

## Comparable Sales

1	1/25 VERA STREET BALLINA NSW 2478	<b>Sold</b> <b>\$755,000</b>
	<p>  3  1  1  168m<sup>2</sup>  126m<sup>2</sup>            Year Built 1993 DOM 41            Sold Date 22-Dec-25 Distance 0.64km            First Listing \$740,000 - \$770,000            Last Listing \$755,000         </p>	
2	1/17 MARSHALL STREET BALLINA NSW 2478	<b>Sold</b> <b>\$770,000</b>
	<p>  3  1  1  336m<sup>2</sup>  127m<sup>2</sup>            Year Built 1985 DOM 16            Sold Date 10-Sep-25 Distance 0.2km            First Listing Guide \$700,000 - \$770,000            Last Listing \$770,000         </p>	
3	1/19-21 BAGOT STREET BALLINA NSW 2478	<b>Sold</b> <b>\$820,000</b>
	<p>  3  3  1  320m<sup>2</sup>  -            Year Built 2005 DOM 21            Sold Date 24-Nov-25 Distance 0.17km            First Listing Contact Agent            Last Listing Contact Agent         </p>	

### Pricing Information

Based on the above-mentioned sales, our opinion of the estimated selling price is \$750,000 - \$825,000, 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