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COMPARATIVE MARKET ANALYSIS

4 WASHINGTON STREET, CORIO, VIC 3214

PREPARED BY JASON BARNETT, BARNETT REAL ESTATE



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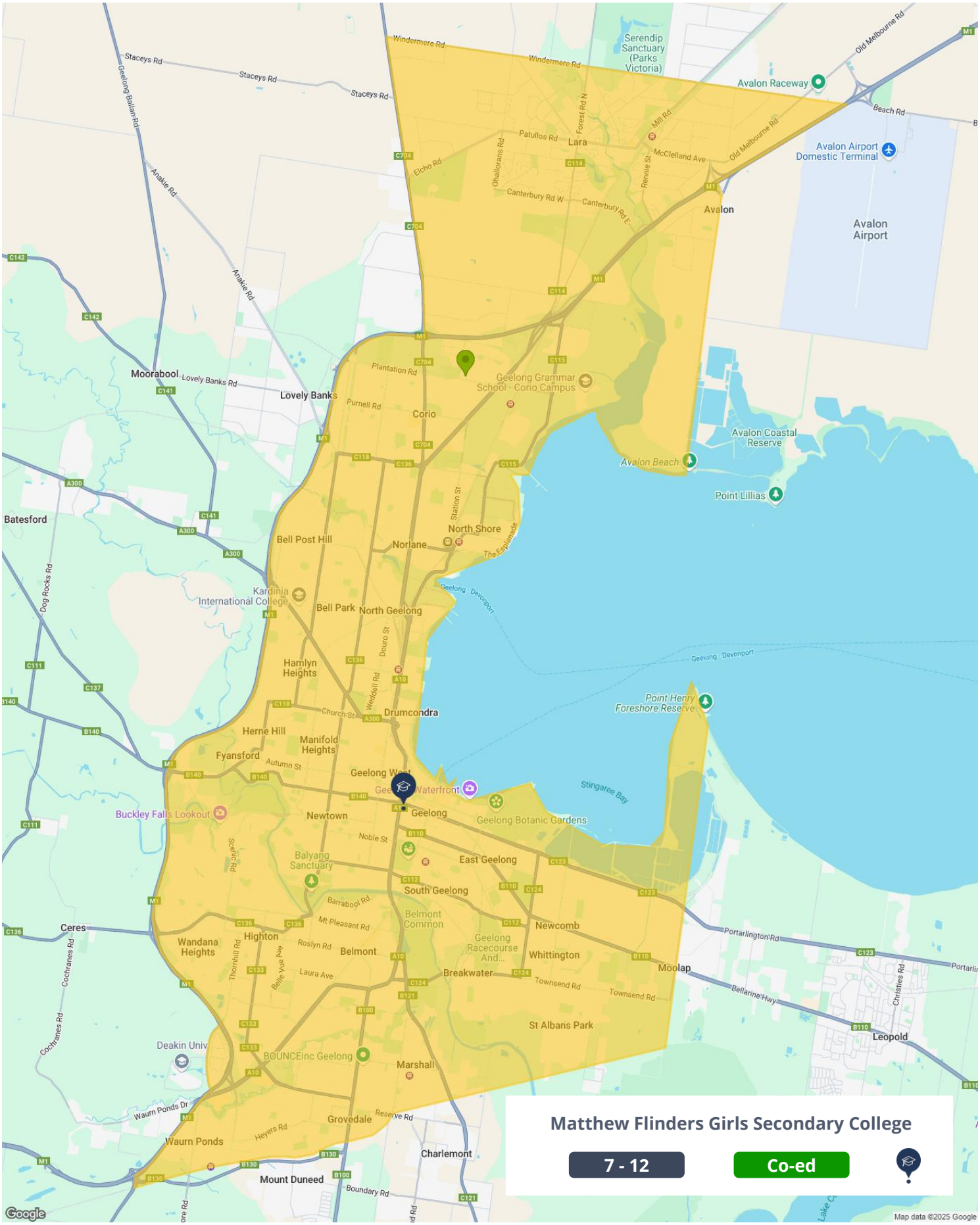
School Catchment Areas



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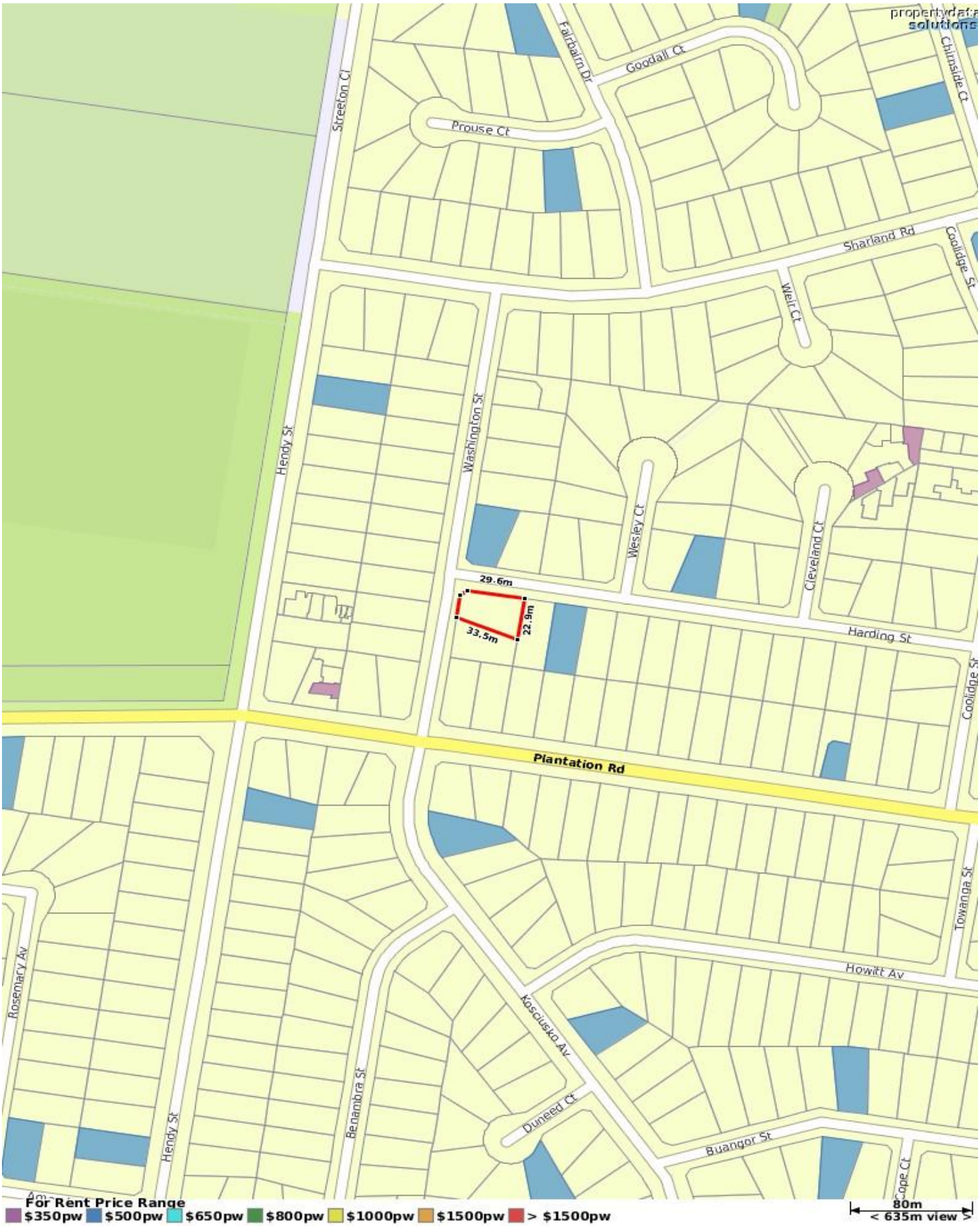
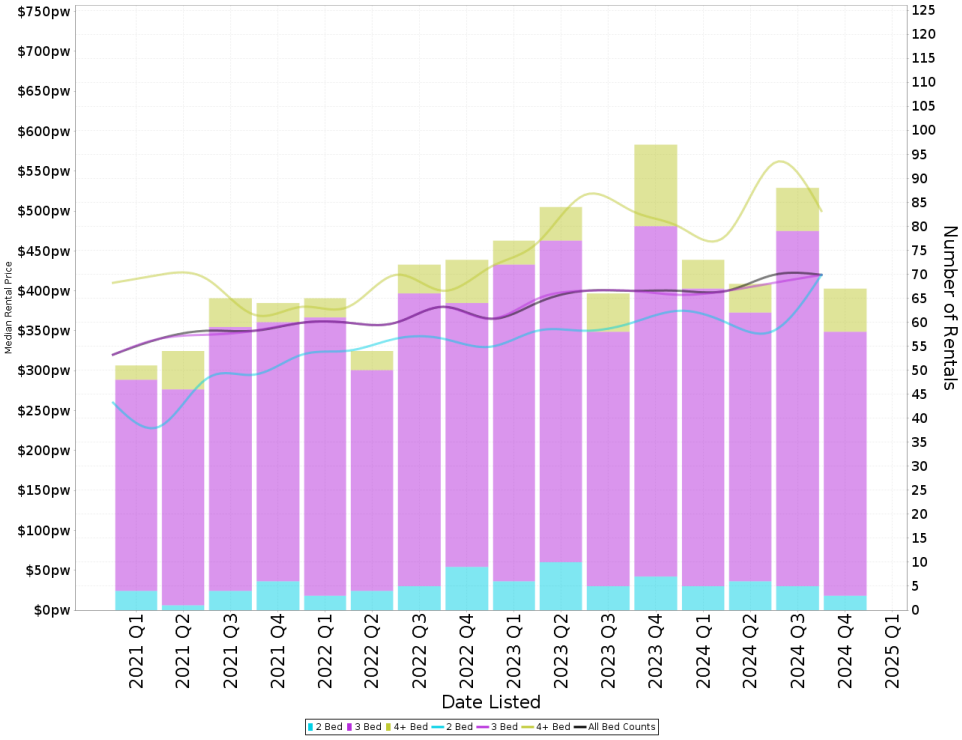
Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+0.6%

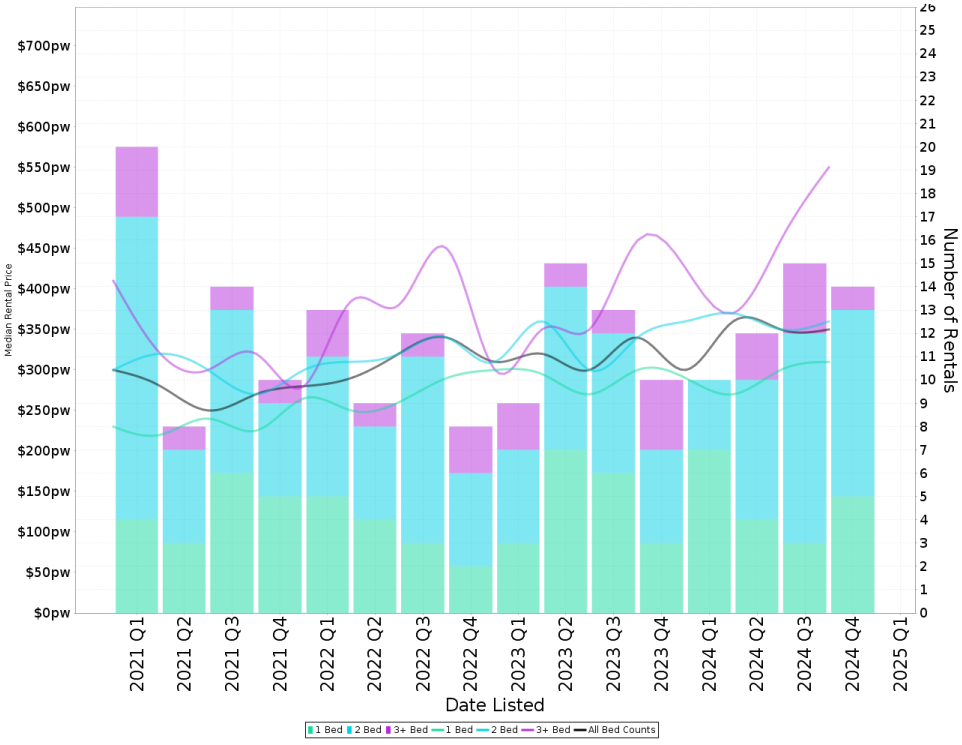
Current Median Price: $485,000
Previous Median Price: $482,000
Based on 453 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: $485,000
Current Median Rent: $410
Based on 296 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.6%

Current Median Price: $380,000
Previous Median Price: $390,000
Based on 42 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: $380,000
Current Median Rent: $340
Based on 51 registered Unit rentals compared over the last 12 months.

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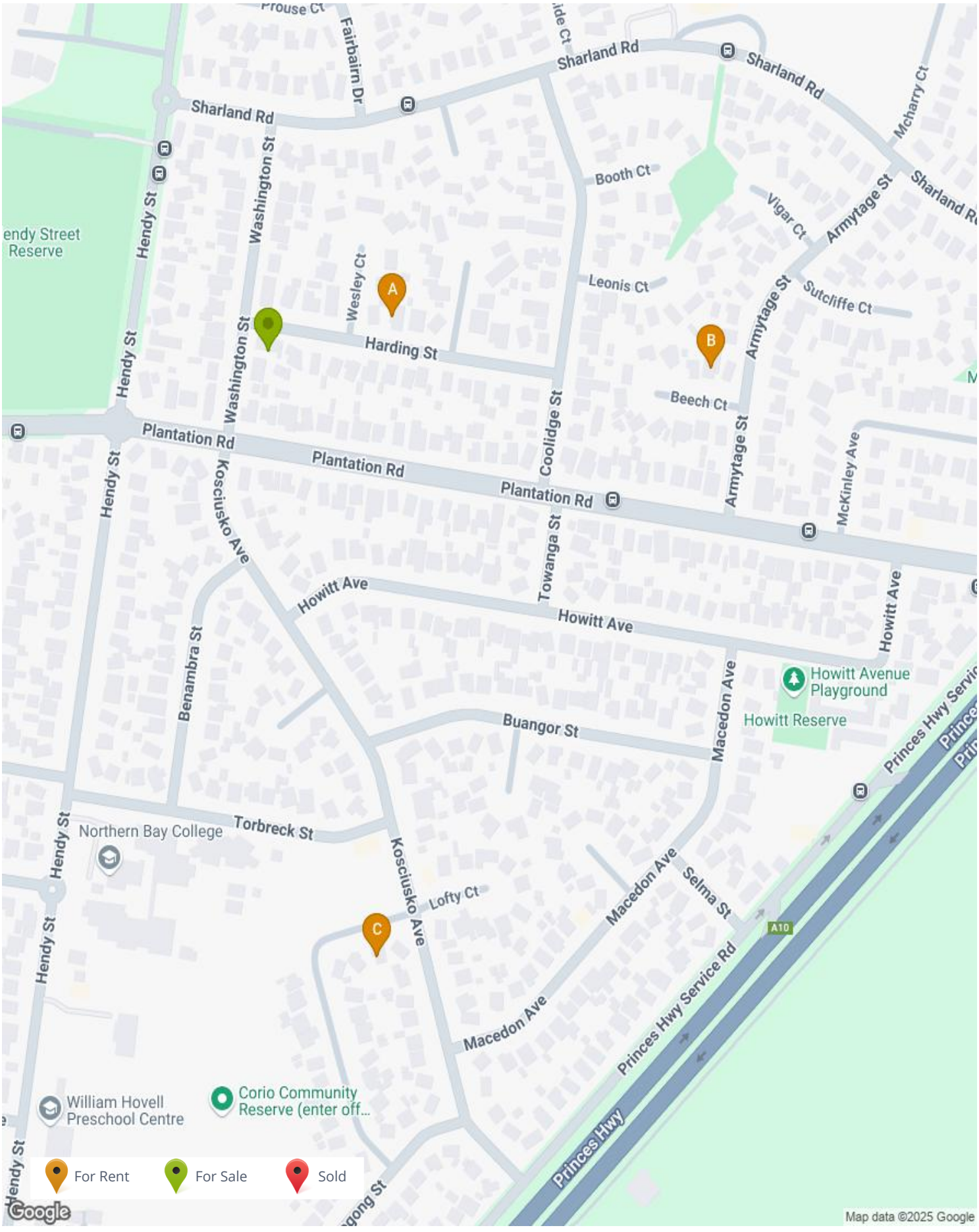
Comparable Properties Map



Nearby Comparable Rental Properties

There are 3 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is $380 and the highest for rent price is $420 with a median rental price of $390. Days listed ranges from 11 to 40 days with the average currently at 23 days for these selected properties.

14 HARDING ST, CORIO 3214

UBD Ref: Melbourne - 618 J11 | 3 | 1 | 2



Property Type: House
Area: 639 m² (140 m²)
RPD: 73//LP68133

Current Rent Price: **$420**
First Rent Price: **$420**
Month Listed: **November 2024* (Rented)**
Days on Market: **18 Days**

Features: BRICK AND TILE, FAMILY/RUMPUS ROOM, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT

A

10 BEECH CRT, CORIO 3214

UBD Ref: Melbourne - 618 K11 | 3 | 1 | 3



Property Type: House
Area: 606 m²
RPD: 61//LP116194

Current Rent Price: **$380 pw**
First Rent Price: **$430**
Month Listed: **October 2024* (Rented)**
Days on Market: **11 Days**

Features: IMPROVEMENTS: CLOSE TO SHOPS, GARDEN

B

18 GAMBIER GR, CORIO 3214

UBD Ref: Melbourne - 618 J13 | 3 | 1 | 2



Property Type: House
Area: 594 m² (106 m²)
RPD: 73//LP82362

Current Rent Price: **$390 Per Week**
First Rent Price: **$390 Per Week**
Month Listed: **December 2024**
Days on Market: **40 Days**

Features: IMPROVEMENTS: PETS ALLOWED

C

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Appraisal Price

This market analysis has been prepared on 27/01/2025 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

$370pw to $400pw

Contact your agent for further information:



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