

## Recent Sales

1	38 PACIFIC TERRACE EAST BALLINA NSW 2478	Sold	\$2,250,000
	 6 bedrooms, 3 bathrooms, 1 car space, 727m <sup>2</sup> land, 120m <sup>2</sup> building area. Year Built 1960. Sold Date 23-Jul-25. First Listing For Sale: \$2.2m. Last Listing \$2,250,000.		
2	7 NORFOLK AVENUE EAST BALLINA NSW 2478	Sold	\$2,250,000
	 6 bedrooms, 3 bathrooms, 1 car space, 664m <sup>2</sup> land, 160m <sup>2</sup> building area. Year Built - . Sold Date 17-Mar-25. First Listing - . Last Listing - .		
3	12 SUVLA STREET EAST BALLINA NSW 2478	Sold	\$2,000,000
	 3 bedrooms, 1 bathroom, 1 car space, 782m <sup>2</sup> land, 119m <sup>2</sup> building area. Year Built 1960. Sold Date 14-Aug-24. First Listing Auction. Last Listing \$2,000,000.		
4	5 HINDMARSH STREET EAST BALLINA NSW 2478	Sold	\$1,500,000
	 4 bedrooms, 2 bathrooms, 2 car spaces, 541m <sup>2</sup> land, 162m <sup>2</sup> building area. Year Built - . Sold Date 15-May-24. First Listing Auction. Last Listing Auction.		

### Pricing Information

Based on the above-mentioned sales, our opinion of the estimated selling price is \$2,000,000 - \$2,200,000, 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