

# Capri Property Group - Port Melbourne Information

30 May 2018

6/39 Esplanade East  
 Port Melbourne VIC 3207  
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411/470 St Kilda Road  
**MELBOURNE VIC 3004**

Apartment For Sale  
[view.com.au](http://view.com.au) Property No: 11893702



Indicative Selling Price : Single price \$600,000  
 For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

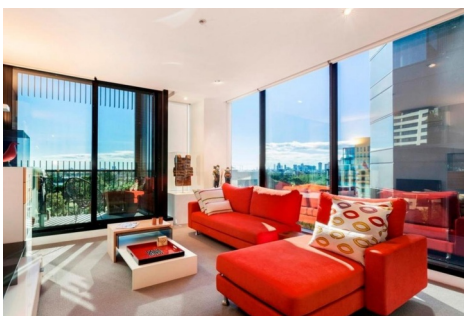
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Median Sale Price - \$518,000 for a Unit in suburb Melbourne from January to March 2018 Quarter  
 Median data provided by [view.com.au](http://view.com.au)

## Comparable Property Sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of Comparable Property	Price	Date of Sale
1. 712/470 St Kilda Road, Melbourne 3004	\$710,000	27/01/2018
2. 310/470 St Kilda Road, Melbourne 3004	\$647,000	26/09/2017
3. 907/480 St Kilda Road, Melbourne 3004	\$620,000	25/06/2017



Selected by **CAPRI** Property Group

712/470 ST KILDA ROAD,  
 MELBOURNE 3004  
 2 Beds 2 Baths 1 Car



Selected by **CAPRI** Property Group

310/470 ST KILDA ROAD,  
 MELBOURNE 3004  
 2 Beds 2 Baths 1 Car



Selected by **CAPRI** Property Group

907/480 ST KILDA ROAD,  
 MELBOURNE 3004  
 2 Beds 2 Baths 1 Car



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.