



4
 2
 2

Rooms:
Property Type: House (Res)
Land Size:
 Agent Comments

Indicative Selling Price
 \$775,000 - \$852,500
Median House Price
 March quarter 2017: \$845,000

Enjoy spacious family living with the feel-good factor in this split-level 4 bedroom 2 bathroom home. In a coveted neighbourhood abutting Yarra Valley Grammar, it's near Eastland, Burntbridge shops and EastLink; a few steps to Kalinda Primary, buses and Mullum Trail. The stylishly rendered façade, pretty landscaped garden and double carport will have you at first glance.

Comparable Properties



8 Powrie Ct RINGWOOD NORTH 3134 (REI/VG) Agent Comments

4
 2
 2

Price: \$840,000
Method: Auction Sale
Date: 05/11/2016
Rooms: 8
Property Type: House (Res)
Land Size: 695 sqm



10 Lilian Pde RINGWOOD 3134 (REI/VG)

Agent Comments

4
 2
 2

Price: \$830,000
Method: Auction Sale
Date: 12/11/2016
Rooms: 5
Property Type: House (Res)
Land Size: 739 sqm



1 Grose Ct CROYDON HILLS 3136 (REI/VG)

Agent Comments

4
 2
 2

Price: \$810,000
Method: Private Sale
Date: 23/11/2016
Rooms: 6
Property Type: House (Res)
Land Size: 848 sqm

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/underquoting

Range between

\$775,000

&

\$852,500

Median sale price

Median price

\$845,000

House

X

Suburb

Ringwood

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
8 Powrie Ct RINGWOOD NORTH 3134	\$840,000	05/11/2016
10 Lilian Pde RINGWOOD 3134	\$830,000	12/11/2016
1 Grose Ct CROYDON HILLS 3136	\$810,000	23/11/2016