

#### Property offered for sale

Address: 21 Coronet Grove Beaumaris

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$1,820,000 & \$1,925,000

#### Median sale price

Median price: \$1,667,000 House Suburb: Beaumaris

Period - From: 01/01/2018 to 31/03/2018 Source: PDOL

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



#### 10 Reserve Rd BEAUMARIS

4 3 5

Perfectly capturing the essence of coastal luxury, this stunning beachside residence cascades over three generous levels and is

**Sold by Private Sale** \$1,900,000

**Date Sold** 03/03/2018

**Land** 370 SqM

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#### 17 Bodley St BEAUMARIS

4 2 3

Opposite the Beaumaris Bowls and Tennis Clubs and in the highly sought after Beaumaris Secondary College zone, this

**Sold by Auction** \$1,820,000

**Date Sold** 02/03/2018

**Land** 353 SqM

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#### 60a Ardoyne St BLACK ROCK

4 2 2

Innovative architecture is infused into this impressive new 4 bedroom 2.5 bathroom street front residence. A clever design

**Sold by Private Sale** \$1,820,000

**Date Sold** 09/02/2018

**Land** 300 SqM

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