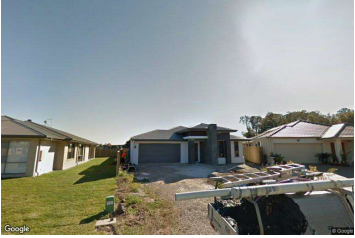




Comparable Sales

| | | |
|---|--|--|
| <p>1 31 OAKWOOD DRIVE BALLINA NSW 2478</p>  | <p> 4 2 2 633m² 191m² Year Built 2017 DOM - Sold Date 04-Apr-25 Distance 0.07km First Listing - Last Listing - </p> | <p>Sold ^{RS} \$1,450,000</p> |
| <p>2 48 OAKWOOD DRIVE BALLINA NSW 2478</p>  | <p> 4 2 2 978m² - Year Built - DOM 31 Sold Date 26-Mar-25 Distance 0.02km First Listing Contact Agent Last Listing Sold </p> | <p>Sold \$1,570,000</p> |
| <p>3 24 SUNBIRD AVENUE BALLINA NSW 2478</p>  | <p> 4 2 2 576m² - Year Built - DOM 17 Sold Date 05-Mar-25 Distance 0.89km First Listing Auction Last Listing \$1,450,000 </p> | <p>Sold \$1,425,000</p> |

Pricing Information

Based on the above-mentioned sales, our opinion of the estimated selling price is \$1,350,000 - \$1,450,000, 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