

## Comparable Sales

|                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |             |                  |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------------|
| 1                                                                                   | 3/9 HENRY PHILP AVENUE BALLINA NSW 2478                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Sold</b> | <b>\$555,000</b> |
|    | <div> <div> <div> <div> <div></div> <div>2</div> </div> <div> <div></div> <div>1</div> </div> <div> <div></div> <div>1</div> </div> <div> <div></div> <div>71m<sup>2</sup></div> </div> </div> <div> <div></div> <div>58m<sup>2</sup></div> </div> </div> <div> <div>Year Built</div> <div>1970</div> <div>DOM</div> <div>6</div> </div> <div> <div>Sold Date</div> <div>11-May-26</div> <div>Distance</div> <div>1.83km</div> </div> <div> <div>First Listing</div> <div>\$190,000 to \$200,000 (under offer)</div> </div> <div> <div>Last Listing</div> <div>\$190,000 to \$200,000</div> </div> </div> |             |                  |
| 2                                                                                   | 1/15 JARRETT STREET BALLINA NSW 2478                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Sold</b> | <b>\$590,000</b> |
|    | <div> <div> <div> <div> <div></div> <div>2</div> </div> <div> <div></div> <div>1</div> </div> <div> <div></div> <div>1</div> </div> <div> <div></div> <div>87m<sup>2</sup></div> </div> </div> <div> <div></div> <div>68m<sup>2</sup></div> </div> </div> <div> <div>Year Built</div> <div>1981</div> <div>DOM</div> <div>1</div> </div> <div> <div>Sold Date</div> <div>29-May-26</div> <div>Distance</div> <div>0.81km</div> </div> <div> <div>First Listing</div> <div>Sold</div> </div> <div> <div>Last Listing</div> <div>Sold</div> </div> </div>                                                   |             |                  |
| 3                                                                                   | 3/49 NORTON STREET BALLINA NSW 2478                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Sold</b> | <b>\$605,000</b> |
|  | <div> <div> <div> <div> <div></div> <div>2</div> </div> <div> <div></div> <div>1</div> </div> <div> <div></div> <div>1</div> </div> <div> <div></div> <div>110m<sup>2</sup></div> </div> </div> <div> <div></div> <div>1m<sup>2</sup></div> </div> </div> <div> <div>Year Built</div> <div>1981</div> <div>DOM</div> <div>122</div> </div> <div> <div>Sold Date</div> <div>04-Jun-26</div> <div>Distance</div> <div>0.46km</div> </div> <div> <div>First Listing</div> <div>Guide \$580,000 - \$630,000</div> </div> <div> <div>Last Listing</div> <div>Sold</div> </div> </div>                          |             |                  |

Based on the above-mentioned sales, our opinion of the estimated selling price is \$550,000 - \$600,000, but we are unsure where the price will end up. We recommend you inspect the property to determine what it may be worth to you.