




## Comparable Sales

1	4/68 CEDAR CRESCENT EAST BALLINA NSW 2478	<b>Sold</b> <b>\$960,000</b>
	3  2  2  2  8.36ha  119m <sup>2</sup> Year Built 1983 DOM 51 Sold Date 18-Jun-24 Distance 0.03km First Listing Contact Agent Last Listing Under Contract	
2	2/62 CEDAR CRESCENT EAST BALLINA NSW 2478	<b>Sold</b> <b>\$945,000</b>
	3  1  2  2  143m <sup>2</sup> 114m <sup>2</sup> Year Built 1985 DOM 9 Sold Date 17-Jan-24 Distance 0.13km First Listing - Last Listing -	
3	2/5 COMPTON DRIVE EAST BALLINA NSW 2478	<b>Sold</b> <b>\$860,000</b>
	3  1  2  2  147m <sup>2</sup> 125m <sup>2</sup> Year Built 1980 DOM 236 Sold Date 28-May-24 Distance 0.84km First Listing \$875,000 - \$925,000 Last Listing \$875,000	

### Pricing Information

Based on the above mentioned sales, our opinion of the estimated selling price is \$850,000 - \$930,000, 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