

## 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

19 PAPRIKA PARADE MICKLEHAM VIC 3064

### Indicative selling price

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

Single Price

or range  
between

\$740,000

&

\$775,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$677,000

Property type

House

Suburb

Mickleham

Period-from

01 Mar 2023

to

29 Feb 2024

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

7 PAPRIKA PARADE MICKLEHAM VIC 3064	\$738,000	17-Oct-23
4 REVELSTOKE STREET MICKLEHAM VIC 3064	\$760,000	18-Nov-23
64 ALEXO ROAD MICKLEHAM VIC 3064	\$750,000	11-Oct-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: 25 March 2024



## 7 PAPRIKA PARADE MICKLEHAM VIC 3064

Sold Price

**\$738,000**

Sold Date

**17-Oct-23**



4



2



2

Distance

**0.07km**



## 4 REVELSTOKE STREET MICKLEHAM VIC 3064

Sold Price

**\$760,000**

Sold Date

**18-Nov-23**



4



2



2

Distance

**1km**



## 64 ALEXO ROAD MICKLEHAM VIC 3064

Sold Price

**\$750,000**

Sold Date

**11-Oct-23**



4



2



2

Distance

**1.28km**

RS = Recent sale

UN = Undisclosed Sale

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