

Statement of Information for Residential Property

208/222 Bay Road, Sandringham Vic 3191

hockingstuart



2 2 1

Rooms: 5
Property Type: Apartment
Land Size: 76

Agent Comments

Modern & sleek apartment east facing 2 bedroom, 2 bathroom, 1 car space (not a stacker) plus a cage (behind the car space). Accompanied with building amenities such as Gym, Pool (infinity), Spa, Sauna & a conference room. Home to a licensed café & an IGA supermarket on ground level of the building.

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending March 2017: \$865,000

Comparable Properties



608/222 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments

2 2 1

Price: \$565,000
Method: Private Sale
Date: 18/01/2017
Rooms: -
Property Type: Apartment
Land Size:

East facing on level 6 with a 'wrap around' balcony. Identical with internal size.



411/222 Bay Rd SANDRINGHAM 3191 (VG) Agent Comments

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Price: \$533,000
Method: Sale
Date: 16/01/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)
Land Size:

Facing east 2-2-1 on the same level with an unusual galley-esk kitchen near the entry of the apartment with Two split balconies



320/218 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments

2 2 1

Price: \$495,000
Method: Private Sale
Date: 19/10/2016
Rooms: 4
Property Type: Apartment
Land Size: 4157 sqm

Position in 'The Bay' building. 2-2-1 apartment comes with a stacker car park & a wrap around balcony partly facing north overlooking Bay road. The building amenities is only a common BBQ area with a 'lounge room' attached.

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