



BLOCK SIZE: 607 sqm

LISTED PRICE: \$ 289,950

GREAT VALUE IN BRICK IN A GROWING SUBURB

Neat and tidy 3 bedroom house with air conditioning, detached LUG and side access. A MUST to inspect!

TYPE OF DEAL: STRAIGHT DEAL IN LALOR PARK

APPROXIMATE PURCHASE PRICE	TBA
Comparable - 16 Mitchell St.. - sold \$298,000	
Revalue after 6 months add 10% for growth	\$323,000
Less 25%	\$ 81,000
Less approx Fix-Up cost	\$ 1,000
Our offer price	\$241,000

COMPARABLE SOLD PROPERTY IN THE AREA:

1. 27 Danny Rd..Lalor Park	04/8/08	\$250,000	worse	3br,1ba,0car,brick	575 m2
2. 16 Mitchell St. Lalor Park	21/8/08	\$298,000	similar	3br,1ba,1car,clad	588 m2
3. 16 Kooroo St. Lalor Park	13/8/08	\$320,500	similar	3br,1ba,1car,clad	568 m2
4. 7 Dalray St. Lalor Park	19/9/08	\$367,500	superior	3br,1ba,3car,brick	556 m2

AGENTS RENTAL APRAISAL **320 p/week** good quality - **\$300** Basic

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