



















Comparable Sales

<p>1 51 FOX STREET BALLINA NSW 2478</p> 	<p>  3  1  1  477m²  85m² </p> <p>Year Built 1950 DOM -</p> <p>Sold Date 14-May-24 Distance 1km</p> <p>First Listing -</p> <p>Last Listing -</p>	<p>Sold \$705,000</p>
<p>2 4 ROSS STREET BALLINA NSW 2478</p> 	<p>  4  1  2  432m²  - </p> <p>Year Built - DOM 25</p> <p>Sold Date 24-Aug-24 Distance 0.52km</p> <p>First Listing AUCTION</p> <p>Last Listing AUCTION</p>	<p>Sold ^{RS} \$775,000</p>
<p>3 42 MOON STREET BALLINA NSW 2478</p> 	<p>  3  1  1  485m²  107m² </p> <p>Year Built 1930 DOM -</p> <p>Sold Date 19-Mar-24 Distance 0,71km</p> <p>First Listing -</p> <p>Last Listing -</p>	<p>Sold \$800,000</p>

Pricing Information

Based on the above-mentioned sales, our opinion of the estimated selling price is \$700,000 - \$770,000, 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