

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Clyde

Period-from

01 Jan 2023

to

31 Dec 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

**5 ALICANTE STREET CLYDE VIC 3978**

Sold Price

**\$655,000**Sold Date **22-Aug-23** 4  2  1Distance **1.92km****51 REMEDY DRIVE CLYDE VIC 3978**

Sold Price

**\$330,000**Sold Date **13-Nov-23** 4  2  1Distance **1.62km****54 WALHALLOW DRIVE CLYDE NORTH VIC 3978**

Sold Price

**\$600,000**Sold Date **09-Jul-23** 4  2  1Distance **3.47km**

RS = Recent sale

UN = Undisclosed Sale

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