





Recent Sales

1	38 PACIFIC TERRACE EAST BALLINA NSW 2478	Sold	\$2,250,000
	<div> <div> 6 3 1 727m² </div> <div> 120m² </div> </div> <div> <div>Year Built</div> <div>1960</div> <div>DOM</div> <div>70</div> </div> <div> <div>Sold Date</div> <div>23-Jul-25</div> <div>Distance</div> <div>0.38km</div> </div> <div> <div>First Listing</div> <div>For Sale: \$2.2m</div> </div> <div> <div>Last Listing</div> <div>\$2,250,000</div> </div>		
2	7 NORFOLK AVENUE EAST BALLINA NSW 2478	Sold	\$2,250,000
	<div> <div> - - - 664m² </div> <div> 160m² </div> </div> <div> <div>Year Built</div> <div>-</div> <div>DOM</div> <div>-</div> </div> <div> <div>Sold Date</div> <div>17-Mar-25</div> <div>Distance</div> <div>0.12km</div> </div> <div> <div>First Listing</div> <div>-</div> </div> <div> <div>Last Listing</div> <div>-</div> </div>		
3	12 SUVLA STREET EAST BALLINA NSW 2478	Sold	\$2,000,000
	<div> <div> 3 1 1 782m² </div> <div> 119m² </div> </div> <div> <div>Year Built</div> <div>1960</div> <div>DOM</div> <div>165</div> </div> <div> <div>Sold Date</div> <div>14-Aug-24</div> <div>Distance</div> <div>0.38km</div> </div> <div> <div>First Listing</div> <div>Auction</div> </div> <div> <div>Last Listing</div> <div>\$2,000,000</div> </div>		
4	5 HINDMARSH STREET EAST BALLINA NSW 2478	Sold	\$1,500,000
	<div> <div> 4 2 2 541m² </div> <div> 162m² </div> </div> <div> <div>Year Built</div> <div>-</div> <div>DOM</div> <div>34</div> </div> <div> <div>Sold Date</div> <div>15-May-24</div> <div>Distance</div> <div>0.13km</div> </div> <div> <div>First Listing</div> <div>Auction</div> </div> <div> <div>Last Listing</div> <div>Auction</div> </div>		

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

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