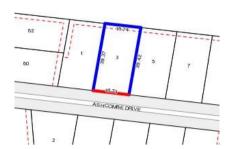
## hockingstuart





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)

Price: \$830,000 Method: Auction Sale

**—** 

2 + 7

Date: 12/11/2016 Rooms: 5 Property Type: House (Res)

Land Size: 739 sqm



1 Grose Ct CROYDON HILLS 3136 (REI/VG)

*←* 3

**Price:** \$810,000 **Method:** Private Sale **Date:** 23/11/2016

Rooms: 6

**Property Type:** House (Res) **Land Size:** 848 sqm

REIV



Account - hockingstuart | P: 03 98769001 | F: 03 98769091

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments

#### 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	3 Ashcombe Drive, Ringwood Vic 3134
Including suburb and	,
postcode	

#### Indicative selling price

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

Range between \$775,000 & \$852,500	<b>\$852,500</b>
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#### Median sale price

Median price	\$845,000	H	ouse	Х		Su	burb	Ringwood
Period - From	01/01/2017	to	31/03	3/2017	Se	ource	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





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