




Comparable Sales

1	4/31 MCKINNON STREET EAST BALLINA NSW 2478	Sold \$715,000
	<p> 2 1 1 96m² 72m² Year Built 1982 DOM 124 Sold Date 18-Aug-25 Distance 0km First Listing Contact Agent Last Listing Under Offer </p>	
2	2/51 ANDERSON STREET EAST BALLINA NSW 2478	Sold \$720,000^{RS} - ^{UN}
	<p> 2 1 1 833m² 63m² Year Built 1980 DOM 31 Sold Date 26-Feb-26 Distance 1.68km First Listing Auction Last Listing Auction Guide \$650,000 - \$700,000 </p>	
3	2/55 CEDAR CRESCENT EAST BALLINA NSW 2478	Sold \$780,000
	<p> 2 1 1 123m² 68m² Year Built 1985 DOM 111 Sold Date 21-Nov-25 Distance 0.12km First Listing \$800,000 - \$850,000 Last Listing \$745,000 - \$785,000 </p>	

Pricing Information:

Based on the above-mentioned sales, our opinion of the estimated selling price is \$700,000 - \$750,000, 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