

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$990,000

### Median sale price

Median price \$1,098,500

Property Type House

Suburb Ringwood

Period - From 01/10/2021

to 31/12/2021

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	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)**

**Agent Comments**



**Price:** \$995,000  
**Method:** Private Sale  
**Date:** 17/01/2022  
**Property Type:** House  
**Land Size:** 791 sqm approx



**4 Baron Ct RINGWOOD 3134 (REI)**

**Agent Comments**



**Price:** \$990,000  
**Method:** Private Sale  
**Date:** 15/02/2022  
**Property Type:** House  
**Land Size:** 676 sqm approx



**13 Jeffrey Dr RINGWOOD 3134 (REI)**

**Agent Comments**



**Price:** \$920,000  
**Method:** Sold Before Auction  
**Date:** 10/02/2022  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

**Account** - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454