



26 Ashcombe Drive, Ringwood

Additional Information

Land size: 722sqm approx.

4 bedroom

Front lounge

Kitchen with quality appliances (incl. Westinghouse Dishwasher)

Master room with walk in robe and ensuite

Pergola deck

Ducted heating

Split system cooling

Secure alarm

Large storage sheds

Double carport

Potential rental return

\$450 - \$500 per week

Close proximity to

Schools

Kalinda Primary School (Zoned) – 550m

Melba Secondary College (Zoned) – 1.6km

Yarra Valley Grammar – 800m

Norwood Secondary College – 2.8km

Shops

Croydon Central – 2.8km

Croydon Village – 3.3km

Eastland Shopping Centre – 4.2km

Costco Wholesale – 4.7km

Parks

Douglas Maggs Reserve – 100m

Kalinda Modified Urban Forest – 1km

Peter Vergers Reserve – 1.2km

Quambee Reserve – 1.7 km

Transport

Bus route 380 - Ringwood - Croydon Loop

Bus route 670 - Ringwood - Lilydale via Croydon & Chirnside Park

Ringwood East train station – 3.5km

Ringwood train station – 4.4km

Eastern Freeway & Eastlink

Deadline Private Sale

Closing Tuesday 28th August at 5pm

Contact

Demi Liu 0434 192 556

Julian Badenach 0414 609 665

Terms

10% deposit, balance 120/180 days or other such terms that the vendors have agreed to in writing.

Chattels

All fixed floor coverings, window furnishings and light fittings.

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

26 Ashcombe Drive, Ringwood Vic 3134

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000

&

\$990,000

Median sale price

Median price \$917,500

House

X

Unit

Suburb Ringwood

Period - From 01/07/2017

to

30/06/2018

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	73 Kalinda Rd RINGWOOD 3134	\$976,000	31/05/2018
2	6 Warrangum PI WARRANWOOD 3134	\$970,000	30/05/2018
3	35 Ashcombe Dr RINGWOOD 3134	\$967,500	24/02/2018

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.



 4  - 

Rooms:
Property Type: House (Res)
Land Size: 722 sqm approx
Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 Year ending June 2018: \$917,500

Comparable Properties



73 Kalinda Rd RINGWOOD 3134 (REI/VG)

Agent Comments

 4  2  1

Price: \$976,000
Method: Private Sale
Date: 31/05/2018
Rooms: 5
Property Type: House
Land Size: 678 sqm approx



6 Warrangum Pl WARRANWOOD 3134 (REI)

Agent Comments

 4  2  2

Price: \$970,000
Method: Sold Before Auction
Date: 30/05/2018
Rooms: 6
Property Type: House (Res)
Land Size: 521 sqm approx



35 Ashcombe Dr RINGWOOD 3134 (REI/VG)

Agent Comments

 3  2  2

Price: \$967,500
Method: Sold Before Auction
Date: 24/02/2018
Rooms: 8
Property Type: House (Res)
Land Size: 643 sqm approx

Our Collection Notice and Your Privacy

(Privacy Act 1988: APP privacy policy)

If on attending our open for inspection or office, you give us your personal information, on doing so you consent to us collecting, holding, using and disclosing it for the following primary and secondary purposes.

When you give us your personal information, we will give you this form and our contact details. If our representative accidentally overlooks doing so, please ask them for one before you leave our office or open for inspection.

What are the primary purposes?

They are: to inform our vendor or landlord of those attending our open for inspection; to seek your views in connection with the sale or letting of the property; to provide you with further information about the property during the course of the sale or letting campaign; to provide you with copies of documents about the property, which you have asked to see; receive and respond to enquiries you may have about the property; receive, respond to, and negotiate offers to buy or lease which you may make for the property; if the property is to be auctioned, to advise you about any changes in connection with the auction.

What are the secondary purposes?

They are to include you in our database so we can (a) advise you of other properties we list for sale or letting and which we think may be of interest to you; (b) direct marketing or telemarketing or both; and (c) advise appropriate authorities and insurers, if an accident occurs or a crime is committed, or is suspected to have been committed, at or in the immediate vicinity of the property.

If I give you my personal information, how will you hold it?

We will hold your personal information in hard copy or electronic form or both and we will only use and disclose it for the primary and the secondary purposes.

How do I contact you about my personal information?

You can contact us between 9:00am and 5:00pm Monday to Friday (excluding public holidays) to terminate your consent to our using your personal information for some or all of the primary or the secondary purposes or both and also to have access to your personal information to update or correct it.

If you misuse my personal information, how do I complain to you?

If you consider we have breached the Australian Privacy Principles you may complain to us by letter, fax, or email **cway@woodards.com.au**. We will promptly consider your complaint and attempt to resolve it in a timely manner. If we are unable to resolve it you may refer your complaint to the Office of the Australian Information Commissioner, GPO Box 5218, Sydney NSW 2001 or **enquires@oaic.gov.au**.

Will you disclose my personal information to someone overseas?

In the event that the vendor or landlord of a property you are interested in purchasing or leasing resides overseas, we may pass your information on to them. We will take all reasonable steps necessary to ensure that the recipient does not breach the Australian Privacy Principles with regard to information supplied to them by us.

What are the main consequences for me, if I choose not to give you my personal information?

The main consequences for you are that you may not be able to inspect the property and we will not be able to contact you about the sale or letting of this property nor provide you with details of other properties we have listed for sale or letting and which may be of interest to you.