏 146m2

Year Built 1980 DOM 37 days

Listing Date 14-Nov-23 Distance 9.89km

Listing Price \$700000-\$770000

Sample
Data

3 Sample Address



🏠 3 🚗 2 🚘 2 📏 193m2 📏 144m2

Year Built 1990 DOM 25 days

Listing Date 22-Nov-23 Distance 3.71km

Listing Price \$800000-\$850000

Sample
Data

4 Sample address



🏠 3 🚗 2 🚘 2 📏 165m2 📏 94m2

Year Built 1970 DOM 38 days

Listing Date 9-Nov-23 Distance 4.46km

Listing Price \$850000-\$925000

Sample
data

THE NEIGHBOURHOOD

When you're buying a home, checking out the local crowd is pretty important. It tells you who's around, what the area's like, and if it suits your lifestyle.

The age groups, amenities, and services available, all play a part. Plus, it gives you a heads-up on property value trends and whether it's likely to be a good deal when you sell.

School quality, safety, and the social scene matter too. Knowing the local vibe helps predict if the area's on the up or might face challenges. Bottom line – understanding who lives there helps you decide if it's your kind of place.

Here's what we'll cover in the next section:



**Suburb
background**



**Your fave
locations**



**Abodeys
Review**



**Local
amenities**



Schools



Demographics

SUBURB AND TRAVEL

12 Sample St, Sampleville, VIC, 3000

Got some added insights on your travel preferences and family situation for this property! It gives a glimpse of the living experience, considering your preferred travel locations and some cool spots around the suburb we reckon you'll enjoy!

Frequent locations



Parents place

10km away (15 mins)



Work

12km away
(21 mins (without traffic))



Frequent addresses

All within a 17km
radius!

Situation



**Single
Income -
no kids**



Renting

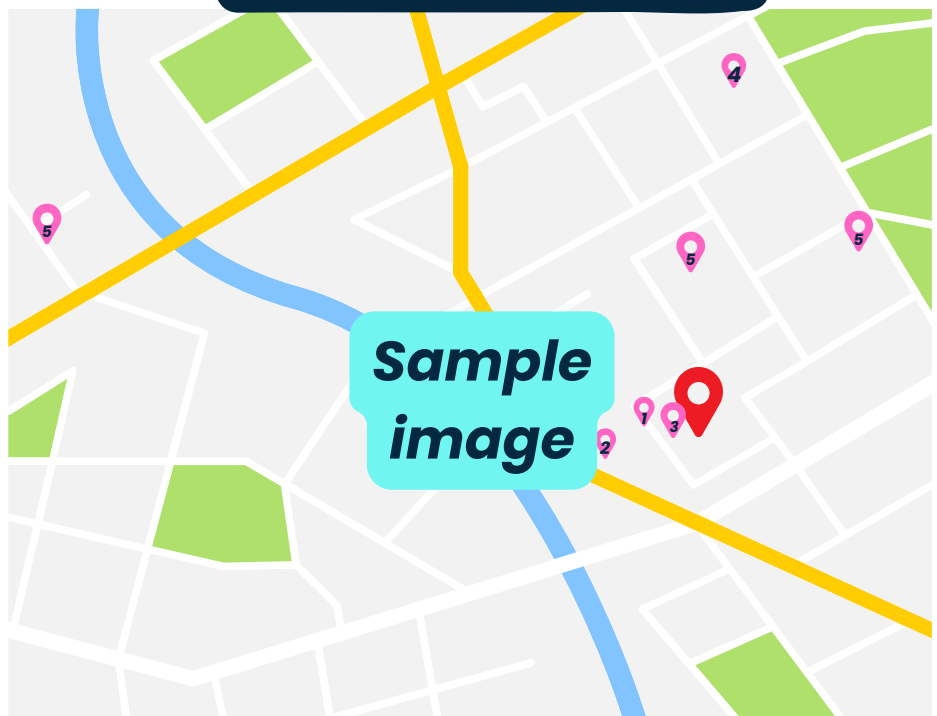


I dog



**No future
pets...yet**

Map



The place you're looking at

Outdoor activities:

With numerous parks in the area, you can enjoy outdoor activities with your pets. Parks such as Sampleville Reserve and Testland Reserve are perfect for walks or runs - Sushi is gonna love it!

- Sampleville Road Reserve - about 385 meters from the property



Shopping:

Sampleville is home to the popular Sampleville Chase Shopping Centre which houses a range of retail stores, supermarkets, dining options and even a cinema.



Restaurants:

1. Donut King - approximately 125 meters away
2. Chinese Takeout - approximately 130 meters away
3. Fancy Place - also around 130 meters away



FWY Entrance:

The nearest freeway is the Eastern Freeway. It's approximately 22.1 kilometres away and would take around 24 minutes by car under normal traffic conditions. Please note that travel times can vary depending on the time of day and traffic conditions.



The nearest train stations to the property are:

1. Sampleville- approximately 1.5 kilometres away
2. Testland- around 2.4 kilometres away
3. LalaLand- roughly 2.6 kilometres away



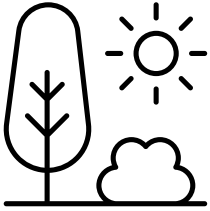
These stations should provide you with convenient public transport options!

SUBURB AND TRAVEL

12 Sample St, Sampleville, VIC, 3000

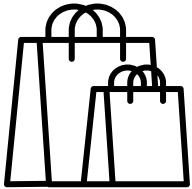
Now let's look at how this suburb aligns to your lifestyle, activities and the general things you like to do!

What we see you doing in Sampleville



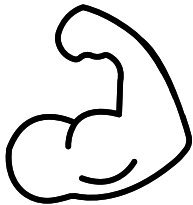
Outdoor Activities:

With numerous parks in the area, you can enjoy outdoor activities with your pets. Parks such as Sampleville Reserve and Testland Reserve are perfect for walks or runs.



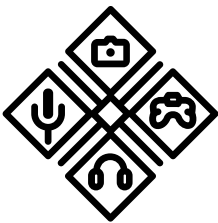
Shopping:

Sampleville is home to the popular Sampleville Chase Shopping Centre which houses a range of retail stores, supermarkets, dining options and even a cinema.



Fitness:

If you're into fitness, there are several gyms in the area including Fitness First and Goodlife Health Clubs.



Reading/Gaming:

The local library provides a quiet place to read while gaming enthusiasts will appreciate nearby gaming stores.



Socializing/Dining Out:

There's an array of restaurants and cafes in Sampleville where you can catch up with friends over good food.



Proximity to Work & Family:

The suburb is within 20 minutes drive from Lalaland (your workplace) making commuting easier for you.

INFRASTRUCTURE

Before you buy a house, peek under the hood! Knowing about the neighborhood's stuff like parks, schools, and shops isn't just about walking distance – it's about protecting your cash!

Think of it like a treasure map: good stuff can boost your house value, hidden nasties like traffic noise can cost you later. A proper report shines a light on all this, so you can pick the perfect place, say "no thanks" to bad deals, and watch your investment grow like a happy houseplant.

Here's what we'll cover in the next section:



**Public
Transport**



**You & This
subrub**



Schools



**Local
amenities**



Demographics

INFRASTRUCTURE

Public Transport

When thinking about that home you're eyeing, don't overlook the nearby bus stops, train stations, and freeway access – they're like gold for your daily life. Having these close by makes your commute a breeze, saving you time and money. Plus, it's not just about now; homes near these transit spots tend to be hot in the market. So, not only are you getting convenience, but you're also making a savvy investment for the future. It's a win-win!

Freeway Access:



The nearest freeway is the Eastern Freeway. It's approximately 22.1 kilometres away from CBD and would take around 24 minutes by car under normal traffic conditions. Please note that travel times can vary depending on the time of day and traffic conditions.

Train stations:

These stations should provide you with convenient public transport options!



Sampleville

approx 1.5 km away



Testland

around 2.4 km away



LalaLand

roughly 2.6 km away

Bus Stops:

These routes should provide you with a variety of destinations for your commute or leisure travel!



Sample st/Corner st

approx 110 meters away



Place way/Lois Lane

around 130 meters away



Lala rd/Smith st

roughly 220 meters away

INFRASTRUCTURE

Local Schools

Having good local schools nearby is a game-changer when it comes to your home. First off, it's fantastic for any current or future family plans – quality education close to home is a huge plus.

But even if school bells aren't in your immediate plans, it's crucial for the home's overall value. Homes in areas with reputable schools tend to hold their value well because they're attractive to a broader range of buyers. So, not only are you ensuring a solid educational foundation, but you're also securing a smart investment in a home that's likely to appreciate over time. Double win!

Primary Schools



| School | Address | Distance | Gender | Sector |
|----------------|---|----------|--------|----------------|
| Example School | 105-107 Mount Sample Road, Sampleville VIC 3000 | 0.75km | Mixed | Government |
| Example school | 14 Test Street, Sampleville VIC 3000 | 1.04km | Mixed | Government |
| Example School | 54 Where way Sampleville VIC 3000 | 1.15km | Mixed | Government |
| Example School | Address Not Provided | 1.16km | Mixed | Non-Government |

High Schools



| School | Address | Distance | Gender | Sector |
|---|----------------------|----------|--------|----------------|
| Sampleville Christian College Secondary | Address Not Provided | 1.15km | Mixed | Non-Government |

Please note that you should verify this information and check with the individual schools for any specific enrolment criteria they may have.

DEMOGRAPHICS

Sampleville

Checking out the demographics of an area is like sizing up your potential new neighbors and the whole neighborhood. It helps you figure out if the community vibes match your lifestyle, plan for schools, see how safe it is, get a sense of future property values, and make smart choices about your investment. It's like having a sneak peek into what life might be like in your new home.

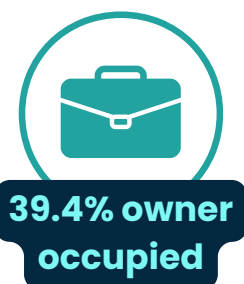
Summary

The suburb of Sampleville VIC 3000, is a well-established residential area with a mix of property types. The population was around **11.4k in 2016** and has seen a growth rate of about **18% over the past five years**.



The predominant age group in Sampleville is between **20-29 years**, indicating a relatively young demographic. Most households are **primarily childless couples** who are likely to be repaying **\$1800 - \$2399 per month on mortgage repayments**.

People living in this area generally **work in professional occupations**. In terms of property ownership, about **39.4% of homes were owner-occupied** as per the data from 2016.



In terms of real estate market activity, the **median sales price** for houses currently stands at approximately **\$1,680,000**.

PROS & CONS

Demographics

Checking out the demographics of an area is like sizing up your potential new neighbors and the whole neighborhood. It helps you figure out if the community vibes match your lifestyle, plan for schools, see how safe it is, get a sense of future property values, and make smart choices about your investment. It's like having a sneak peek into what life might be like in your new home.

Pros

- 1. Proximity to amenities:** Sampleville is home to several parks and recreational facilities.
- 2. Young demographic:** The suburb has a relatively young population which can contribute to an active and vibrant community.
- 3. Professional occupation:** A significant proportion of residents work in professional occupations which could indicate higher income levels within the suburb.

Cons

- 1. Property prices:** The median house price is quite high which might not be affordable for everyone.
- 2. Lower owner-occupancy rate:** Compared to other suburbs, Sampleville has a lower percentage of owner-occupied homes which could suggest less stability within the community.
- 3. Population growth:** While some may see this as an advantage due to increased demand for properties and potential capital growth, others might view it as leading to overcrowding or strain on local resources and infrastructure.

DISCLAIMER

ABODEY

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