


## Comparable Sales

1

2/62 HELLYAR DRIVE WOLLONGBAR NSW 2477



3

2

2

2

1,112m<sup>2</sup>

151m<sup>2</sup>

Year Built

2005

DOM

75

Sold Date

30-Jan-25

Distance

0.84km

First Listing

\$855,000

Last Listing


Under Contract

Sold

\$840,000

2

1/30A SMITHS LANE WOLLONGBAR NSW 2477



4

2

2

2

557m<sup>2</sup>

-

Year Built

-

DOM

330

Sold Date

16-Sep-24

Distance

0km

First Listing

-

Last Listing


\$850,000

Sold

\$850,000

3

41 DALMACIA DRIVE WOLLONGBAR NSW 2477



4

2

2

2

780m<sup>2</sup>

170m<sup>2</sup>

Year Built

-

DOM

32

Sold Date

09-Sep-24

Distance

0.14km

First Listing

\$880,000 - \$940,000

Last Listing

\$880,000 - \$940,000

Sold

\$925,000

### Pricing Information

Based on the above-mentioned sales, our opinion of the estimated selling price is \$855,000 - \$935,000, 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