

Comparable Sales

1	106/3-7 GRANDVIEW STREET EAST BALLINA NSW 2478		2 2 1 2,636m ² 75m ² Year Built 2005 DOM 58 Sold Date 20-Jun-25 Distance 0km First Listing Guide \$725,000 - \$750,000 Last Listing \$730,000	Sold ^{RS} \$730,000
2	102/3-7 GRANDVIEW STREET EAST BALLINA NSW 2478		2 2 1 114m ² 80m ² Year Built 2005 DOM 65 Sold Date 09-Sep-25 Distance 0km First Listing \$690,000 - \$750,000 Last Listing \$735,000	Sold ^{RS} \$735,000
3	103/3-7 GRANDVIEW STREET EAST BALLINA NSW 2478		2 2 1 132m ² 80m ² Year Built 2005 DOM 70 Sold Date 26-Jul-24 Distance 0km First Listing Price on Request Last Listing \$745,000.00	Sold \$745,000

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

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