



7/51 COX STREET MUDGEES NSW 2850

Prepared on 30th June 2023

BLUE CHIP SUPER PTY

PO Box 1777

WOLLONGONG DC NSW 2500

m: 0414975999

troy@bluechipsuper.com.au

Your Property

7/51 COX STREET MUDGEE NSW 2850

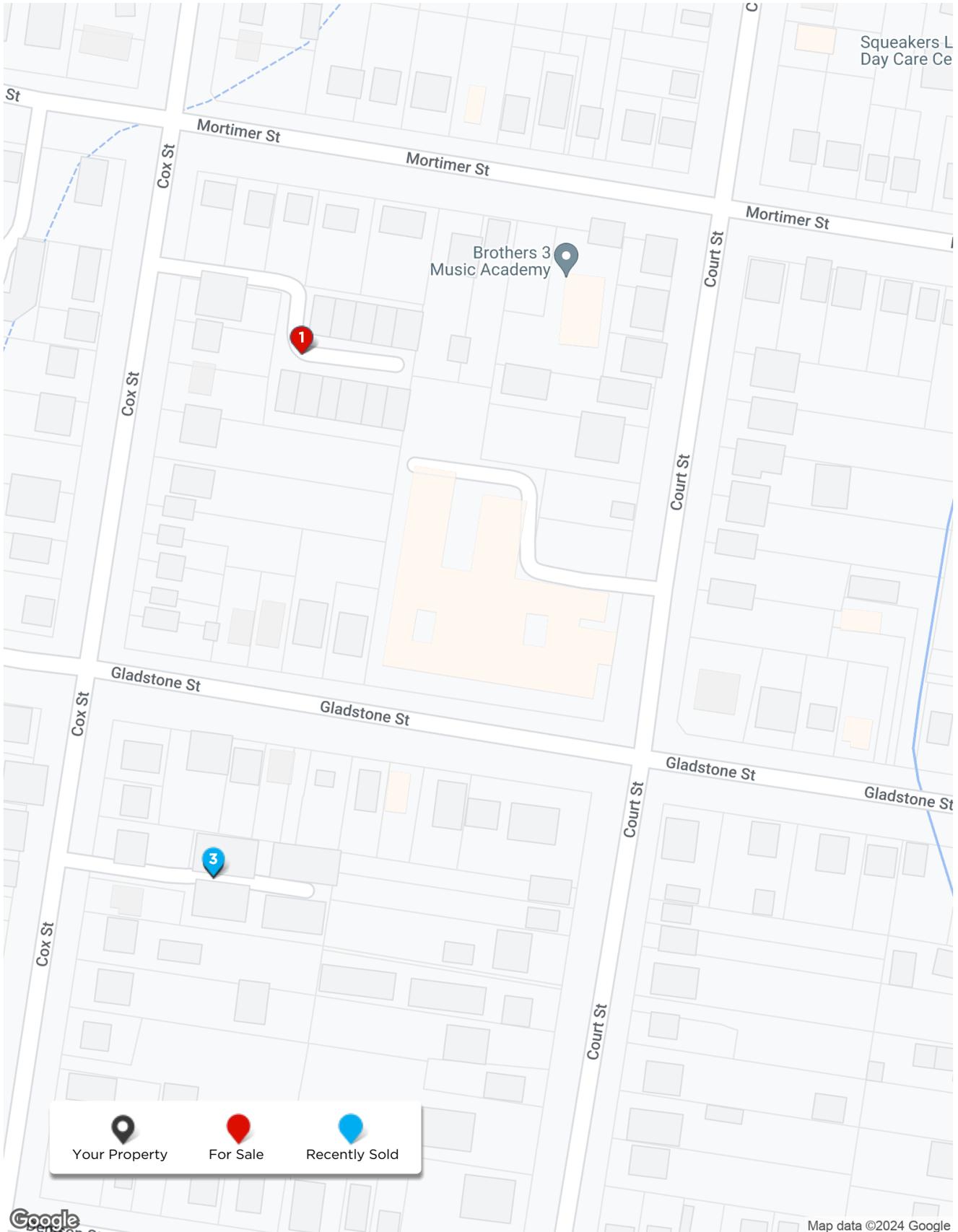
3  1  1  2,639m²  99m² 



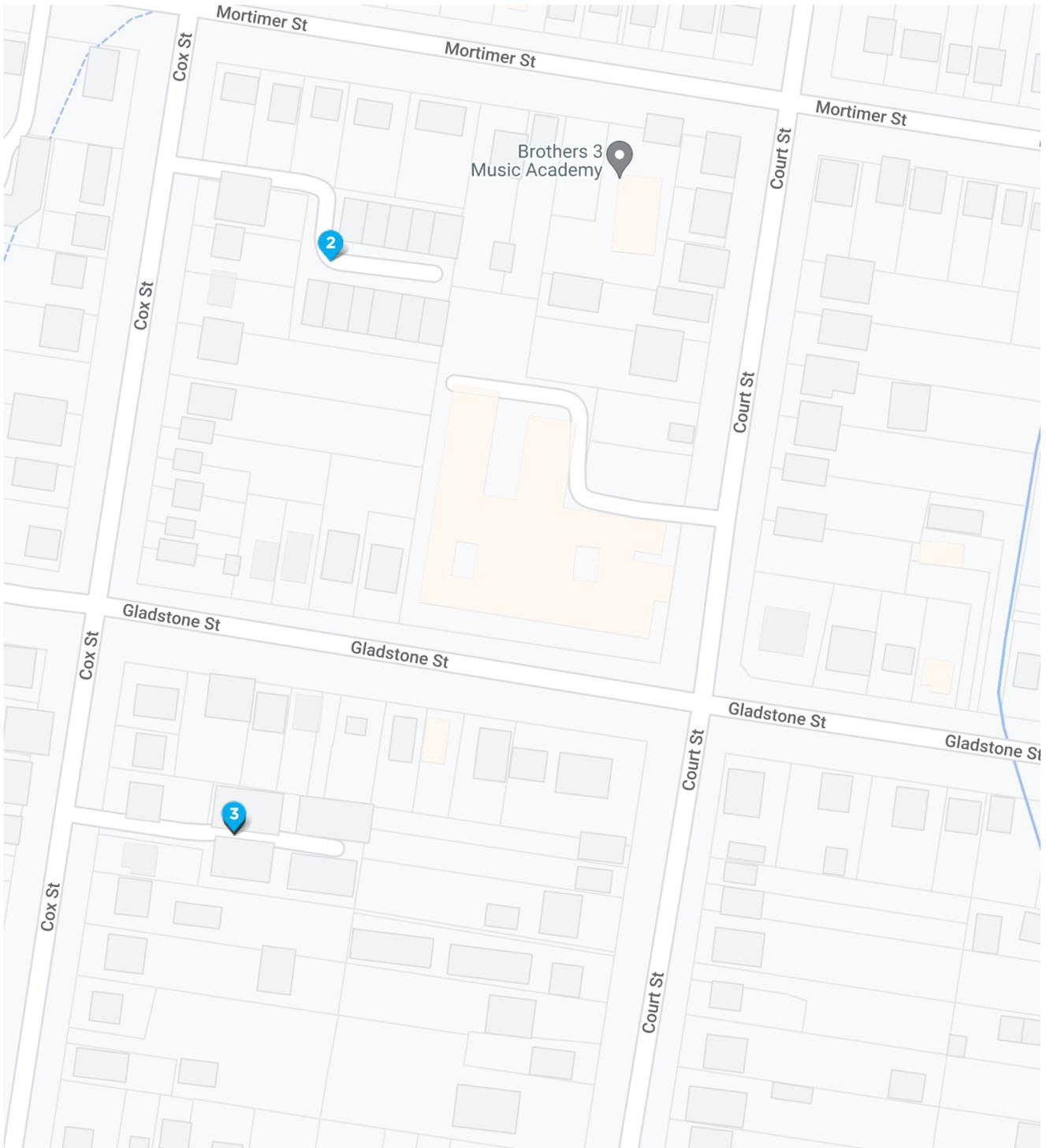
Your Property History

- 6 May, 2016** - Sold for \$215,000
- 26 Apr, 2016** - Listed for rent as Not Disclosed
- 16 Dec, 2015** - Listed for rent at \$290
- 13 May, 2015** - Listed for rent as Not Disclosed
- 10 Sep, 2014** - Listed for sale at OFFERS OVER \$250,000
- 4 Feb, 2008** - Sold for \$209,000

Comparables Map: Sales & Listings



Comparables Map: Sales

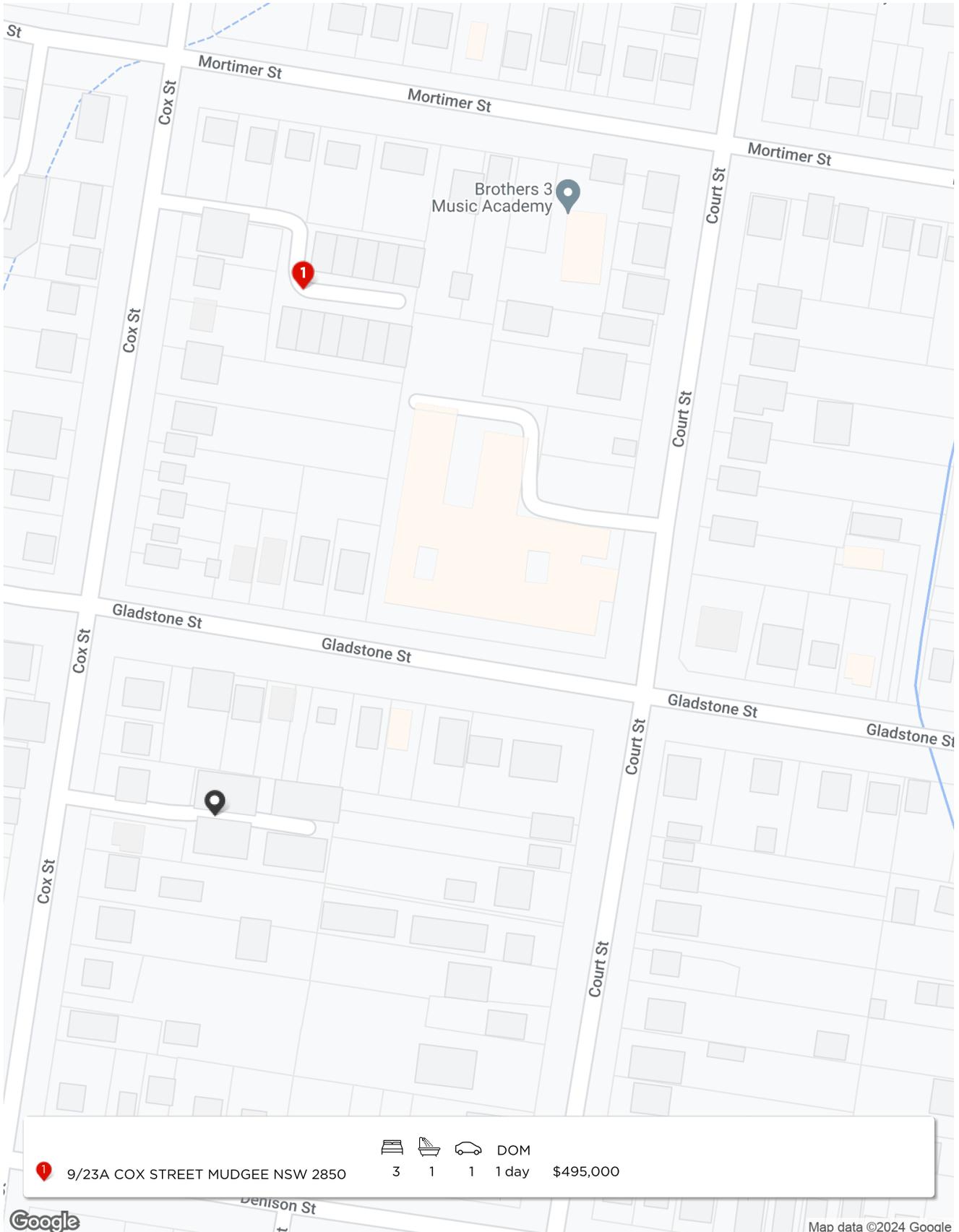


					
	9/23A COX STREET MUDGEE NSW 2850	3	1	1	\$495,000
	11/23A COX STREET MUDGEE NSW 2850	3	1	1	\$480,000
	1/51 COX STREET MUDGEE NSW 2850	3	1	1	\$470,000

Comparable Sales

1	9/23A COX STREET MUDGEE NSW 2850	Sold Price \$495,000	
	3 1 1 1 187m ²	120m ²	
	Year Built 2006	DOM 1	
	Sold Date 08-May-23	Distance 0.22km	
	First Listing \$495,000		
	Last Listing \$495,000		
2	11/23A COX STREET MUDGEE NSW 2850	Sold Price \$480,000	
	3 1 1 1 242m ²	103m ²	
	Year Built 2006	DOM 29	
	Sold Date 21-Apr-23	Distance 0.22km	
	First Listing AUCTION		
	Last Listing UNDER OFFER		
3	1/51 COX STREET MUDGEE NSW 2850	Sold Price \$470,000	
	3 1 1 1 223m ²	98m ²	
	Year Built 2000	DOM 183	
	Sold Date 24-Nov-22	Distance 0km	
	First Listing Market Preview		
	Last Listing \$470,000		

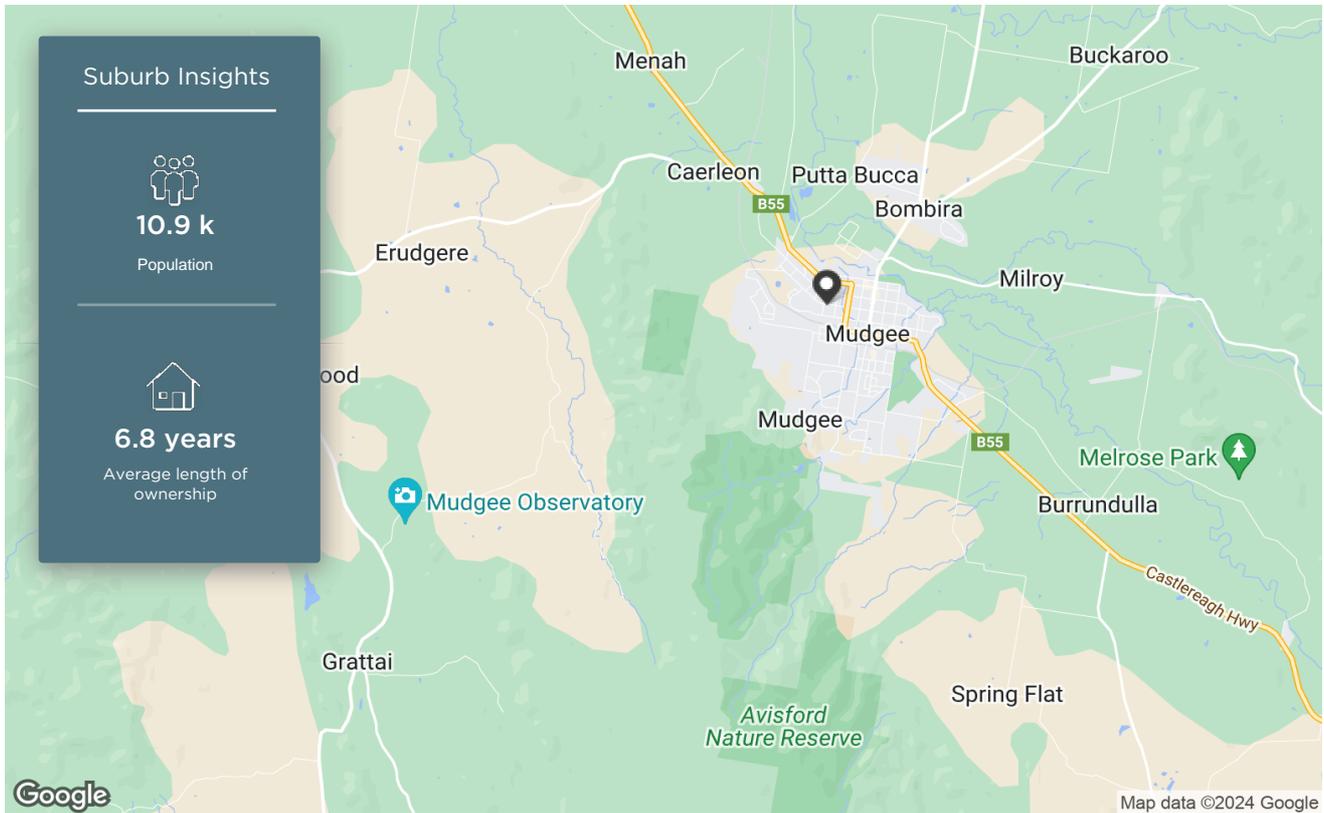
Comparables Map: Listings



* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Mudgee

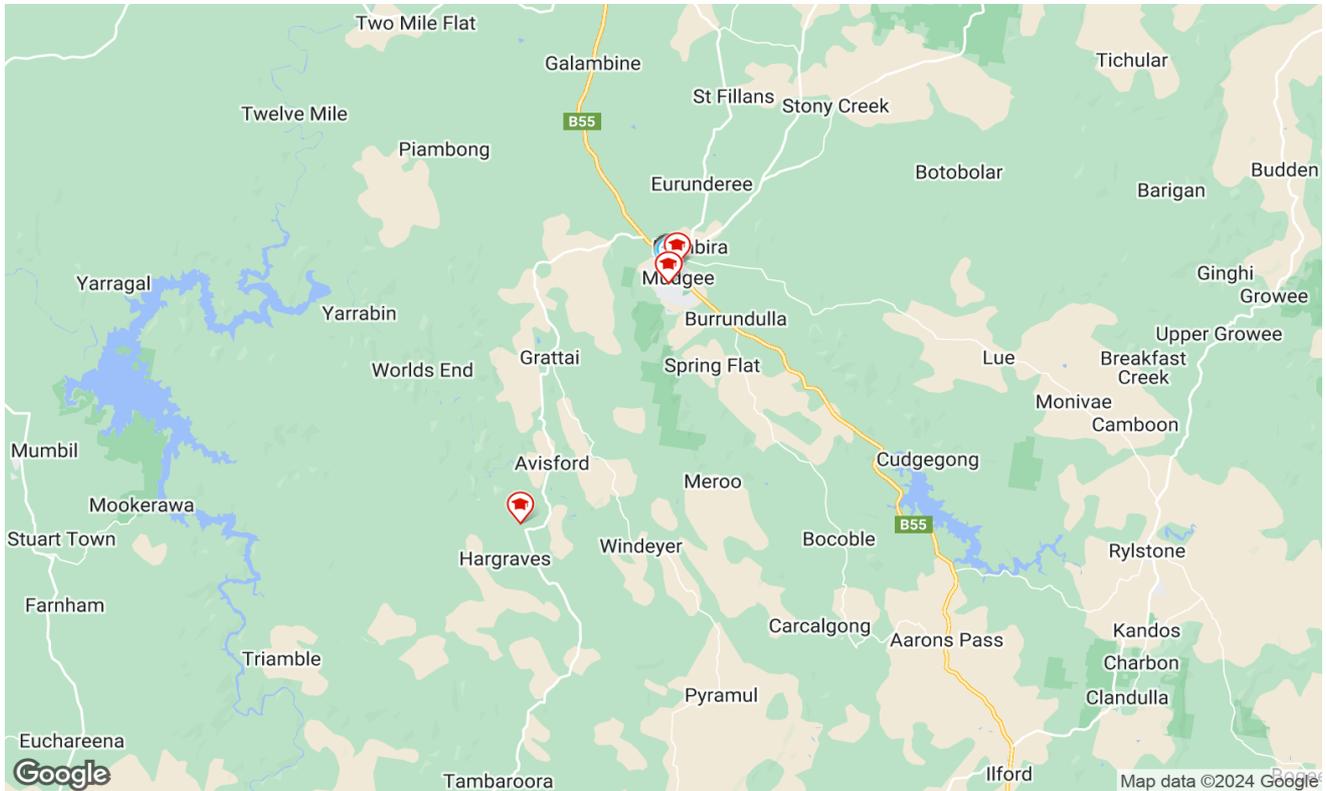
Demographic



The size of Mudgee is approximately 29.7 square kilometres. It has 28 parks covering nearly 29.6% of total area. The population of Mudgee in 2011 was 9,829 people. By 2016 the population was 10,912 showing a population growth of 11.0% in the area during that time. The predominant age group in Mudgee is 0-9 years. Households in Mudgee are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Mudgee work in a trades occupation. In 2011, 60.8% of the homes in Mudgee were owner-occupied compared with 59.7% in 2016. Currently the median sales price of houses in the area is \$680,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	37.4	Owns Outright	28.2	0-15.6K	4.0	0-9	15.8
Couples with Children	43.0	Purchaser	31.5	15.6-33.8K	17.3	10-19	11.9
Single Parents	18.0	Renting	36.5	33.8-52K	15.3	20-29	12.2
Other	1.5	Other	0.3	52-78K	15.8	30-39	13.8
		Not Stated	3.4	78-130K	20.3	40-49	12.4
				130-182K	9.3	50-59	12.0
				182K+	8.2	60-69	8.8
						70-79	7.8
						80-89	4.1
						90-99	0.9

Local Schools



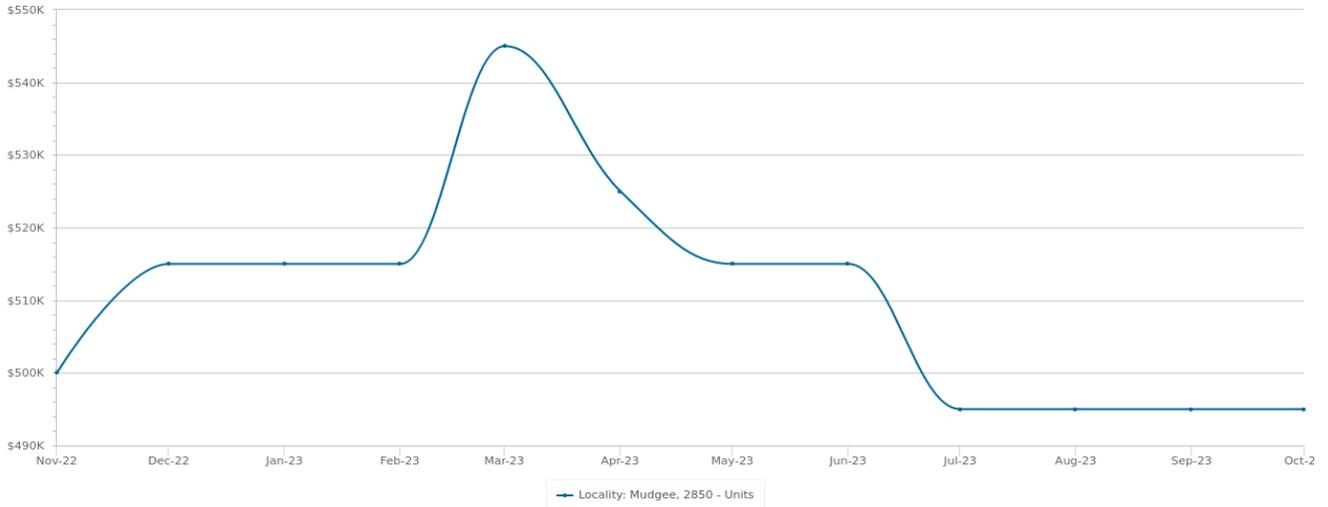
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Mudgee High School 41 Douro Street Mudgee NSW 2850	0.56km	Secondary	Mixed	Government	7-12
	Mudgee Public School 44 Perry Street Mudgee NSW 2850	0.57km	Primary	Mixed	Government	0-6
	St Matthews Catholic School 76 Mortimer Street Mudgee NSW 2850	1.1km	Combined	Mixed	Non-Government	0-12
	Cudgegong Valley Public School 47-67 Madeira Road Mudgee NSW 2850	1.39km	Primary	Mixed	Government	0-6
	Hargraves Public School 66 Merinda Street Hargraves NSW 2850	23.46km	Primary	Mixed	Government	0-6

 Property is within school catchment area

 Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (Unit)

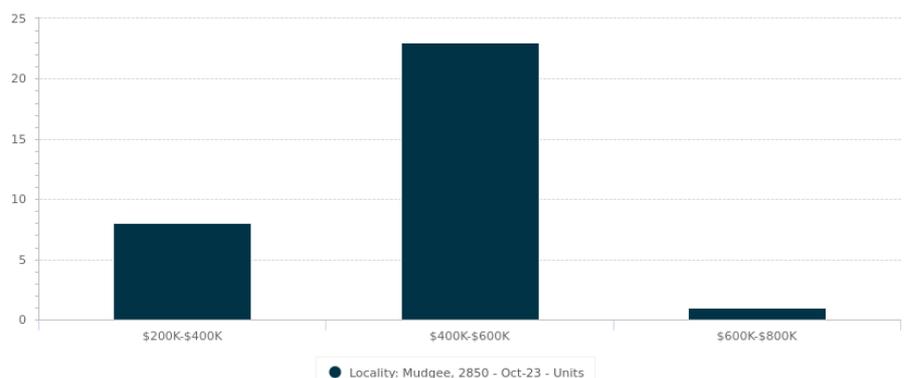


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Oct 2023	3	\$495,000	0.0%	49	11	\$400
Sep 2023	1	\$495,000	0.0%	53	11	\$400
Aug 2023	3	\$495,000	0.0%	57	12	\$400
Jul 2023	3	\$495,000	-3.9% ▼	53	10	\$400
Jun 2023	3	\$515,000	0.0%	53	9	\$400
May 2023	6	\$515,000	-1.9% ▼	57	13	\$395
Apr 2023	3	\$525,000	-3.7% ▼	45	13	\$392
Mar 2023	5	\$545,000	5.8% ▲	-	16	\$380
Feb 2023	1	\$515,000	0.0%	-	14	\$390
Jan 2023	1	\$515,000	0.0%	-	11	\$392
Dec 2022	-	\$515,000	3.0% ▲	44	6	\$390
Nov 2022	3	\$500,000	0.0%	44	9	\$400

Sales by Price - 12 months (Unit)

PRICE	NUMBER
<200K	0
\$200K-\$400K	8
\$400K-\$600K	23
\$600K-\$800K	1
800K-1M	0
1M-2M	0
>2M	0



Statistics are calculated over a rolling 12 month period

Summary

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Appraisal price range
\$470,000 - \$490,000

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