

Comparable Sales

1	3 CAMDEN STREET BALLINA NSW 2478	Sold \$1,200,000
	<p>  3  2  2  487m²  127m² </p> <p> Year Built - DOM 41 Sold Date 13-May-25 Distance 0.13km First Listing Auction Last Listing \$1,200,000 </p>	
2	19 SKINNER STREET BALLINA NSW 2478	Sold \$1,225,000
	<p>  3  1  1  1,530m²  108m² </p> <p> Year Built 1960 DOM 100 Sold Date 06-Feb-25 Distance 0.12km First Listing Auction - Contact Agent Last Listing \$1.2M - \$1.25M </p>	
3	27 SWIFT STREET BALLINA NSW 2478	Sold ^{RS} \$1,250,000
	<p>  3  1  2  607m²  96m² </p> <p> Year Built - DOM 34 Sold Date 21-Jul-25 Distance 0.77km First Listing Contact agent Last Listing Contact agent </p>	
4	37 FOX STREET BALLINA NSW 2478	Sold ^{RS} \$1,260,000
	<p>  3  3  3  334m²  - </p> <p> Year Built - DOM 96 Sold Date 15-Sep-25 Distance 0.25km First Listing For Sale - \$1,250,000 - \$1,350,000 Last Listing \$1,260,000 </p>	

Pricing Information

Based on the above-mentioned sales, our opinion of the estimated selling price is \$1,200,000 - \$1,300,000, 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.

Kind Regards
Team Mills

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality