

CMA File Note - 6 Latta Avenue, Ballina NSW 2478

Unfortunately we were unable to find any sales that are comparable to 6 Latta Avenue, Ballina, it is a vacant block of land with water views over the Richmond River. It presents a very unique opportunity for someone to purchase on the water. We have taken into account recent house and land sales that have occurred in the area, we have discussed with the owner and recommended to take the property to auction with a hidden price estimate of \$1,275,000 - \$1,400,000 as we are unsure where the price will end up.

Regards

Glenn Mills