

Property Information & Frequently Asked Questions

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Property Address: 4/31 Martin Street, Ballina

Property Layout	2 Bed 1 Bath 2 Car
Sale/Auction details	For Sale – Private Treaty
Price Guide	\$550,000
Total/Land size sqm	158sqm
Property & Complex Description:	Apartment, Complex of 8
Age of property?	80's Construction
Reason for selling?	Selling Investment
How long have the current owners lived there for?	N/A
Is the property owner occupied/tenanted?	Tenanted
What is the rental estimate?	Currently \$470pw
Lease end date?	October 2024 (tenants are considering moving)

Gas, electric or induction oven/cooktop?	Electric	What is the aspect of the property?	Front Faces North
Automatic garage doors?	Yes	Age of improvements/renovations?	N/A
Is there a security system?	No	Is the building pet friendly?	On application
Is there air conditioning?	Yes, living & bedroom	What are the Council Rates?	\$2,471.54pa
Is there water storage?	No	UCV	\$132,836.00
Is there solar energy?	No	Strata manager?	Strata North
NBN connection available?	In Area	Strata Levies?	\$3,550.20pa
Is there any additional storage?	No	Admin/Capital Works Fund?	\$30,207 – Dec 2023
Type of hot water system?	Elec	Common Property?	Yes, Refer To Contract

Pool type?

N/A Builder?

























Unknown

History of Ballina Shire

The original inhabitants of the Ballina area were the Bundjalung Aboriginal people. The name Ballina is thought to be sourced from Bundjalung word, "bullinah", meaning "place of many oysters". One possibility is that the Aboriginal name reminded the predominantly Irish settlers of "Ballina", so the name's origin could be an accidental or deliberate corruption of the Aboriginal form.

European settlement dates from 1842, with land used mainly for timber-getting and agriculture. From the 1860s, land was used more for sugar cane growing, maize growing and dairy farming. Gradual growth took place during the late 1800s. The area saw significant development occurring from the post-war years, with the population increasing from about 8,000 in 1947 to about 9,000 in 1966. Rapid growth took place during the 1970s and 1980s. The population increased from under 11,000 in 1971 to 19,000 in 1981, and then to 30,000 in 1991. As of 2020 the shire has a population of 45,217.

Recent Sales:

	1 1/60 SWIFT STREET BALLINA NSW 2478	 2  1  1  97m ²  81m ²	Sold \$560,000
		Year Built 1983 DOM 65 Sold Date 15-Feb-24 Distance 0.4km First Listing \$570,000-\$590,000 Last Listing SOLD BY MITCHELL SMITH & BRETT McDONALD	
	2 6/31 MARTIN STREET BALLINA NSW 2478	 2  1  2  158m ²  89m ²	Sold RS \$537,500
		Year Built 1974 DOM 29 Sold Date 17-Jun-24 Distance 0km First Listing \$565,000 Last Listing \$565,000	
	3 5/2 SWIFT STREET BALLINA NSW 2478	 2  1  1  1,035m ²  66m ²	Sold RS \$535,000
		Year Built 1980 DOM 24 Sold Date 17-May-24 Distance 0.4km First Listing \$500,000 - \$550,000 Last Listing \$535,000	
	4 1/7 NAMITJIRA PLACE BALLINA NSW 2478	 2  1  1  90m ²  68m ²	Sold \$530,000
		Year Built 1979 DOM 98 Sold Date 26-Feb-24 Distance 0.63km First Listing \$535,000 - \$575,000 Last Listing \$555,000	

