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	9 Canova Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $1,669,000 Property Type House Suburb Glen Waverley

Period - From 01/07/2024 to 30/09/2024 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	107 Springvale Rd GLEN WAVERLEY 3150	$1,400,000	09/11/2024
2	5 Pippin Av GLEN WAVERLEY 3150	$1,500,000	02/11/2024
3	3 Cypress Av GLEN WAVERLEY 3150	$1,558,000	24/08/2024

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: 10/12/2024 14:13

9 Canova Drive, Glen Waverley Vic 3150

Calvin Huang
8849 8088
0433 625 756
calvinhuang@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 652 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
September quarter 2024: $1,669,000

Comparable Properties



107 Springvale Rd GLEN WAVERLEY 3150 (REI)

3 2 2

Price: $1,400,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 661 sqm approx

Agent Comments



5 Pippin Av GLEN WAVERLEY 3150 (REI)

3 1 1

Price: $1,500,000
Method: Private Sale
Date: 02/11/2024
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments



3 Cypress Av GLEN WAVERLEY 3150 (REI/VG)

3 1 3

Price: $1,558,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 649 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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