

Wes Davidson Real Estate Pty Ltd

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

83 Grahams Bridge Road Haven VIC 3401

 -  2  2

Indicative Selling Price

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













Single Price \$599,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable Property Sales

These are the 3 properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	51 Kokoda Drive Haven VIC 3401	Sold Price	\$547,000	Sold Date	10-Mar-18
	 4  2  2			Distance	0.14km
	90 Schier Drive Haven VIC 3401	Sold Price	\$580,000	Sold Date	29-Jun-18
	 4  2  2			Distance	1.55km
	16 Weldon Power Court Horsham VIC 3400	Sold Price	\$605,000	Sold Date	04-Nov-17
	 4  3  4			Distance	2.08km

RS = Recent sale

UN = Undisclosed Sale

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