



















## Comparable Sales

1	4 OAKLAND AVENUE WEST BALLINA NSW 2478	<b>Sold</b> <b>\$800,000</b>
	<p>  3            1            1            609m<sup>2</sup>  112m<sup>2</sup> </p> <p>           Year Built - DOM 18         </p> <p>           Sold Date 15-Aug-25 Distance 0.14km         </p> <p>           First Listing Contact Agent         </p> <p>           Last Listing \$800,000         </p>	
2	37 RIVERVIEW AVENUE WEST BALLINA NSW 2478	<b>Sold</b> <sup>RS</sup> <b>\$840,000</b>
	<p>  4            2            1            417m<sup>2</sup>  190m<sup>2</sup> </p> <p>           Year Built 1980 DOM 39         </p> <p>           Sold Date 20-Oct-25 Distance 0.3km         </p> <p>           First Listing -         </p> <p>           Last Listing -         </p>	
3	18 HOWARD CRESCENT WEST BALLINA NSW 2478	<b>Sold</b> <b>\$870,000</b>
	<p>  3            2            4            620m<sup>2</sup>  133m<sup>2</sup> </p> <p>           Year Built - DOM 41         </p> <p>           Sold Date 22-Aug-25 Distance 0.14km         </p> <p>           First Listing Contact Agent         </p> <p>           Last Listing Price Guide - \$850,000 - \$900,000         </p>	

### Pricing Information

Based on the above-mentioned sales, our opinion of the estimated selling price is \$800,000 - \$850,000, 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