



7/51 COX STREET MUDGEE NSW 2850

Prepared on 30th June 2023

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Your Property

7/51 COX STREET MUDGEE NSW 2850

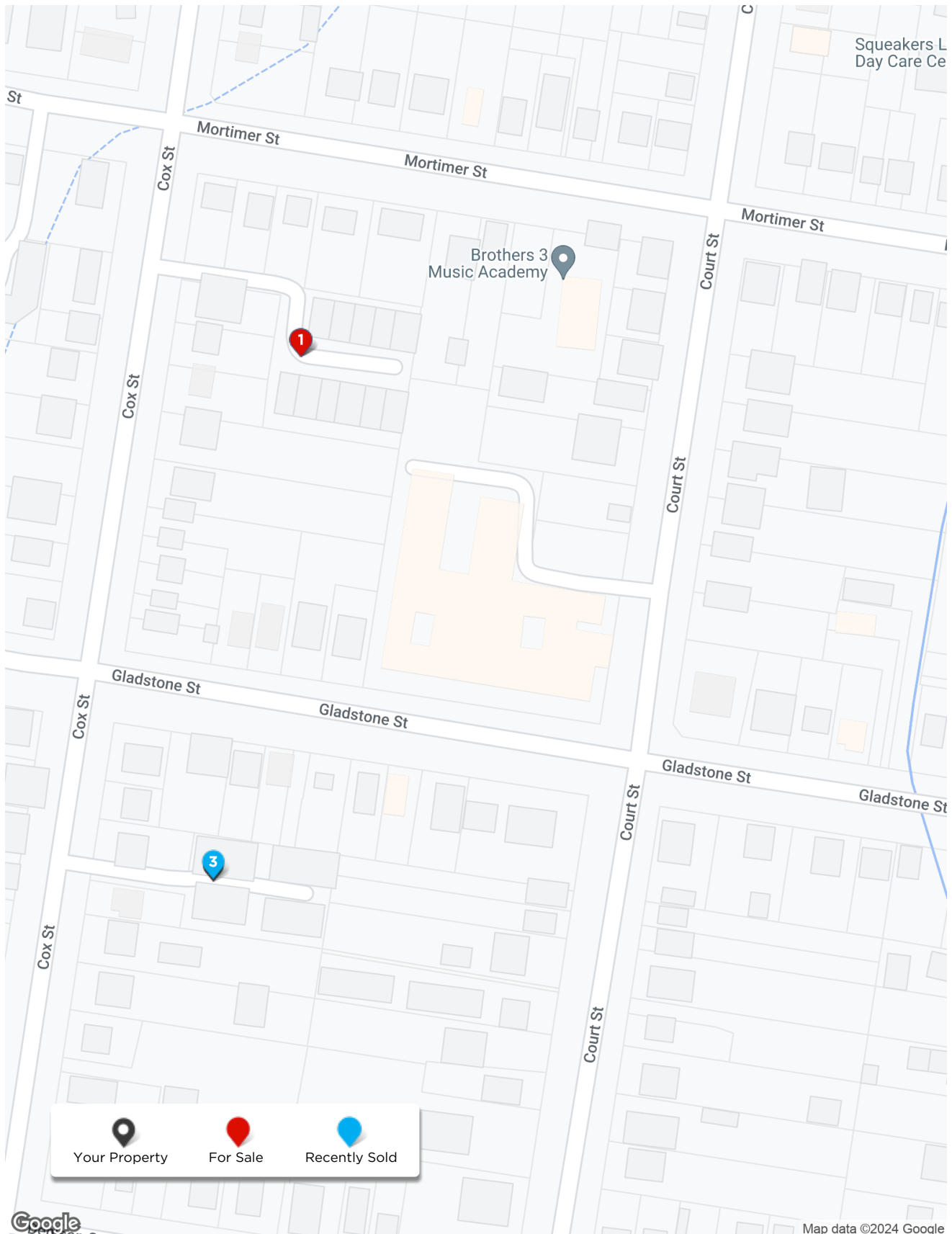
3  1  1  2,639m²  99m² 



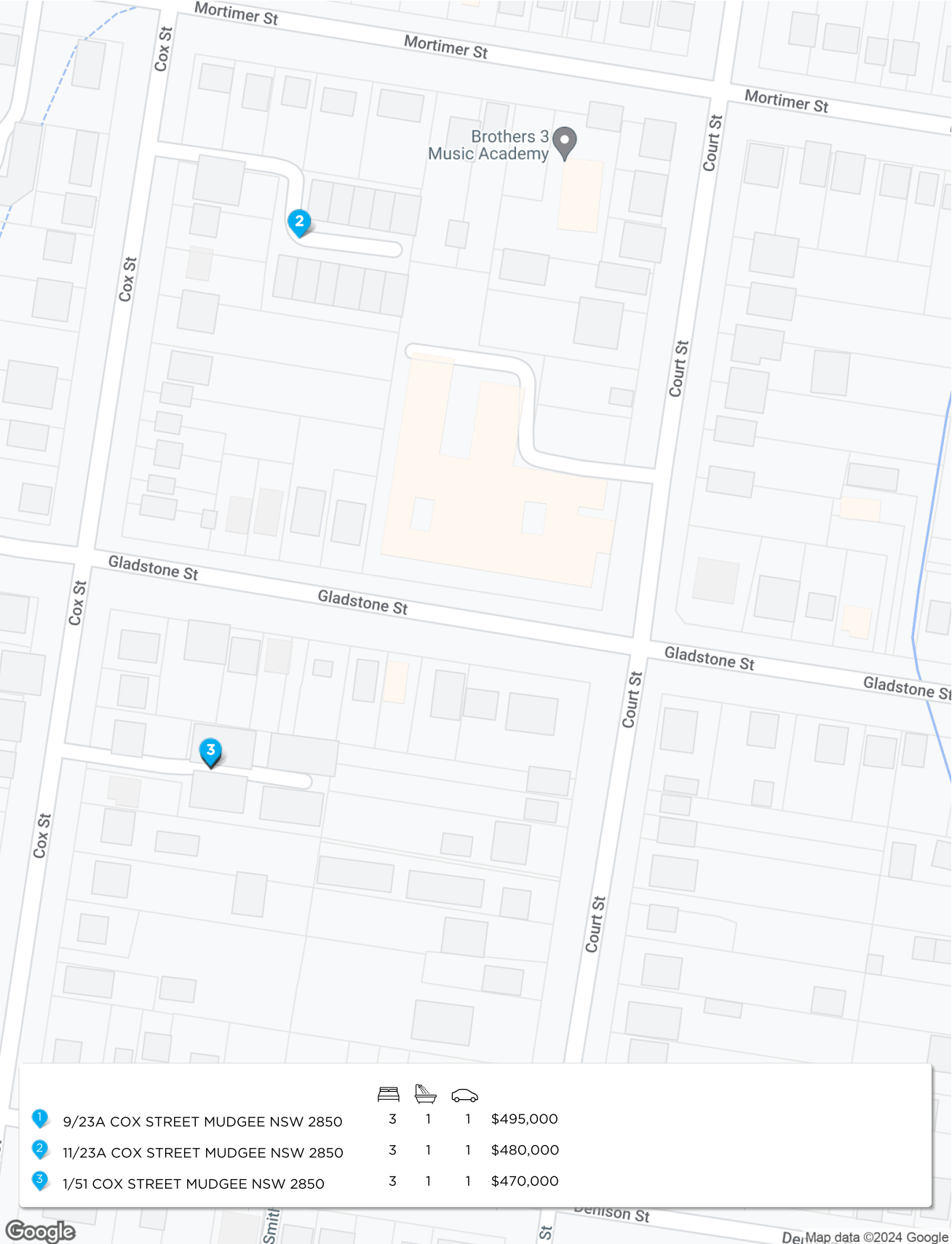
Your Property History

- 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




Google
* This data point was edited by the author of this CMA and has not been verified by CoreLogic
DeL Map data ©2024 Google

Comparable Sales

1

9/23A COX STREET MUDGEE NSW 2850



3

1

1

187m²

120m²

Year Built

2006

DOM

1

Sold Date

08-May-23

Distance

0.22km

First Listing

\$495,000

Last Listing


\$495,000

Sold Price

\$495,000

2

11/23A COX STREET MUDGEE NSW 2850



3

1

1

242m²

103m²

Year Built

2006

DOM

29

Sold Date

21-Apr-23

Distance

0.22km

First Listing

AUCTION

Last Listing


UNDER OFFER

Sold Price

\$480,000

3

1/51 COX STREET MUDGEE NSW 2850



3

1

1

223m²

98m²

Year Built

2000

DOM

183

Sold Date

24-Nov-22

Distance

0km

First Listing

Market Preview

Last Listing

\$470,000

Sold Price

\$470,000

Year Built

2006

DOM

29

Sold Date

21-Apr-23

Distance

0.22km

First Listing

AUCTION

Last Listing

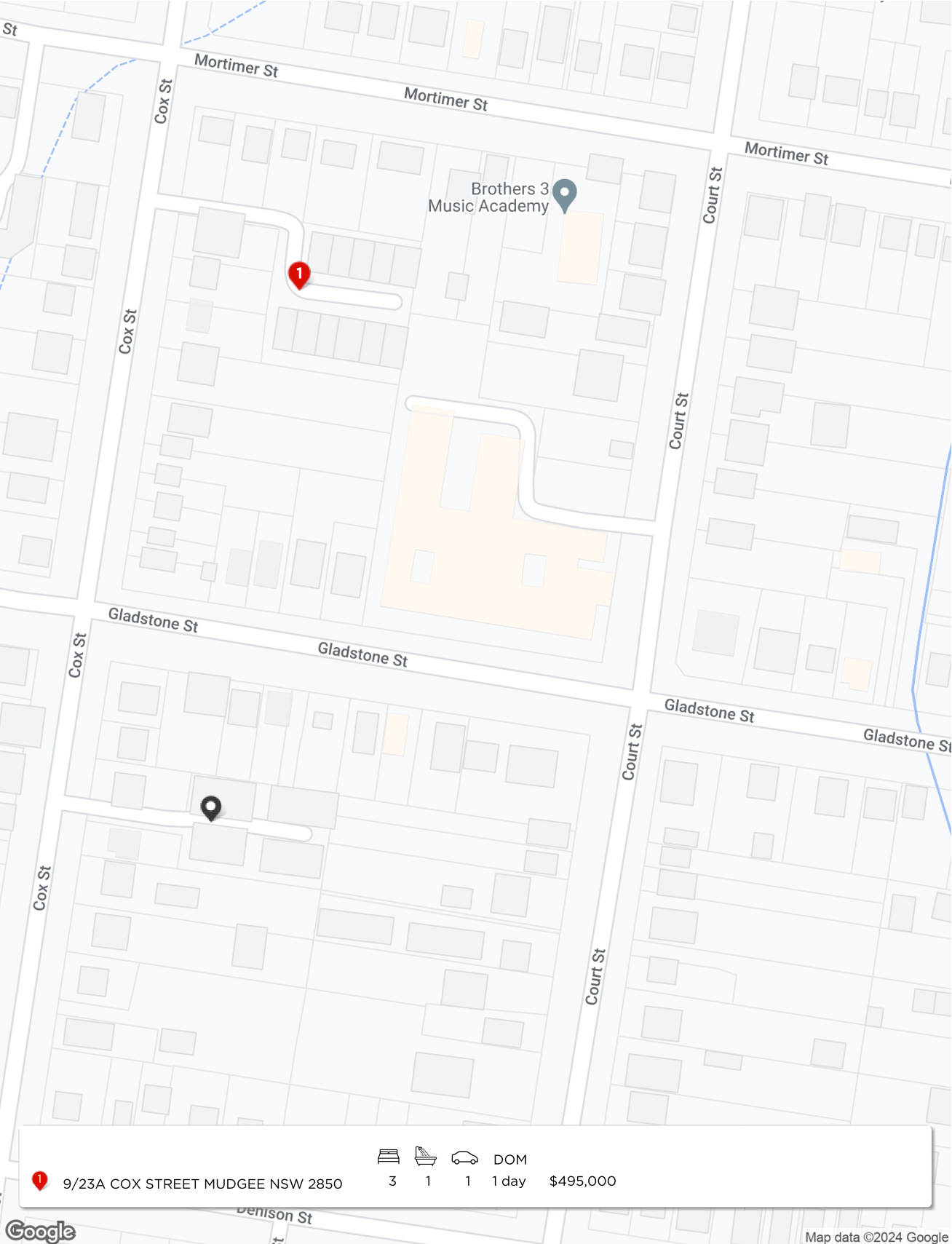
UNDER OFFER

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

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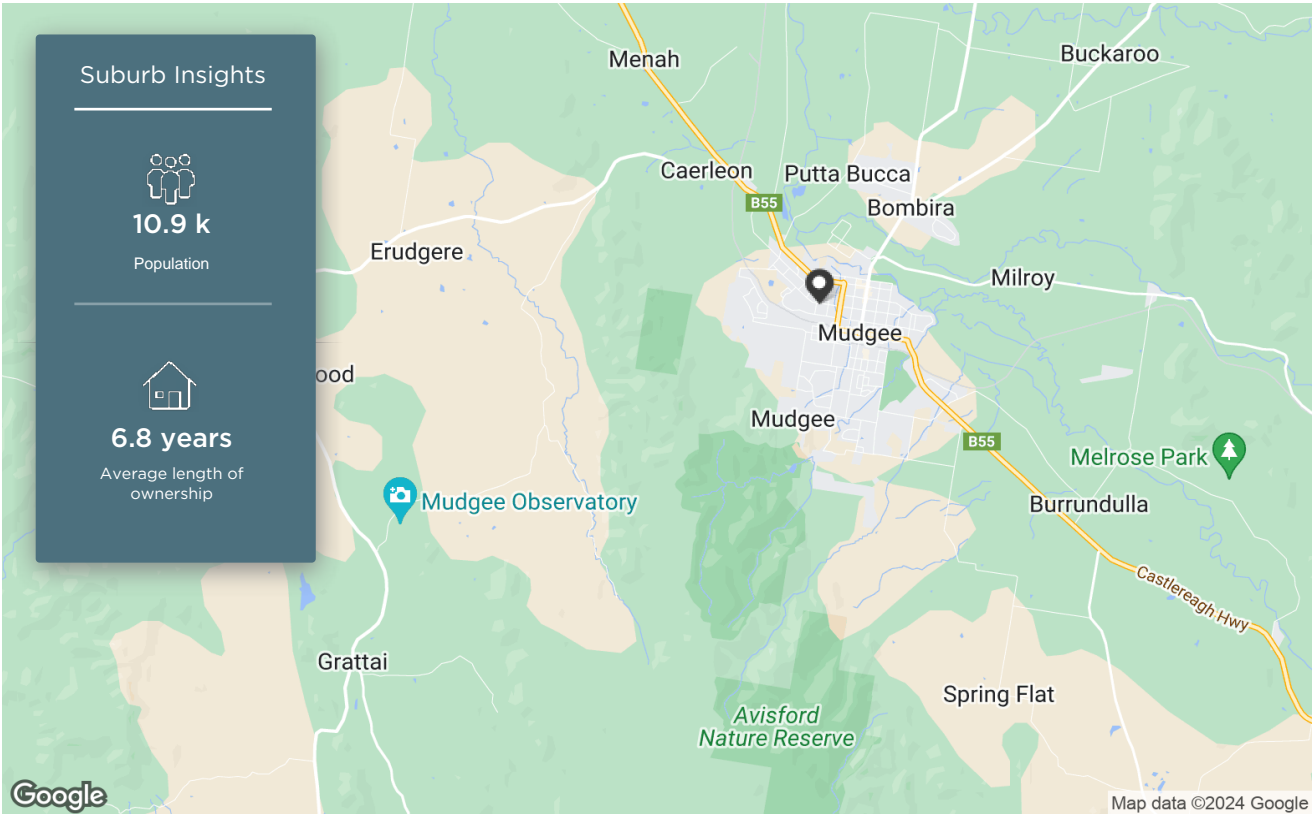
Comparables Map: Listings



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Mudgee

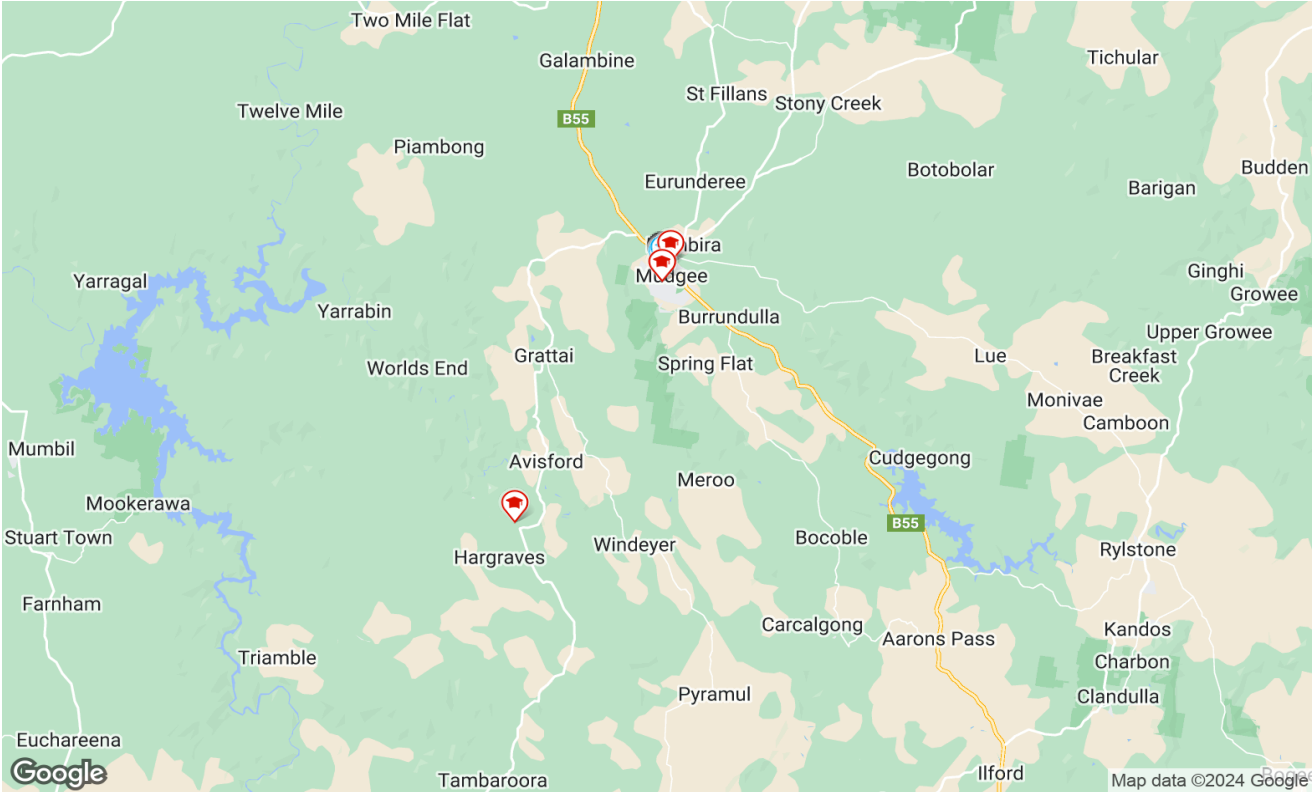
Demographic








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



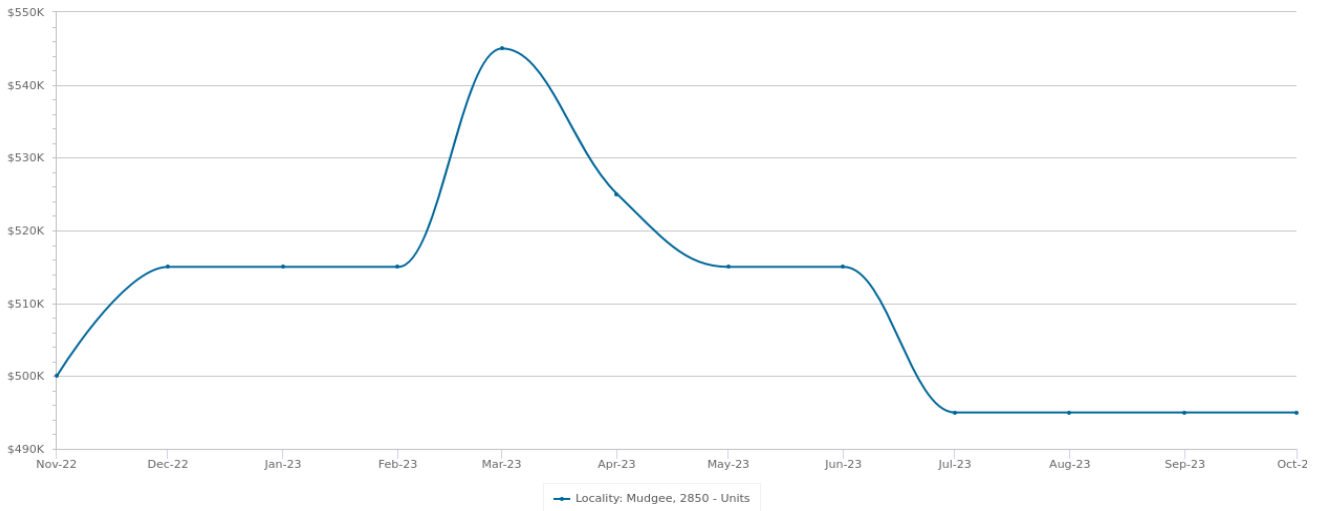
Property is within school catchment area



Property is outside school catchment area

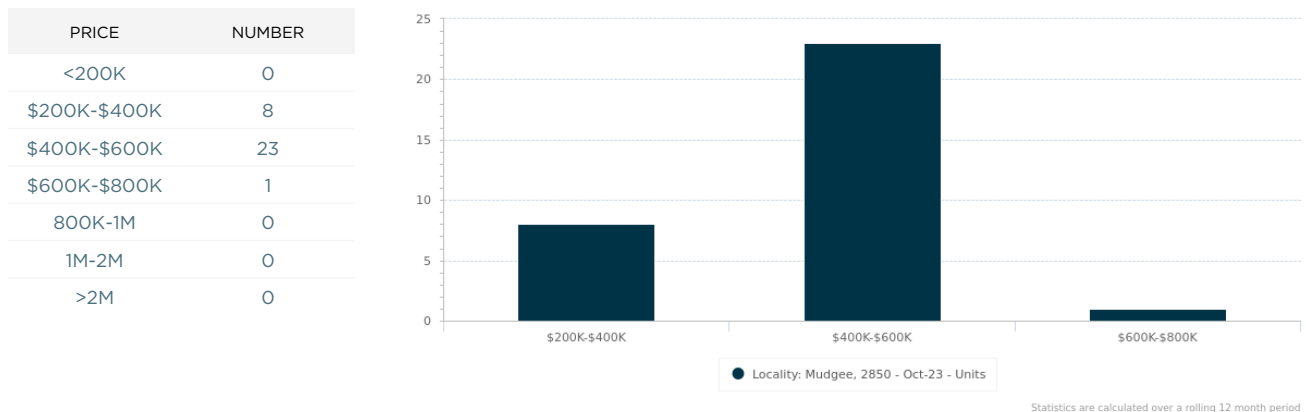
Recent Market Trends

Median Sale Price - 12 months (Unit)



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)



Summary

7/51 COX STREET MUDGEE NSW 2850



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

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