


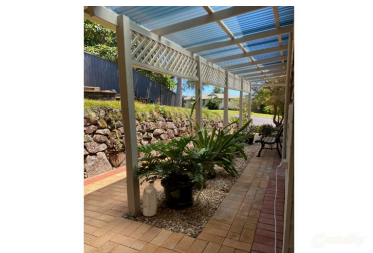



Comparable Sales

1	2/17 PALMER AVENUE OCEAN SHORES NSW 2483	Sold \$1,190,000
	<p> 4 2 2 484m² 115m² Year Built 2014 DOM 131 Sold Date 24-Jun-25 Distance 2.64km First Listing \$1.17m - \$1.25m! Last Listing \$1.17m - \$1.25m! </p>	
2	7 NAMOI GLEN OCEAN SHORES NSW 2483	Sold \$1,232,000
	<p> 2 2 1 1,394m² 179m² Year Built 1990 DOM 112 Sold Date 30-Jul-25 Distance 0.49km First Listing \$1,245,000 \$1,365,000 Last Listing \$1,295,000 </p>	
3	4 GIBINGBELL CLOSE OCEAN SHORES NSW 2483	Sold \$1,150,000
	<p> 3 2 - 797m² 142m² Year Built - DOM 37 Sold Date 08-Jul-25 Distance 0.62km First Listing Buyers Guide \$1.175M - \$1.275M Last Listing \$1,150,000 </p>	
4	29 COOMBURRA CRESCENT OCEAN SHORES NSW 2483	Sold ^{RS} \$1,115,000
	<p> 3 2 2 800m² 141m² Year Built - DOM 141 Sold Date 11-Jul-25 Distance 0.48km First Listing \$1,260,000 Last Listing 1,160,000 </p>	
5	15 ORANA ROAD OCEAN SHORES NSW 2483	Sold \$1,400,000
	<p> 4 2 2 696m² 213m² Year Built - DOM 115 Sold Date 21-May-25 Distance 0.27km First Listing - 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 Cotality

Comparable Sales

6 7 GLENDALE CRESCENT OCEAN SHORES NSW 2483



3 2 2 529m²

Year Built -

Sold Date 09-Jul-25

First Listing \$1.02M - \$1.1M

Last Listing \$995,000 - \$1.05M

144m²

DOM 106

Distance 0.42km

Sold

\$1,035,000

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