# STATEMENT OF INFORMATION

## 77 BURNS POINT FERRY RD, WEST BALLINA 2478

| | |
|---|---|
| Property Sale Details | For Sale $3.5M - $3.8M |
| Median Price Guide West Ballina | $1.4M (For 4 bed) |
| Property Age \| Builder | 2015 |
| Property size (approx) | 1094m2 |
| Rental potential | $1400 - $1500 Per week |
| Outgoings | $3499 per annum |
| Local council | Ballina Shire Council |
| Aspect \| Orientation of the home | Deck and living - North East |
| Is the home owner occupied, tenanted or vacant? | ☒ owner occupied ☐ tenanted ☐ vacant |
| Air - conditioning | Yes |
| Internet connections | Yes |
| Solar system | Yes 6.6Kw |
| Swimming Pool | No |
| Zoning | Residential |
| Comparable Sales | 107 Martin Street, Ballina – Sold $3,300,000 on 7 May 2024<br>3/6 Fawcett Street, Ballina – Sold $2,900,000 on 21 November 2024<br>35 Keith Hall Lane South, Keith Hall - Sold for $3,290,000 on 19 August 2025 |

All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. All distances are approximate.
Information correct as of 15.10.2026

**Braden Walters 0411 637 373 |** braden.walters@belleproperty.com
**Yonika Davis 0410 487 097 |** yonika.davis@belleproperty@belleproperty.com
**Charlie McDonald 0481 102 742 I c**harlie.mcdonald@belleproperty.com

**Belle Property Byron Bay ,** 63 – 65 Ballina Street, Lennox Head NSW 2478
6687 4447 | Byronbay@belleproperty.com | belleproperty.com/byronbay