

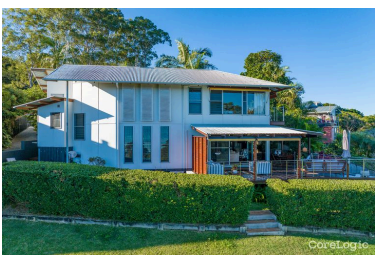
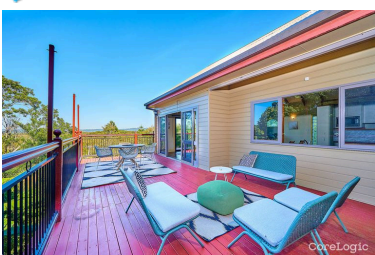



Comparable Sales

1	23 BANOOL CIRCUIT OCEAN SHORES NSW 2483	Sold \$1,600,000
	<p> 🏠 4 🚰 2 🚗 2 📏 726m² 📐 202m² Year Built 2002 DOM 98 Sold Date 12-Jul-24 Distance 3.39km First Listing Guide \$1.58 - \$1.67m Last Listing Guide \$1.58 - \$1.67m </p>	
2	28 TONGARRA DRIVE OCEAN SHORES NSW 2483	Sold \$1,500,000
	<p> 🏠 3 🚰 3 🚗 3 📏 1,008m² 📐 220m² Year Built - DOM 107 Sold Date 01-Jul-24 Distance 0.36km First Listing Please Call Last Listing Under Contract </p>	
3	8 WEERONGA WAY OCEAN SHORES NSW 2483	Sold \$1,481,000
	<p> 🏠 5 🚰 3 🚗 3 📏 1,238m² 📐 239m² Year Built 2003 DOM 167 Sold Date 21-May-24 Distance 0.21km First Listing \$1.9m - \$2.05m Auction Guide Last Listing \$1.55m </p>	
4	1 TONGARRA DRIVE OCEAN SHORES NSW 2483	Sold \$1,150,000
	<p> 🏠 3 🚰 2 🚗 2 📏 755m² 📐 207m² Year Built 1995 DOM 24 Sold Date 06-Nov-24 Distance 0.58km First Listing AUCTION - Date Pending Last Listing AUCTION - Date Pending </p>	
5	104 ORANA ROAD OCEAN SHORES NSW 2483	Sold \$1,250,000
	<p> 🏠 3 🚰 3 🚗 1 📏 892m² 📐 - Year Built - DOM 35 Sold Date 12-Nov-24 Distance 0.59km First Listing Contact Agent Last Listing Contact Agent </p>	

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 CoreLogic