

# 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.

House  
Current Median

\$245k

Prior  
Median \$235k

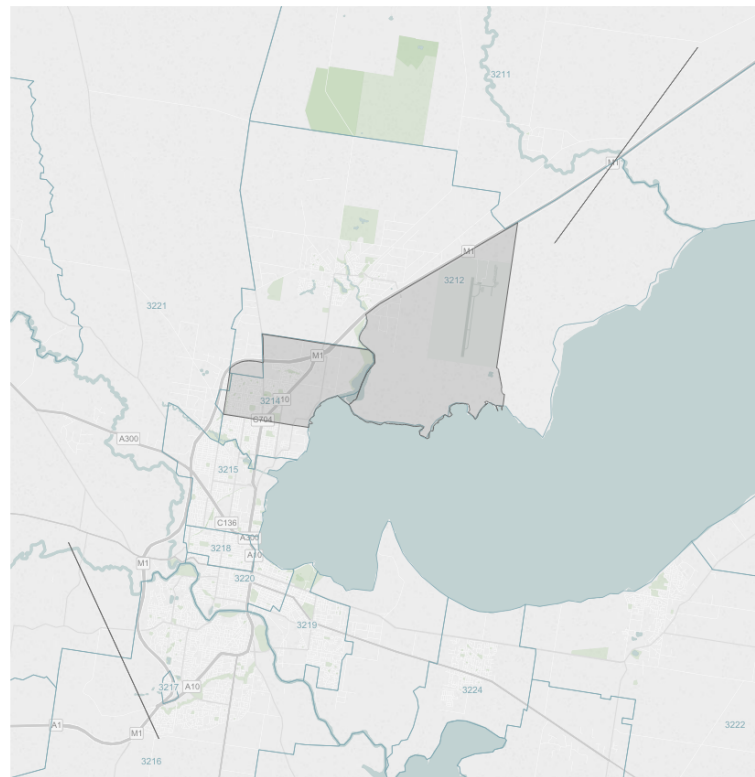
Unit  
Current Median

\$215k

Prior  
Median \$206k

# of Properties  
on the Market

99



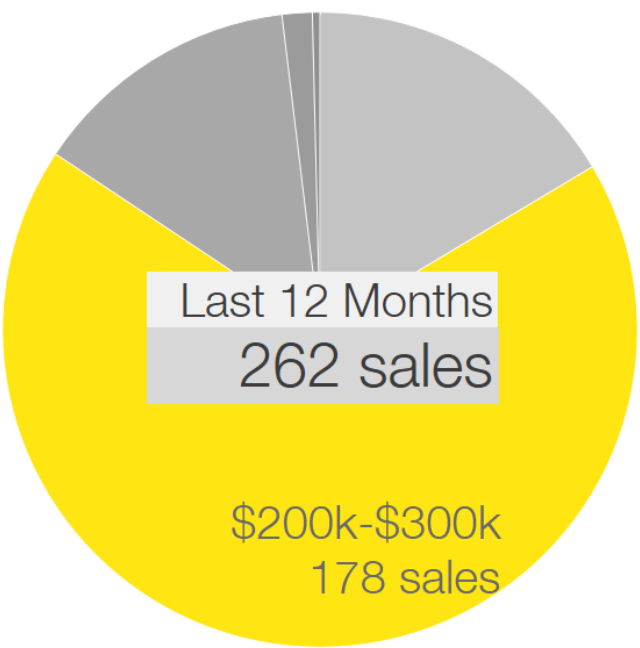
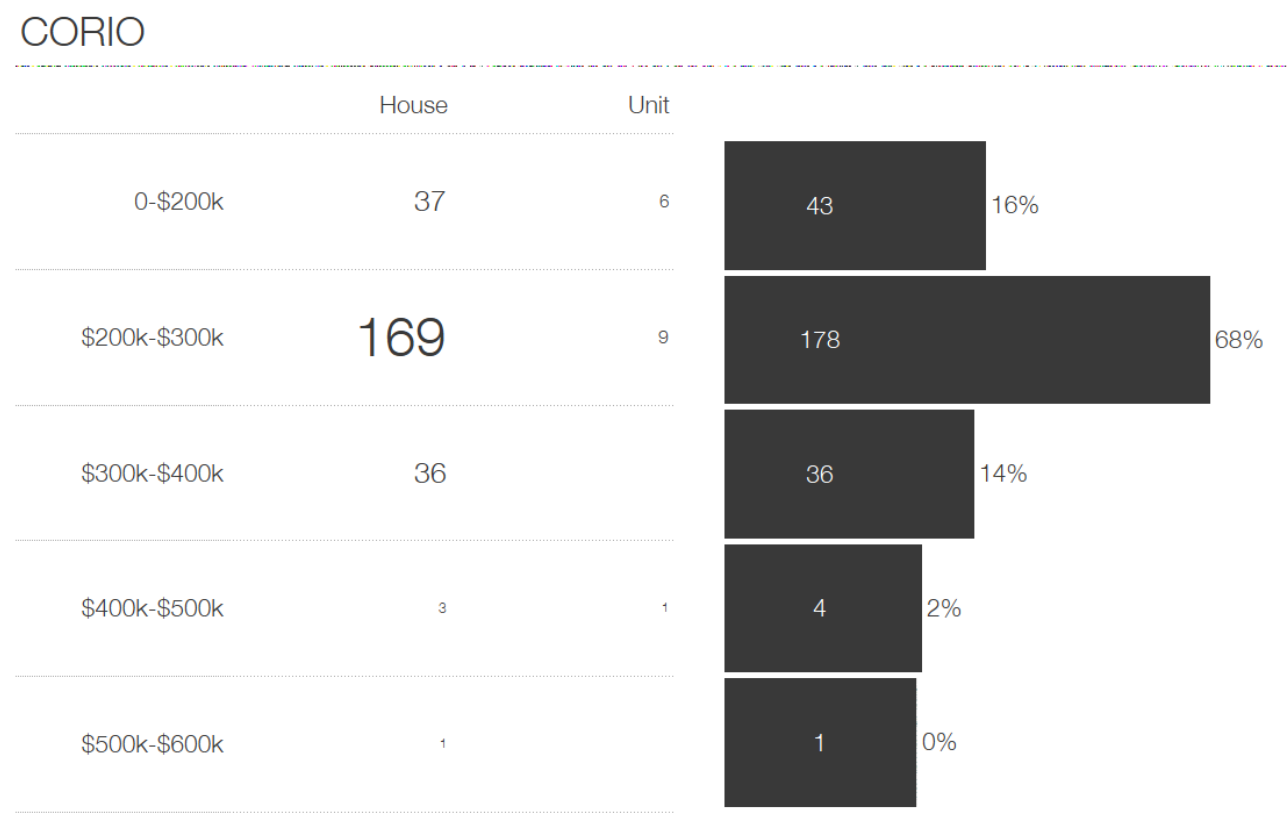
Sales results are based on the last 12 months of sales (Mar-15 to Mar-16). Current median is based on the last 6 months (Sep-15 to Mar-16) and the prior median is based on the prior 6 months (Mar-15 to Aug-15). Listing count is the total number of listings currently advertised at time of generation.

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# Recent Activity

## Sales by Price - Last 12 months



# 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



# Ray White®



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make sure you don't leave  
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# 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,

**Liz McRae** Mortgage Broker Mobile 0411 158 939 Phone 03 5282 4699

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