

























## Recent Sales

1	2/12 SKINNER STREET BALLINA NSW 2478	<b>Sold</b> <b>\$750,000</b>
	<p>  3            2            1            179m<sup>2</sup>  121m<sup>2</sup> </p> <p>           Year Built 1980 DOM 32         </p> <p>           Sold Date 31-Jan-25 Distance 0.67km         </p> <p>           First Listing Contact agent         </p> <p>           Last Listing \$750,000         </p>	
2	1/14 CARRINGTON LANE BALLINA NSW 2478	<b>Sold</b> <b>\$792,500</b>
	<p>  3            1            1            273m<sup>2</sup>  130m<sup>2</sup> </p> <p>           Year Built 1980 DOM 14         </p> <p>           Sold Date 18-Jun-25 Distance 0.33km         </p> <p>           First Listing Guide: \$730,000 - \$790,000         </p> <p>           Last Listing \$792,500         </p>	
3	2/18 BENTINCK STREET BALLINA NSW 2478	<b>Sold</b> <sup>RS</sup> <b>\$805,000</b>
	<p>  3            1            1            852m<sup>2</sup>  114m<sup>2</sup> </p> <p>           Year Built 1997 DOM 1         </p> <p>           Sold Date 15-Jul-25 Distance 0.45km         </p> <p>           First Listing \$385,000         </p> <p>           Last Listing \$385,000         </p>	
4	3/4 JARRETT STREET BALLINA NSW 2478	<b>Sold</b> <b>\$835,000</b>
	<p>  3            2            1            236m<sup>2</sup>  130m<sup>2</sup> </p> <p>           Year Built 1990 DOM 28         </p> <p>           Sold Date 22-Jan-25 Distance 0.75km         </p> <p>           First Listing \$780,000 - \$820,000         </p> <p>           Last Listing \$780,000 - \$820,000         </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 it 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