



Southern Australian Livestock Pty Ltd T/A SAL Real Estate - Victoria
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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 7 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 \$*215,000 or range between \$* & \$

Median sale price

Median price \$275,634 Property Type land / house Suburb or Locality Dartmoor vic 3304

Period - From 7th November 2023 to 30th Jan 2025 Source rpdata

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 23 Glenelg tce Dartmoor 6569m2 2 bed 2 car	\$235,000	30th Jan 2025
2 Glenelg Tce Dartmoor 6973m2 Vacant land	\$121,000	15th Oct 2024
3 Dartmoor Hamilton Rd 2.6Ha Vacant Land	\$190,000	7th Nov 23

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: 12/03/2025