




## Recent Sales

1	5 VERNA CLOSE SKENNARS HEAD NSW 2478	<b>Sold</b> <b>\$1,470,000</b>																									
 <table border="0" data-bbox="565 415 1096 619"> <tr> <td>🏠 4</td> <td>🚗 2</td> <td>🚘 2</td> <td>📏 734m<sup>2</sup></td> <td>📏 159m<sup>2</sup></td> </tr> <tr> <td>Year Built</td> <td>1995</td> <td>DOM</td> <td>14</td> <td></td> </tr> <tr> <td>Sold Date</td> <td>21-Aug-24</td> <td>Distance</td> <td>0.36km</td> <td></td> </tr> <tr> <td>First Listing</td> <td colspan="3">Guide: \$1,400,000 - \$1,500,000</td> <td></td> </tr> <tr> <td>Last Listing</td> <td colspan="3">\$1,470,000</td> <td></td> </tr> </table>			🏠 4	🚗 2	🚘 2	📏 734m <sup>2</sup>	📏 159m <sup>2</sup>	Year Built	1995	DOM	14		Sold Date	21-Aug-24	Distance	0.36km		First Listing	Guide: \$1,400,000 - \$1,500,000				Last Listing	\$1,470,000			
🏠 4	🚗 2	🚘 2	📏 734m <sup>2</sup>	📏 159m <sup>2</sup>																							
Year Built	1995	DOM	14																								
Sold Date	21-Aug-24	Distance	0.36km																								
First Listing	Guide: \$1,400,000 - \$1,500,000																										
Last Listing	\$1,470,000																										
2	16 CARROLL AVENUE SKENNARS HEAD NSW 2478	<b>Sold</b> <b>\$1,400,000</b>																									
 <table border="0" data-bbox="565 705 1096 909"> <tr> <td>🏠 4</td> <td>🚗 2</td> <td>🚘 2</td> <td>📏 676m<sup>2</sup></td> <td>📏 208m<sup>2</sup></td> </tr> <tr> <td>Year Built</td> <td>1995</td> <td>DOM</td> <td>45</td> <td></td> </tr> <tr> <td>Sold Date</td> <td>14-Mar-24</td> <td>Distance</td> <td>0.64km</td> <td></td> </tr> <tr> <td>First Listing</td> <td colspan="3">-</td> <td></td> </tr> <tr> <td>Last Listing</td> <td colspan="3">-</td> <td></td> </tr> </table>			🏠 4	🚗 2	🚘 2	📏 676m <sup>2</sup>	📏 208m <sup>2</sup>	Year Built	1995	DOM	45		Sold Date	14-Mar-24	Distance	0.64km		First Listing	-				Last Listing	-			
🏠 4	🚗 2	🚘 2	📏 676m <sup>2</sup>	📏 208m <sup>2</sup>																							
Year Built	1995	DOM	45																								
Sold Date	14-Mar-24	Distance	0.64km																								
First Listing	-																										
Last Listing	-																										
3	43 KILLARNEY CRESCENT SKENNARS HEAD NSW 2478	<b>Sold</b> <b>\$1,300,000</b>																									
 <table border="0" data-bbox="565 995 1096 1199"> <tr> <td>🏠 3</td> <td>🚗 3</td> <td>🚘 5</td> <td>📏 760m<sup>2</sup></td> <td>📏 197m<sup>2</sup></td> </tr> <tr> <td>Year Built</td> <td>1997</td> <td>DOM</td> <td>10</td> <td></td> </tr> <tr> <td>Sold Date</td> <td>04-Aug-23</td> <td>Distance</td> <td>0.27km</td> <td></td> </tr> <tr> <td>First Listing</td> <td colspan="3">\$1,200,000 - \$1,300,000</td> <td></td> </tr> <tr> <td>Last Listing</td> <td colspan="3">\$1,200,000 - \$1,300,000</td> <td></td> </tr> </table>			🏠 3	🚗 3	🚘 5	📏 760m <sup>2</sup>	📏 197m <sup>2</sup>	Year Built	1997	DOM	10		Sold Date	04-Aug-23	Distance	0.27km		First Listing	\$1,200,000 - \$1,300,000				Last Listing	\$1,200,000 - \$1,300,000			
🏠 3	🚗 3	🚘 5	📏 760m <sup>2</sup>	📏 197m <sup>2</sup>																							
Year Built	1997	DOM	10																								
Sold Date	04-Aug-23	Distance	0.27km																								
First Listing	\$1,200,000 - \$1,300,000																										
Last Listing	\$1,200,000 - \$1,300,000																										

### Pricing Information

Based on the above-mentioned sales, our opinion of the estimated selling price is \$1,275,000 - \$1,400,000, 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