

## Comparable Sales

1	2/62 HELLYAR DRIVE WOLLONGBAR NSW 2477	Sold	\$840,000
	3  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		
2	1/30A SMITHS LANE WOLLONGBAR NSW 2477	Sold	\$850,000
	4  2  2  557m <sup>2</sup>  -	Year Built	- DOM
	330	Sold Date	16-Sep-24 Distance
	0km	First Listing	-
	Last Listing \$850,000		
3	41 DALMACIA DRIVE WOLLONGBAR NSW 2477	Sold	\$925,000
	4  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		

### 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

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