

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

3 Ashcombe Drive, Ringwood Vic 3134

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,005,000 Property Type House Suburb Ringwood

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	3 Abbey Ct RINGWOOD 3134	\$1,000,000	12/10/2023
2	7 Ashcombe Dr RINGWOOD 3134	\$985,000	17/02/2024
3	26 Highland Blvd RINGWOOD 3134	\$890,000	17/12/2023

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

03/04/2024 12:17

3 Ashcombe Drive, Ringwood Vic 3134

**Jellis
Craig**

Daniel Broadbent

9870 6211

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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

December quarter 2023: \$1,005,000



 4  2  2

Property Type: House

Land Size: 654 sqm approx

Agent Comments

Comparable Properties



3 Abbey Ct RINGWOOD 3134 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,000,000

Method: Private Sale

Date: 12/10/2023

Property Type: House (Res)

Land Size: 864 sqm approx



7 Ashcombe Dr RINGWOOD 3134 (REI)

Agent Comments

 4  2  1

Price: \$985,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 656 sqm approx



26 Highland Blvd RINGWOOD 3134 (REI)

Agent Comments

 4  2  2

Price: \$890,000

Method: Private Sale

Date: 17/12/2023

Property Type: House (Res)

Land Size: 651 sqm approx

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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