



 2
  2
  1

Rooms:

Property Type:

Agent Comments

Imagine a privileged world of high class and elegance and you'll love this extravagant apartment within the Art Deco-style Metropolis Building. With spectacular views over Albert Park Lake and the city skyline, the contemporary residence on leafy St Kilda Rd is beautifully designed and also luxuriou

Indicative Selling Price

\$700,000

Median Unit Price

March quarter 2017: \$532,500

Comparable Properties



910/480 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

 2
  2
  1

Price: \$737,000

Method: Sold Before Auction

Date: 13/02/2017

Rooms: -

Property Type: Apartment



501/102 Wells St SOUTHBANK 3006 (REI)

Agent Comments

 2
  2
  1

Price: \$725,000

Method: Private Sale

Date: 07/11/2016

Rooms: -

Property Type: Apartment



707/480 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

 2
  2
  1

Price: \$680,000

Method: Private Sale

Date: 07/03/2017

Rooms: 4

Property Type: Apartment

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	907/480 St Kilda Road, Melbourne Vic 3004
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$700,000
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Median sale price

Median price	\$532,500	Unit	X	Suburb	Melbourne
Period - From	01/01/2017	to	31/03/2017	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
910/480 St Kilda Rd MELBOURNE 3004	\$737,000	13/02/2017
501/102 Wells St SOUTHBANK 3006	\$725,000	07/11/2016
707/480 St Kilda Rd MELBOURNE 3004	\$680,000	07/03/2017