

## Multiple residential properties located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Unit offered for sale

Address  
Including suburb or locality  
and postcode

Lots 1–34 on PS803069L, Vogue Estate, 316 – 318 High Street, Kangaroo Flat VIC 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

#### Unit type or class

e.g. One bedroom units

	Single price		Lower price		Higher price
Lots 2 & 15		or range between	\$122,000	&	\$134,200
Lots 3-14, 16-20, 22-34 inclusive		or range between	\$136,000	&	\$149,600
Lots 1 & 21		or range between	\$150,000		\$165,000
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Unit median sale price

Median price \$128,975

Suburb or locality KANGAROO FLAT

Period - From 01/10/2017

To 30/09/2018

Source Price Finder

## Comparable property sales

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
All available lots	31 Elvey Drive, Kangaroo Flat	\$130,000	29/06/2018
	21 Eldridge Court, Kangaroo Flat	\$143,000	30/01/2018
	13 Blue Wren Boulevard, Kangaroo Flat	\$140,000	22/05/2018