McGrath

Comparable Sales

1 4 PRINCESS AVENUE BALLINA NSW 2478

Sold $830,000

3 | 1 | 3 | 582m² | 113m²

Year Built	1980	DOM	-
Sold Date	24-Jul-25	Distance	0.41km
First Listing	-		
Last Listing	-		

2 99 BENTINCK STREET BALLINA NSW 2478

Sold RS **$885,000**

3 | 2 | 2 | 512m² | 86m²

Year Built	1950	DOM	116
Sold Date	30-Oct-25	Distance	0.32km
First Listing	$870,000-$940,000		
Last Listing	$899,000		

3 104 CHERRY STREET BALLINA NSW 2478

Sold $916,000

3 | 1 | 1 | 639m² | -

Year Built	-	DOM	150
Sold Date	20-Nov-24	Distance	0.89km
First Listing	Contact Agent		
Last Listing	Contact Agent		

Pricing Information

Based on the above-mentioned sales, our opinion of the estimated selling price is $850,000 - $935,000, 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

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

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