

























## Comparable Sales

1	32 HORIZON DRIVE WEST BALLINA NSW 2478	<b>Sold</b> <b>\$935,000</b>
	<p>  4  2  1  780m<sup>2</sup>  158m<sup>2</sup>            Year Built 1998 DOM 44            Sold Date 26-Aug-25 Distance 0.34km            First Listing Guide \$920,000 - \$1,000,000            Last Listing Guide \$920,000 - \$1,000,000         </p>	
2	50 HORIZON DRIVE WEST BALLINA NSW 2478	<b>Sold</b> <b>\$940,000</b>
	<p>  4  2  2  780m<sup>2</sup>  188m<sup>2</sup>            Year Built 1998 DOM 18            Sold Date 09-May-25 Distance 0.41km            First Listing \$535,000            Last Listing -         </p>	
3	18 HORIZON DRIVE WEST BALLINA NSW 2478	<b>Sold</b> <b>\$940,000</b>
	<p>  3  2  2  780m<sup>2</sup>  155m<sup>2</sup>            Year Built 1995 DOM 15            Sold Date 17-Apr-25 Distance 0.33km            First Listing Contact agent            Last Listing \$940,000         </p>	
4	6 SIRIUS PLACE WEST BALLINA NSW 2478	<b>Sold</b> <b>\$995,000</b>
	<p>  4  2  2  616m<sup>2</sup>  190m<sup>2</sup>            Year Built 1999 DOM 72            Sold Date 19-Aug-25 Distance 0.66km            First Listing Contact Agent            Last Listing Sold         </p>	

### Pricing Information

Based on the above-mentioned sales, our opinion of the estimated selling price is \$950,000 - \$1,040,000, 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