



















Comparable Sales

<p>1 5/3-7 HENDERSON STREET EAST BALLINA NSW 2478</p> 	<p>  3  2  2  234m²  168m² Year Built 1988 DOM 1 Sold Date 12-May-23 Distance 0km First Listing - Last Listing - </p>	<p>Sold \$915,000</p>
<p>2 2/68 CEDAR CRESCENT EAST BALLINA NSW 2478</p> 	<p>  3  2  2  8.36ha  106m² Year Built 1983 DOM 22 Sold Date 27-May-25 Distance 0.06km First Listing Contact Agent Last Listing Contact Agent </p>	<p>Sold \$940,000</p>
<p>3 2/62 CEDAR CRESCENT EAST BALLINA NSW 2478</p> 	<p>  3  1  2  143m²  114m² Year Built 1985 DOM 23 Sold Date 09-Aug-25 Distance 0.1km First Listing Contact Agent Last Listing \$975,000 </p>	<p>Sold \$975,000</p>

Pricing Information

Based on the above mentioned sales, our opinion of the estimated selling price is \$900,000 - \$990,000, 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