



















Comparable Sales

1	27 SWIFT STREET BALLINA NSW 2478		 3  1  2  574m ²  96m ²	Sold	RS \$1,250,000
			Year Built - DOM 34		
			Sold Date 21-Jul-25 Distance 0.02km		
			First Listing Contact agent		
			Last Listing Contact agent		
2	16 FOX STREET BALLINA NSW 2478		 4  3  2  367m ²  161m ²	Sold	\$1,475,000
			Year Built 1950 DOM 15		
			Sold Date 23-Jul-24 Distance 0.49km		
			First Listing Auction		
			Last Listing Auction		
3	132 CHERRY STREET BALLINA NSW 2478		 5  4  5  575m ²  -	Sold	\$1,550,000
			Year Built - DOM 23		
			Sold Date 03-Mar-25 Distance 1.09km		
			First Listing \$1,650,000		
			Last Listing \$1,650,000		

Pricing Information

Based on the above mentioned sales, our opinion of the estimated selling price is \$1,400,000 - \$1,540,000, 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