

## Comparable Sales

<p>1 104 CHERRY STREET BALLINA NSW 2478</p> 	<p>  3            1            1            639m<sup>2</sup>  -         </p> <p>Year Built - DOM 150</p> <p>Sold Date 20-Nov-24 Distance 0.22km</p> <p>First Listing Contact Agent</p> <p>Last Listing Contact Agent</p>	<p><b>Sold \$916,000</b></p>
<p>2 9 ACACIA PLACE BALLINA NSW 2478</p> 	<p>  3            1            1            538m<sup>2</sup>  155m<sup>2</sup> </p> <p>Year Built 1960 DOM 68</p> <p>Sold Date 17-Nov-25 Distance 0.49km</p> <p>First Listing \$1,100,000 - \$1,200,000</p> <p>Last Listing \$1,150,000</p>	<p><b>Sold \$1,150,000</b></p>
<p>3 3 CAMDEN STREET BALLINA NSW 2478</p> 	<p>  3            2            2            487m<sup>2</sup>  127m<sup>2</sup> </p> <p>Year Built - DOM 41</p> <p>Sold Date 13-May-25 Distance 0.24km</p> <p>First Listing Auction</p> <p>Last Listing \$1,200,000</p>	<p><b>Sold \$1,200,000</b></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