



BLOCK SIZE: 455m2

Originally Listed \$359,000

AUBURN HAS NOT BEEN OUR THE FIRST AREA, BUT IF YOU LOOK AT THE NUMBERS IT CAN WORK. BUY AT OFFER PRICE, AND IF THIS CAN BE REFINANCED AT ABOUT 360K THEN IT'S POSSIBLE TO PULL OUT THE SHORTFALL FUNDS AND DEP FOR ANOTHER HOUSES.

Positioned close to all amenities and affordable, featuring 3 bedrooms, with high ceilings, timber floors, neat kitchen, gas cooking and a massive backyard.

TYPE OF DEAL: STRAIGHT DEAL IN AUBURN

APPROXIMATE PURCHASE PRICE	TBA
Comparable - 191 Cumberland Rd, Auburn \$356,000	
Revalue after 6 months add 10% for growth	\$391,600
Less 25%	\$ 97,900
Less approx Fix-Up cost	\$ 5,000
Our Offer Price 145 HARROW RD, AUBURN	\$288,700

COMPARABLE SOLD PROPERTY IN THE AREA:

1. 27 Simpson St, Auburn	30/07/08	Sold for \$335,000	Worst	3bed 1bath 1lug	306sqm
2. 191 Cumberland Rd, Auburn	01/07/08	Sold for \$356,000	Similar	3Bed 1bath 1Car	356sqm
3. 113 Cardigan St, Auburn	11/09/08	Sold for \$380,000	Similar	3Bed 1bath 2Car	498sqm
4. 145 Harrow Rd, Auburn	09/07/08	Sold for \$390,000	Superior	3Bed 2bath 3car	455sqm

AGENTS RENTAL APPRAISAL **\$300 Per Week**

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