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

39 Ashcombe Drive, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$900,000		&		\$990,000				
Median sale price									
Median price	\$1,098,500	Prop	Property Type		House		Suburb	Ringwood	
Period - From	01/10/2021	to	31/12/2021		So	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.

Add	dress of comparable property	Price	Date of sale
1	10 Cobain Ct RINGWOOD 3134	\$995,000	17/01/2022
2	4 Baron Ct RINGWOOD 3134	\$990,000	15/02/2022
3	13 Jeffrey Dr RINGWOOD 3134	\$920,000	10/02/2022

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:

05/03/2022 11:47









Rooms: 5 Property Type: House (Res) Land Size: 718.738 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median House Price December quarter 2021: \$1,098,500

Comparable Properties

10 Cobain Ct RINGWOOD 3134 (REI) 3 2 6 Price: \$995,000 Method: Private Sale Date: 17/01/2022 Property Type: House Land Size: 791 sqm approx	Agent Comments
4 Baron Ct RINGWOOD 3134 (REI) □□□ 3 □□ 1 □□ 1 Price: \$990,000 Method: Private Sale Date: 15/02/2022 Property Type: House Land Size: 676 sqm approx	Agent Comments
13 Jeffrey Dr RINGWOOD 3134 (REI) 3 1 2 4 Price: \$920,000 Method: Sold Before Auction Date: 10/02/2022 Property Type: House (Res) Land Size: 650 sqm approx	Agent Comments

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