

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

12 Ashcombe Drive, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,036,500

Property Type House

Suburb Ringwood

Period - From 01/04/2022

to

31/03/2023

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	25 Golden Ridge Dr CROYDON HILLS 3136	\$1,105,000	27/04/2023
2	12 Peppermint Pl CROYDON HILLS 3136	\$1,071,000	21/04/2023
3	16 Nalinga Ct WARRANWOOD 3134	\$1,023,000	24/04/2023

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:

15/06/2023 10:01

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending March 2023: \$1,036,500



 4  2  1

Property Type: House

Land Size: 653 sqm approx

Agent Comments

Comparable Properties



25 Golden Ridge Dr CROYDON HILLS 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,105,000

Method: Private Sale

Date: 27/04/2023

Property Type: House (Res)

Land Size: 540 sqm approx



12 Peppermint PI CROYDON HILLS 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,071,000

Method: Sold Before Auction

Date: 21/04/2023

Property Type: House (Res)

Land Size: 704 sqm approx



16 Nalinga Ct WARRANWOOD 3134 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,023,000

Method: Sold Before Auction

Date: 24/04/2023

Property Type: House (Res)

Land Size: 1029 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122