

























## Sales in the area

1	95 RIVERBANK ROAD PIMLICO NSW 2478		 4  1  1  1,012m <sup>2</sup>  159m <sup>2</sup>	<b>Sold</b>	<b>\$720,000</b>
	Year Built	1960	DOM	238	
	Sold Date	06-Jun-25	Distance	0.04km	
	First Listing	Guide \$800,000 - \$850,000			
	Last Listing	\$720,000			
2	54 RIVER DRIVE EAST WARDELL NSW 2477		 3  1  2  1,789m <sup>2</sup>  -	<b>Sold</b>	<b>\$730,000</b>
	Year Built	-	DOM	18	
	Sold Date	22-Aug-25	Distance	5.31km	
	First Listing	\$675,000 - \$725,000			
	Last Listing	\$730,000			
3	1060 RIVER DRIVE KEITH HALL NSW 2478		 3  2  -  2,008m <sup>2</sup>  -	<b>Sold</b>	<b>\$830,000</b>
	Year Built	-	DOM	24	
	Sold Date	15-Oct-25	Distance	4.67km	
	First Listing	\$825,000 to \$875,000			
	Last Listing	\$830,000			
4	868 RIVER DRIVE EMPIRE VALE NSW 2478		 3  2  2  4,073m <sup>2</sup>  157m <sup>2</sup>	<b>Sold</b>	<b>\$855,000</b>
	Year Built	1990	DOM	162	
	Sold Date	04-Mar-25	Distance	3.15km	
	First Listing	Contact Agent			
	Last Listing	\$855,000			

### 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

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

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