

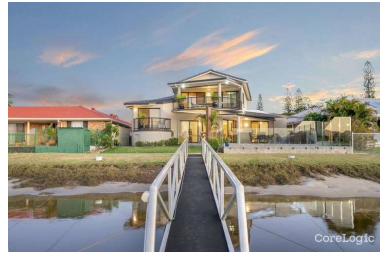



Recent Sales

| | | |
|---|---|--|
| 1 | 15 MAINSAIL PLACE WEST BALLINA NSW 2478 | Sold \$1,800,000 |
|  | 5 2 3 3 1,163m ² 275m ² Year Built 2004 DOM 9 Sold Date 16-Feb-23 Distance 0.14km First Listing Auction Last Listing Auction | |
| 2 | 125 RIVERSIDE DRIVE WEST BALLINA NSW 2478 | Sold \$1,645,000 |
|  | 4 3 4 4 748m ² - Year Built - DOM 37 Sold Date 23-Mar-24 Distance 0.37km First Listing Auction Last Listing Auction - On Site | |
| 3 | 115 RIVERSIDE DRIVE WEST BALLINA NSW 2478 | Sold \$1,825,000 |
|  | 5 3 3 3 743m ² 156m ² Year Built 2002 DOM 59 Sold Date 01-Nov-24 Distance 0.44km First Listing Expressions of Interest Last Listing Contact Agent | |
| 4 | 88 DOLPHIN DRIVE WEST BALLINA NSW 2478 | Sold ^{RS} \$1,750,000 |
|  | 6 3 - - 1,420m ² 485m ² Year Built 1990 DOM 103 Sold Date 05-May-25 Distance 0.14km First Listing Auction Last Listing \$1,750,000 | |

Based on the above mentioned sales, our opinion of the estimated selling price is \$1,750,000 - \$1,850,000, 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