

## Recent Sales

<p>1 4/4 BURNET STREET BALLINA NSW 2478</p> 	<p>  2  1  1  125m<sup>2</sup>  100m<sup>2</sup>            Year Built 1984 DOM 16            Sold Date 02-Jul-25 Distance 0.96km            First Listing Contact Agent            Last Listing Contact Agent         </p>	<p><b>Sold</b> <b>\$710,000</b></p>
<p>2 4/23 TAMAR STREET BALLINA NSW 2478</p> 	<p>  2  1  1  1.12ha  93m<sup>2</sup>            Year Built 1982 DOM -            Sold Date 01-Aug-25 Distance 0.73km            First Listing For Sale - \$695,000            Last Listing For Sale - \$695,000         </p>	<p><b>Sold</b> <b>\$695,000</b></p>
<p>3 3/17 NORTON STREET BALLINA NSW 2478</p> 	<p>  2  1  1  73m<sup>2</sup>  71m<sup>2</sup>            Year Built 1975 DOM 37            Sold Date 01-Dec-25 Distance 0.84km            First Listing \$595,000 - \$620,000            Last Listing \$595,000 - \$620,000         </p>	<p><b>Sold</b> <b>\$665,000</b></p>
<p>4 17/114 CHERRY STREET BALLINA NSW 2478</p> 	<p>  2  1  1  139m<sup>2</sup>  85m<sup>2</sup>            Year Built 1981 DOM 52            Sold Date 12-Dec-25 Distance 0.95km            First Listing Contact Agent            Last Listing \$662,500         </p>	<p><b>Sold</b> <b>\$662,500</b></p>

### Pricing Information

Based on the above-mentioned sales, our opinion of the estimated selling price is \$650,000 - \$715,000, 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