

## Comparable Sales

1	9 DAYDREAM AVENUE WEST BALLINA NSW 2478	Sold	\$1,080,000
		4  2  2  582m <sup>2</sup>  195m <sup>2</sup>	Year Built - DOM 33
	Sold Date 28-Nov-25	Distance 0.93km	First Listing Contact Agent
	Last Listing \$1,080,000		
2	36 WESTLAND DRIVE WEST BALLINA NSW 2478	Sold	\$1,130,000
		4  2  2  683m <sup>2</sup>  188m <sup>2</sup>	Year Built 2001 DOM 75
	Sold Date 14-Nov-25	Distance 0.66km	First Listing \$1,150,000.00
	Last Listing \$1,150,000		
3	23 HOWARD CRESCENT WEST BALLINA NSW 2478	Sold	RS \$1,200,000
		4  3  1  848m <sup>2</sup>  100m <sup>2</sup>	Year Built 1980 DOM 14
	Sold Date 19-Jan-26	Distance 0.4km	First Listing Contact agent
	Last Listing \$1,200,000		

### Pricing Information

Based on the above-mentioned sales, our opinion of the estimated selling price is \$1,100,000 - \$1,200,000, 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