# 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 8 TEMPO WAY CLYDE VIC 3978

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$640,000	&	\$680,000
g	between	<b>4</b> 010,000	-	<b>+</b> • • • • • • • • • • • • • • • • • • •

## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$675,000	Prop	erty type	y type House		Suburb	Clyde
Period-from	01 Jan 2023	to	31 Dec 2	2023	Source		Corelogic

# 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 6 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
5 ALICANTE STREET CLYDE VIC 3978	\$655,000	22-Aug-23
51 REMEDY DRIVE CLYDE VIC 3978	\$330,000	13-Nov-23
54 WALHALLOW DRIVE CLYDE NORTH VIC 3978	\$600,000	09-Jul-23

#### 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 6 months.

This Statement of Information was prepared on: 14 January 2024





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5 ALICANTE STREET CLYDE VIC 3978

 $\Box$ 1

\$ 1

₾ 2

**4** 

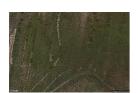
**=** 4

Sold Price

\$655,000 Sold Date 22-Aug-23

Distance

1.92km



51 REMEDY DRIVE CLYDE VIC 3978 Sold Price

\$330,000 Sold Date 13-Nov-23

Distance 1.62km



54 WALHALLOW DRIVE CLYDE

Sold Price

\$600,000 Sold Date 09-Jul-23

Distance 3.47km

NORTH VIC 3978

₽ 2 😞 1

₽ 2

**RS** = Recent sale UN = Undisclosed Sale

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