



Southern Australian Livestock Pty Ltd T/A SAL Real Estate - Victoria  
2 Smith Street Naracoorte SA 5271  
Tel: 08 8760 1300 Agent No: 034445L  
Email: naracoorte@salrealestate.com.au

Member of REIV

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## STATEMENT OF INFORMATION

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 5 SPENCER STREET, DARTMOOR VIC 3304

Including suburb or  
locality and postcode

#### Indicative selling price

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

Single price \$650,000 or range between \$\* & \$

#### Median sale price

Median price \$304,174 (OCT 2023) Property Type HOUSE Suburb or Locality DARTMOOR  
Period - From 2023 to 2024 Source CORELOGIC

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five 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.

Address of comparable property	Price	Date of sale
1 49 LANGE STREET DARTMOOR (727M2)	\$260,00	30/1/23
2 69 GREENHAM STREET DARTMOOR (901M2)	\$390,000	13/9/23
3 63 EGAN STREET DARTMOOR (1986M2)	\$345,000	30/4/24

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 2/9/24