




## Comparable Sales

<p>1 9 JARRETT STREET BALLINA NSW 2478</p> 	<p>  3  2  6  847m<sup>2</sup>  120m<sup>2</sup>            Year Built - DOM 233            Sold Date 24-May-24 Distance 0.55km            First Listing \$1,350,000 - \$1,395,000            Last Listing \$1,000,000 - \$1,050,000         </p>	<p><b>Sold</b> \$960,000</p>
<p>2 104 MARTIN STREET BALLINA NSW 2478</p> 	<p>  3  1  1  511m<sup>2</sup>  128m<sup>2</sup>            Year Built - DOM 32            Sold Date 10-Aug-24 Distance 0.04km            First Listing Auction            Last Listing Auction         </p>	<p><b>Sold</b> <sup>RS</sup> \$920,000</p>
<p>3 80 MARTIN STREET BALLINA NSW 2478</p> 	<p>  4  2  2  852m<sup>2</sup>  128m<sup>2</sup>            Year Built - DOM 33            Sold Date 11-Nov-23 Distance 0.3km            First Listing -            Last Listing -         </p>	<p><b>Sold</b> \$1,313,000</p>

### Pricing Information

Based on the above-mentioned sales, our opinion of the estimated selling price is \$1,000,000 - \$1,100,000, 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