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	consume	r.vic.gov	.au/underquo	ting		
Range betweer	\$900,000		&	\$990,000			
Median sale p	rice						
Median price	\$1,005,000	Property	/ Туре 占	louse		Suburb	Ringwood
Period - From	01/10/2023	to 31/1	2/2023	Sc	ource	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.

Ado	dress 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



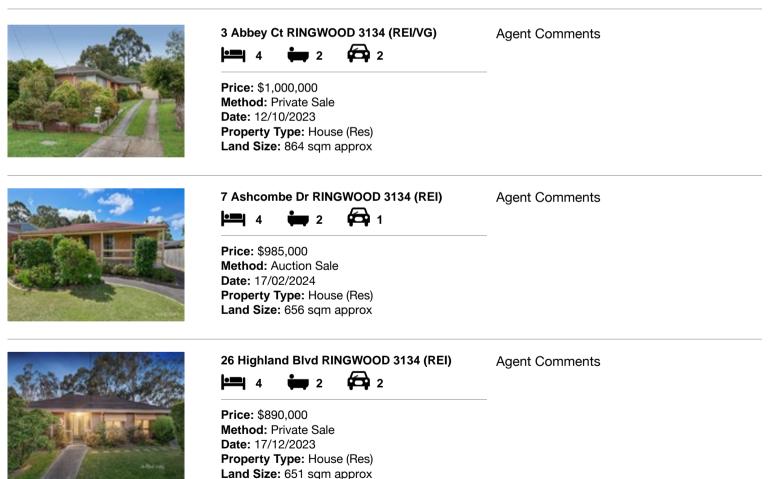




Property Type: House **Land Size:** 654 sqm approx Agent Comments Daniel Broadbent 9870 6211 0424 155 476 danielbroadbent@jelliscraig.com.au

Indicative Selling Price \$900,000 - \$990,000 Median House Price December quarter 2023: \$1,005,000

Comparable Properties



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

propertydata



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