

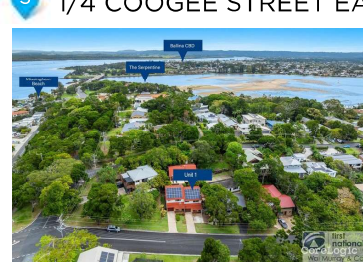


Comparable Sales

1	2/28 SHELLY BEACH ROAD EAST BALLINA NSW 2478	Sold \$820,000	
	🏠 2 🚗 1 🚘 1 📏 146m ² 📏 118m ² Year Built 1988 DOM - Sold Date 01-Nov-24 Distance 0.62km First Listing - Last Listing -		
2	8/52-56 CEDAR CRESCENT EAST BALLINA NSW 2478	Sold \$770,000	
	🏠 2 🚗 1 🚘 1 📏 182m ² 📏 88m ² Year Built 1984 DOM 47 Sold Date 27-Sep-24 Distance 0.73km First Listing \$750,000 - \$790,000 Last Listing \$779,000		
3	1/4 COOGEE STREET EAST BALLINA NSW 2478	Sold \$730,000	
	🏠 2 🚗 1 🚘 1 📏 180m ² 📏 82m ² Year Built 1983 DOM 11 Sold Date 05-Dec-24 Distance 0.78km First Listing \$690,000 - \$730,000 Last Listing \$690,000 - \$730,000		

Pricing Information

Based on the above mentioned sales, our opinion of the estimated selling price is \$730,000 - \$800,000, 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