

























Comparable Sales

<p>1 2/20 THE TERRACE EAST BALLINA NSW 2478</p> 	<p>  3  1  1  247m²  121m² </p> <p>Year Built 1996 DOM 69</p> <p>Sold Date 12-May-25 Distance 0.08km</p> <p>First Listing Auction</p> <p>Last Listing Sold</p>	<p>Sold ^{RS} \$917,000</p>
<p>2 2/8 THE TERRACE EAST BALLINA NSW 2478</p> 	<p>  3  1  1  183m²  133m² </p> <p>Year Built 1999 DOM 59</p> <p>Sold Date 19-Mar-25 Distance 0.05km</p> <p>First Listing For Sale - Contact Agent</p> <p>Last Listing \$925,000</p>	<p>Sold \$925,000</p>
<p>3 2/37 BAYVIEW DRIVE EAST BALLINA NSW 2478</p> 	<p>  3  1  2  297m²  146m² </p> <p>Year Built 1992 DOM 12</p> <p>Sold Date 31-Jan-25 Distance 0.65km</p> <p>First Listing \$890,000 - \$960,000</p> <p>Last Listing Sold</p>	<p>Sold \$1,025,000</p>
<p>4 4/14 THE TERRACE EAST BALLINA NSW 2478</p> 	<p>  3  2  2  316m²  148m² </p> <p>Year Built 1995 DOM 26</p> <p>Sold Date 18-Oct-24 Distance 0.03km</p> <p>First Listing \$1,150,000 - \$1,250,000</p> <p>Last Listing \$1,150,000 - \$1,250,000</p>	<p>Sold \$1,190,000</p>

Pricing Information

Based on the above-mentioned sales, our opinion of the estimated selling price is \$960,000 - \$1,050,000, 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