

























## Recent Sales

1	4 ROSS STREET BALLINA NSW 2478		 4  1  2  432m <sup>2</sup>  -	Sold	RS \$775,000
	Year Built	-	DOM	25	
	Sold Date	24-Aug-24	Distance	2.24km	
	First Listing	AUCTION			
	Last Listing	AUCTION			
2	51 FOX STREET BALLINA NSW 2478		 3  1  1  477m <sup>2</sup>  85m <sup>2</sup>	Sold	\$705,000
	Year Built	1950	DOM	-	
	Sold Date	14-May-24	Distance	2.16km	
	First Listing	-			
	Last Listing	-			
3	10 MERINDA PLACE EAST BALLINA NSW 2478		 3  2  1  634m <sup>2</sup>  -	Sold	\$877,500
	Year Built	-	DOM	-	
	Sold Date	08-Dec-23	Distance	0.27km	
	First Listing	-			
	Last Listing	-			
4	33 BENTINCK STREET BALLINA NSW 2478		 3  1  -  583m <sup>2</sup>  116m <sup>2</sup>	Sold	\$740,000
	Year Built	-	DOM	-	
	Sold Date	19-Oct-23	Distance	2.11km	
	First Listing	-			
	Last Listing	-			

### Pricing Information

Based on the above mentioned sales, our opinion of the estimated selling price is \$700,000 - \$770,000, 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