

Market Review - Autumn

Corio VIC 3214



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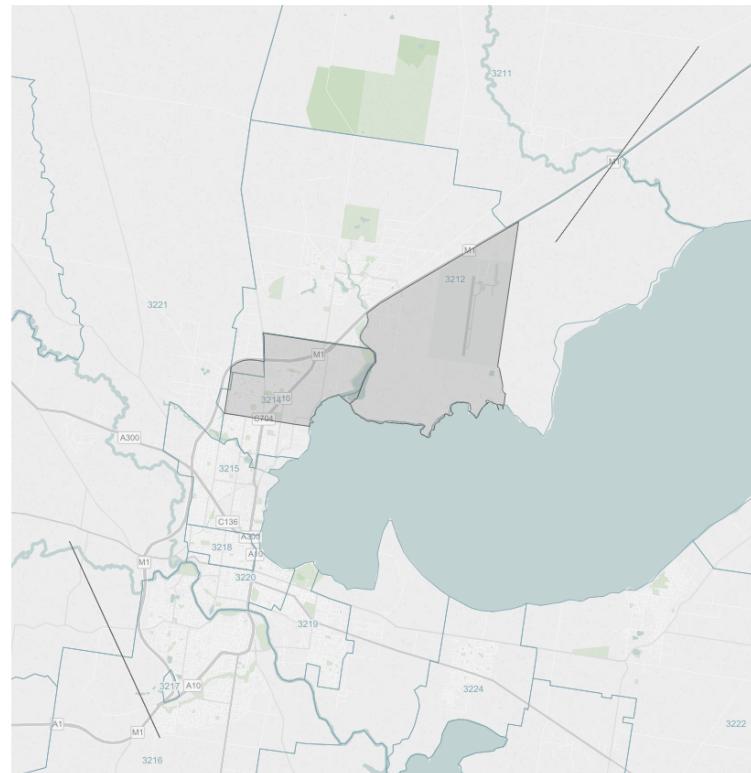
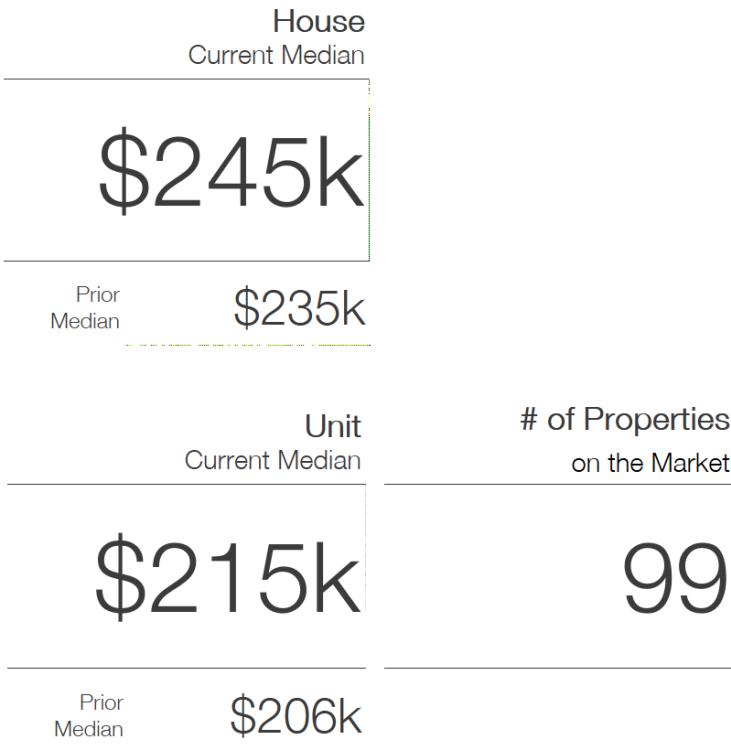
Corio VIC 3214

The size of this area is approximately 20 square km(s). It has 31 parks covering nearly 5% of the total area.

The population in 2006 was 14926 people. By 2011 the population was 15062 showing a stable population in the area during that time.

The predominant age group in Corio is 0-14 years.

In 2006, 64.9% of the homes in this area were owner-occupied compared with 60.9% in 2011.



Sales results are based on the last 12 months of sales (Mar-15 to Mar-16). Current median is based on the last 6 months (Sep-15 to Mar-16) and the prior median is based on the prior 6 months (Mar-15 to Aug-15). Listing count is the total number of listings currently advertised at time of generation.

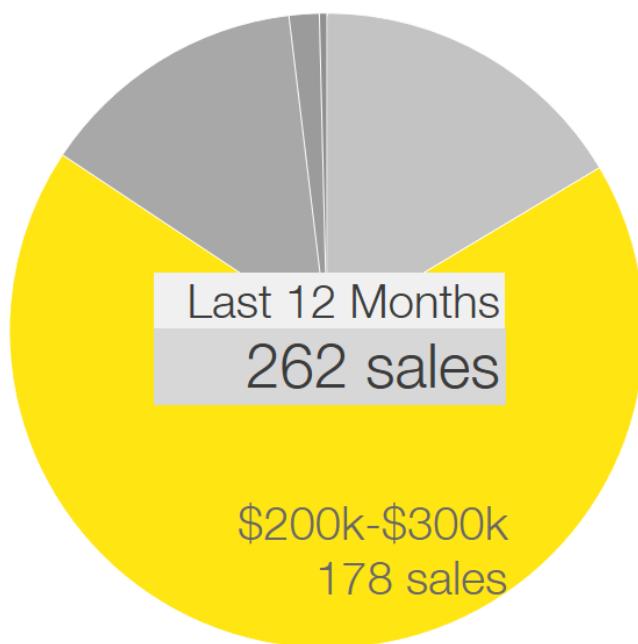
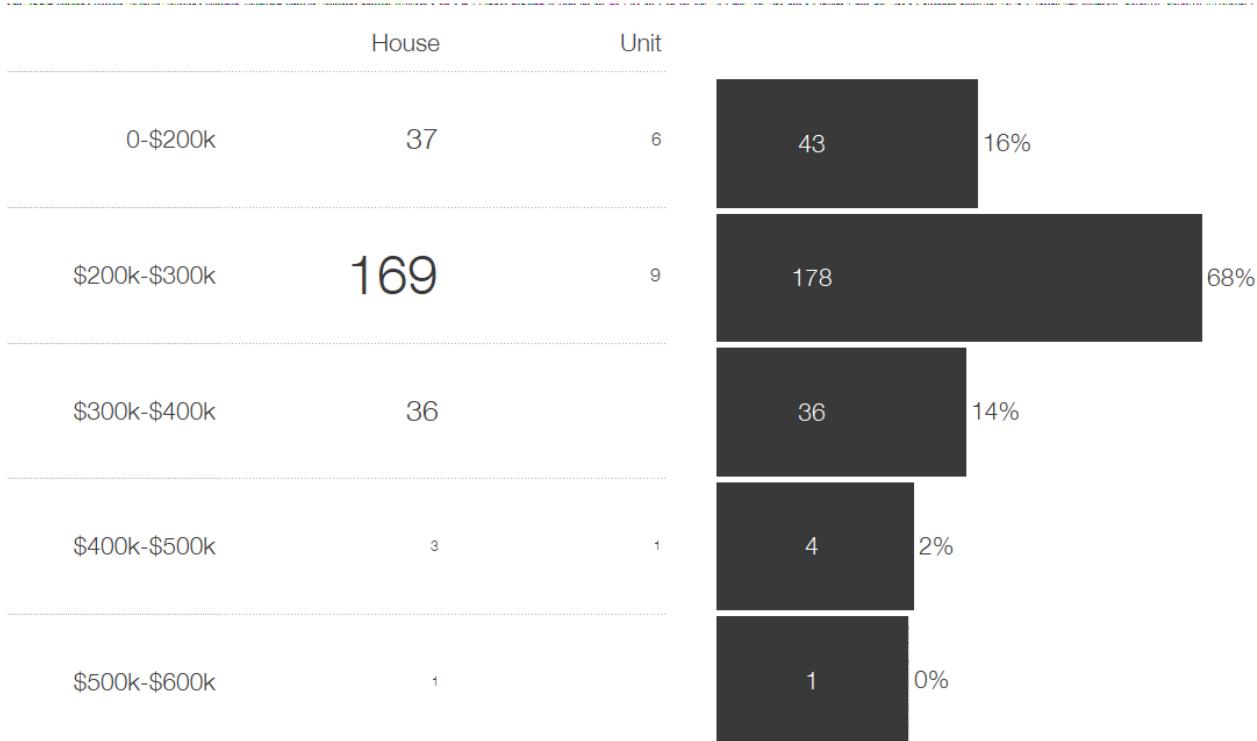
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Recent Activity

Sales by Price - Last 12 months

CORIO



Sales and Listings

Recent Sales

House	16 CARAMUT CRT CORIO 28 Feb 2016 - \$345,000	3  2  2 
House	25 ONTARIO AVE CORIO 25 Feb 2016 - \$245,000	3  1  1 
House	14 COMO RD CORIO 24 Feb 2016 - \$330,000	4  2  3 
House	4 MAINE CRT CORIO 24 Feb 2016 - \$205,000	3  1  1 
House	26 CANADIAN PDE CORIO 23 Feb 2016 - \$220,000	3  1  2 
House	11 MCCUBBIN CRT CORIO 18 Feb 2016 - \$385,000	4  2  2 
House	12 GOODALL CRT CORIO 18 Feb 2016 - \$220,000	3  1  3 
House	48 FAIRBAIRN DR CORIO 17 Feb 2016 - \$200,000	3  2  1 
House	6 ABELIA ST CORIO 17 Feb 2016 - \$270,000	3  1  6 
House	11 WASHINGTON ST CORIO 11 Feb 2016 - \$275,000	5  1  2 
House	6/31-33 CRANBOURNE DR CORIO 8 Feb 2016 - \$237,000	2  1  1 
House	5 CRANBOURNE DR CORIO 6 Feb 2016 - \$265,000	3  1  2 

Recent Listings

House	1 PEMBROKE ST CORIO 29 Feb - \$199,000 - \$229,000	4  1  1 
House	108 PURNELL RD CORIO 29 Feb - FOR SALE NOW OR BY AUCTION	4  1  1 
House	2 MINNESOTA CRT CORIO 29 Feb - \$259,000 - \$289,000	4  1  3 
House	3 PRIMLEA CRT CORIO 24 Feb - \$379,000 - \$419,000	4  2  2 
House	36 MATTHEWS RD CORIO 22 Feb - \$309,000 - \$339,000	3  2  3 
House	30 CORANGAMITE DR CORIO 22 Feb - Price by Negotiation \$299,000 - \$329,000	3  1  3 
House	163 PLANTATION RD CORIO 22 Feb - \$289,000-\$309,000	3  1  2 
Unit	3/49 MERLIN CRES CORIO 22 Feb - \$220,000 - \$230,000	2  1  1 
House	8 SELMA ST CORIO 19 Feb - For Sale	3  2  4 
House	347 PRINCES HWY CORIO 19 Feb - \$325,000	5  2  0 
House	24 GRANAULT PDE CORIO 19 Feb - \$239,000 - \$259,000	3  1  2 
House	6 TERESA AVE CORIO 19 Feb - \$239,000 - \$260,000	3  2  3 

Giving back

Ray White Lara & Northern Suburbs partners with a number of community organisations both at a strategic & grassroots level, to bring about genuine & positive change. Here are some of the organisations we support in the local community.



Lara Fun Run



a little Ray of giving



Lara Food & Wine Festival



Lara Bowling Club



Lara Giants
Basketball



Lara Primary School



Lara Golf Club



The Big Issue



Lara Rotary



St Anthony Primary
& St Anthony Church



Lara Lake Primary School



Lara Secondary College



School Partnership
Programme



Lara Junior Cricket
Academy



North Shore Football &
Netball Club



Beckley Park Harness
Racing



Lions Club - Lara



Buy Lara



North Geelong
Sporting Club



Lara & District Men's Shed



2nd Lara Scout Group



**When you sell your home,
make sure you don't leave
anything behind.**

With unrivalled local knowledge and 110 years of experience, we'll make sure you get every last cent's worth of value from your home.

Contact us to have your property appraised.

raywhite.com

Not all lenders lend the same.

Get an expert on your side.



How much can I borrow?

It might surprise you to know that lenders calculate your borrowing capacity differently which includes; income, dependents and credit cards. In the table below are a number of scenarios which outline how much your borrowing capacity can vary, depending on your scenario and lender.

Scenario 1 (2 applicants, 1 dependant)	
Applicant 1	\$50,000
Applicant 2	\$40,000
Credit card limit	\$5,000
Dependants	1
Lender	Borrowing Capacity
Lender A	\$525,712
Lender B	\$422,414
Lender C	\$404,883
Lender D	\$380,274
Lender E	\$349,978

Scenario 2 (2 applicants, 3 dependant)	
Applicant 1	\$50,000
Applicant 2	\$40,000
Credit card limit	\$5,000
Dependants	3
Lender	Borrowing Capacity
Lender A	\$426,086
Lender B	\$397,987
Lender C	\$387,436
Lender D	\$383,000
Lender E	\$370,008

Scenario 3 (1 applicant, No dependants)	
Applicant 1	\$50,000
Credit card limit	\$5,000
Dependants	0
Lender	Borrowing Capacity
Lender A	\$280,390
Lender B	\$269,004
Lender C	\$268,424
Lender D	\$260,022
Lender E	\$242,433

LoanMarket 
home finance brokers

For more information on home finance or the home loan that's right for you call your local expert,

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