




## Comparable Sales

1	33 NORTHUMBERLAND DRIVE EAST BALLINA NSW 2478	<b>Sold</b> <b>\$1,205,000</b>
	<p> <span>🏠</span> 3 <span>🚗</span> 2 <span>🚘</span> 2 <span>📏</span> 649m<sup>2</sup> <span>🏠</span> 108m<sup>2</sup>            Year Built 1970 DOM 14            Sold Date 18-Feb-26 Distance 0.5km            First Listing Contact Agent            Last Listing \$1,205,000         </p>	
2	50 NORTHUMBERLAND DRIVE EAST BALLINA NSW 2478	<b>Sold</b> <sup>RS</sup> <b>\$1,295,000</b>
	<p> <span>🏠</span> 3 <span>🚗</span> 1 <span>🚘</span> 4 <span>📏</span> 671m<sup>2</sup> <span>🏠</span> -            Year Built - DOM 20            Sold Date 13-Apr-26 Distance 0.36km            First Listing Contact Agent            Last Listing \$1,295,000         </p>	
3	69 NORTHUMBERLAND DRIVE EAST BALLINA NSW 2478	<b>Sold</b> <b>\$1,350,000</b>
	<p> <span>🏠</span> 3 <span>🚗</span> 3 <span>🚘</span> 4 <span>📏</span> 766m<sup>2</sup> <span>🏠</span> -            Year Built - DOM 21            Sold Date 04-Feb-26 Distance 0.28km            First Listing For Sale - Contact Agent            Last Listing \$1,350,000         </p>	

### Pricing Information

Based on the above-mentioned sales, our opinion of the estimated selling price is \$1,200,000 - \$1,300,000, 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